SPECIAL MEETING OF THE TOWN COUNCIL AGENDA
AUGUST 11, 2026
TOWN COUNCIL CHAMBERS, 110 EAST MAIN STREET, LOS GATOS, CA 95030
5:00 PM

Rob Moore, Mayor
Maria Ristow, Vice Mayor
Mary Badame, Council Member
Matthew Hudes, Council Member
Rob Rennie, Council Member

IMPORTANT NOTICE

This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through Zoom Webinar (log-in information provided below). You may watch the Council meeting without providing public comment on Comcast cable channel 15 or at www.LosGatosCA.gov/TownYouTube. Members of the public may provide public comments for agenda items in-person or virtually by following the instructions listed at the end of the agenda.

To watch and participate via Zoom, please go to:

https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1

Enter Passcode: 577971

CALL MEETING TO ORDER

ROLL CALL

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council only on matters listed on the agenda. Town resources may not be used to facilitate audio or visual presentations. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

PUBLIC HEARINGS *(Presentations during the Public Hearings portion of the agenda by appellants and applicants, including any expert or consultant assisting with the presentation, shall be limited to a total of no more than five (5) minutes for all speakers. Appellants and applicants shall be provided no more than three (3) minutes to rebut at the end of the public hearing. Visual presentations that require the use of staff resources shall be limited to appellants and applicants. Members of the public testifying at public hearings shall be limited to no more than three (3) minutes, or such time as authorized by the Mayor.)*

1. **Consider a Recommendation by the Planning Commission to Approve the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB330) on Vacant Property Zoned RC. Located at 178 Twin Oaks Drive. APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Subdivision Application M-24-013, and Mitigated**

Negative Declaration Application ND-25-001. An Initial Study and Recirculated Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

RECOMMENDATION: Staff recommends that the Town Council consider the Planning Commission's recommendation and adopt the draft Resolution to approve the subdivision of one lot into twelve lots with a vesting tentative map, construction of a new single-family residence on each lot, site work requiring a Grading Permit, and removal of large protected trees under Senate Bill 330 (SB330) on vacant property zoned RC located at 178 Twin Oaks Drive.

ADJOURNMENT *(Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time.)*

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Please notify the Clerk's Office at least two (2) business days prior to the meeting so that reasonable arrangements can be made to ensure accessibility in compliance with 28 CFR §35.102-35.104 and related provisions.

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Town Council after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Town Council agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

Members of the public may provide public comments for agenda items in-person or virtually through the Zoom Webinar by following the instructions listed below.

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom Webinar (Online): To participate from a PC, Mac, iPad, iPhone or Android device. Please use this URL to join: https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1
Passcode: **577971**. You can also type in **867 3036 3468** in the "Join a Meeting" page on the Zoom website at www.zoom.us and use passcode **577971**. When the Mayor announces the item for which you wish to speak, click the "raise hand" feature in Zoom.

Telephone: To participate by phone please dial 1 (408) 961-3927 or 1 (855) 758-1310 for US Toll-free and use Meeting ID: **867 3036 3468**. When the Mayor announces the item for which you wish to speak, press *9 on your telephone keypad to raise your hand.

In-Person: Please complete a "speaker's card" located on the back of the chamber benches and submit it to the Town Clerk before the meeting or when the Mayor announces the item for which you wish to speak.

NOTES: Comments will be limited to three (3) minutes or less at the Mayor's discretion. If you are unable to participate in real-time, you may email to Clerk@losgatosca.gov the subject line "Public Comment Item #__ " (insert the item number relevant to your comment).

Deadlines to submit written comments are:

-3:00 p.m. the business day before the Council meeting for inclusion in an addendum.

-11:00 a.m. the day of the Council meeting for inclusion in a desk item.

Page 3

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 08/11/2026
ITEM NO: 1

DATE: August 6, 2026

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation by the Planning Commission to Approve the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB330) on Vacant Property Zoned RC. Located at 178 Twin Oaks Drive. APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Subdivision Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Recirculated Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.**

RECOMMENDATION: Staff recommends that the Town Council consider the Planning Commission's recommendation and adopt the draft Resolution to approve the subdivision of one lot into twelve lots with a vesting tentative map, construction of a new single-family residence on each lot, site work requiring a Grading Permit, and removal of large protected trees under Senate Bill 330 (SB330) on vacant property zoned RC located at 178 Twin Oaks Drive.

FISCAL IMPACT:

Approving the Architecture and Site, Subdivision, and Mitigated Negative Declaration applications does not impact the Town's budget.

STRATEGIC PRIORITY:

The proposed project aligns with the adopted Core Goal of Community Character and the Strategic Priority to preserve the Town's small-town charm and provide a range of housing

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Community Development Director

opportunities, while diligently maintaining and implementing the Housing Element.

BACKGROUND:

Project Site

The subject hillside property is approximately 17.55 acres of vacant land that takes access from Twin Oaks Drive (Exhibit 4 of Attachment 2). The hillside project site contains scattered oak woodlands and a small portion of East Ross Creek crossing the site's farthest southwestern corner through a buried culvert. The site is surrounded by low density or hillside residential properties on all sides, with a partially shared property line with Hillbrook School to the north. The property generally sits east of Twin Oaks Drive, north of Brooke Acres Drive, and southwest of Cerro Vista Court and Cerro Vista Drive. The property has a General Plan designation of Agriculture and is zoned RC, or Resource Conservation.

Project Summary

The applicant proposes to subdivide the site into twelve lots ranging from 0.10 to 5.48 acres (Sheet 2.0 of Exhibit 15 of Attachment 2). The western slope would be developed with 11 two-story single-family residences (eight market-rate and three below-market-rate units), while the eastern portion would remain undeveloped. One additional two-story residence is proposed on the northeastern slope (Lot 10). Access would be provided by a new private cul-de-sac from Twin Oaks Drive, an EVAE connection to Brooke Acres Drive, and a separate driveway from Cerra Vista Court for Lot 10. Three of the 12 units (25 percent) would be designated as low-income Below Market Price (BMP) units, exceeding the minimum affordability requirement under the Builder's Remedy provisions (Lots 1, 11 and 12).

Full discussion and analysis of the project is provided in the December 17, 2025, and June 11, 2026, Planning Commission Staff Reports (Attachments 2 and 7). The proposed development plans are included in Exhibits 15 through 27 of Attachment 2, Exhibit 35 (Open Space Easements and Future Trail Easements), and Exhibit 36 (Lots 5 and 6 Vegetation Buffer) found in Attachment 7.

State Housing Laws

The applicant is utilizing the provisions of Senate Bill 330 (SB 330), State Density Bonus Law (SDBL), and the Builder's Remedy. The project qualifies as a Builder's Remedy project, and the applicant has invoked the provisions of the Builder's Remedy with this project. As a result, the planning application is subject to the requirements of the state Housing Accountability Act (HAA). These statutory frameworks are discussed in detail in the December 17, 2025, and June 11, 2026, Planning Commission Staff Reports, included as Attachments 2 and 7.

Planning Commission

On December 17, 2025, the Planning Commission considered the project (Attachments 2 through 5), received public testimony, and continued the item to a date uncertain to allow the applicant and staff additional time to respond to questions raised at the meeting which are included in the December 17, 2025, Planning Commission Verbatim Minutes (Attachment 6) and discussed in the June 11, 2026, Planning Commission staff report (Attachments 7-9).

On June 11, 2026, the Planning Commission received additional information and public testimony and voted 4-1 to recommend that the Town Council approve the project, subject to the modified Conditions of Approval as included in Attachment 12 and incorporated into Exhibit A of Attachment 1. The June 11, 2026, Planning Commission Verbatim Minutes are provided in Attachment 10. Additional details regarding the Planning Commission's review, discussion, and recommendation are provided below.

DISCUSSION:

A. Planning Commission:

On June 11, 2026, the Planning Commission received additional information and public testimony regarding the project (Attachments 7-9). The June 11, 2026, Planning Commission Verbatim Minutes are included as Attachment 10.

The Planning Commission discussed the recirculated Initial Study/Mitigated Negative Declaration (IS/MND), including the newly identified ephemeral drainage feature on Lot 5, the proposed biological mitigation measures, and whether the project's environmental impacts could be mitigated to a less-than-significant level. The Commission also discussed the timing of regulatory agency permits and the implementation and monitoring of mitigation measures. A summary of the environmental review is provided later in this report.

The Commission considered project revisions made since the hearing on December 17, 2025, including enhanced vegetation screening, proposed private open space and public trail easements, drainage improvements, and the applicant's responses to previous Commissioner questions.

During deliberations, the Planning Commission discussed modifications to the Conditions of Approval, including expansion of the proposed public trail easement; addition of a public pedestrian and bicycle access gate; specific plant selection and enhanced landscape screening; establishment of a Maintenance Association and Private Road Maintenance Agreement; enhanced maintenance requirements for on-site stormwater treatment facilities; and additional construction management requirements for construction vehicles and equipment.

Following deliberation, the Planning Commission voted 4-1 to recommend that the Town Council adopt the recirculated IS/MND and approve the project, subject to the modified Conditions of Approval as included in Attachment 12 and incorporated into Exhibit A of Attachment 1.

B. Requested Incentives, Waivers, and Exceptions:

The project includes deviations from the Town's development standards requested pursuant to the SDBL and the Builder's Remedy. The applicant's justification for these deviations is provided in Exhibit 5 of Attachment 2.

The applicant is requesting three incentives under SDBL, where state law would allow up to five.

Requested Incentives	
Not Installing Story Poles and Netting per the Visibility Analysis requirements of the Hillside Development Standards and Guidelines	Project wide
Not Providing Sidewalks	Project wide
Not Constructing Trails	Project wide

The applicant is requesting 58 waivers, where the project qualifies for unlimited waivers under SDBL.

Requested Waivers	
Reduced Lot Area	Lots 11 and 12
Reduced Setbacks	Lots 1, 3, 6, 11, and 12
Exceeding the Maximum Gross Floor Area	Lots 2,3,4,7,8,9,10, and 12
Building Outside the Least Restrictive Development Area (LRDA)	Lots 3,6, and 7
Exceeding Maximum Building Height	All Lots
Exceeding Maximum Graded Cut and Fill Depths	All Lots
Swimming Pools on Slopes greater than 30 percent	Lots 7 and 8
Reduced Guest Parking	All Lots
Location of BMP Units	Project wide
Comparable Bed/Bath Size of BMP Units	Project wide

The application meets the definition of a Builder’s Remedy project and is invoking the following exceptions to Town standards pursuant to Builder’s Remedy on the following page:

Requested Exceptions through Builder's Remedy	
General Plan Designation	Project wide
Zoning Designation	Project wide
Density	Project wide

Staff notes that, pursuant to the HAA and the Builder's Remedy provisions applicable to this project, objective development standards may not be applied in a manner that would render a housing development project infeasible unless the project would result in a specific adverse impact on public health or safety and there is no feasible method to mitigate or avoid that impact. The HAA defines "feasible" as capable of being accomplished successfully within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

The legal framework for Senate Bill 330; HAA; SDBL; Builder's Remedy; and the applicant's requests for incentives, waivers, and exceptions are described in the December 17, 2025, Planning Commission staff report (Attachment 2).

ENVIRONMENTAL REVIEW:

The project's IS/MND was circulated by the Town for public review from September 19, 2025, through October 8, 2025. Following the public review period, Raney Planning and Management, Inc. prepared responses to comments, and the project was considered by the Planning Commission on December 17, 2025.

In response to public comments and input at the December 17, 2025, Planning Commission hearing, Live Oak Associates, Inc. (LOA), the Town's Consulting Biologists, conducted an additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral feature. This follow-up assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the IS/MND was revised and recirculated to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and included new mitigation measures under question IV-b and IV-c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11).

A Recirculated IS/MND was circulated for a 30-day public review from April 17, 2026, through May 18, 2026 (Exhibit 38 of Attachment 7).

Under CEQA Guidelines Sections 15073 and 15074, the Town is required to consider all comments received on the IS/MND; however, written responses are not required for a Mitigated Negative Declaration. At the Town's request, Raney Planning and Management, Inc,

the Town's environmental consultant, prepared written responses to comments received during the public review period as found in (Exhibit 40 of Attachment 7).
The Recirculated IS/MND concluded that the project will not have a significant impact on the environment with adoption of the Recirculated MND and Revised MMRP to mitigate potential impacts to a less-than- significant level.

On June 11, 2026, the Planning Commission Desk Item included an Errata for the project's Recirculated IS/MND, which strengthens the previously included performance standards of Mitigation Measure IV-10 (Exhibit 46 of Attachment 9). Recirculation of the IS/MND was not required.

Each of the 21 mitigation measures identified in the Recirculated MND (III-1, IV-1, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-8, IV-9, IV-10, IV-11, IV-12, V-1, V-2, V11-1, X-1, X111-1, X111-2, XVII-1, and XVIII-1) and the revised measure IV-10 identified in the June 11, 2026, Errata are included in the Revised Recirculated MMRP (Attachment 11) and Revised Conditions of Approval (Exhibit A of Attachment 1).

PUBLIC COMMENTS:

Consistent with the Town's Height Pole, Flagging, Netting, and Signage Policy, project signs were installed on the site along Twin Oaks Drive and Cerro Vista Court. Additionally, notice cards for the Town Council meeting were mailed to all property owners and residents within 1,000 feet, a legal advertisement was published in the newspaper, and meeting agendas were posted at Town Hall and the Library.

Visual simulations were completed by the Town's consultant and posted to the Town's website by September 1, 2025 (Attachment 2, Exhibit 10).

Staff conducted outreach through the following online communication channels to publicize the availability of the visual simulations, the public review of the IS/MND, the Recirculated IS/MND, and the public hearings:

- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

Public comments received before the December 17, 2025, and June 11, 2026, Planning Commission hearings were included in the corresponding Staff Reports, Addenda, and Desk Item Reports (Attachments 2 through 7).

Public Comments received between 11:01 a.m., Thursday, June 11, 2026, and 3:00 pm, Thursday, August 6, 2026, are included as Attachment 13.

CONCLUSION:

The applicant is requesting approval for the subdivision of one lot into 12 lots with a Vesting Tentative map, construction of a new single-family residence on each lot, site work requiring a grading permit, and removal of large protected trees under SB 330 on a vacant property zoned RC, located at 178 Twin Oaks Drive.

As detailed above and in the December 17, 2025, and June 11, 2026, Planning Commission staff reports, the application was submitted and is being processed under SB 330. The applicant seeks approval for the proposed residential project utilizing both SDBL (CA Gov.Code § 65915) and the Builder's Remedy provisions under the HAA [CA Gov. Code § 65589.5 (d)(5)].

The deviations from the Town's standards included in the project are requested through both SDBL and Builder's Remedy for which the applicant has provided justification (Exhibit 5 of Attachment 2). The proposed development plans are included in Exhibits 15 through 27 of Attachment 2, Exhibit 35 (Open Space Easements and Future Trail Easements); and Exhibit 36 (Lots 5 and 6 Vegetation Buffer) found in Attachment 7.

On June 11, 2026, the Planning Commission forwarded a recommendation of approval to the Town Council with modified Conditions of Approval.

RECOMMENDATION:

Staff recommends that the Town Council adopt the draft Resolution included as Attachment 1 to make the required findings and approve the Architecture and Site applications, Subdivision application, and Mitigated Negative Declaration application subject to the conditions of approval (Attachment 1, Exhibit A).

ALTERNATIVES:

Alternatively, the Council can:

1. Approve the applications with additional and/or modified conditions;
2. Continue the matter with specific direction; or
3. Deny the applications and make the required findings for denial.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

ATTACHMENTS:

1. Draft Resolution making the required findings and approving the applications subject to the Conditions of Approval (included as Exhibit A)
2. December 17, 2025, Planning Commission Staff Report, with Exhibits 1-27
3. December 15, 2025, Planning Commission Addendum, with Exhibit 28
4. December 16, 2025, Planning Commission Addendum 2 Report, with Exhibits 29 and 30
5. December 17, 2025, Planning Commission Desk Item, with Exhibit 31
6. December 17, 2025, Planning Commission Verbatim Minutes
7. June 11, 2026, Planning Commission Staff Report, with Exhibits 32 through 43
8. June 9, 2026, Planning Commission Addendum, with Exhibits 44 and 45
9. June 11, 2026, Planning Commission Desk Item, with Exhibit 46
10. June 11, 2026, Planning Commission Verbatim Minutes
11. Revised Recirculated Mitigation Monitoring and Reporting Program, July 2026
12. Modified Conditions of Approval – Redlined
13. Public Comments received between 11:01 a.m., Thursday, June 11, 2026, and 3:00 pm, Thursday, August 6, 2026

Draft Resolution to be modified by Town Council deliberations and direction.

DRAFT RESOLUTION 2026-

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING THE SUBDIVISION OF ONE LOT INTO TWELVE LOTS WITH A VESTING TENATIVE MAP, CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE ON EACH LOT, SITE WORK REQUIRING A GRADING PERMIT, AND REMOVAL OF LARGE PROTECTED TREES UNDER SENATE BILL 330 (SB330) ON VACANT PROPERTY ZONED RC.

PROPERTY LOCATION: 178 TWIN OAKS DRIVE
APN: 532-16-006
ARCHITECTURE AND SITE APPLICATIONS: S-24-023 THROUGH -032 AND S-24-059
SUBDIVISION APPLICATION: M-24-013
MITIGATED NEGATIVE DECLARATION APPLICATION: ND-25-001
PROPERTY OWNER/APPLICANT: LARRY DODGE

WHEREAS, the applicant, Larry Dodge, proposes subdivision of one lot into 12 lots with a Vesting Tentative map, construction of a new single-family residence on each lot (Lots 1-12), site work requiring a Grading Permit, and removal of large protected trees under Senate Bill 330 (SB330) on a vacant property;

WHEREAS, the project includes Architecture and Site Applications (S-24-023 through -032 and S-24-059), Subdivision Application (M-24-013), and Mitigated Negative Declaration Application (ND-25-001); and

WHEREAS, on December 17, 2025, the Planning Commission held a public hearing and received testimony from the applicant and all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on December 17, 2025, along with any and all subsequent reports and materials prepared concerning this application, and continued the item to a date uncertain to allow the applicant and staff additional time to respond to questions raised at the December 17, 2025 meeting;

WHEREAS, on June 11, 2026, the Planning Commission held a public hearing and received testimony from the applicant and all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, including the packet of materials contained in the Planning Commission Agenda Report for their meeting on June 11, 2026, along with any and all subsequent reports and materials prepared concerning this application, and forwarded a recommendation of approval to the Town Council with modified Conditions of Approval; and

WHEREAS, this matter was scheduled to come before the Town Council for a special public hearing on June 23, 2026, and was regularly noticed in conformance with state and Town law; however, the hearing was cancelled due to lack of quorum; and

WHEREAS, this matter was rescheduled and came before the Town Council for a special public hearing on August 11, 2026, and was regularly noticed in conformance with state and Town law; and

WHEREAS, on August 11, 2026, the Town Council held a special public hearing and received testimony from the applicant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meetings on December 17, 2025, and June 11, 2026, along with any and all subsequent reports and materials prepared concerning this application; and

WHEREAS, the Town Council was able to make the findings required to approve the Architecture and Site, Subdivision, and Mitigated Negative Declaration applications.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos does the following:

1. The following findings are made by the Town Council of the Town of Los Gatos. The facts and evidence that support these findings are contained and explained in the record of proceedings for the proposed project, including, without limitation, the Initial Study, Mitigated Declaration, and the staff reports for the Planning Commission and Town Council hearings.

   (A) Finding required for the California Environmental Quality Act (CEQA):

   A Recirculated Initial Study and Mitigated Negative Declaration were prepared for this project, determining that this project will not have a significant impact on the environment with adoption of the Recirculated Mitigated Negative Declaration and Mitigation Monitoring Reporting Program to mitigate potential impacts to a less than significant level. Each of the mitigation measures identified in the Recirculated Mitigated Negative Declaration are included in the Conditions of Approval attached hereto as Exhibit A.

   (B) Finding required for consistency with the Town's Applicable General Plan:

   The proposed project is consistent with the General Plan, subject to the approval of the incentives/concessions and waivers requested pursuant to the State Density Bonus Law and granting the requested exceptions to the maximum allowable density pursuant to the Builder's Remedy provisions of the Housing

Accountability Act [CA Gov. Code Section 65589.5 (d)]. Pursuant to Senate Bill 330, the General Plan applicable to the proposed project consists of the 2020 General Plan Land Use and Community Design Elements and the remainder of the 2040 General Plan, excluding those two Elements, as they existed on the date the applicant submitted its SB 330 preliminary application.

The applicable General Plan Land Use Element designates the project site as Agriculture. The site is zoned RC (Resource Conservation Zone).

The RC zoning district purpose and intent is to enhance the quality of life in the Town through the protection of open space, special land forms, scenic areas, watershed, wildlife and vegetation; to restrict access to and within these certain designated areas; to restrict the intensity of activity and development; to limit residential density; to reduce fire hazards in the hillside areas which are under Williamson Act contract with the Town; and to provide for open space in the form of parks, playgrounds, and other community facilities.

Although the proposed single-family residential development exceeds the density permitted by the General Plan and zoning regulations, the project qualifies for consideration under the Builder's Remedy provisions of the Housing Accountability Act. With approval of the requested exceptions to the General Plan land use designation, zoning regulations, and maximum allowable density, the project advances the Housing Element's housing objectives and is therefore consistent with the General Plan and its applicable elements. The property is not subject to a Williamson Act contract.

(C) Findings required to deny a Subdivision application:

As required by Section 66474 (a) through (g) of the State Subdivision Map Act, the map shall not be denied if any of the findings listed in that Section are made. **None of the findings could be made to deny the application with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d).**

Instead, the Town Council makes the following affirmative findings:

- That the proposed map is consistent with all elements of the General Plan, with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d), because the property's zoning permits residential use.
- That the design and improvement of the proposed subdivision is consistent with all Town standards that can be applied in conformance with the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d).

- That the site is physically suitable for the type of development, because the site allows residential use based on its General Plan designation, zoning, and physical characteristics through granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d). The property is designated Agriculture in the General Plan and is zoned RC, which permits residential use. Its location is surrounded by a residential neighborhood supporting infill development, and the proposed project is designed to respond to site constraints such as topography, access, drainage, and adjacent uses. With the implementation of required site design, landscaping, drainage, and accessibility standards, the site can accommodate the proposed residential development in a manner consistent with applicable Town policies and State housing law through granting incentives, and waivers requested pursuant to the State Density Bonus Law and granting the requested exceptions to the maximum allowable density pursuant to the Builder's Remedy provisions of the Housing Accountability Act [CA Gov. Code Section 65589.5 (d)].
- That the site is physically suitable for the proposed density of development, with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d), because the proposed project is designed to respond to site constraints such as topography, access, drainage, and adjacent uses.
- That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat with implementation of the Recirculated Mitigation Monitoring and Reporting Program and the Conditions of Approval.
- That the design of the subdivision and type of improvements is not likely to cause serious public health problems.
- That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

(D) <u>Findings required for Subdivision Map Findings for the Board of Forestry and Fire Protection</u>:

For tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), the following findings are required to be made to the State Board of Forestry and Fire Protection (14 CCR Section 1266.02):

(1) A finding supported by substantial evidence in the record that the subdivision is consistent with:

DRAFT

a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code. The Town's contracted fire service provider, the Santa Clara County Fire Department, reviewed and approved the project subject to compliance with California Public Resources Code Sections 4290 and 4291. The Fire Department approved the applicant's Alternative Means and Methods Request (AMMR) for a roadway segment less than 20 feet wide serving proposed Lot 10 and a future residence, consistent with 14 CCR Section 1270.06 and subject to mitigation measures found in the Conditions of Approval.
or
b. Consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

(2) A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity. The Town of Los Gatos contracts with the Santa Clara County Fire Department to provide fire protection and emergency response services within the Town.
b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

(E) Findings required for compliance with the Zoning Regulations:

The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations), with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

(F) Findings required for compliance with the Town of Los Gatos Hillside Development Standards and Guidelines:

The project meets the Town of Los Gatos Hillside Development Standards and Guidelines with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

(G) Findings required for compliance with the Town of Los Gatos Hillside Specific Plan:

The project meets the Town of Los Gatos Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

(H) Findings required for granting concession and waivers pursuant to State Density Bonus Law:

(1) Concession(s) or incentive(s): CA Gov. Code § 65915 (d): The Town shall grant concession(s) or incentive(s) requested by the applicant unless the Town makes a written finding, based upon substantial evidence, of any of the following:
   (a) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
   (b) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
   (c) The concession or incentive would be contrary to state or federal law.

(2) Waivers: CA Gov. Code § 65915 (e):
The Town shall grant waivers to the Town's development standards requested by the applicant unless the Town makes a written finding, based upon substantial evidence, that the development standard for which the waiver is requested would not physically preclude the construction of the development at the densities and with the concession permitted through Density Bonus Law.

(3) The Town Council finds that none of the bases for denial of the requested incentives/concessions and waivers are present.

(I) Findings required to deny a project under the State Builder's Remedy Law:

As required by the Housing Accountability Act, CA Gov. Code Section 65589.5 (d), a qualifying housing development project invoking the Builder's Remedy shall

DRAFT

not be denied by the Town, or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, unless it makes written findings, based on the preponderance of the evidence in the record, as to one of the following:
None of the findings could be made to deny the application.

(1) The Town did not have a certified sixth cycle Housing Element by January 31, 2023.
(2) The housing development project would not have a specific, adverse impact on the public health or safety.
(3) The denial of the housing development project or imposition of conditions is not required in order to comply with specific state or federal law.
(4) The housing development project is not proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
(5) On the date the application for the housing development project was deemed complete, the Town had not adopted a revised Housing Element that was in substantial compliance with CA Gov. Code Section 65589.5 (d) of the Housing Accountability Act, and the housing development project was inconsistent with both the Town's Zoning Ordinance and General Plan Land Use Designation.

(J) Considerations required in review of Architecture and Site applications:

As required by Section 29.20.150 of the Town Code, the applicable considerations in review of an Architecture and Site application were all made in reviewing this project and the Town Council makes the following required determinations:

(1) The project's Transportation Analysis evaluates transportation impacts using Vehicle Miles Traveled (VMT), consistent with CEQA Guidelines Section 15064.3, Senate Bill 743, and the Town's VMT significance thresholds adopted by Resolution 2020-045. The analysis found the proposed 12 single-family residences slightly exceed the Total Project-Generated VMT significance threshold, requiring a 2.83 percent VMT reduction to achieve a less-than-significant impact. The project does not exceed the Town's Boundary VMT threshold. To mitigate the impact, the project will construct sidewalks along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road. These improvements are consistent with the Town's 2020 Bicycle and Pedestrian Master Plan, achieve the required VMT reduction, and reduce the transportation impact to a less-than-

significant level. The mitigation measures are incorporated into the project's Conditions of Approval.

(2) The project includes a comprehensive approach to site planning, landscaping, architecture, and infrastructure designed to ensure compatibility with surrounding development and compliance with Town standards with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d).

(3) The landscape plan incorporates drought-tolerant, climate-appropriate plantings, including trees, shrubs, and groundcover, to enhance visual quality, provide year-round interest, and screen parking, utilities, and service areas. Tree replacement plantings are provided in accordance with Town requirements.

(4) The site layout is designed to respond to site conditions and adjacent residential uses, with building placement and orientation intended to reduce massing impacts, protect privacy, support solar access, and provide functional open space with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code Section 65589.5 (d).

(5) Stormwater drainage improvements are incorporated to manage runoff, reduce peak flows, and prevent adverse impacts to neighboring properties in compliance with applicable standards.

(6) The architectural design uses coordinated materials, colors, and articulated building forms to ensure compatibility with the surrounding neighborhood.

(7) Site lighting and furnishings are designed to support safety and usability while minimizing visual impacts and reinforcing a cohesive residential character. The project will comply with all applicable accessibility requirements under Title 24 and Town standards.

(8) No hazardous waste facilities are proposed.

2. The Town Council of the Town of Los Gatos approves Architecture and Site Applications (S-24-023 through -032 and S-24-059), Subdivision Application (M-24-013), and Mitigation Negative Declaration Application (ND-25-001) for subdivision of one lot into 12 lots with a Vesting Tentative Map, construction of a new single-family residence on each lot (Lots 1-12), site work requiring a Grading Permit, and removal of large protected trees under Senate Bill 330 (SB330) on vacant property zoned RC located at 178 Twin Oaks Drive subject to the attached Conditions of Approval included as (Exhibit A) and the development plans (Attachment 2, Exhibits 15 through 27) and (Attachment 7, Exhibits 35 and 36).

3. The decision constitutes a final administrative decision pursuant to Code of Civil Procedure section 1094.6 as adopted by section 1.10.085 of the Town Code of the

DRAFT

Town of Los Gatos. Any application for judicial relief from this decision must be sought within the time limits and pursuant to the procedures established by Code of Civil Procedure section 1094.6, or such shorter time as required by state and federal Law.

DRAFT

PASSED AND ADOPTED at a special meeting of the Town Council of the Town of Los Gatos, California, held on the 11th of August 2026, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

TOWN COUNCIL – *August 11, 2026 – Draft*
CONDITIONS OF APPROVAL

178 Twin Oaks Drive, Lots 1 -12
Vesting Tentative Map Application M-24-013
Architecture and Site Applications S-24-023 through S-24-033 and S-24-059
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

APPLICABLE TO ALL LOTS

1. APPROVAL: This project is vested to the ordinances, policies, and standards in effect on December 19, 2023, and these conditions of approval conform to those ordinances, policies, and standards. This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, Development Review Committee, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested, pursuant to Section 29.20.335 of the Town Code.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): CC&Rs must be approved by the Town and recorded with the County prior to recording of the map.
4. MASTER DEVELOPER: This project shall be developed and constructed by a single Master Developer responsible for the coordinated implementation of all site improvements, infrastructure, and building construction. Individual lots within the approved subdivision or development area shall not be sold, transferred, or otherwise conveyed to separate entities or individuals for the purpose of independent development, construction, or sale prior to completion of the project as a whole. Prior to recordation of any Final Map or issuance of any Building Permits, the applicant shall provide documentation to the Community Development Director demonstrating that a single Master Developer is responsible for construction and delivery of the project. Prior to issuance of any Certificates of Occupancy, the Town shall verify compliance with this condition. This condition shall be printed as a note on the Final Map.

5. BELOW MARKET PRICE (BMP) UNITS: The developer shall provide three (3) BMP units (low income) for sale to be sold at a price that is affordable to the target household low-income range, as required by the Town's applicable BMP Program Guidelines and the applicable BMP Resolution. A deed restriction shall be recorded prior to the issuance of any Building Permits for residential units, stating that the BMP unit must be sold and maintained as a below market price unit pursuant to the Town's BMP Ordinance and Guidelines.
6. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of Building Permits for residential units, the developer shall enter into an Affordable Housing Agreement with the Town for provision of the required BMP units and to facilitate their sale pursuant to the BMP Program Guidelines and BMP Resolution in place at the time of Building Permit issuance.
7. PHASING OF THE CONSTRUCTION OF BMP UNITS: The Certificate of Occupancy for the first market rate unit shall not be issued until all three required BMP units have been constructed and Certificates of Occupancy for each BMP unit have been secured.
8. OPEN SPACE EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include open space easements on Lots 1, 4, 5, 6, 8, 9, 10, 11 and 12 to protect unique natural features, habitats, and movement corridors on the property, as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report. Easements lying in, on, over, under and along those certain strips of land designated and delineated as "O.S.E." (Open Space Easement). No activity or use shall be conducted in said open space easement which is not compatible with maintaining and preserving the natural or scenic character of the land. The open space easement shall be maintained by the property owner. Said easements shall be kept open and free from buildings and structures of any kind except public service structures, irrigation systems, and appurtenances thereto, lawful fences and all lawful roof overhangs.
9. PUBLIC TRAIL EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include public trail easements on Lots 1, 4, 5, 6, 8,9,10, 11 and 12 as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report.
    a. The applicant shall extend a 20-foot public trail easement along the northern boundary of Lot 10 and connect to the driveway of Lot 10.
    b. The applicant shall make a good faith effort with the adjacent property owner to obtain the appropriate trail easement to have the public trail cross the small section of private property located at 15955 Cerro Vista Court/APN 537-30-010 and connect to Cerro Vista Court.
    c. A public bike and pedestrian easement shall be shown on the final map from the end of Brook Acres Drive, through the project's EVAE and through the project's private road to Twin Oaks Drive.
10. PUBLIC PEDESTRIAN AND BIKE ACCESS GATE: The applicant shall provide a public pedestrian and bike access gate at the end of Brook Acres Drive as approved by the Town Engineer and the Santa Clara County Fire Department prior to issuance of Building Permits or Grading Permits.
11. PUBLIC ART: The applicant shall comply with the requirements of Chapter 25, Article VII of the Town Code. The payment of the Los Gatos Public Art Fund in-lieu fee must be

made prior to the issuance of any Building Permit for the development project.

12. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of Building and/or Grading Permits. Per Town Code Section 26.20.010 and Chapter 29, Article 1, Division 2, the developer shall obtain a tree removal permit prior to the removal of protected trees on private or Town property. The project developer shall abide by any tree replacement ratios and/or in-lieu payments, tree protection measures, and best management practices required by the tree removal permit and/or within an updated arborist report.
13. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code and pursuant to the Hillside Development Standards and Guidelines, Appendix A
14. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
15. ARBORIST REQUIREMENTS: Prior to issuance of Building and/or Grading Permits, the developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the Building Permit plans and completed prior to issuance of a Building Permit where applicable and shall remain through all phases of construction.
16. TREE FENCING: Prior to issuance of Building and/or Grading Permits, protective tree fencing and other protection measures consistent with Section 29.10.1005 of the Town Code shall be placed as shown on the Tree Protection Plan of the approved plans prior to issuance of demolition and Building Permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
17. TREE STAKING: Prior to final inspection, all newly planted trees shall be double staked using rubber tree ties.
18. LANDSCAPING: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway). Prior to issuance of the Certificate of Occupancy, landscaping must be installed and completed.
19. LANDSCAPE PLAN: The final landscaping plans shall include the landscape plans and planting list found in Exhibit 36 of Attachment 7 of the August 11, 2026, Town Council Report. All planting shall conform with the Hillside Development Standards and Guidelines and the plant species listed in Exhibit 36 of Attachment 7 of the August 11, 2026, Town Council Report.
20. LANDSCAPE SCREENING: The applicant shall work with the adjacent neighbors to develop a landscape plan to address screening between the properties, and work with staff to select the appropriate trees and shrubs prior to issuance of a Building Permit.
21. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of Building Permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans

are submitted for review.

22. PROJECT IDENTIFICATION SIGNAGE: Project identification signage on the project site shall be removed within 30 days of final action on the applications.
23. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation.
24. LRV DEED RESTRICTION: Prior to the issuance of a Building Permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the Hillside Development Standards and Guidelines.
25. PROPERTY FENCE: All new fencing shall comply with Town Code Section 29.40.0315 at Building Permit stage, unless an exception is granted by the Community Development Director.
26. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
27. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
28. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

ENVIRONMENTAL REVIEW MITIGATION MEASURE CONDITIONS APPLICABLE TO ALL LOTS *

29. *AIR QUALITY - III-1: The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project. Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:
    - The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.
    - Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
    - Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.

    Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.
30. *BIOLOGICAL RESOURCES IV- 1, CALIFORNIA RED-LEGGED FROG: Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.
31. *BIOLOGICAL RESOURCES IV- 2- CALIFORNIA RED-LEGGED FROG: If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
32. *BIOLOGICAL RESOURCES IV- 3, CALIFORNIA RED-LEGGED FROG: During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
33. *BIOLOGICAL RESOURCES IV-4, WHITE-TAILED KITE AND OTHER NESTING RAPTORS AND MIGRATORY BIRDS: If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven

days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found, further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

34. *BIOLOGICAL RESOURCES IV-5, PALLID BAT AND TOWNSEND'S BIG EARED BAT: Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.

35. *BIOLOGICAL RESOURCES IV-6, PALLID BAT AND TOWNSEND'S BIG-EARED BAT: If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies. If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

36. *BIOLOGICAL RESOURCES IV-7, SAN FRANCISCO DUSKY-FOOTED WOODRAT: A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet. Results of the assessment shall be submitted to the

Town of Los Gatos Community Development Department. Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

37. *BIOLOGICAL RESOURCES IV-8, AMERICAN BADGER: During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other mitigations for the protection of badgers shall not be warranted. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that the badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers. Additionally, all workers shall attend a “tailgate” training that includes a description of the species, a brief summary of the species’ biology, and minimization measures and instructions on what to do if an American badger is observed. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

38. * BIOLOGICAL RESOURCES IV-9, BURROWING OWL: A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary. Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof

of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

39. *BIOLOGICAL RESOURCES IV-10, WATER QUALITY CONTROL BOARD (SFRWQCB) AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW): Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.

    a. MINIMIZATION: Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under jurisdiction of both RWQCB and CDFW). Measures taken during construction activities shall include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.
    b. COMPENSATION: The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced. It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream, including removal of the existing culvert in the upper area of the stream and creation of new incised channel segments. In consultation with and as approved by the SFRWQCB an on-site habitat mitigation and monitoring plan (HMMP) shall be developed in order to create, restore, and/or enhance the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP shall include, unless otherwise specified by the SFRWQCB:
        - The location of all enhancement and/or restoration activities. The created/restored ephemeral channels shall be monitored for five years between the months of April through July during the mitigation monitoring years, and after any storm greater or equal to the 10-year rainfall event, as defined by Valley Water. The performance criterion for the stability and function of the ephemeral stream channels is that the bed and banks of the created channels shall be stable with no observed excessive erosion or deposition of sediment, or signs of instability;
        - Planting and irrigation specifications;
        - Site maintenance and management requirements (weeding of invasive species, providing for supplemental water, repair of water delivery systems, etc.;

- Vegetation Monitoring for five years between April and July, with the goal of ensuring the created/restored channels are adequately vegetated to stabilize surface soils and to ensure harmful invasive species are not dominating this area. The absolute cover of herbaceous vegetative cover shall reach a minimum of 70% by Year 5. Highly invasive weeds (Cal-IPC 2026) and other potentially damaging plants in the channel creation areas shall be at a minimum of less than 20% in Year 5; and Adaptive management procedures, which could include replanting or restoration areas following annual monitoring surveys; channel stabilization measures; etc.

Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

40. *BIOLOGICAL RESOURCES IV-11: The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to such areas may require a Lake or Streambed Alteration Agreement (LSAA). Prior to initiating construction activities, the project shall notify CDFW of the intentions of the project to determine if an LSAA is required. If required, mitigation may include restoration or enhancement of resources on-site as specified in Mitigation Measure IV-10. Written verification of Section 1600 LSAA or, if a LSSA is not required, written correspondence from CDFW to this effect, shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

41. * BIOLOGICAL RESOURCES IV-12: Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance, and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.

42. *CULTURAL RESOURCES V-1: If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is

determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologists shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.

43. *CULTURAL RESOURCES V-2: If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.

44. *GEOLOGY AND SOILS VII-1: Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.

45. *HYDROLOGY AND WATER QUALITY X-1: Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e. the ephemeral

drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/), which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Parks and Public Works Department and the Building Department shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

46. *NOISE XIII-1: For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.

47. *NOISE XIII-2: Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.

48. *TRANSPORTATION XVII-1: Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos, Parks and Public Works Departement for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:
    - Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and
    - Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.

    The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.

APPLICABLE TO LOT 3

49. TREE PROTECTION: Prior to issuance of a grading or Building Permit, the grading and retaining wall plans shall be revised to ensure no work occurs within the dripline of Trees #569 and #566. The revised plans shall be reviewed and approved by the Town's Consulting Arborist, at the applicant's expense, prior to permit issuance.

APPLICABLE TO LOTS 7 AND 8

50. SWIMMING POOL: Prior to the issuance of a Building Permit, the proposed pool location shall be modified to ensure that the pool is located on a slope less than 30 percent, consistent with the Hillside Development Standards and Guidelines.

Building Division

APPLICABLE TO ALL LOTS

51. PERMITS REQUIRED:
    a. A Building Permit is required for the construction of each new single-family residence and attached garage.
    b. Additional Building Permits will be required for retaining walls supporting a surcharge that are not part of a building foundation.
    c. A separate Building Permit will be required for each swimming pool.
    d. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of the Certificate of Occupancy.
52. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. Building Permit applications received after December 19, 2025, will be subject to the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
53. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the Building Permit application detailing how the Conditions of Approval will be addressed.

54. BUILDING AND SUITE NUMBERS: Submit requests for new building addresses to the Building Division before submitting the Building Permit application.
55. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
56. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
57. FOUNDATION INSPECTIONS: A pad certificate, prepared by a licensed civil engineer or land surveyor, shall be submitted to the project Building Inspector at the time of the foundation inspection. This certificate shall certify compliance with the recommendations specified in the Soils Report and confirm that the building pad elevations and on-site retaining wall locations and elevations have been prepared in accordance with the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
58. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
59. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2” x 8” minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5’x 5’ level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at the primary entrance.
60. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
61. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
62. WILDLAND-URBAN INTERFACE: This project is in a Wildland-Urban Interface High Fire Area and must comply with the relevant Wildland-Urban fire protection regulations in effect at the time of permit submittal.
63. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit.

The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.

64. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
65. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a Building Permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks and Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

APPLICABLE TO ALL LOTS

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

66. PAYMENT OF PARKS AND PUBLIC WORKS ("PPW") ENGINEERING PLAN CHECK FEE AND INSPECTION FEE: At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant's civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.
67. THIRD-PARTY PLAN CHECK FEE AND INSPECTION FEE (Special projects only): The Town will procure a third-party engineering firm to perform Plan Review and Inspection Services. Applicant shall provide an initial deposit for consultant plan review and inspection services, plus a 20 percent deposit for staff time to process the project. This deposit and fee are required at the time of the project Building Permit submittal. Once this deposit is received, the Town will select the consultant and initiate the plan review process. The Applicant's deposit will be charged on a time and materials basis. A supplemental deposit will be required if the remaining deposit is expected to be exhausted prior to completion of the work. Permitted work will not be allowed to continue without available funds to complete the required inspection services. Third-party engineering services will be required for the duration of the construction and

project closeout phases.

68. STORM DRAINAGE FEE: The Applicant shall pay Storm Drainage Fees in accordance with the Town's Adopted Schedule of Fees and Charges in effect at the date of Housing Crisis Act of 2019 (SB330) application for the future construction of drainage facilities serving new buildings, improvements, or structures to be constructed which substantially impair the perviousness of the surface of land. The estimated fee based on the fiscal year 2023-2024 fee schedule and various lot acreages are as follows:
    a. Lot 1 – 0.5 acres - $2,435.50.
    b. Lot 2 – 0.79 acres - $3,848.09.
    c. Lot 3 – 0.55 acres - $2,679.05.
    d. Lot 4 – 0.59 acres - $2,873.89.
    e. Lot 5 – 0.85 acres - $4,140.35.
    f. Lot 6 – 0.78 acres - $3,799.38.
    g. Lot 7 – 1.18 acres - $4,871.00.
    h. Lot 8 – 4.9 acres - $4,871.00.
    i. Lot 9 – 1.7 acres - $4,871.00.
    j. Lot 10 – 5.48 acres - $4,871.00.
    k. Lot 11 – 0.11 acres - $535.81.
    l. Lot 12 – 0.11 acres -$535.81.
69. TRAFFIC IMPACT FEES: The Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the fee schedule in place at the time of the Housing Crisis Act of 2019 (SB 330) application, in accordance with the law. The fiscal year 2023-2024 Comprehensive Fee Schedule amount for new average daily trip generated is $1,104.00. The new average daily trips generated shall be obtained from the Institute of Transportation Engineers most current trip generation data released at the time the fee is paid. The fee shall be paid before issuance of any certificate of occupancy, including any temporary certificates that may be issued.
70. CONSTRUCTION ACTIVITIES MITIGATION FEE (ORDINANCE 2189): Per the Town's Comprehensive Fee Schedule, the project is subject to the Town's Construction Activities Mitigation Fee based on the square footage of new buildings. The fee is $1.43 per square foot of new residential and non-residential building area. The fee shall be calculated based on the square footage total for all units shown on the construction plans to the approval of the Town Engineer. Payment of this fee shall be paid prior to issuance of the first Building Permit.
71. PERMITS REQUIRED BY OTHER AGENCIES: The Applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The Applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Wildlife (1603), The Bay Area Joint Aquatic Resources Permit Application (JARPA), Regional Water Quality Control Board, Santa Clara County Roads and Airports, Valley Water, or Habitat Permit. If the project is within the jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to PPW prior to issuance of any required Town permits. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. A copy of these permits shall be

provided to the satisfaction of the Town Engineer prior to the issuance of the first Building Permit.

72. GRADING PERMIT: A Grading Permit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid Building Permit. The Applicant must submit a Grading Permit application after the appeal period of the entitlement approval process has passed. The Grading Permit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the Grading Permit, the Applicant shall pay all fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The Grading Permit shall be issued prior to the issuance of the Building Permit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels; (6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.

73. PUBLIC IMPROVEMENTS: Prior to the approval of any permits or final map, whichever comes first, the Applicant/Owner must complete construction of public improvements listed in these conditions. Prior to any work being done in the Town's right-of-way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made in accordance to the Town’s latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards and constructed prior to final map approval unless otherwise noted below. The Applicant is required to

confirm the location of existing utility lines by potholing. Prior to any potholing, Applicant shall submit an Encroachment Permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right-of-way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.
Once the Public Improvement Plans have been approved, the Applicant shall submit an application for an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right-of-way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on working hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans. Right-of-way/Public improvements shall include, at a minimum, the following items:

a. BLOSSOM HILL ROAD: The Applicant shall install sidewalk along the north side of Blossom Hill Road between Regent Drive and Union Avenue.
b. FISHER AVENUE: The Applicant shall install sidewalk along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.
c. DRIVEWAY APPROACH(ES): The Applicant shall install three (3) Town Standard driveway approaches as shown on the approved plans. The new driveway approaches shall be constructed per the Town Standard Drawing.
d. CERRO VISTA COURT: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10 frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
e. TWIN OAKS DRIVE: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Twin Oaks Drive from Longmeadow Drive to the project entrance. frontage. Prior to overlay, any base

failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

74. TREE REMOVAL PERMIT: The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a Building Permit or demolition Building Permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.
75. NEIGHBORING RUNOFF: Revise the proposed grading to ensure that the proposed improvements do not divert runoff to the detriment of adjacent properties.
76. PHASED PERMITS: The Applicant may, with the approval of the Town Engineer, phase the permits to expedite the construction process. If this is done, each phase of the work will require a separate and complete set of plans to be submitted, reviewed, and approved prior to the issuance of the said permit. Overlapping of permits may occur, if approved by the Town Engineer. No work on the next phase of construction, in advance of the permitted work, may occur. No "at risk" work will be permitted. Only the below phased permitted work will be allowed:
    a. Clearing-Grubbing/Rough Grading
    b. Fine Grading
    c. Underground Utilities
    d. Site Improvements
    e. Off-Site Improvements
    f. Plans shall be submitted, reviewed, and approved by the Town Engineer prior to the commencement of work.
77. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS: The Grading Permit Plans and Public Improvement Plans (together referred to as "Improvement Plans") shall be submitted as a set to Parks and Public Works Department along with a title report dated no older than 30 days from the date the Improvement Plans are submitted. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.
    a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website. The Improvement Plans shall include:
    b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a "Table of Responsibilities" summarizing ownership, access rights, and maintenance responsibilities for each facility (streets, utilities, parks, landscaping, etc.), a sheet index including a sequential numeric page number for each sheet (i.e. "Sheet 1 of 54"), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.

c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.

d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.

e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.

f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.

g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.

h. A Photometric Lighting Plan analyzing the full-width of the adjacent right-of-way. The plan shall show the average maintained horizontal illumination in foot-candles and the average to minimum uniformity ratio. Lighting shall be in compliance with the Town's Standard Specification section 2.38.

i. A Traffic Signal Plan (as applicable) shall include a conduit schedule, conduit plan, pole locations, streetlights, intersection striping, power connection and meter locations, and as directed.

j. A Landscaping Plan for the project site and the full width of the public rights-of-way adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.

k. A Composite Plan showing civil, landscape, electrical, and joint trench locations combined on one drawing to identify potential conflicts between disciplines. The Composite Plan shall include the size, location, and details of all trenches, locations of building utility service stubs and meters, and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). A note shall be placed on the joint trench composite plans which states that the plan agrees with Town Codes and Standards and that no underground utility conflict exists.

l. General Notes found in the Town of Los Gatos General Guidelines.

m. A statement in the general notes indicating the need to obtain a Caltrans Oversized/Overweight Vehicles Transportation Permit if oversized or overweight vehicles are expected to be used.

n. A statement that all utility boxes in vehicular pathways shall be traffic-rated.

78. STANDARD PLAN COMPLIANCE: The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with the most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.

79. EXISTING FACILITY PROTECTION AND REPAIR: All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

80. UNDERGROUND UTILITIES: All new services to the development shall be placed underground in accordance with the various utility regulations. Transformers and switch gear cabinets within designated Underground Districts shall be placed underground unless otherwise approved by the Town Engineer. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.

81. UTILITY RESPONSIBILITIES: The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.

82. UTILITY COMPANY COORDINATION: The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.

83. PREPARATION OF ELECTRICAL PLANS: All street lighting and traffic signal electrical plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit a necessary stamped and signed Traffic Signal Plan with the Improvement Plans.

84. EXTERIOR SITE LIGHTING STANDARDS: The Applicant shall submit a photometric plan for on-site lighting showing lighting levels in compliance with the Town Standard Specifications section 2.38. The plan shall show the minimum maintained horizontal illumination in foot-candles and the uniformity ratio for all areas. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. Private, interior courtyards not accessible to the public are not required to meet this standard. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the Town Engineer and shall be addressed on the construction plans submitted for the first Building Permit. Any subsequent Building Permits that include any site lighting shall also meet these requirements.
85. STORM DRAINAGE STUDY: The Applicant shall submit a Storm Drainage Study for the proposed development stormwater conveyance system evaluating pre- and post-development peak discharge rates for the theoretical 2-year, 10-year, and 100-year (50-percent, 10-percent, and 1-percent annual chance) storm events including supporting hydraulic calculations for proposed pipe network. The study must address sizing and design details for the stormwater treatment systems proposed with the development. The study shall include an evaluation of the project site drainage including topography, natural drainage patterns, and existing man-made diversions (structures, raised pads, fences, etc.). If the study indicates that the theoretical water surface elevation or hydraulic grade line of the proposed development during a 10 percent annual chance storm event is above ground level at any point, the Applicant shall construct and dedicate to the Town new downstream storm drainage facilities necessary to achieve a connection point water depth no more than 80 percent full during the projected 10 percent annual chance storm event. The study must evaluate the 1 percent annual chance storm event base flood elevation. The finished floor elevations of all structures shall be constructed to be reasonably safe from flooding per Town Code Section 29.90.080(1)(c), which is typically done by constructing finished floors at 1-foot above base flood elevation. The Applicant shall submit the study for review and approval by the Town Engineer prior to the issuance of the first Building Permit.
86. STORMWATER MANAGEMENT PLAN: The Applicant shall develop a Storm Water Management Plan (“SWMP”) that complies with the California Water Board regulations and delineates site design measures, source control measures, low-impact-development (LID) treatment measures, hydromodification management measures, and construction site controls as appropriate. The Plan must indicate erosion protection measures for the inlet structures (e.g., pipe outlets, pump dissipator pipes, and/or bubblers). For the Bay Area Hydrologic Modification (“BAHM”) analysis, the Applicant must provide pump operations and intended routing during various runoff conditions (i.e., treatment runoff vs. Hydrologic Modification controls) and the rationale for the pump size selected relative to the treatment flow rate. The Applicant shall update the BAHM analysis to conform to project conditions to the satisfaction of the Town Engineer and include a summary of the changes made to the BAHM analysis since the entitlement plan review for review by the C3 consultant. The Applicant must select and indicate bioretention

area plants capable of withstanding and surviving the higher design ponding conditions. If pumps are proposed, the Applicant must:

a. Provide pump discharge rates that receiving bioretention areas are capable of treating, to avoid consistently overwhelming the bioretention areas.
b. The Applicant must include an alarm system that will notify the owner or operator of a pump failure.
c. If off-site improvements modify the quantities of regulated and unregulated off-site impervious area, the Applicant must update Section 2, item "d" and Section 8 of the C.3 Data Form to reflect those changes.

87. DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The Applicant is responsible for ensuring that all contractors including subcontractors are aware of all stormwater quality measures and implement such measures. The Applicant shall perform all construction activities in accordance with approved Improvement Plans, Los Gatos Town Code Chapter 12 – Grading, Erosion and Sediment Control, and the National Pollutant Discharge Elimination System (NPDES) General Permit. Failure to comply with these rules and regulations will result in the issuance of correction notices, citations, or a project stop order.
88. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
89. OFF-SITE DRAINAGE: The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
90. CLEAN, INSPECT, AND REPAIR STORM LINE: If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to Building Permit issuance. The video of the inspection shall be reviewed with PPW and if any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system.
91. GRADING AND DRAINAGE WINTER MORATORIUM: All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a

California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

92. SWPPP AND EROSION CONTROL: The Applicant shall prepare and submit a comprehensive stormwater pollution prevention plan (SWPPP) inclusive of interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall ensure a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) monitors erosion and sediment control as required by the Construction General Permit. The Applicant must take measures to ensure continuous compliance with the Construction General Permit, and shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant is to implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The Applicant shall provide the Town Engineer with the assigned Notice of Intent (NOI) permit number received after filing a Notice of Intent under the Construction Stormwater General Permit. The erosion control plans and SWPPP shall comply with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). All tests submitted to the regional board must also be submitted to the Town Engineer. Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

93. SITE TRIANGLE AND TRAFFIC VIEW AREA: Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.

94. GEOTECHNICAL REVIEW: Prior to Building Permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design

level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.

95. GEOTECHNICAL ENGINEER OBSERVATION: All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.
96. FLOODPLAIN MANAGEMENT: The Applicant shall submit to the Town Engineer a letter stamped and signed by the Engineer in Charge stating that: 1) all requirements of Chapter 29, Article 9 of the Town Code have been satisfied; 2) all other required state and federal permits have been obtained; 3) the site is reasonably safe—a state where hazards and conditions leading to harm are controlled, and a person can expect an environment to be free from dangers that a reasonable person would anticipate—from flooding; and 4) the proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this article, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one (1) foot at any point. If the site is filled above the base flood elevation, the lowest pad and floor elevations shall be certified by a California registered professional engineer or land surveyor and provided to the Town Engineer.
97. PRECONSTRUCTION MEETING: After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and
    c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
98. FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.
99. GARBAGE/RECYCLE STORAGE AND SERVICE: The Applicant shall provide adequate area for the purposes of storing garbage, composting and recycling collection containers for

scheduled servicing by the Town's solid waste collection provider. The collection containers shall not be placed in the right-of-way except during the period of time necessary to allow removal of the waste. brought to the service area on the day of service and returned to the storage enclosure by the property owner that same day. The containers are not to be in public view or in the public right-of-way prior to or beyond the scheduled service times. A letter from West Valley Collection and Recycling confirming serviceability and site accessibility shall be provided to the Town Engineer for approval prior to the approval of an occupancy permit.

100. OVERHEAD UTILITY CLEARANCE: For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be for the approval of the Town Engineer.
101. SITE LANDSCAPING COORDINATION: The Applicant shall coordinate the overall site landscaping and the stormwater treatment area landscaping. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sanitary sewer facilities cannot be aligned through stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

102. TEMPORARY CONSTRUCTION EASEMENT: Prior to the issuance of a Grading or Building Permit, it shall be the sole responsibility of the project to obtain any and all proposed or required easements and/or permissions necessary to perform any work on neighboring private property herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.
103. SUBDIVISION (FINAL) MAP: The Applicant shall have a subdivision map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with the Los Gatos Town Code and the Subdivision Map Act. Existing buildings shall be demolished prior to the recordation of the map if they will conflict with any newly created lot line. The Town Council must approve all Final Maps. The Town Council meeting will be scheduled after the Final Map, Public Improvement Plans, Stormwater Treatment Facilities Maintenance Agreement, Landscape Maintenance Agreement, Subdivision Improvement Agreement (if applicable) and constructed improvements (onsite and offsite) are approved by the Town Engineer. The Final Subdivision Map shall be approved by PPW and recorded by the County Recorder's Office prior to first Building Permit review of any market rate lots. In lieu of the Town Clerk's Office coordinating the recordation of the Final Map(s) with the County, the Applicant may submit a map guarantee by the Applicant's title company for the release of the signed Final Map to the title company for recordation. Prior to the

Town's release of the Final Map, the Town Engineer may require the Applicant to submit to the Town an electronic copy of the map in the AutoCAD Version being used by the Town at the time of recordation. It is the Applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after Town approval.

104. SUBDIVISION IMPROVEMENT AGREEMENT ("SIA") – If any required subdivision or public improvements is not completed to the satisfaction of the Town Engineer before the final map is recorded or filed, the subdivider shall, prior to the approval by the Town Council of the final map and if permitted by Town Engineer, enter as a contractor into an agreement with the Town per Town Code Section 24.40.020, Gov. Code Section 66462(a), and shall arrange to provide Payment and Performance bonds each for 100 percent of the cost of subdivision and public infrastructure improvements to be constructed. These improvements shall include, but not be limited to, roadway construction, sidewalk, curb and gutter, storm lines, street lights, utilities and signal equipment. Town Standard insurance shall be provided per the terms of the agreement. The agreement will be forwarded to the Town Council for approval with project Final Map. The SIA shall be approved by the Town Council prior to the Final Map approval.
105. MONUMENTS: The applicant shall arrange for the engineer to have all monuments set per recorded map. A certificate letter by the Surveyor or Engineer stating the monuments are set per plan shall be provided to the Town Engineer prior to occupancy.
106. IMPROVEMENTS AND CONDITIONS: Pursuant to Gov. Code § 66499.30 No person shall sell, lease, or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, except for model homes, or allow occupancy thereof, for which a final map is required by this division or local ordinance, until the final map thereof in full compliance with this division and any local ordinance has been filed for record by the recorder of the county in which any portion of the subdivision is located
107. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): The Applicant shall prepare and submit project Covenants, Conditions and Restrictions (CC&R) for the project. The CC&Rs shall be submitted with the project map for review and approval of the Town Engineer, the Town Attorney, and the Planning Manager. The CC&Rs shall include relevant project Conditions of Approval, include a Maintenance Association and Roadway Maintenance Agreement and shall include language that restricts the Maintenance Association from making changes to the CC&Rs without first obtaining approval from the Town. References to the Stormwater Treatment Facilities Maintenance Agreement obligations shall be incorporated. The CC&Rs shall be reviewed and approved prior to the Town Council approval of the Final Map.
108. PRIVATE ROAD MAINTENANCE AGREEMENT: Prior to the issuance of any Building Permits or the filing of a Final Map the applicant shall record a legally enforceable Private Road Maintenance Agreement. The Agreement must be reviewed and approved by the Town Engineer and Town Attorney. It must explicitly state that all property owners benefiting from the private road share equitably in the perpetual maintenance, repair, and liability of the roadway, based on the proportional use of the roadway. The recorded document shall run with the land and bind all future successors.

109. PLAN DEFICIENCIES: Prior to final map approval, Applicant shall remedy existing plan inconsistencies and deficiencies remaining in entitlement plans.
110. C.3. REVIEW: Owner/Applicant shall complete C.3. Stormwater Review with Town Stormwater Consultant. Outstanding comments must be addressed prior to final map approval.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

111. ELEVATION CERTIFICATE: An elevation certificate per FEMA requirements must be completed by a Land Surveyor or Civil Engineer. The elevation certificate shall be submitted and approved by the Town Engineer prior to issuance of the first building certificate of occupancy.
112. RECORD DRAWINGS: The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
113. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvements to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.
114. STORMWATER TREATMENT FACILITIES MAINTENANCE AGREEMENT: The Applicant shall execute and record a Stormwater Treatment Facilities Maintenance Agreement to ensure perpetual maintenance of the regulated project's treatment facilities. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The Town-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by PPW upon request. The agreement shall be executed prior to occupancy of the first building and include the following:
    a. The property owner shall operate and maintain all on-site stormwater treatment facilities in good condition and promptly repair/replace any malfunctioning

components, this includes but is not limited to the maintenance and repair responsibility of culverts, bioswales, catch basins, and stormwater infrastructure on site.

b. The property owner shall inspect the stormwater treatment facilities at least twice per year and submit an inspection report to PPW at PPW_Stormwater@losgatosca.gov no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. Written records shall be kept of all inspections and shall include, at minimum, the following information:
   i. Site address;
   ii. Date and time of inspection;
   iii. Name of the person conducting the inspection;
   iv. List of stormwater facilities inspected;
   v. Condition of each stormwater facility inspected;
   vi. Description of any needed maintenance or repairs; and
   vii. As applicable, the need for site re-inspection.

c. The property owner shall not make any design changes to the system without the Town's approval.

d. The property owner(s) shall develop a maintenance and replacement schedule for the stormwater treatment facilities that describes maintenance frequency and responsibility. This maintenance schedule shall be included with the approved Stormwater Treatment Facilities Maintenance Agreement.

e. The property owner(s) shall reimburse the Town for the cost of site inspections required under the Municipal Regional Permit.

f. The property owner(s) shall authorize Town Staff to perform maintenance and/or repair work and to recover the costs from the property owner in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety.

115. STORMWATER MANAGEMENT FACILITIES INSPECTION: Prior to final inspection, the Applicant must facilitate the testing of all stormwater facilities by a certified QSP or QSD to confirm the facilities are meeting the minimum design infiltration rate. All tests shall be made at on 20 foot x 20 foot grid pattern over the surface of the completed stormwater facility unless otherwise approved by the Town Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50 percent safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. Sequence of construction for all stormwater facilities(bioswales, detention/ retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of the stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A

CONDITION, AT THAT TIME

116. PROJECT CONSTRUCTION SETUP: All storage and office trailers will be kept off the public right-of-way.
117. PUBLIC WORKS CONSTRUCTION NOTICE: The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
118. PROJECT CONSTRUCTION SCHEDULE: The contractor shall submit the project schedule in a static PDF 11”x17” format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
119. PROJECT CONSTRUCTION HANDOUT: The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
120. PROJECT CONSTRUCTION SUPERVISION: The Contractor shall always provide a qualified supervisor on the job site during construction.
121. PUBLIC WORKS CONSTRUCTION INSPECTION: All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
122. PROJECT CONSTRUCTION HOURS: Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to weekdays between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under an Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
    b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
    c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
    d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.

e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.

f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.

h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

123. PROJECT CONSTRUCTION BEST MANAGEMENT PRACTICES: All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

124. PROJECT CONSTRUCTION EXCAVATION: The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:

a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.

b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.

c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.

d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.

e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall

be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.

f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.

g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.

h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.

i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.

l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.

m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

n. No trucks can sit and idle on Twin Oaks Drive or Cerro Vista Court.

o. The developer is responsible to create a space on-site for all trucks, equipment, personnel trucks, and materials.

125. MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the Applicant. Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and

between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

126. PROJECT CLOSE-OUT: Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.
127. DOWNTOWN HOLIDAY CONSTRUCTION MORATORIUM: Due to concerns for business impacts during the holiday season (defined as starting the Monday of Thanksgiving week through January 1), there shall be no construction activities in the Downtown area within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the Town Engineer.
128. CONSTRUCTION WORKER PARKING: The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).
129. SITE WATER DISCHARGE: In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated

pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

130. ACCESS EASEMENT: Owner/Applicant is responsible for securing easements necessary for access to Lot 10 and/or utility connection prior to Building Permit review.
131. SUBDIVISION STREET NAMES: Applicant to obtain Town Council approval for any proposed street name not present on Town approved street names list.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

132. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): Post construction storm water pollution prevention requirements shall include:
    a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant's property by Town staff will be charged to the Applicant at the Town's adopted fully-loaded hourly rates.
    b. Maintenance of the storm drain inlets "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
    c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
    d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
    e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
    f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

APPLICABLE TO ALL LOTS

133. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire

department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

134. NOTE: The subject property is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "…adopt regulations implementing minimum fire safety standards related to defensible space" applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by **. Where a conflict exists between local and 4290 requirements, the more stringent requirement shall apply. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.08.
135. SUBDIVISION MAP FINDINGS REPORT: For tentative or parcel maps approved in Very High Fire Hazard Severity Zones (VHFHSZ), the approving body is required to make and submit two findings to the State Board of Forestry and Fire Protection (Board) within 30 days of map approval. CCR, Title 14, Sec. 1266.02. Provide copies of the two finds reports made to the State Board of Forestry and Fire Protection.
136. **WIDTH: (As Noted on Sheet 7.0) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01.
137. **ROAD SURFACES: (As Noted on Sheet 7.0) (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds. (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.02.

138. **GATE ENTRANCES: (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.09. Gate on EAE shall meet the requirement.
139. FIRE HYDRANT SYSTEMS REQUIRED: (As Noted on Sheet 7.0) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]
140. FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND REQUIRED: (As noted on sheet 7.0) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 50 feet outside and 30 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
141. FIRE APPARATUS (ENGINE) ACCESS ROADWAY REQUIRED: (As noted on sheet 7.0): Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
142. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As noted on sheet 7.0) An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
143. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that

purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

144. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
145. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
146. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
147. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gate on EAE shall meet the requirement.
148. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

APPLICABLE TO LOT 1

149. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with

the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

150. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 1) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 2

151. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
152. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
153. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 2) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 3

154. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with

the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

155. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
156. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 3) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 4

157. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
158. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

159. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 4) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 5

160. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
161. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
162. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 5) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 6

163. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California

Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

164. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
165. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 6) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 7

166. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
167. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During Building Permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**
168. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

169. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 8

170. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
171. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
172. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 9

173. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California

Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

174. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During Building Permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**

175. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

176. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 9) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 10

177. **TURNAROUND (LOT 10 Only): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

178. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on sheet A1.1) An approved fire apparatus turnaround is required for all dead-end access roads and driveways in excess of 150 feet. [Ref: CFC 503.2.5]. All turnarounds shall have a maximum slope of 5% in any direction. Placement of any architectural feature within a turnaround is not permitted. All turnarounds shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turnarounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE

DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

179. **WIDTH: (Approved PRC 4290 request of exception shown on Sheet 7.3) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter Articles 1-5, § 1273.01.

180. MODIFIED FIRE SPRINKLERS REQUIRED (Lot 10 Only): (Per Approved PRC 4290 request of exception shown on sheet 7.3) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

181. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (Approved PRC 4290 request of exception shown on sheet 7.3) Provide an access roadway with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

182. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 10) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] **Fire flow appears not to meet requirement for VB construction. Per applicant to mitigate fire flow requirement, VA construction will be proposed for the entire structure. During Building Permit phase, show on coversheet that VA construction type will be used as part of this planning approval condition.**

APPLICABLE TO LOT 11

183. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead,

the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

184. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

185. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 11) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

APPLICABLE TO LOT 12

186. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

187. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

188. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 12) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3].

S:\COUNCIL REPORTS\2026\08-11-26 Special\178 Twin Oaks Drive\Exhibit A.docx

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/17/2025

ITEM NO: 1

DATE: December 12, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval for the subdivision of one lot into twelve lots with a Vesting Tentative Map, construction of a new single-family residence on each lot, site work requiring a grading permit, and removal of large protected trees under Senate Bill 330 (SB 330) on a vacant property zoned RC, located at 178 Twin Oaks Drive.

PROJECT DATA:

General Plan Designation:	Agriculture
Zoning Designation:	RC, Resource Conservation Zone
Applicable Plans & Standards:	General Plan; Hillside Development Standards and Guidelines, and Hillside Specific Plan
Parcel Size:	17.55 acres

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential/School	Hillside Residential	HR-1
South	Residential	Hillside Residential	HR-1 and HR-2-1/2
East	Residential	Hillside Residential	HR-1
West	Residential	Single-Family Residential	R-1:10 and R:1:12

CEQA:

In accordance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (MND), Response to Comments, and MND Errata Sheet have been prepared for this project (Exhibit 1, 13 and 14). It has been determined that this project will not have a significant impact on the environment with adoption of the MND and Mitigation Monitoring and Reporting Program (MMRP) in Exhibit 12, to mitigate potential impacts to a less than significant level.

FINDINGS:

- As required by CEQA for adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- As required that the project is consistent with the General Plan with the incentives and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- As required by Section 66474 of the Subdivision Map Act with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- As required for tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), findings are required to be made to the State Board of Forestry and Fire Protection pursuant to 14 CCR Section 1266.02;
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- The project meets the objective standards of the Town of Los Gatos Hillside Development Standards and Guidelines with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability

Act, CA Gov. Code § 65589.5 (d);

- The project meets the objective standards of the Town of Los Gatos Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- As required by State Density Bonus Law for granting a concession or an incentive pursuant to CA Gov. Code § 65915 (d) and for granting waivers pursuant to CA Gov. Code § 65915 (a)(2); and
- As required by the Builder's Remedy provision of the Housing Accountability Act for granting exceptions pursuant to CA Gov. Code § 65589.5 (d).

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The application includes a Vesting Tentative Map, requiring approval by the Town Council, pursuant to Town Code Section 29.10.020. The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

A. Project Site

The subject hillside property is approximately 17.55 acres of vacant land that takes access from Twin Oaks Drive (Exhibit 4). The hillside project site contains scattered oak woodlands, and a small portion of East Ross Creek crosses the project's farthest southwestern corner through a buried culvert. The site is surrounded by low density or hillside residential properties on all sides, with a partially shared property line with Hillbrook School to the north. The property generally sits east of Twin Oaks Drive, north of Brooke Acres Drive, and southwest of Cerro Vista Court and Cerro Vista Drive. The property has a General Plan designation of Agriculture and is zoned RC, or Resource Conservation.

The property was enrolled in a Williamson Act agricultural preserve contract established in 1975. Following the owner's April 28, 2015, notice of non-renewal, the standard 10-year non-renewal period commenced. The contract has since expired, and the property is no longer subject to an active Williamson Act contract.

The Preliminary Application under SB 330 was deemed submitted on December 19, 2023, establishing the vesting date for the application. Therefore, the applicant vested to the

Town's development standards that were in effect on December 19, 2023. On June 13, 2024, the applicant submitted a formal application, within 180-days of the established vesting date as required by state law. Through the Town's technical review process, the application was deemed complete on February 5, 2025, within the timelines prescribed by state law.

The applicant seeks approval for the proposed residential project utilizing both the State Density Bonus Law (SDBL) (CA Gov. Code § 65915) and the Builder's Remedy provisions under the Housing Accountability Act (HAA) [CA Gov. Code § 65589.5 (d)(5)].

The application includes a Vesting Tentative Map, requiring approval by the Town Council, pursuant to Town Code Section 29.10.020. The applicant seeks a recommendation on the development proposal from the Planning Commission to the Town Council, who will render the final decision on the project.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject hillside property is approximately 17.55 acres of vacant land that takes access from Twin Oaks Drive (Exhibit 4). The site is surrounded by low-density or hillside residential single-family properties on all sides, with a partially shared property line with Hillbrook School to the north. The property generally sits east of Twin Oaks Drive, north of Brooke Acres Drive, and southwest of Cerro Vista Court and Cerro Vista Drive.

B. Project Summary

The applicant proposes to subdivide the site into twelve lots ranging from 0.10 to 5.48 acres (Sheet 2.0 of Exhibit 15). The western slope would be developed with 11 two-story single-family residences (eight market-rate and three below-market-rate units), while the eastern portion would remain undeveloped. One additional two-story residence is proposed on the northeastern slope (Lot 10). Access would be provided by a new private cul-de-sac from Twin Oaks Drive, an EVA connection to Brooke Acres Drive, and a separate driveway from Cerra Vista Court for Lot 10. Three of the 12 units (25 percent) would be designated as low-

income Below Market Price (BMP) units, exceeding the minimum affordability requirement under the Builder's Remedy provisions (Lots 1, 11 and 12).

The applicant submitted a Project Description Letter and Letter of Justification (Exhibit 5) discussing the project. Proposed development plans are included in Exhibits 15 through 27.

C. Zoning Compliance

The project site's underlying zoning is RC (Resource Conservation). However, the Housing Accountability Act provides that, if a Builder's Remedy project is proposed in a General Plan land use designation or zoning district that would not permit the density and unit type proposed by the applicant, the local agency is required to use a General Plan designation and zoning classification that would allow the density and unit count proposed by the applicant. (Gov. Code Section 65589.5(f)(6)(A).) Here, because the applicant is utilizing Builder's Remedy and not the underlying zoning, the Town has applied the Low Density Residential General Plan land use designation and R-1:10 zoning standards to the project and may only require the project to comply with the objective standards that would have applied in the Low Density Residential General Plan land use designation and R-1:10 zoning district. The R-1:10 zone supports the density proposed by the applicant and is consistent with the existing R-1:10 zoning of the properties located to the west of the subject site.

In addition to one concession requested through SDBL, the applicant requests a number of waivers to Town standards through SDBL. The requested concession and waivers are discussed below. As described above, the Builder's Remedy provision of the HAA specifically prohibits a local agency from relying on inconsistency with zoning and general plan standards as a basis for denial of a qualifying housing development project, and there is no limit on the amount of exceptions requested as a part of a Builder's Remedy project.

As noted in the Project Description and Letter of Justification (Exhibit 5), there are exceptions to Town Code requirements requested with this application, including not meeting minimum lot size, exceeding the maximum gross floor area, exceeding the maximum building height, and not meeting the minimum required setbacks. Details on the Town Code requirements, requested exceptions, and justification are provided in Exhibit 5.

APPLICABLE LAWS

A. Senate Bill 330

The Housing Crisis Act of 2019, or Senate Bill 330 (SB 330), became effective on January 1, 2020, and will remain in effect until it sunsets on January 1, 2030. SB 330 provides an expedited review process for housing development projects and offers greater certainty for applicants by allowing an optional vesting opportunity through the Preliminary Application process. Submittal of a Preliminary Application allows an applicant to provide a specific subset of information on the proposed housing development ahead of providing the full amount of information required by the Town for a housing development application. Once the Preliminary Application is "deemed submitted" and payment of the permit processing fee is made, a vesting date is established, freezing the applicable fees and development standards that apply to the project while the applicant assembles the rest of the materials

necessary for a full application submittal. Eligible projects are exempt from discretionary review and must be consistent with objective zoning and design standards. The statute requires that a final decision be made in no more than five public hearings, including appeals. The SB 330 Preliminary Application for this project achieved a vesting date of December 19, 2023.

B. Housing Accountability Act

The HAA is codified at CA Gov. Code § 65589.5. Per Section 65589.5, a local agency can impose objective development standards so long as those standards meet the following criteria:

1) Are appropriate to, and consistent with, meeting the local agency's share of its Regional Housing Needs Allocation;
2) Are applied to facilitate and accommodate development at the density permitted on the site and proposed by the applicant;
3) Meet the definition of "objective" in that they involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant and the public official.

In addition, no objective standard can be applied if it will render the project "infeasible" (unless the project will have a specific adverse impact on public health or safety and there is no feasible method to mitigate or avoid the impact.) The statute defines "feasible" as capable of being accomplished successfully within a reasonable period, considering economic, environmental, social, and technological factors.

A local agency may not deny, reduce the density of, or make infeasible housing development projects that are affordable to low- or moderate-income households and are consistent with local objective development standards.

In order for a development to qualify for the protections under the HAA it must meet the definition of a "housing development project." Furthermore, for a project to qualify for the affordable housing protections, it must also meet the definition of "Housing for very low-, low-, or moderate-income households."

1) What is an eligible housing development project?

Pursuant to CA Gov. Code § 65589.5 (h)(2), a "housing development project" is a use consisting of residential units only, mixed-use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, or transitional or supportive housing. Because the term "units" is plural,

a development must consist of more than one unit to qualify under the HAA. The development can consist of attached or detached units and may occupy more than one parcel, so long as the development is included in the same development application.

Pursuant to CA Gov. Code § 65589.5 (h)(3), "a housing development affordable to lower- or moderate- income households" means a project that provides either of the following:

- At least 20 percent of the total units shall be sold or rented to lower income households. Lower-income households are those persons and families whose income does not exceed that specified by Health and Safety Code § 50079.5, which is 80 percent of area median income; or
- 100 percent of the units shall be sold or rented to persons and families of moderate income, or persons and families of middle income. Moderate-income households are those persons and families whose incomes are 80 percent to 120 percent of area median income (Health and Safety Code, § 50093.). Middle-income households are those persons and families whose income does not exceed 150 percent of area median income [CA Gov. Code § 65008 subd. (c)].

In addition, the rent or sales prices of the affordable housing that is provided cannot exceed the following:

- For lower-income units, the monthly housing cost does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income-eligibility limits are based; or
- For moderate-income units, the monthly housing cost does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in

accordance with the adjustment factors on which the moderate-income eligibility limits are based.

2) <u>What are Objective Development Standards?</u>

Pursuant to CA Gov. Code § 65589.5 (f), local agencies are not prohibited from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies that were in effect at the time of project vesting. Those standards, conditions, and policies must meet the following criteria:

- Be appropriate to, and consistent with, meeting the local agency's share of its Regional Housing Needs Allocation;

- Be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development; and
- Meet the definition of "objective." Objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official.

3) HAA Provisions Addressing Disapproval of Housing Development Projects

Pursuant to Government Code Section 65589.5, the HAA limits, but does not prohibit a local agency from disapproving a housing development project. The HAA defines "disapproval" to include the following:

- A vote to disapprove a housing development project application.
- Failure to comply with statutory deadlines for a decision, including, but not limited to:
  - 90 days after certification of an environmental impact report pursuant to the California Environmental Quality Act ("CEQA");
  - 60 days from the date of adoption of a negative declaration pursuant to CEQA; or
  - 60 days from a determination by the local agency that the project is exempt from CEQA.

The foregoing is a non-exhaustive list of the local agency actions that constitute "disapproval" of a housing development project under the HAA.

4) Ability to Impose Development Conditions

The HAA does not prohibit a local agency from imposing conditions of approval on housing development projects. However, the HAA limits the application of conditions that lower the residential density of the project and, for housing affordable to low- and moderate-income households, would render the project economically infeasible or would have a substantial adverse effect on the viability of the proposed housing, unless specific findings are made and supported by a preponderance of evidence in the record. The "preponderance of the evidence" standard requires that local agencies weigh the evidence and conclude that the evidence on one side outweighs the evidence on the other side (i.e. 51 percent to 49 percent).

5) Determination of Consistency with Applicable Standards is Based on "Reasonable Person" Standard

In most cases, courts will uphold an agency's determination if there is "substantial evidence" to support that determination. "Substantial evidence" means that there is reasonable, adequate evidence in the administrative record to support of the agency's findings. However, when a project is subject to the HAA, a housing development project will be deemed consistent with local standards if there is substantial evidence that could allow a "reasonable person" to conclude that it is consistent.

6) Application of State Density Bonus Law

The use of a density bonus pursuant to state density bonus law does not constitute a valid basis on which to find a proposed housing development project is inconsistent with local standards. Here, with the use of incentives, concessions, and waivers that are available pursuant to state density bonus law, the project is consistent with Town standards. However, in order to be eligible for these incentives, concessions, and waivers, the applicant must "seek and agree" to build affordable housing.

7) Denial of a Housing Project that is Consistent with Local Standards

When a proposed housing development complies with applicable local standards, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall adopt written findings supported by a preponderance of the evidence that both of the following conditions exist:

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing project or the approval of the project upon the condition that it be developed at a lower density. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

8) Denial or Conditioning of Affordable Housing Affordable to Low- and Moderate-Income Households

The HAA specifies findings that local agencies must make if they wish to deny a housing development project that provides housing affordable to low-or moderate-income households, or condition such a project so as to render it infeasible or have a substantial adverse effect on the viability or affordability of the project. These findings are in addition to the findings described above. Under the version of the HAA that was in effect at the time that the Preliminary Application for this project was submitted, the

local agency must make one of the following specific findings based upon a preponderance of the evidence:

- The local government has an adopted Housing Element and has met its share of the RHNA in all income categories proposed in the housing development project.
- The housing development project would have a specific, adverse impact upon public health or safety and there is no feasible method to mitigate or avoid the impact without rendering the project unaffordable or financially infeasible.
- Denial of the housing project or the imposition of conditions is required to comply with specific state or federal law, and there is no feasible method to comply without rendering the project unaffordable to low- and moderate-income households.
- The housing development project is proposed on land zoned for agriculture or resource preservation that is either 1) surrounded on two sides by land being used for agriculture or resource preservation; or 2) does not have adequate water or wastewater facilities to serve the housing development project.
- The housing development project meets both of the following conditions:
    - Is inconsistent with both the zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete. This finding cannot be used when the project is inconsistent with one, but is consistent with the other; and
    - The local government has an adopted Housing Element in substantial compliance with state housing element law. This finding cannot be used when:
        - The project is proposed for a site identified as suitable or available for very low-, low-, or moderate-income households within the Housing Element and the project is consistent with the specified density identified in the Housing Element; or
        - The local agency has failed to identify sufficient adequate sites in its inventory to accommodate its RHNA, and the project is proposed on a site identified in any Element of its General Plan for residential use or in a commercial zone where residential uses are permitted or conditionally permitted.

In September 2024, the California State Legislature passed, and the Governor signed into law, Assembly Bill 1893 (AB 1893), which went into effect on January 1, 2025. AB 1893 made revisions to the findings in subsection (d) of Government Code Section 65589.5. However, the applicant for this project has not chosen to invoke the provisions of AB 1893. Therefore, the findings enumerated above are the ones that remain relevant to this project.

9) Violations of the HAA

If a plaintiff alleges an HAA violation and prevails, the court must issue an order compelling compliance with the HAA in 60 days. The court may also issue an order directing the local agency to approve the project. If the plaintiff prevails, the court awards attorney fees and costs to the plaintiff. If the local agency fails to comply with the order, the court must impose a minimum fine of $10,000 per housing unit.

C. State Density Bonus Law ("SDBL") - Explanation of Concessions/Incentives and Waivers

The applicant is seeking to use SDBL, which is codified at Government Code Sections 65915 through 65918.

The intent of SDBL is to encourage builders and local governments to include low- and moderate-income housing units in proposed developments. Under the statutes, the local authority must grant a density bonus or other specified incentives or concessions to a developer who "seeks and agrees" to build affordable housing.

Concessions and Incentives

So long as the required percentage of affordable housing is provided, a developer may opt to request "concessions and incentives" without seeking the density bonus. A local agency may decline to grant the concessions or incentives only under certain limited circumstances set forth in CA Gov. Code § 65915 (d). Those circumstances are:

1) The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing;
2) The concession or incentive would result in a "specific adverse impact . . . upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources," which cannot be feasibly mitigated without rendering the development unaffordable to low-income and moderate-income households; or
3) The concession or incentive would be contrary to state or federal law [CA Gov. Code § 65915 (d)(1)(A)-(C)].

Concessions and incentives include the following:

1) Reduction in site development standards;
2) Modifications of zoning or architectural design requirements that exceed state standards;

3) Approval of mixed-use zoning in conjunction with the project if commercial, office, industrial, or other land uses will reduce the cost of, and are compatible with the development; and
4) Any other regulatory incentive or concession proposed by either party that results in "identifiable and actual cost reductions to provide for affordable housing costs" or to provide for affordable rents [CA Gov. Code 65915 (k)].

Under the SDBL, three incentives or concessions are permitted for projects that include at least 25 percent of the total units for lower income households and pursuant to AB 1893, a Builder's Remedy project that is also a density bonus project qualifies for two additional incentives or concessions. This applicant is proposing a project with 25 percent of the residential units affordable for lower income households and this is a Builder's Remedy project, therefore the project is entitled to a total of five incentives or concessions.

The applicant is seeking four incentives, as described below:

Requested Incentives	
Not Installing Story Poles and Netting per the Visibility Analysis requirements of the Hillside Development Standards and Guidelines	Project wide
Not Providing Sidewalks	Project wide
Not Providing Trails	Project wide
Not Providing Open Space Easements	Project wide

The applicant states that this will result in a cost reduction. Therefore, eliminating this development standard will result in cost savings to help provide the level of affordability proposed.

<u>Waivers of Development Standards</u>

Applicants are eligible for unlimited waivers of development standards when they "seek and agree" to construct affordable housing. This applicant is requesting waivers from the Town's development standards. A local agency may not apply any development standard that will have the effect of physically precluding the construction of a development "as proposed" so long as it meets the criteria for density bonuses set forth in CA Gov. Code § 65915 (b).

The applicant is requesting 58 waivers, including the following:

Requested Waivers	
Reduced Lot Area	Lots 11 and 12
Reduced Setbacks	Lots 1, 3, 6, 11, and 12
Exceeding the Maximum Gross Floor Area	Lots 4 and 12 Lots 2,3,7,8,9, and 10
Building Outside the Least Restrictive Development Area (LRDA)	Lots 3,6, and 7
Exceeding Maximum Building Height	All Lots
Exceeding Maximum Graded Cut and Fill Depths	All Lots
Swimming Pools on Slopes greater than 30 percent	Lots 7 and 8
Reduced Guest Parking	All Lots
Location of BMP	Project wide
Comparable Bed/Bath Size of BMPs	Project wide

The waivers are described in greater detail in the sections that follow.

D. Housing Accountability Act - Builder's Remedy

The California Legislature adopted the Housing Accountability Act (HAA) to "significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects" [CA Gov. Code § 65589.5 (a)(2)(K)]. It is the policy of the state that the HAA "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing" [Gov. Code § 65589.5 (a)(2)(L)]. The "Builder's Remedy" provision of the HAA specifically prohibits a local agency from relying on inconsistency with zoning and general plan standards as a basis for denial of a qualifying housing development project unless the agency has adopted a sixth cycle housing element in substantial compliance with state law by January 31, 2023. The Town's sixth cycle housing element was certified by the California Department of Housing and Community Development (HCD) on July 10, 2024. The Preliminary Application for this project achieved a vesting date of December 19, 2023, prior to certification of the Town's Housing Element. Therefore, the project qualifies as a Builder's Remedy project and the applicant has invoked the provisions of Builder's Remedy with this proposed project.

The applicant is invoking the following through Builder's Remedy:

Requested Exceptions through Builder's Remedy	
General Plan Designation	Project wide
Zoning Designation	Project wide
Density	Project wide

The applicant seeks to invoke the Builder's Remedy provisions, thereby permitting the project to move forward despite non-conformance with the existing General Plan designation, zoning regulations, and established density thresholds, as discussed in greater detail in the sections that follow.

DISCUSSION:

A. General Plan and Zoning Consistency

The proposed twelve-lot single-family residential subdivision is not consistent with the site's current General Plan land use designation of Agriculture. The Agriculture designation does not permit the type or intensity of residential development proposed. Additionally, the proposed twelve-lot single-family residential subdivision is not consistent with the site's current zoning designation of RC, or Resource Conservation. Residential development in the RC zone is limited to s single-family dwelling, provide that there is not more than one (1) principal residential structure on a lot.

The project is being processed under the Builder's Remedy provisions of the HAA. Under these provisions, local agencies are prohibited from denying a qualifying housing development project solely on the basis of inconsistency with zoning or General Plan standards. Additionally, the HAA does not establish a limit on the number or extent of exceptions that may be requested for a qualifying Builder's Remedy project. However, because the applicant is utilizing Builder's Remedy and not the underlying zoning, the Town has applied the R-1:10 zoning standards to the project.

B. Hillside Overlay Zone and Hillside Specific Plan

The site is located within the Hillside Overlay Zone and is subject to the objective standards of the Town's Hillside Development Standards and Guidelines (HDS&G). Approximately 10.40 acres of the 17.55-acre project site are located in Sub-Area 2 (Shannon-Kennedy Roads) of the Town's Hillside Specific Plan (Sheet 2.2 of Exhibit 12).

C. Subdivision and Site Design

The applicant requests approval of a Vesting Tentative Map to subdivide the project site into 12 residential hillside lots ranging in size from approximately 0.10 acres to 5.48 acres (Sheet 2 of Exhibit 15). The eastern portion of the site would remain undeveloped to preserve existing topography and natural features, while the western slope would be developed with eleven two-story single-family residences. A two-story single-family residence is proposed on the northeastern slope of the hillside (Lot 10) (Exhibit 25).

Lot Size

Under the Town's applied R-1:10 zone, pursuant to Zoning Code Section 29.40.395, the minimum lot area is 10,000 square feet. The proposed gross lot size for each lot is provided in the table below.

Proposed Lot Sizes		
	Min. Lot Size s.f. per Applied R-1:10 Zone	**Gross Lot Size s.f.**
Lot 1 (BMP)	10,000	21,659
Lot 2	10,000	34,485
Lot 3	10,000	23,931
Lot 4	10,000	25,686
Lot 5	10,000	36,842
Lot 6	10,000	33,979
Lot 7	10,000	51,367
Lot 8	10,000	213,486
Lot 9	10,000	74,265
Lot 10	10,000	238,899
Lot 11 (BMP)	10,000	4,785
Lot 12 (BMP)	10,000	4,785

The proposed Lots 11 and 12, do not meet the 10,000-square foot minimum lot size for the R-1:10 zone pursuant to Town Code. The applicant requests relief from the minimum lot size standard through a waiver under the SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Access and Circulation

Primary access to the subdivision would be provided by a 24-foot-wide private street with a cul-de-sac connecting to Twin Oaks Drive and linking to the internal roadway system serving the development. The cul-de-sac would follow the slope transition between the western portion of the site and the steeper eastern hillside. A 20-foot-wide Emergency Vehicle Access (EVA) would extend south from the site to Brooke Acres Drive, providing secondary emergency access consistent with Fire Department standards (Sheet 2 of Exhibit 15). A separate private driveway extending from Cerro Vista Court would provide individual access to Lot 10.

Sidewalks

The proposed subdivision does not provide sidewalks, a walkway, or a path with the proposed private cul-de-sac street.

Pursuant to Town Code Sections 24.50.065 and 29.10.06712, sidewalks shall be constructed on all streets and highways within a subdivision; except, that in land being subdivided into lots twenty thousand (20,000) square feet or more in size, sidewalks may be omitted. In hillside subdivisions, a walkway or path shall be constructed on one (1) side of the street or highway, subject to the approval of the Town Engineer and the advisory agency.

The applicant has requested an incentive under SDBL (CA Gov. Code § 65915) to waive the requirement. The applicant must demonstrate that the requested incentive provides a specific benefit to the project and results in measurable cost savings or facilitates development of affordable units. Additional justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Trails

The proposed subdivision does not provide trail easement dedication or the construction of trails as required by the HDS&G, Chapter VII. Subdivisions and Planned Development Projects, E. Development Standards and Guidelines, 5. Trails. Standard a, and the Hillside Specific Plan, Chapter 4.0, Open Space, Section 4. Implementation, 6. Trails. The project site is located in the County and Los Gatos Trails Plan.

The applicant has requested an incentive under SDBL (CA Gov. Code § 65915) to waive the requirement. The applicant must demonstrate that the requested incentive provides a specific benefit to the project and results in measurable cost savings or facilitates development of affordable units. Additional justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Open Space Easement

The proposed subdivision does not provide open space easements as required by the 2040 General Plan and the Hillside Specific Plan.

Pursuant to the Open Space, Parks, and Recreation Element of the 2040 General Plan, OSPR- 2.3, Hillside Open Space Dedication: In all hillside subdivisions, the dedication of open space in fee or as an easement shall be required to protect unique natural features, habitats, and movement corridors.

Pursuant to the Hillside Specific Plan, Chapter 4.0, Open Space, Policies 4.3, 1. Open Space Easements: Open space easements shall be required by the deciding body for hillside subdivisions in accordance with the topographical, ecological, aesthetic, and other conditions pertinent to the making of such easements.

Pursuant to the Hillside Specific Plan, Chapter 4.0, Open Space, Section 4.4 Implementation, 1. Open Space Easements: Open space easement policies shall be implemented for each subdivision or Planned Development application to protect creeks, ridgelines, stands of trees, scenic views, hazardous areas, and to provide for trails.

The applicant has requested an incentive under SDBL (CA Gov. Code § 65915) to waive the requirement. The applicant must demonstrate that the requested incentive provides a specific benefit to the project and results in measurable cost savings or facilitates development of affordable units. Additional justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Staff is unable to make the findings necessary to grant the incentive, as providing open space easements on the proposed properties would not result in a specific project benefit, measurable cost savings, or facilitate the development of affordable units. A Condition of Approval has been included for Lots 2, 7, 8, 9, and 10 requiring that, prior to recordation of the vesting map, open space easements shall be established to protect unique natural features, habitats, and movement corridors on the property (Exhibit 3).

D. Architecture and Site Analysis

The project proposes the construction of twelve two-story single-family residences on twelve individual lots. Lots 1, 11, and 12 are BMP units and the remaining residences are market-rate units (Exhibits 16 through 27). The unit types include three, five, and six bedrooms with multiple-floor plans. A Project Description Letter and Letter of Justification discussing the project are included as Exhibit 5. The residences range in size from 1,614 square feet to 6,156 square feet. The BMP units propose two-car garages, and the market rate units propose a three-car garage. The table on the following page summarizes the

proposed floor area; maximum allowable floor area for the residence and garage per the applied R-1:10 zone and Hillside Overlay Area; total number of bedrooms and bathrooms; and floor plan type.

Floor Area									
	Gross Lot Size s.f.	**Average Slope %**	**Net Lot Size s.f.**	**Max FAR Residence s.f.**	**Proposed Residence s.f.**	**Max FAR Garage s.f.**	**Proposed Garage s.f.**	**Bed/Bath**	**Plan Type**
Lot 1*	21,659	6.25	21,659	4,700	1,614	1,157	467	3/2½	D
Lot 2	34,485	4.24	34,485	6,000	**6,574**	400	653	5/5½	B
Lot 3	23,931	15.22	19,039	4,531	**6,574**	1,156	653	5/5½	B
Lot 4	25,686	13.13	21,509	4,689	**5,593**	1,157	694	6/6½	A
Lot 5	36,842	8.2	36,842	6,000	5,593	400	694	6/6½	A
Lot 6	33,979	14.98	27,196	6,000	5,593	400	694	6/6½	A
Lot 7	51,367	25.72	27,142	6,000	**6,156**	400	775	5/5 and 2 half baths	C
Lot 8	213,486	33.84	85,394	6,000	**6,156**	400	775	5/5 and 2 half baths	C
Lot 9	74,265	21.40	48,866	6,000	**6,156**	400	775	5/5 and 2 half baths	C
Lot 10	238,899	29.36	100,146	6,000	**6,156**	400	775	5/5 and 2 half baths	C
Lot 11*	4,785	8.21	4,785	1,694	1,614	400	**467**	3/2½	D
Lot 12*	4,959	11.18	4,346	1,569	**1,614**	400	**467**	3/2½	D

** BMP Units*

The proposed project would exceed the maximum allowed Floor Area Ratio (FAR) for residences on Lots 2, 3, 4, 7, 8, 9, 10, and 12 per the applied R-1:10 zoning standards. Pursuant to Town Code Section 29.40.075 for lots less than 30,000 square feet, Lots 4 and

12 exceed the maximum allowable FAR. Pursuant to the HDS&G, Chapter IV. Development Intensity, A. Maximum Allowable Development, Lots 2, 3, 7, 8, 9, and 10 exceed the maximum allowable FAR. Lots 1, 5, and 6 would meet the maximum allowable FAR.

The applicant requests to exceed the maximum allowable FAR through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

E. Building Design

The project proposes four different building models. The proposed two-story BMP homes located on Lots 1, 11, and 12 are modest in scale and designed in a traditional architectural style consistent with the surrounding neighborhood. All three BMP homes, Building Type D, are similar in scale and appearance (Sheet A2.1 of Exhibits 16, 26, and 27).

The proposed two-story market-rate homes on Lots 2 and 3 are located along the southern edge of the existing neighborhood. These two-story homes have smaller footprints compared to the homes on Lots 4 through 10 and have articulated massing with varied roof forms. The two homes, Building Type B, are similar in scale and appearance (Sheets A2.1 and A2.2 of Exhibits 17 and 18).

The proposed two-story market-rate homes on Lots 4, 5, and 6 are adjacent to the R-1:10 zoned residential properties to the west. These homes are primarily one story with a limited second-story element. Colors and materials reflect natural tones consistent with the California Ranch and Mediterranean styles in the neighborhood. The three homes, Building Type A, are similar in scale and appearance (Sheets A2.1 and A2.2 of Exhibits 19, 20, and 21).

The proposed two-story market-rate homes on Lots 7 and 10 are sited on slopes of approximately 20 percent, the homes are sited on terraced graded pads that follow the existing contours and avoid ridgelines, major trees, and natural features. A riparian corridor with an ephemeral drainage and swale separate Lots 8 and 9. Building forms and rooflines parallel the hillside, with stone bases and darker natural materials that blend with the hillside and meet the requirements of the HDS&G color and light reflectivity value (LRV) requirements. The four homes, Building Type C and D, are similar in scale and appearance (Sheets A2.1 and A2.2 Exhibits 22, 23, 24, and 25).

Exterior materials of the homes include weathered and stained cedar vertical siding, sand stucco with stone veneer accents, concrete flat tile roof, painted metal railings, fiberglass windows, and metal garage doors. A condition of approval has been included in Exhibit 3 requiring each home to record a Deed Restriction regarding meeting the HDS&G LRV and color requirements.

Review by the Town's Consulting Architect is typically required for Architecture and Site applications. For this application, it should be noted that the feedback provided by the Consulting Architect is subjective in nature and should not be used as the basis for a decision since the Town's review is limited to objective standards only, pursuant to SB 330 and Builder's Remedy.

The Town's Consulting Architect reviewed the proposed project and provided feedback and recommendations for each of the twelve homes (Exhibit 6). The applicant submitted a letter responding to these recommendations and summarizing design changes that were made (Exhibit 7).

F. Height

Pursuant to Town Code, building height is measured from the natural or finished grade, whichever is lower and creates a lower profile. The project proposes the addition of fill to create building pads which increases the overall height of the buildings per Town Code. The proposed two-story building heights for the single-family homes range from 27 feet, four-inches to 40 feet, 10-inches. The maximum allowable building height for residences located within the Hillside Overlay Zone is of 18 feet if the building is visible per the HDS&G or 25 feet the building is not visible. See Visibility discussion below. The proposed building heights are summarized in the table on the following page.

Building Height	
	Proposed Height
Lot 1*	27 ft. – 7 in.
Lot 2	32 ft. – 6 in.
Lot 3	38 ft. – 0 in.
Lot 4	37 ft. – 3 in.
Lot 5	40 ft. – 10 in.
Lot 6	33 ft. – 10 in.
Lot 7	27 ft. – 6 in.
Lot 8	27 ft. – 6 in.
Lot 9	27 ft. – 6 in.
Lot 10	27 ft. – 6 in.
Lot 11*	27 ft. – 8 in.
Lot 12*	27 ft. – 4 in.

** BMP Units*

All twelve of the two-story homes exceed the maximum allowable building height of 25 feet pursuant to the HDS&G, E. Building Height, Standards 1 and 2.

The applicant requests to exceed the maximum allowable height through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project as proposed. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [Government Code § 65589.5 (d)(5)]. Additional information and

justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

G. Visibility Analysis

The HDS&G require that residential projects located within the Hillside Overlay Zone prepare a Visibility Analysis to determine whether a residence is visible from any of the Town's established viewing areas. A residence is considered visible if 24.5 percent or more of an elevation can be seen from any of the established viewing areas. Section B. of Chapter II of the HDS&G outlines the required methodology, including the use of story poles and netting to conduct the analysis. The applicant submitted an informal visibility analysis (Sheet G6 of Exhibit 15) concluding that the proposed homes would not be visible, allowing a maximum building height of 25 feet. However, the applicant's analysis did not follow the HDS&G methodology, as story poles and netting were not installed.

The applicant has requested an incentive under SDBL (CA Gov. Code § 65915) to waive the requirement. The applicant must demonstrate that the requested incentive provides a specific benefit to the project and results in measurable cost savings or facilitates development of affordable units. Additional justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

H. Lot Coverage

Pursuant to Town Code Section 29.10.415, the maximum building coverage on a lot in the R-1 or single-family residential zone, including any type of accessory building, is 40 percent. All twelve lots comply with the lot coverage requirements of the R-1:10 zone.

I. Setbacks

Pursuant to Town Code Section 29.40.405, the minimum front yard setback is 25 feet, the minimum side yard setback is 10 feet, and the minimum rear yard setback is 20 feet for the R-1:10 zone. The proposed setbacks are summarized on the following page.

Proposed Setbacks					
	Applicant Applied Zone	**Front (Min. 25 ft.)**	**Side (Min. 10 ft.)**	**Side (Min. 10 ft.)**	**Rear (Min. 20 ft.)**
Lot 1*	R-1:10	37.21	**5**	122	39.4
Lot 2	R-1:10	46.2	100	25.9	23.8
Lot 3	R-1:10	39.36	**8.48**	54.8	44.1
Lot 4	R-1:10	36.57	15	33.4	41.7
Lot 5	R-1:10	32.33	56.75	26.7	32.7
Lot 6	R-1:10	40.42	29.17	41.6	**19.8**
Lot 7	R-1:10	113.09	123.19	38.92	96.18
Lot 8	R-1:10	99.18	47.7	36.25	400
Lot 9	R-1:10	70.66	20.2	79.5	118.7
Lot 10	R-1:10	77.92	32.04	345.6	116.4
Lot 11*	R-1:10	52.24	**5**	**5**	39.7
Lot 12*	R-1:10	56.27	**5**	**5**	44.6

** BMP Units*

All twelve lots meet the front setback requirement; however, Lots 1, 3, 11, and 12 do not meet the side setback requirement, and Lot 6 does not meet the rear setback requirement. The applicant requests to exceed the minimum setback requirements through a waiver under the State Density Bonus Law (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

J. Parking

The proposed project complies with the Town Code Section 29.10.150 (c)(1) by providing two parking spaces per single family residence. However, the project does not comply with the Hillside Specific Plan, Chapter 3.0, Circulation, Section 3.4 Implementation, Item 15, which requires not less than four additional on-site guest parking spaces where roadways are not designated to permit parking. The proposed parking is summarized on the following page.

Proposed Parking Spaces				
	Garage	**Guest**	**Total Provided**	**Total Required**
Lot 1*	2	0	2	6
Lot 2	2	2	4	6
Lot 3	2	2	4	6
Lot 4	2	1 (garage)	3	6
Lot 5	2	1 (garage)	3	6
Lot 6	2	2	4	6
Lot 7	2	2	4	6
Lot 8	2	2	4	6
Lot 9	2	2	4	6
Lot 10	2	0	2	6
Lot 11*	2	0	2	6
Lot 12*	2	0	2	6

** BMP Units*

All twelve lots do not meet the Hillside Specific Plan requirement for on-site guest parking. The applicant requests relief from the guest parking requirements through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

K. Least Restrictive Development Area (LRDA)

Each development application subject to the HDS&G shall be accompanied by a constraints analysis when it is deemed necessary by the Town to identify the most appropriate area or areas on the lot for locating buildings given the existing constraints of the lot. When all constrained areas have been identified and mapped, the remaining area(s) will be designated as the LRDA. These are the areas most appropriate for development, including topography, with emphasis on slopes over 30 percent. Pursuant to the HDS&G, Chapter II, Constraints Analysis and Site Selection, A. Prior to Selecting a Building Site, Standard 1. Constraints Analysis, the buildings proposed on Lots 3, 6, 7, and 9 are located on slopes over 30 percent, outside of the LRDA.

The applicant requests to build outside the LRDA requirement through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that

the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

L. Swimming Pools

The swimming pools proposed on Lots 7 and 8 are located on slopes greater than 30 percent, which is prohibited per the HDS&G. The HDS&G, Chapter VI. Site Elements, Pools, Standard 3 states, "due to topographic constraints, not every lot will be able to accommodate a pool or sport court. Swimming pools and sport courts are prohibited on slopes greater than 30 percent."

The applicant requests relief from this requirement through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Staff is unable to make the findings to grant the waiver as the location of the pools would not physically preclude the construction of the project. A Condition of Approval has been included for Lots 7 and 8 requiring that, prior to issuance of a building permit, the proposed location of the swimming pools be modified to ensure that the pool locations are located on slopes less than 30 percent (Exhibit 3).

M. Grading and Drainage

The project proposes 10,878 cubic yards (CY) of soil to be exported and 21,082 CY to be imported to construct the twelve house pads, private cul-de-sac road, private driveways, Emergency Vehicle Access Road (EVA), and associated landscaping.

Maximum Graded Cut and Fill

The proposed subdivision improvements and each of the 12 lot improvements exceed the maximum allowable graded cut and/or fill depth standard of the HDS&G, Chapter III. Site Planning, A. Grading, Standards 1. The maximum graded cut and fill tables are located grading sheets of each plan set (Sheet 3.0 of Exhibit 16 through 27). The applicant requests relief from the maximum graded cut and fill requirements through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA

Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

Drainage

A majority of the proposed lots would function as individual drainage management areas (DMAs) (Sheet 5.0 of Exhibits 16-27). Lots 1, 11, and 12 would combine into one DMA, while the undeveloped area and roadways would form additional DMAs. Stormwater runoff from each DMA would be directed to an associated bioretention area for treatment. Lots 1 through 4 and Lots 7 through 10 have individual bioretention areas and Lots 5 and 6 have shared bioretention areas. Biorientation basins would be sized and designed to meet the Town's C.3 Stormwater Standards, and internal roadways would use pervious pavement to promote infiltration. Treated stormwater would be discharged to the existing 27- and 36-inch storm drains located north and west of the site.

N. Fire Access

The subject parcel is located in the High Fire Hazard Zone per the adopted June 2025 Fire Hazard Severity Zones Map. However, the project was vested per SB 330 prior to the adoption of the June 2025 Fire Hazard Severity Zones Map. The site was previously located in the Very High Fire Hazard Severity Zones (VHFHSZ) of the Local Responsibility Area (LRA) and is therefore subject to the July 1, 2021, California Public Resource Code 4290 (PRC 4290) requirements. PRC 4290 requirements require modifications to the width of existing roads, existing road surfaces, fire truck turnarounds, and the lengths of dead-end roads. An Alternative Materials, Methods of Construction, or Modification of Code (AMMR) was approved by the Santa Clara County Fire Department (SCCFD) for Lot 10 to meet the PRC 4290 requirements to mitigate deficiencies of the required 20-foot roadway width on a 10-foot in length segment of roadway on Cerro Vista Drive. In order to mitigate the noncompliant roadway width, the approved AMMR requires an upgraded sprinkler system for the proposed residence at Lot 10. The recommended Conditions of Approval (Exhibit 3) include roadway and other improvements for fire safety that will be required as a result of this coordination with the SCCFD.

O. Tree Impacts

The project site is composed of a mixed oak woodland, portions of which would be impacted by the proposed development. To determine whether trees proposed for removal qualify for protection under the Town's Tree Protection Ordinance, an Arborist Report was prepared by the applicant's arborist, McClintock Landscape Horticultural Services (Exhibit 8). Through the site tree survey, the Arborist Report identified 673 on-site trees measuring four inches or greater in diameter at breast height (DBH), representing 26 species. Of these, 630 trees were determined to be protected under the Town's Tree Protection Ordinance.

The Tree Mitigation and Protection Plan prepared for the proposed project denotes a total of 223 protected trees to be removed, which includes 12 large protected trees.

To comply with the Town's tree replacement requirements, a total of 551 replacement trees would need to be planted on-site. The schematic planting plan proposes planting 85 replacement trees, which does not satisfy the on-site replacement requirements (Sheet T-1 of Exhibit 15). The applicant has the option to request in-lieu payment for any required replacement trees that cannot be accommodated on site.

The applicant submitted an arborist report for peer review by the Town's Consulting Arborist. Following the review, the revised arborist report from the applicant was confirmed to meet the Town's requirements by the Consulting Arborist (Exhibit 9). If the project is approved, tree protection measures would be implemented prior to construction and maintained for the duration of construction activity. Arborist recommendations for tree protection, as well as compliance with the Town's Tree Protection Ordinance, are included in the Conditions of Approval (Exhibit 3).

P. Public Health and Safety Standards

During the Town's review process, the Town's Planning, Building, and Parks and Public Works staff, as well as the Santa Clara County Fire Department, reviewed the application for compliance with applicable objective standards. Although exceptions pursuant to Builder's Remedy and SDBL incentives and waivers are requested for some of the design and density standards, the proposed application was reviewed and deemed consistent with applicable public health and safety standards with the inclusion of the recommended conditions of approval in Exhibit 3, if approved by the Town Council.
As a part of the Initial Study and MND prepared for this application (Exhibit 1), the project was reviewed for CEQA compliance on a number of required topics, including the following which are related to public health and safety: Air Quality; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Public Services; Transportation, including review on whether the project would result in inadequate emergency access; Utilities and Service Systems; and Wildfire. As described in the CEQA Determination section of this report below, it was determined that the project would not result in a significant impact in any of the categories either as proposed or with the inclusion of mitigation measures. Each of these mitigation measures are included in the Conditions of Approval in Exhibit 3.

Specifically for transportation, a Transportation Assessment was prepared by TJKM Transportation Consultants (Exhibit 1, Appendix H) for the proposed project. As noted in the memorandum, the assessment replaces LOS with Vehicle Miles Traveled (VMT) as the metric for conducting transportation analyses pursuant to CEQA and establishing the thresholds of significance to comply with Senate Bill 743 (Resolution 2020-045). Consistent

with State CEQA Guidelines Section 15064.3, the Town of Los Gatos has adopted the following thresholds of significance to guide in determining when a land use project will have a significant transportation impact. First, Total Project Generated VMT, where a significant impact would occur if the total VMT per service population for the project would exceed a level of 11.3 percent below the total VMT per service population for the Town of Los Gatos baseline conditions. Second, Project's Effect on VMT/Boundary VMT, where a significant impact would occur if the project increases the total (boundary) County-wide VMT by 6.5 percent compared to baseline conditions.

Using the VTA Model and based on the inputs of 12 single-family dwelling units and a population of 31, the VMT with project is slightly over the threshold. As a result, the project would need to mitigate roughly 2.83 percent of its VMT to be considered insignificant. To achieve this, the following mitigation measures were selected:

Measure 1: Construct sidewalk along the north side of Blossom Hill Road between Regent Drive and Union Avenue.
Measure 2: Construct sidewalk along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.

These measures are consistent with the Town's 2020 Bicycle and Pedestrian Master Plan and are expected to achieve the required VMT reduction of 2.83 percent and reduce the project's VMT impact to a less-than-significant level. This mitigation measure is included in the Conditions of Approval in Exhibit 3.

Q. Density

The site's underlying RC zoning allows a maximum density of one dwelling unit per 20 acres (0.05 du/acre), while the proposed project would provide 12 units, or approximately 0.68 du/acre. The applicant has invoked the Builder's Remedy and does not intend to rezone the site; therefore, the Town has applied R-1:10 standards. The General Plan Land Use designation corresponding to the R-1:10 zoning is Low-Density Residential (0–5 du/acre), which would allow the site to accommodate up to 87 units.

R. Below Market Price (BMP) Units

The proposed project proposes a total of 12 units, three of which would be designated as affordable units (25 percent). The BMP units will be restricted to those low-income households whose income is above 50 percent, but no greater than 80 percent, of the median area income. Conditions of Approval are included in Exhibit 3 pertaining to the construction phasing, provision, and sale of the BMP units.

BMP Size and Location

Pursuant to Section III. A. of the Town's BMP Program Guidelines, A. Size of Units, BMP units should be provided proportionately in the same unit type mix (number of bedrooms) as the market rate units. The three proposed BMP units are three bedroom units whereas the proposed market rate units range in bedroom count from four to six bedrooms.

Pursuant to Section III. B. of the Town's BMP Program Guidelines, BMP units shall be dispersed throughout the development, to the extent feasible, in all buildings, on each floor, and in each project phase. A concentration of BMP units in one location is not desirable and will not be allowed. The proposed site plan illustrates the location of the three BMP units on the project site (Sheet 2.0 of Exhibit 15). The BMP units, located on Lots 1, 11, and 12, are grouped together and share a private driveway and turnaround area, rather than being distributed throughout the subdivision.

The applicant requests relief from the BMP location and size requirements through a waiver under SDBL (CA Gov. Code § 65915), which allows modifications of development standards that would otherwise physically preclude construction of the project. The applicant further asserts that the project may utilize an exception under the Builder's Remedy provisions of the HAA [CA Gov. Code § 65589.5 (d)(5)]. Additional information and justification for this request are provided in the applicant's Project Description and Letter of Justification (Exhibit 5).

S. No Net Loss Law

Pursuant to CA Gov. Code § 65863 (No Net Loss Law), the Town must maintain adequate capacity in the Housing Element to accommodate its remaining unmet Regional Housing Needs Assessment (RHNA) by each income category at all times throughout the entire planning period. To comply with the No Net Loss Law, as the Town makes decisions regarding zoning and land use, or development occurs, the Town must assess its ability to accommodate new housing within the remaining capacity of the Housing Element. If the Town approves a development of a parcel identified in the Housing Element with fewer units than anticipated, the Town must either make findings that the remaining capacity of the Housing Element is sufficient to accommodate the remaining unmet RHNA by each income level, or identify and make available sufficient sites to accommodate the remaining unmet RHNA for each income category. The Town may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The subject property was not identified in the Sites Inventory of the Housing Element, and therefore, the findings related to the Not Net Loss are not applicable for this project. However, the proposed housing units would count towards fulfilling the Town's RHNA

requirements. The Town is not required to identify additional sites to accommodate the remaining RHNA as a result of this project.

T. CEQA Determination

An Initial Study was prepared for the project, which included a number of project-level technical studies, including: Air Quality and Greenhouse Gas Modeling; Biological Evaluation; Arborist Report; Geotechnical and Geologic Hazard Investigation; and Vehicle Miles Traveled (VMT) Technical Memorandum (Exhibit 1). All technical reports were peer reviewed by the Town or prepared by the Town's consultants. The Initial Study concluded that the project will not have a significant impact on the environment with adoption of the MND and MMRP to mitigate potential impacts to a less than significant level.

Each of the 18 mitigation measures identified in the MND and Errata Sheet (III-1, IV-1, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-8, IV-9, IV-10, V-1, V-2, V11-1, X-1, X111-1, X111-2, and XVII-1) are included in the MMRP (Exhibit 12) and as Conditions of Approval in Exhibit 3.

The CEQA mandated 20-day public review period began on September 19, 2025, and ended on October 9, 2025. Exhibit 13 includes responses to comments received during the public review period.

An Errata Sheet is included in Exhibit 14 that includes revisions to the IS/MND. The revisions to the IS/MND reflected in the Errata do not affect the adequacy of the previous environmental analysis contained in the Surrey Farms Estates Subdivision Project IS/MND. Because the changes presented in the Errata would not result in any new significant impacts or increase in impact significance from what was identified in the IS/MND, recirculation of the Surrey Farms Estates Subdivision Project IS/MND is not required.

PUBLIC COMMENTS:

Project identification signage was installed on the Twin Oaks Drive, Brooke Acres Drive, and Cerro Vista Court frontages by September 17, 2024, consistent with Town policy. Visual simulations were completed by the Town's consultant and posted to the Town's website by September 1, 2025 (Exhibit 10). Written notice was sent to property owners and tenants within 1,000 feet of the subject property and notice of public hearing signage was installed on the street frontages by November 21, 2025, in anticipation of the December 17, 2025, Planning Commission hearing.

Staff conducted outreach through the following media and social media resources, for the availability of the visual simulations; public review of the Initial Study and MND; and notice of the public hearing:

- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

Public comments received by 11:00 a.m., Friday, December 12, 2025, are included as Exhibit 11. Public comments included concerns regarding drainage, flooding, groundwater saturation, grading, traffic, impacts on wildlife, removal of trees, loss of views, privacy, fire safety, building height, size of homes, and construction impacts.

CONCLUSION:

A. Summary

The applicant is requesting approval for the subdivision of one lot into 12 lots with a Vesting Tentative map, construction of a new single-family residence on each lot, site work requiring a grading permit, and removal of large protected trees under SB 330 on a vacant property zoned RC, located at 178 Twin Oaks Drive.

As detailed above, the application was submitted and is being processed under SB 330. The applicant seeks approval for the proposed residential project utilizing both SDBL (CA Gov. Code § 65915) and the Builder's Remedy provisions under the HAA [CA Gov. Code § 65589.5 (d)(5)]. The project qualifies for three incentives and unlimited waivers under SDBL. The application meets the definition of a Builder's Remedy project and the applicant has requested a number of exceptions to Town standards pursuant to Builder's Remedy. The deviations from the Town's standards included in the project are requested through both SDBL and Builder's Remedy for which the applicant has provided justification (Exhibit 5).

B. Recommendation

Staff recommends that the Planning Commission consider the request and, if merit is found with the proposed project, forward a recommendation that the Town Council approve the Architecture and Site applications, Subdivision, and Mitigated Negative Declaration applications by taking the following actions:

1. Adopt the Mitigated Negative Declaration (ND-25-001) and Mitigation Monitoring and Reporting Program (Exhibit 12) and make the finding that the project, with adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, will not have a significant effect on the environment per CEQA;
2. Make the finding that the project is consistent with the General Plan with the incentives, and waivers requested pursuant to State Density Bonus Law and granting of the

requested exceptions to the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 2);

3. Make the finding that the proposed project complies with Section 66474 of the State Subdivision Map Act with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act and make affirmative findings to approve the subdivision (Exhibit 2);
4. As required for tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), findings are required to be made to the State Board of Forestry and Fire Protection (Board) pursuant to 14 CCR Section 1266.02 (Exhibit 2);
5. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the incentives and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 2);
6. Make the finding that the project in compliance with the Hillside Development Standards and Guidelines with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 2);
7. Make the finding that the project in compliance with the Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 2);
8. Make the affirmative findings as required by State Density Bonus Law for granting an incentive pursuant to California Government Code Section 65915 (d) and for granting waivers pursuant to California Government Code Section 65915 (a)(2) (Exhibit 2);
9. Make the finding that, as required by California Government Code Section 65589.5 (d) of the California Housing Accountability Act, none of the findings for denial of a Builder's Remedy project can be made (Exhibit 2);
10. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
11. Approve Architecture and Site Applications S-24-023 through S-24-033 and S-24-059, Subdivision Application M-24-023, and Mitigated Negative Declaration Application ND-25-001 with the recommended conditions contained in Exhibit 3 and the development plans in Exhibits 15 through 27.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the applications with additional and/or modified conditions; or
3. Deny the applications.

EXHIBITS:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/ Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

PLANNING COMMISSION – *December 17, 2025*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

178 Twin Oaks Drive
Architecture and Site Applications S-24-023 through -032 and S-24-059
Vesting Tentative Map Application M-24-013
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. An Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

FINDINGS

Required finding for CEQA:

- An Initial Study and Mitigated Negative Declaration have been prepared for this project. It has been determined that this project will not have a significant impact on the environment with adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to mitigate potential impacts to a less than significant level.

Required finding for consistency with the Town's General Plan:

- That the proposed project is consistent with the General Plan with the incentives, and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required findings to deny a Subdivision application:

- As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).**

  Instead, the Town Council makes the following affirmative findings:

  a. That the proposed map is consistent with all elements of the General Plan with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision

of the Housing Accountability Act, California Government Code Section 65589.5(d).

b. That the design and improvement of the proposed subdivision is consistent with all elements of the General Plan with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).
c. That the site is physically suitable for the type of development.
d. That the site is physically suitable for the proposed density of development.
e. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat with implementation of the Mitigation Monitoring and Reporting Program and the Conditions of Approval.
f. That the design of the subdivision and type of improvements is not likely to cause serious public health problems.
g. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Required Subdivision Map Findings for the Board of Forestry and Fire Protection:

- For tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), the following findings are required to be made to the State Board of Forestry and Fire Protection (14 CCR Section 1266.02):
  1. A finding supported by substantial evidence in the record that the subdivision is consistent with:
     a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, or
     b. Consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
  2. A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
     a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or tother public entity.
     b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required compliance with the Town of Los Gatos Hillside Development Standards and Guidelines:

- The project meets the Town of Los Gatos Hillside Development Standards and Guidelines with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required compliance with the Town of Los Gatos Hillside Specific Plan:

- The project meets the Town of Los Gatos Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required for granting concession and waivers pursuant through State Density Bonus Law:

Concession(s) or incentive(s)

- CA Government Code § 65915:
  (d) The Town shall grant concession(s) or incentive(s) requested by the applicant unless the Town makes a written finding, based upon substantial evidence, of any of the following:
    (A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
    (B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
    (C) The concession or incentive would be contrary to state or federal law.

Waivers

- CA Government Code § 65915 (a)(2):
  The Town shall grant waivers to the Town's development standards requested by the applicant unless the Town makes a written finding, based upon substantial evidence, that the development standard for which the waiver is requested would not physically preclude the construction of the development at the densities and with the concession permitted through Density Bonus Law.

Required findings to deny a project under State Builder's Remedy Law:

As required by CA Government Code § 65589.5 (d) of the California Housing Accountability Act, a

qualifying housing development project invoking Builder's Remedy shall not be denied by the Town, or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, unless it makes written findings, based on the preponderance of the evidence in the record, as to one of the following: **None of the findings could be made to deny the application.**

1. The Town did not have a certified sixth cycle Housing Element by January 31, 2023.
2. The housing development project would not have a specific, adverse impact on the public health or safety.
3. The denial of the housing development project or imposition of conditions is not required in order to comply with specific state or federal law.
4. The housing development project is not proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
5. On the date the application for the housing development project was deemed complete, the Town had not adopted a revised housing element that was in substantial compliance with California Government Code Section 65589.5(d) of the California Housing Accountability Act, and the housing development project was inconsistent with both the Town's Zoning Ordinance and General Plan Land Use Designation.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the applicable considerations in review of an Architecture and Site application were all made in reviewing this project.

PLANNING COMMISSION – *December 17, 2025 – Draft*
CONDITIONS OF APPROVAL

178 Twin Oaks Drive, Lots 1 -12
Vesting Tentative Map Application M-24-013
Architecture and Site Applications S-24-023 through S-24-033 and S-24-059
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. An Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

APPLICABLE TO ALL LOTS

1. APPROVAL: This project is vested to the ordinances, policies, and standards in effect on December 19, 2023, and these conditions of approval conform to those ordinances, policies, and standards. This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, Development Review Committee, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested, pursuant to 29.20.335.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): CC&Rs must be approved by the Town and recorded with the County prior to recording of map.
4. MASTER DEVELOPER: This project shall be developed and constructed by a single Master Developer responsible for the coordinated implementation of all site improvements, infrastructure, and building construction. Individual lots within the approved subdivision or development area shall not be sold, transferred, or otherwise conveyed to separate entities or individuals for the purpose of independent development, construction, or sale prior to completion of the project as a whole. Prior to recordation of any Final Map or issuance of any building permits, the applicant shall provide documentation to the Community Development Director demonstrating that a single Master Developer is responsible for construction and delivery of the project. Prior to issuance of any Certificates of Occupancy, the Town shall verify compliance with this condition. This condition shall be printed as a note on the Final Map.

5. BELOW MARKET PRICE (BMP) UNITS: The developer shall provide three (3) BMP units (low income) for sale to be sold at a price that is affordable to the target household low-income range, as required by the Town's applicable BMP Program Guidelines and the applicable BMP Resolution. A deed restriction shall be recorded prior to the issuance of any building permits for residential units, stating that the BMP unit must be sold and maintained as a below market price unit pursuant to the Town's BMP Ordinance and Guidelines.
6. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of building permits for residential units, the developer shall enter into an Affordable Housing Agreement with the Town for provision of the required BMP units and to facilitate their sale pursuant to the BMP Program Guidelines and BMP Resolution in place at the time of building permit issuance.
7. PHASING OF THE CONSTRUCTION OF BMP UNITS: The Certificate of Occupancy for the first market rate unit shall not be issued until all three required BMP units have been constructed and Certificates of Occupancy for each BMP unit have been secured.
8. OPEN SPACE EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include open space easements on Lots 2, 7, 8, 9, and 10 to protect unique natural features, habitats, and movement corridors on the property. Easements lying in, on, over, under and along those certain strips of land designated and delineated as "O.S.E." (Open Space Easement). No activity or use shall be conducted in said open space easement which is not compatible with maintaining and preserving the natural or scenic character of the land. The open space easement shall be maintained by the property owner. Said easements shall be kept open and free from buildings and structures of any kind except public service structures, irrigation systems, and appurtenances thereto, lawful fences and all lawful roof overhangs.
9. PUBLIC ART: The applicant shall comply with the requirements of Chapter 25, Article VII of the Town Code. The payment of the Los Gatos Public Art Fund in-lieu fee must be made prior to the issuance of any building permit for the development project.
10. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of Building and/or Grading Permits. Per Town Code Section 26.20.010 and Chapter 29, Article 1, Division 2, the developer shall obtain a tree removal permit prior to the removal of protected trees on private or Town property. The project developer shall abide by any tree replacement ratios and/or in-lieu payments, tree protection measures, and best management practices required by the tree removal permit and/or within an updated arborist report.
11. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code.
12. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.
13. ARBORIST REQUIREMENTS: Prior to issuance of Building and/or Grading Permits, the developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the Building Permit plans and completed prior to issuance of a building permit where applicable and shall remain through all phases of construction.

14. TREE FENCING: Prior to issuance of Building and/or Grading Permits, protective tree fencing and other protection measures consistent with Section 29.10.1005 of the Town Code shall be placed as shown on the Tree Protection Plan of the approved plans prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
15. TREE STAKING: Prior to final inspection, all newly planted trees shall be double staked using rubber tree ties.
16. LANDSCAPING: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway). Prior to issuance of the Certificate of Occupancy, landscaping must be installed and completed.
17. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
18. PROJECT IDENTIFICATION SIGNAGE: Project identification signage on the project site shall be removed within 30 days of final action on the applications.
19. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation.
20. LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the Hillside Development Standards and Guidelines.
21. PROPERTY FENCE: All new fencing shall comply with Town Code Section 29.40.0315 at building permit stage, unless an exception is granted by the Community Development Director.
22. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
21. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

22. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

ENVIRONMENTAL REVIEW MITIGATION MEASURE CONDITIONS APPLICABLE TO ALL LOTS *

23. *AIR QUALITY - III-1: The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project. Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:
    - The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.
    - Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
    - Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.
    - Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Community Development Department. Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.

- Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.

Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.

24. *BIOLOGICAL RESOURCES IV- 1, CALIFORNIA RED-LEGGED FROG: Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.
25. *BIOLOGICAL RESOURCES IV- 2- CALIFORNIA RED-LEGGED FROG: If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
26. *BIOLOGICAL RESOURCES IV- 3, CALIFORNIA RED-LEGGED FROG: During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
27. *BIOLOGICAL RESOURCES IV-4, WHITE-TAILED KITE AND OTHER NESTING RAPTORS AND MIGRATORY BIRDS: If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
28. *BIOLOGICAL RESOURCES IV-5, PALLID BAT AND TOWNSEND'S BIG EARED BAT: Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.

29. *BIOLOGICAL RESOURCES IV-6, PALLID BAT AND TOWNSEND'S BIG-EARED BAT: If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies. If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
30. *BIOLOGICAL RESOURCES IV-7, SAN FRANCISCO DUSKY-FOOTED WOODRAT: A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet. Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.

    Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
31. *BIOLOGICAL RESOURCES IV-8, AMERICAN BADGER: During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other mitigations for the protection of badgers shall not be warranted. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that

badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers. Additionally, all workers shall attend a "tailgate" training that includes a description of the species, a brief summary of the species' biology, and minimization measures and instructions on what to do if American badger is observed. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

32. * BIOLOGICAL RESOURCES IV-9, BURROWING OWL: A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary. Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

33. * BIOLOGICAL RESOURCES IV-10: Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance, and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.

34. *CULTURAL RESOURCES V-1: If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and

Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologists shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.

35. *CULTURAL RESOURCES V-2: If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.

36. *GEOLOGY AND SOILS VII-1: Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.

37. *HYDROLOGY AND WATER QUALITY X-1: Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution

Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e. the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Parks and Public Works Department and the Building Department shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

38. *NOISE XIII-1: For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.

39. *NOISE XIII-2: Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction

vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.

40. *TRANSPORTATION XVII-1: Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos, Parks and Public Works Departement for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:
    - Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and
    - Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.

    The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.

APPLICABLE TO LOT 3

41. TREE PROTECTION: Prior to issuance of a grading or building permit, the grading and retaining wall plans shall be revised to ensure no work occurs within the dripline of Trees #569 and #566. The revised plans shall be reviewed and approved by the Town's Consulting Arborist, at the applicant's expense, prior to permit issuance.

APPLICABLE TO LOTS 7 AND 8

42. SWIMMING POOL: Prior to the issuance of a building permit, the proposed pool location shall be modified to ensure that the pool is located on a slope less than 30 percent, consistent with the Hillside Development Standards and Guidelines.

Building Division

APPLICABLE TO ALL LOTS

43. PERMITS REQUIRED:
    a. A Building Permit is required for the construction of each new single-family residence and attached garage.
    b. Additional Building Permits will be required for retaining walls supporting a surcharge that are not part of a building foundation.
    c. A separate Building Permit will be required for each swimming pool.
    d. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of the Certificate of Occupancy.
44. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. Building Permit applications received after December 19, 2025, will be subject to the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.

45. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
46. BUILDING AND SUITE NUMBERS: Submit requests for new building addresses to the Building Division before submitting the building permit application.
47. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
48. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
49. FOUNDATION INSPECTIONS: A pad certificate, prepared by a licensed civil engineer or land surveyor, shall be submitted to the project Building Inspector at the time of the foundation inspection. This certificate shall certify compliance with the recommendations specified in the Soils Report and confirm that the building pad elevations and on-site retaining wall locations and elevations have been prepared in accordance with the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
50. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
51. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at primary entrance.
52. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
53. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.

54. WILDLAND-URBAN INTERFACE: This project is in a Wildland-Urban Interface High Fire Area and must comply with the relevant Wildland-Urban fire protection regulations in effect at the time of permit submittal.
55. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
56. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
57. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks a Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

APPLICABLE TO ALL LOTS

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

58. PAYMENT OF PARKS AND PUBLIC WORKS (“PPW”) ENGINEERING PLAN CHECK FEE AND INSPECTION FEE: At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant’s civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.
59. THIRD-PARTY PLAN CHECK FEE AND INSPECTION FEE (Special projects only): The Town will procure a third-party engineering firm to perform Plan Review and Inspection Services. Applicant shall provide an initial deposit of for consultant plan review and inspection services, plus a 20 percent deposit for staff time to process the project. This deposit and fee are required at the time of the project building permit submittal. Once

this deposit is received, the Town will select the consultant and initiate the plan review process. The Applicant's deposit will be charged on a time and materials basis. A supplemental deposit will be required if the remaining deposit is expected to be exhausted prior to completion of the work. Permitted work will not be allowed to continue without available funds to complete the required inspection services. Third-party engineering services will be required for the duration of the construction and project closeout phases.

60. STORM DRAINAGE FEE: The Applicant shall pay Storm Drainage Fees in accordance with the Town's Adopted Schedule of Fees and Charges in effect at the date of Housing Crisis Act of 2019 (SB330) application for the future construction of drainage facilities serving new buildings, improvements, or structures to be constructed which substantially impair the perviousness of the surface of land. The estimated fee based on the fiscal year 2023-2024 fee schedule and various lot acreages are as follows:
    a. Lot 1 – 0.5 acres - $2,435.50.
    b. Lot 2 – 0.79 acres - $3,848.09.
    c. Lot 3 – 0.55 acres - $2,679.05.
    d. Lot 4 – 0.59 acres - $2,873.89.
    e. Lot 5 – 0.85 acres - $4,140.35.
    f. Lot 6 – 0.78 acres - $3,799.38.
    g. Lot 7 – 1.18 acres - $4,871.00.
    h. Lot 8 – 4.9 acres - $4,871.00.
    i. Lot 9 – 1.7 acres - $4,871.00.
    j. Lot 10 – 5.48 acres - $4,871.00.
    k. Lot 11 – 0.11 acres - $535.81.
    l. Lot 12 – 0.11 acres -$535.81.
61. TRAFFIC IMPACT FEES: The Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the fee schedule in place at the time of the Housing Crisis Act of 2019 (SB 330) application, in accordance with the law. The fiscal year 2023-2024 Comprehensive Fee Schedule amount for new average daily trip generated is $1,104.00. The new average daily trips generated shall be obtained from the Institute of Transportation Engineers most current trip generation data released at the time the fee is paid. The fee shall be paid before issuance of any certificate of occupancy, including any temporary certificates that may be issued.
62. CONSTRUCTION ACTIVITIES MITIGATION FEE (ORDINANCE 2189): Per the Town's Comprehensive Fee Schedule, the project is subject to the Town's Construction Activities Mitigation Fee based on the square footage of new buildings. The fee is $1.43 per square foot of new residential and non-residential building area. The fee shall be calculated based on the square footage total for all units shown on the construction plans to the approval of the Town Engineer. Payment of this fee shall pe paid prior to issuance of the first building permit.
63. PERMITS REQUIRED BY OTHER AGENCIES: The Applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The Applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Wildlife (1603), The Bay

Area Joint Aquatic Resources Permit Application (JARPA), Regional Water Quality Control Board, Santa Clara County Roads and Airports, Valley Water, or Habitat Permit. If the project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to PPW prior to issuance of any required Town permits. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. A copy of these permits shall be provided to the satisfaction of the Town Engineer prior to the issuance of the first building permit.

64. GRADING PERMIT: A grading permit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid building permit. The Applicant must submit a grading permit application after the appeal period of the entitlement approval process has passed. The grading permit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the grading permit, the Applicant shall pay all fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The grading permit shall be issued prior to the issuance of the building permit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels; (6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.

65. PUBLIC IMPROVEMENTS: Prior to the approval of any permits or final map, whichever

comes first, the Applicant/Owner must complete construction of public improvements listed in these conditions. Prior to any work being done in the Town's right-of-way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made in accordance to the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards and constructed prior to final map approval unless otherwise noted below. The Applicant is required to confirm the location of existing utility lines by potholing. Prior to any potholing, Applicant shall submit an Encroachment Permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right-of-way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.

Once the Public Improvement Plans have been approved, the Applicant shall submit an application for an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right-of-way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on working hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans. Right-of-way/Public improvements shall include, at a minimum, the following items:

a. BLOSSOM HILL ROAD: The Applicant shall install sidewalk along the north side of Blossom Hill Road between Regent Drive and Union Avenue.
b. FISHER AVENUE: The Applicant shall install sidewalk along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.
c. DRIVEWAY APPROACH(ES): The Applicant shall install three (3) Town Standard driveway approaches as shown on the approved plans. The new driveway approaches shall be constructed per the Town Standard Drawing.
d. CERRO VISTA COURT: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10 frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the

release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

e. TWIN OAKS DRIVE: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10. frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

66. TREE REMOVAL PERMIT: The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a building permit or demolition building permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.

67. NEIGHBORING RUNOFF: Revise the proposed grading to ensure that the proposed improvements do not divert runoff to the detriment of adjacent properties.

68. PHASED PERMITS: The Applicant may, with the approval of the Town Engineer, phase the permits to expedite the construction process. If this is done, each phase of the work will require a separate and complete set of plans to be submitted, reviewed, and approved prior to the issuance of the said permit. Overlapping of permits may occur, if approved by the Town Engineer. No work on the next phase of construction, in advance of the permitted work, may occur. No "at risk" work will be permitted. Only the below phased permitted work will be allowed:
    a. Clearing-Grubbing/Rough Grading
    b. Fine Grading
    c. Underground Utilities
    d. Site Improvements
    e. Off-Site Improvements
    f. Plans shall be submitted, reviewed, and approved by the Town Engineer prior to the commencement of work.

69. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS: The Grading Permit Plans and Public Improvement Plans (together referred to as "Improvement Plans") shall be submitted as a set to Parks and Public Works Department along with a title report dated no older than 30 days from the date the Improvement Plans are submitted. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.
    a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website. The Improvement Plans shall include:
    b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a "Table of Responsibilities"

summarizing ownership, access rights, and maintenance responsibilities for each facility (streets, utilities, parks, landscaping, etc.), a sheet index including a sequential numeric page number for each sheet (i.e. “Sheet 1 of 54”), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.

c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.

d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.

e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.

f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.

g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.

h. A Photometric Lighting Plan analyzing the full-width of the adjacent right-of-way. The plan shall show the average maintained horizontal illumination in foot-candles and the average to minimum uniformity ratio. Lighting shall be in compliance with the Town’s Standard Specification section 2.38.

i. A Traffic Signal Plan (as applicable) shall include a conduit schedule, conduit plan, pole locations, streetlights, intersection striping, power connection and meter locations, and as directed.

j. A Landscaping Plan for the project site and the full width of the public rights-of-way adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.

k. A Composite Plan showing civil, landscape, electrical, and joint trench locations combined on one drawing to identify potential conflicts between disciplines. The Composite Plan shall include the size, location, and details of all trenches, locations of building utility service stubs and meters, and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or

Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). A note shall be placed on the joint trench composite plans which states that the plan agrees with Town Codes and Standards and that no underground utility conflict exists.

l. General Notes found in the Town of Los Gatos General Guidelines.

m. A statement in the general notes indicating the need to obtain a Caltrans Oversized/Overweight Vehicles Transportation Permit if oversized or overweight vehicles are expected to be used.

n. A statement that all utility boxes in vehicular pathways shall be traffic-rated.

70. STANDARD PLAN COMPLIANCE: The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.

71. EXISTING FACILITY PROTECTION AND REPAIR: All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

72. UNDERGROUND UTILITIES: All new services to the development shall be placed underground in accordance with the various utility regulations. Transformers and switch gear cabinets within designated Underground Districts shall be placed underground unless otherwise approved by the Town Engineer. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.

73. UTILITY RESPONSIBILITIES: The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.

74. UTILITY COMPANY COORDINATION: The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the

existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.

75. PREPARATION OF ELECTRICAL PLANS: All street lighting and traffic signal electrical plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit necessary stamped and signed Traffic Signal Plan with the Improvement Plans.
76. EXTERIOR SITE LIGHTING STANDARDS: The Applicant shall submit a photometric plan for on-site lighting showing lighting levels in compliance with the Town Standard Specifications section 2.38. The plan shall show the minimum maintained horizontal illumination in foot-candles and the uniformity ratio for all areas. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. Private, interior courtyards not accessible to the public are not required to meet this standard. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the Town Engineer and shall be addressed on the construction plans submitted for the first building permit. Any subsequent building permits that include any site lighting shall also meet these requirements.
77. STORM DRAINAGE STUDY: The Applicant shall submit a Storm Drainage Study for the proposed development stormwater conveyance system evaluating pre- and post-development peak discharge rates for the theoretical 2-year, 10-year, and 100-year (50-percent, 10-percent, and 1-percent annual chance) storm events including supporting hydraulic calculations for proposed pipe network. The study must address sizing and design details for the stormwater treatment systems proposed with the development. The study shall include an evaluation of the project site drainage including topography, natural drainage patterns, and existing man-made diversions (structures, raised pads, fences, etc.). If the study indicates that the theoretical water surface elevation or hydraulic grade line of the proposed development during a 10 percent annual chance storm event is above ground level at any point, the Applicant shall construct and dedicate to the Town new downstream storm drainage facilities necessary to achieve a connection point water depth no more than 80 percent full during the projected 10 percent annual chance storm event. The study must evaluate the 1 percent annual chance storm event base flood elevation. The finish floor elevations of all structures shall be constructed to be reasonable safe from flooding per Town Code Section 29.90.080(1)(c.) which is typically done by constructing finished floors at 1-foot above base flood elevation. The Applicant shall submit the study for review and approval by the Town Engineer prior to the issuance of the first building permit.
78. STORMWATER MANAGEMENT PLAN: The Applicant shall develop a Storm Water Management Plan (“SWMP”) that complies with the California Water Board regulations and delineates site design measures, source control measures, low-impact-development (LID) treatment measures, hydromodification management measures, and construction site controls as appropriate. The Plan must indicate erosion protection measures for the inlet structures (e.g., pipe outlets, pump dissipator pipes, and/or bubblers). For the Bay Area Hydrologic Modification (“BAHM”) analysis, the Applicant must provide pump operations and intended routing during various runoff conditions (i.e., treatment runoff

vs. Hydrologic Modification controls) and the rationale for the pump size selected relative to the treatment flow rate. The Applicant shall update the BAHM analysis to conform to project conditions to the satisfaction of the Town Engineer and include a summary of the changes made to the BAHM analysis since the entitlement plan review for review by the C3 consultant. The Applicant must select and indicate bioretention area plants capable of withstanding and surviving the higher design ponding conditions. If pumps are proposed, the Applicant must:

a. Provide pump discharge rates that receiving bioretention areas are capable of treating, to avoid consistently overwhelming the bioretention areas.
b. The Applicant must include an alarm system that will notify the owner or operator of a pump failure.
c. If off-site improvements modify the quantities of regulated and unregulated off-site impervious area, the Applicant must update Section 2, item "d" and Section 8 of the C.3 Data Form to reflect those changes.

79. DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The Applicant is responsible for ensuring that all contractors including subcontractors are aware of all stormwater quality measures and implement such measures. The Applicant shall perform all construction activities in accordance with approved Improvement Plans, Los Gatos Town Code Chapter 12 – Grading, Erosion and Sediment Control, and the National Pollutant Discharge Elimination System (NPDES) General Permit. Failure to comply with these rules and regulations will result in the issuance of correction notices, citations, or a project stop order.
80. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
81. OFF-SITE DRAINAGE: The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
82. CLEAN, INSPECT, AND REPAIR STORM LINE: If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to building permit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system.

83. GRADING AND DRAINAGE WINTER MORATORIUM: All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

84. SWPPP AND EROSION CONTROL: The Applicant shall prepare and submit a comprehensive stormwater pollution prevention plan (SWPPP) inclusive of interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall ensure a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) monitors erosion and sediment control as required by the Construction General Permit. The Applicant must take measures to ensure continuous compliance with the Construction General Permit, and shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant is to implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The Applicant shall provide the Town Engineer the assigned Notice of Intent (NOI) permit number received after filing a Notice of Intent under the Construction Stormwater General Permit. The erosion control plans and SWPPP shall comply with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). All test submitted to the regional board must also be submitted to the Town Engineer. Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

85. SITE TRIANGLE AND TRAFFIC VIEW AREA: Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.

86. GEOTECHNICAL REVIEW: Prior to building permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.
87. GEOTECHNICAL ENGINEER OBSERVATION: All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.
88. FLOODPLAIN MANAGEMENT: The Applicant shall submit to the Town Engineer a letter stamped and signed by the Engineer in Charge stating that: 1) all requirements of Chapter 29, Article 9 of the Town Code have been satisfied; 2) all other required state and federal permits have been obtained; 3) the site is reasonably safe—a state where hazards and conditions leading to harm are controlled, and a person can expect an environment to be free from dangers that a reasonable person would anticipate—from flooding; and 4) the proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this article, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one (1) foot at any point. If the site is filled above the base flood elevation, the lowest pad and floor elevations shall be certified by a California registered professional engineer or land surveyor and provided to the Town Engineer.
89. PRECONSTRUCTION MEETING: After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and

c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.

90. FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.

91. GARBAGE/RECYCLE STORAGE AND SERVICE: The Applicant shall provide adequate area for the purposes of storing garbage, composting and recycling collection containers for scheduled servicing by the Town's solid waste collection provider. The collection containers shall not be placed in the right-of-way except during the period of time necessary to allow removal of the waste. brought to the service area on the day of service and returned to the storage enclosure by the property owner that same day. The containers are not to be in public view or in the public right-of-way prior to or beyond the scheduled service times. A letter from West Valley Collection and Recycling confirming serviceability and site accessibility shall be provided to the Town Engineer for approval prior to the approval of an occupancy permit.

92. OVERHEAD UTILITY CLEARANCE: For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the Town Engineer.

93. SITE LANDSCAPING COORDINATION: The Applicant shall coordinate the overall site landscaping and the stormwater treatment area landscaping. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sanitary sewer facilities cannot be aligned through stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

94. TEMPORARY CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the project to obtain any and all proposed or required easements and/or permissions necessary to perform any work on neighboring private property herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

95. SUBDIVISION (FINAL) MAP: The Applicant shall have a subdivision map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with the Los Gatos Town Code and the Subdivision Map Act. Existing buildings shall be demolished prior to the recordation of the map if they will conflict with any newly created lot line. The Town Council must approve all Final Maps. The Town Council meeting will be scheduled after the Final Map, Public Improvement Plans, Stormwater Treatment Facilities Maintenance Agreement, Landscape Maintenance Agreement, Subdivision Improvement Agreement (if

applicable) and constructed improvements (onsite and offsite) are approved by the Town Engineer. The Final Subdivision Map shall be approved by PPW and recorded by the County Recorder's Office prior to first building permit review of any market rate lots. In lieu of the Town Clerk's Office coordinating the recordation of the Final Map(s) with the County, the Applicant may submit a map guarantee by the Applicant's title company for the release of the signed Final Map to the title company for recordation. Prior to the Town's release of the Final Map, the Town Engineer may require the Applicant to submit to the Town an electronic copy of the map in the AutoCAD Version being used by the Town at the time of recordation. It is the Applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after Town approval.

96. SUBDIVISION IMPROVEMENT AGREEMENT ("SIA") – If any required subdivision or public improvements is not completed to the satisfaction of the Town Engineer before the final map is recorded or filed, the subdivider shall, prior to the approval by the Town Council of the final map and if permitted by Town Engineer, enter as a contractor into an agreement with the Town per Town Code Section 24.40.020, Gov. Code Section 66462(a), and shall arrange to provide Payment and Performance bonds each for 100 percent of the cost of subdivision and public infrastructure improvements to be constructed. These improvements shall include, but not be limited to, roadway construction, sidewalk, curb and gutter, storm lines, street lights, utilities and signal equipment. Town Standard insurance shall be provided per the terms of the agreement. The agreement will be forwarded to the Town Council for approval with project Final Map. The SIA shall be approved by the Town Council prior to Final Map approval.
97. MONUMENTS: The applicant shall arrange for the engineer to have all monuments set per recorded map. A certificate letter by the Surveyor or Engineer stating the monuments are set per plan shall be provided to the Town Engineer prior to occupancy.
98. IMPROVEMENTS AND CONDITIONS: Pursuant to Gov. Code § 66499.30 No person shall sell, lease, or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, except for model homes, or allow occupancy thereof, for which a final map is required by this division or local ordinance, until the final map thereof in full compliance with this division and any local ordinance has been filed for record by the recorder of the county in which any portion of the subdivision is located
99. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): The Applicant shall prepare and submit project Covenants, Conditions and Restrictions (CC&R) for the project. The CC&Rs shall be submitted with the project map for review and approval of the Town Engineer, the Town Attorney, and the Planning Manager. The CC&Rs shall include relevant project Conditions of Approval and shall include language that restricts the Homeowner's Association from making changes to the CC&Rs without first obtaining approval from the Town. References to the Stormwater Treatment Facilities Maintenance Agreement obligations shall be incorporated. The CC&Rs shall be reviewed and approved prior to the Town Council approval of the Final map.
100. PLAN DEFICIENCIES: Prior to final map approval, Applicant shall remedy existing plan inconsistencies and deficiencies remaining in entitlement plans.

101. C.3. REVIEW: Owner/Applicant shall complete C.3. Stormwater Review with Town Stormwater Consultant. Outstanding comments must be addressed prior to final map approval.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

102. ELEVATION CERTIFICATE: An elevation certificate per FEMA requirements must be completed by a Land Surveyor or Civil Engineer. The elevation certificate shall be submitted and approved by the Town Engineer prior to issuance of the first building certificate of occupancy.
103. RECORD DRAWINGS: The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
104. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.
105. STORMWATER TREATMENT FACILITIES MAINTENANCE AGREEMENT: The Applicant shall execute and record a Stormwater Treatment Facilities Maintenance Agreement to ensure perpetual maintenance of the regulated project's treatment facilities. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The Town-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by PPW upon request. The agreement shall be executed prior to occupancy of the first building and include the following:
    a. The property owner shall operate and maintain all on-site stormwater treatment facilities in good condition and promptly repair/replace any malfunctioning components.

b. The property owner shall inspect the stormwater treatment facilities at least twice per year and submit an inspection report to PPW at PPW_Stormwater@losgatosca.gov no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. Written records shall be kept of all inspections and shall include, at minimum, the following information:
   i. Site address;
   ii. Date and time of inspection;
   iii. Name of the person conducting the inspection;
   iv. List of stormwater facilities inspected;
   v. Condition of each stormwater facility inspected;
   vi. Description of any needed maintenance or repairs; and
   vii. As applicable, the need for site re-inspection.

c. The property owner shall not make any design changes to the system with the Town's approval.

d. The property owner(s) shall develop a maintenance and replacement schedule for the stormwater treatment facilities that describes maintenance frequency and responsibility. This maintenance schedule shall be included with the approved Stormwater Treatment Facilities Maintenance Agreement.

e. The property owner(s) shall reimburse the Town for the cost of site inspections required under the Municipal Regional Permit.

f. The property owner(s) shall authorize Town Staff to perform maintenance and/or repair work and to recover the costs from the property owner in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety.

106. STORMWATER MANAGEMENT FACILITIES INSPECTION: Prior to final inspection, the Applicant must facilitate the testing of all stormwater facilities by a certified QSP or QSD to confirm the facilities are meeting the minimum design infiltration rate. All tests shall be made at on 20 foot x 20 foot grid pattern over the surface of the completed stormwater facility unless otherwise approved by the Town Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50 percent safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. Sequence of construction for all stormwater facilities(bioswales, detention/ retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of the stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

107. PROJECT CONSTRUCTION SETUP: All storage and office trailers will be kept off the public right-of-way.
108. PUBLIC WORKS CONSTRUCTION NOTICE: The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
109. PROJECT CONSTRUCTION SCHEDULE: The contractor shall submit the project schedule in a static PDF 11”x17” format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
110. PROJECT CONSTRUCTION HANDOUT: The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
111. PROJECT CONSTRUCTION SUPERVISION: The Contractor shall always provide a qualified supervisor on the job site during construction.
112. PUBLIC WORKS CONSTRUCTION INSPECTION: All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
113. PROJECT CONSTRUCTION HOURS: Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
    b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
    c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
    d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
    e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This

notification must be provided three days prior to the start of the extended construction activity.

f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.

g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.

h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

114. PROJECT CONSTRUCTION BEST MANAGEMENT PRACTICES: All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

115. PROJECT CONSTRUCTION EXCAVATION: The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:

a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.

b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.

c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.

d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.

e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.

f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.

g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.

h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.

i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.

l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.

m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

116. MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the Applicant. Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

117. PROJECT CLOSE-OUT: Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.
118. DOWNTOWN HOLIDAY CONSTRUCTION MORATORIUM: Due to concerns for business impacts during the holiday season (defined as starting the Monday of Thanksgiving week through January 1), there shall be no construction activities in the Downtown area within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the Town Engineer.
119. CONSTRUCTION WORKER PARKING: The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).
120. SITE WATER DISCHARGE: In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable

local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

121. ACCESS EASEMENT: Owner/Applicant is responsible for securing easements necessary for access to Lot 10 and/or utility connection prior to building permit review.

122. SUBDIVISION STREET NAMES: Applicant to obtain Town Council approval for any proposed street name not present on Town approved street names list.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

123. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): Post construction storm water pollution prevention requirements shall include:
    a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant's property by Town staff will be charged to the Applicant at the Town's adopted fully-loaded hourly rates.
    b. Maintenance of the storm drain inlets "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
    c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
    d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
    e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
    f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

APPLICABLE TO ALL LOTS

124. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

125. NOTE: The subject property is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "…adopt regulations implementing minimum fire safety standards related to defensible space" applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by **. Where a conflict exists between local and 4290 requirements, the more stringent requirement shall apply. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.08.
126. SUBDIVISION MAP FINDINGS REPORT: For tentative or parcel maps approved in Very High Fire Hazard Severity Zones (VHFHSZ), the approving body is required to make and submit two findings to the State Board of Forestry and Fire Protection (Board) within 30 days of map approval. CCR, Title 14, Sec. 1266.02. Provide copies of the two finds reports made to the State Board of Forestry and Fire Protection.
127. **WIDTH: (As Noted on Sheet 7.0) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01.
128. **ROAD SURFACES: (As Noted on Sheet 7.0) (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds. (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.02.
129. **GATE ENTRANCES: (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). (b) All gates providing access from a road to a driveway shall be

located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.09. Gate on EAE shall meet the requirement.

130. FIRE HYDRANT SYSTEMS REQUIRED: (As Noted on Sheet 7.0) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]
131. FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND REQUIRED: (As noted on sheet 7.0) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 50 feet outside and 30 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
132. FIRE APPARATUS (ENGINE) ACCESS ROADWAY REQUIRED: (As noted on sheet 7.0): Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
133. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As noted on sheet 7.0) An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
134. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final

approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

135. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
136. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
137. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
138. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gate on EAE shall meet the requirement.
139. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

APPLICABLE TO LOT 1

140. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be

provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

141. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 1) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 2

142. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
143. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
144. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 2) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 3

145. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be

provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

146. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
147. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 3) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 4

148. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
149. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
150. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 4) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 5

151. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
152. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
153. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 5) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 6

154. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
155. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For

the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

156. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 6) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 7

157. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
158. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During building permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**
159. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
160. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 8

161. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
162. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
163. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 9

164. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
165. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches,

minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During building permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**

166. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
167. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 9) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 10

168. **TURNAROUND (LOT 10 Only): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
169. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on sheet A1.1) An approved fire apparatus turnaround is required for all dead-end access roads and driveways in excess of 150 feet. [Ref: CFC 503.2.5]. All turnarounds shall have a maximum slope of 5% in any direction. Placement of any architectural feature within a turnaround is not permitted. All turnarounds shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turnarounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
170. **WIDTH: (Approved PRC 4290 request of exception shown on Sheet 7.3) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in

this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter Articles 1-5, § 1273.01.

171. MODIFIED FIRE SPRINKLERS REQUIRED (Lot 10 Only): (Per Approved PRC 4290 request of exception shown on sheet 7.3) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

172. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (Approved PRC 4290 request of exception shown on sheet 7.3) Provide an access roadway with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

173. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 10) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] **Fire flow appears not to meet requirement for VB construction. Per applicant to mitigate fire flow requirement, VA construction will be proposed for the entire structure. During building permit phase, show on coversheet that VA construction type will be used as part of this planning approval condition.**

APPLICABLE TO LOT 11

174. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned

five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

175. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
176. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 11) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 12

177. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
178. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
179. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 12) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

178 Twin Oaks Drive



EXHIBIT 4

This Page Intentionally Left Blank

December 10, 2025

VIA ELECTRONIC SUBMITTAL THROUGH TOWN OF LOS GATOS PORTAL
Planning Division
Town of Los Gatos
110 E. Main St. Los Gatos, CA 95030
Attn: Erin Walters
ewalters@LosGatosCA.gov

RE: Development Applications at 178 Twin Oaks Drive (APN 532-16-006) in the Town of Los Gatos
Architecture and Site Applications S-24-023 through 034
Subdivision Application M-24-013

Dear Erin:

This letter serves as the final revised Project Description and Letter of Justification for the Surrey Farms project in conjunction with the resubmittal and in accordance with comments received from the various Town departments.

The proposed project consists of a new subdivision with a private road accessing 12 total units with 9 single family homes and 3 detached row house units on a portion of an existing approximately 17.9-acre parcel ("Project") on Twin Oaks Drive in the Town. The property is currently zoned as Resource Conservation and was previously subject to a Williamson Act contract which has terminated as of January 2025. This is a SB330 project subject to the robust protections of the Housing Accountability Act and the Builder's Remedy and there are no zoning or land use changes proposed. The project proposes grading and tree removal to accommodate the development. The homes will range in size from +/- 5,775 SF to +/- 6,170 SF and the townhomes will be +/- 1,630 SF.

Of the Project's 12 units, 9 will be market-rate and 3 (25%) will be affordable to lower-income households at the "low" income designated level. The project exceeds the Town of Los Gatos Below Market Price program as established by Ordinance 2313 as the project is only required to provide for 10% of the units to be designated as affordable for projects between 5 units to 20 units. The project provides for 25% affordable designated units for 3 of the 12 total units. These units will be for sale at the "low" income affordability level. The only deviation from the Below Market Price Housing Program and Guidelines, as established by Resolution 2020-040, is section III A regarding unit size. While these units are smaller in size and different in design, they provide for a well-balanced integration of affordability into this neighborhood in a first-class manner.

Please note that we are attempting to comply with the various development standard documents and guidelines the Town would ordinarily apply to the project, however, we remind the Town that pursuant to the Builder's Remedy the Project is not required to comply with the general plan land use or zoning standards referenced in these guidelines and checklists. That said, we have designed the Project in such a way so that it harmonizes with the Town's development standards as much as possible and is a seamless integration into the surrounding neighborhoods.

Pursuant to the request of Town Staff, this project has been divided into twelve individual applications, one per lot. As such, the totality of the requested deviations from existing development standards appears high. However, individually each housing site has strived to comply with the standards that would exist in what would be the appropriate zoning for each site as

much as possible. Since the property is not being rezoned, we have done our best to project what would be appropriate zoning and development standards and adhere to them as much as possible to deliver a harmonious extension of the existing Surrey Farms neighborhood. Of the 12 lots, only 4 lots,(7, 8, 9, & 10) would likely have been zoned HR if a zone change were pursued. The balance of the lots would likely have been R-1. Please keep this in mind when reviewing the development standards and deviations we have applied to each lot in the lot matrices. Included in this submittal are twelve matrices, one for each lot, that detail deviations from the aforementioned development standard documents as well as designations in both the matrix and the individual comment response letters where incentives, concessions, or waivers are being requested.

To briefly summarize, the project is requesting four incentives under State Density Bonus Law, the Builder's Remedy, and pursuant to Gov. Code 65589.5(h)(6)(C). The project wide incentives we have implemented are electing not to erect story poles as required by the Town's Story Pole and Netting Policy, not including sidewalks as required by the Hillside Design requirements, not including open space as required by Open Space, Parks, and Recreation Element of the 2040 General Plan and the Hillside Specific Plan, and not including a public trail as required by the Hillside Design requirements. Those elements would drastically exceed the project budget and preclude its development at the proposed density. We also believe our design to be very harmonious with the surrounding neighborhoods without those elements and specifically sidewalks would be out of place. Across the 12 lots we have enumerated 153 waivers from the development standards as outlined in the matrices provided. There are at most 16 waivers requested and as few as 9 on any given lot. Many of the waivers are the same, just applied to each of the lots so there is redundancy. With regards to the specific Town comments regarding grading, home orientation, architectural design & massing, open space easements, trails, on-site parking requirements, etc. that are generally found in the Hillside Design Guidelines & Standards, any deviations from these are detailed in the matrices, and otherwise are justified under the aforementioned protections under State Housing law in order to make the project feasible. Please refer to the letter from Travis Brooks at Miller Star Regalia outlining these protections and referencing the applicable legal provisions that cover these items in question.

The following sections further characterize the intent of the development to deliver a first-class neighborhood as originally envisioned by Bob Dodge decades ago.

BACKGROUND

In the early 1950s, Bob Dodge put together the Surrey Farms neighborhood development. The first phases were developed and exist today. In 1956, he hired a civil engineer to begin the planning of a final phase and laid out 14 lots on the land where we propose today's neighborhood (this project). Bob decided to pursue other opportunities and the land was put into the Williamson Act until its termination in January of 2025. Bob's children (Tom, Linda, and Larry) are excited to finally finish the remaining phase of a decades long first-class neighborhood development that has served the Los Gatos community well. The Dodge family are truly generational stakeholders in the community. They could have pursued hundreds of units at the property and abused current state housing laws, but instead chose to deliver a tasteful luxury home neighborhood in keeping with their father's original vision and out of respect for the existing neighborhood.

NEIGHBORHOOD LOTTING PLAN AND ROADWAY DESIGN

This latest iteration of the project has a single private road extending from Twin Oaks drive into the project culminating in a cul-de-sac. Emergency access is provided by a connection to Brooke Acres Drive. Lot 10 is a single lot accessed from Cerro Vista Court. The project took the roadway design into consideration from many neighborhood comments received in connection with the 2018 project that objected to a through connection from Cerro Vista Court to Twin Oaks Drive as it would create impacts to neighbors by headlights shining directly into existing homes in the evening as cars drove downhill from Cerro Vista to Twin Oaks. As such, we have designed most home sites to be on the lower area of the property to avoid headlight impacts and preserve the upper hillside views. The previous layout had 4 homes planned for the upper hillside where we now have only a single lot, Lot 10. Lots 7, 8, 9, & 10 have large back yards extending into the hillsides preserving them with an open space look. The private road does not propose sidewalks or street lighting. Street lighting poses similar objections as to previously described. In order to maintain a rural and luxury feel, the lots have been deisgined to minimize unnecessary impervious features such as sidelwaks and to maintain a harmonious look with similar hillside neighborhoods. The inclusion of sidelwaks would not only feel out of place but also be to costly and preclude development of the project at the proposed density, Therefore, an exception under builder's remedy, waiver, or incentive under state density bonus law is the justification in addition to the aforementioned design reasoning.

ARCHTIECTURE

Surrey Farms is a subdivision of 17.55 acres of land which includes sloped hillside towards the east and flatter portions of land at the toe of the slope towards the west (+/- 3 acres of <10% slope) and adjacent to R-1:10 residential neighborhood. The proposed neighborhood is served by a cul-de-sac road which aligns with the slope transition between the flatter western areas of the site and the eastern hillside.

Lots 1, 2 and 3 are adjacent to residential neighborhoods towards the south and are screened from view with substantial trees and vegetation. They are located adjacent to a drainage easement at the lower elevations of the overall site. Their footprints are more compact, and they are designed as two-story homes whose primary massing is broken down with several secondary roof forms.

Lots 4,5 and 6 are adjacent to residential development west of the site which is zoned R1:10 and the proposed homes on those lots are mostly one-story massing with a very limited second floor over one wing of the house and less than 20% of its overall footprint. The materials and colors palettes for these homes are carefully chosen to blend with the natural environment and be consistent with the 'California Ranch' and "Mediterranean' styles that are prevalent in the neighborhood.

The proposed 'hillside' homes on Lots 7-10 are generally on slopes of +/-20%, and the homes are placed on 'terraced pads' approximately 40' wide stepping with the hillside and oriented parallel to the contours. This minimizes the impact on the hillside and allows the homes to fit into the topography. The homesites are placed away from exiting ridgelines, trees and natural features, a riparian corridor exists between lots 7 and 8. The design of the hillside homes terrace with the slope and have primary roof forms that parallel the contours. Stone is integrated into the lower level of the home providing a base that blends with the hill. Colors and materials were carefully chosen to be

darker in tone and more natural patinas that blend with the surrounding natural landscape. Where retaining walls are necessary they will be stepped according to the principles outlined in the Los Gatos Hillside Development Standards and Guidelines.

UTILITES AND WATER TREATMENT

The subdivision is designed with a private road and all utilities have been confirmed with capacity to extend to each lot. The lots will collectively own the private street with each lot containing a portion of the street thereon. CC&Rs have been established providing governance and a maintenance agreement for the street and stormwater treatment areas. The treatment areas are generally located within a lot or shared across two lots.

ENVIRONMENTAL SENSITIVITY

An Environmental Impact Report was prepared for this project in 2018. Although the EIR was never certified, the information was utilized and updated for the 2025 Initial Study/Mitigated Negative Declaration that has been prepared for the proposed project. The project has been designed to not impact the ephemeral swale present in the middle of the site and also avoids any impacts to Ross Creek. All other categories have been evaluated and where necessary mitigations have been identified. The site has been designed with care and is a harmonious extension of the Surrey Farms neighborhood with very low density and little impact to the existing property.

AFFORDABLE HOUSING

Not only will the project deliver new homes for the market, but three of the homes are designated affordable and will be some of the first newly delivered affordable product available in Los Gatos in years. This furthers the Town's goal of delivering affordable housing in conformance with the Housing Element and General Plan. The homes have been designed in a very tasteful way to fit beautifully in the neighborhood and provide an option for ownership supported by the Town's affordable housing policies.

We thank Town Staff and the consultant team for their diligent and careful work to help refine the project as proposed today. We look forward to answering any and all questions and provide details at the Public Hearings to help enable the swift approval of the project, as revived and submitted in December of 2023 and deemed complete in March 2025.

Thank you,

Jim Foley
Principal/Broker-Owner
(408) 813-7490
Pennant Properties
DRE # 01841825

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 1

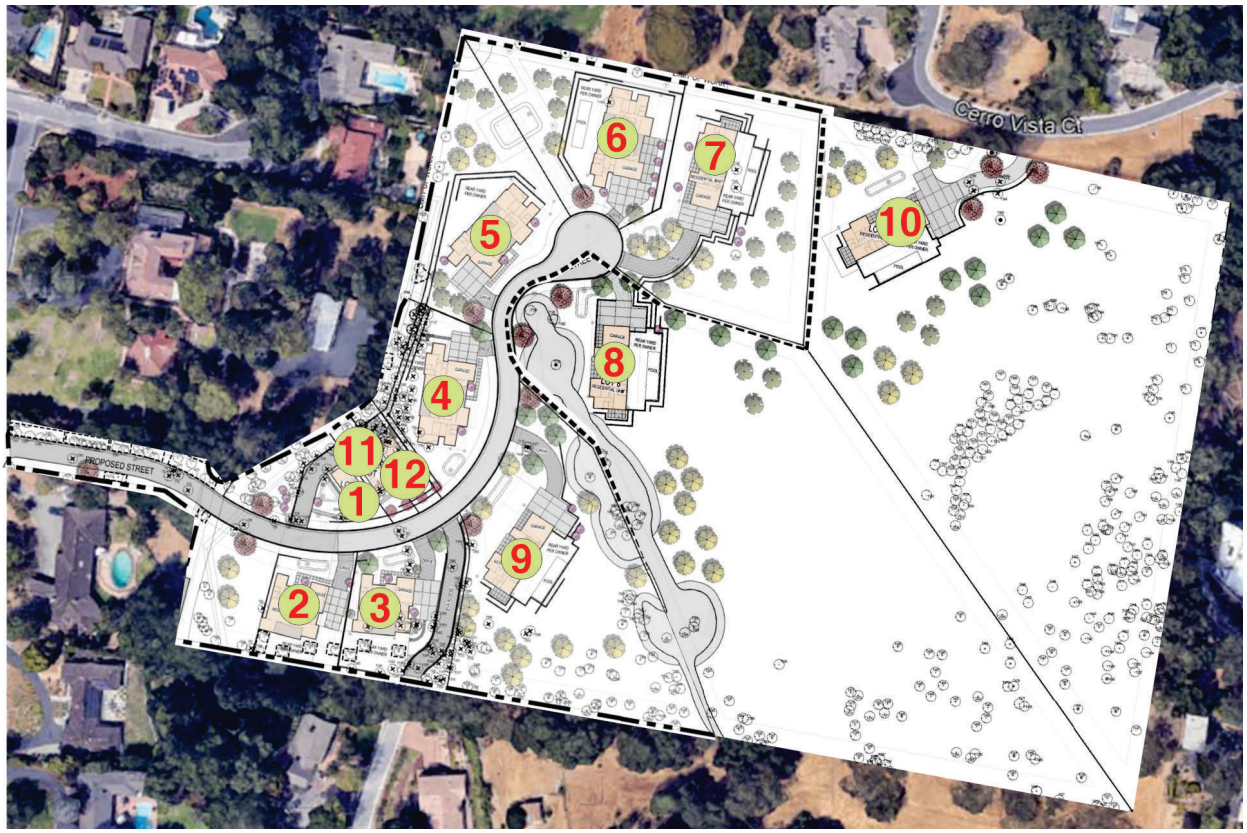
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 1 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

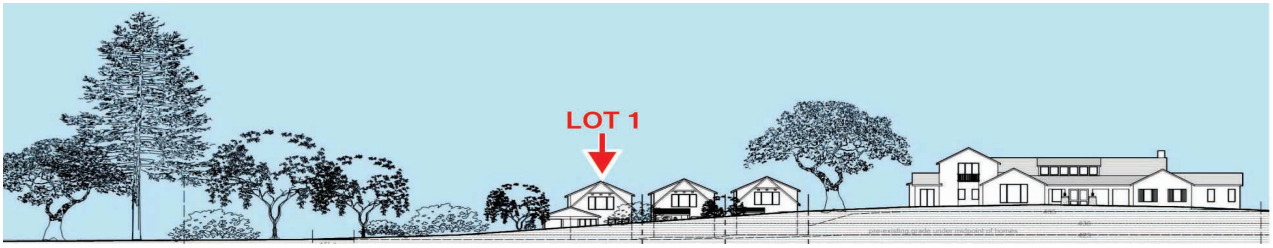


MASTER SITE PLAN

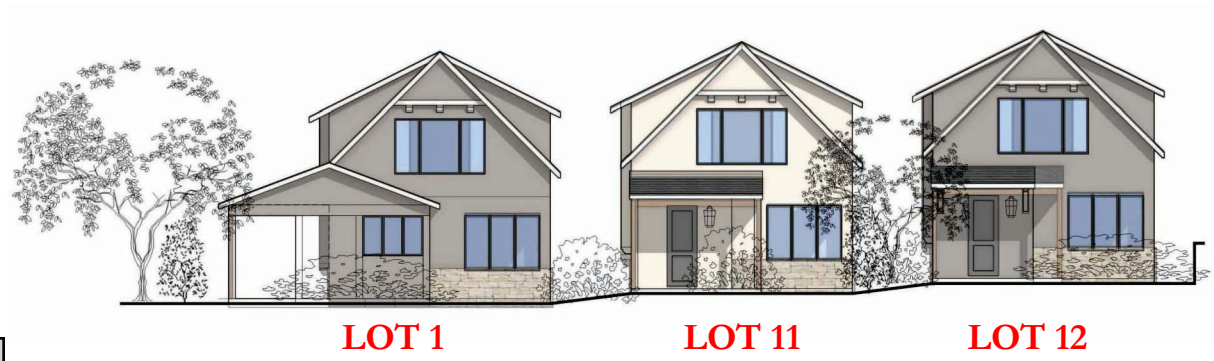




CONTEXT



STREETSCAPE CONTEXT



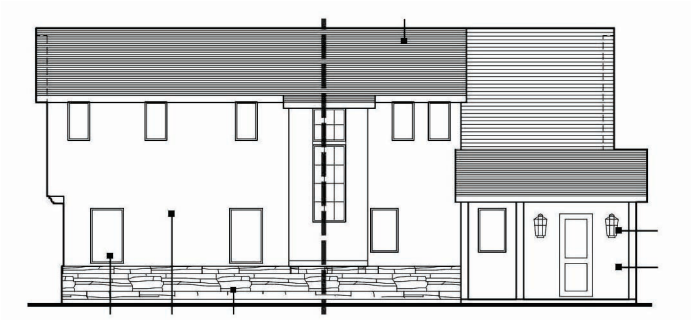
PROPOSED PROJECT



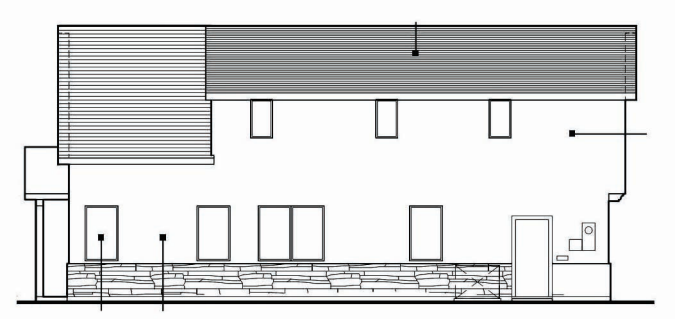
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. **Floor Plans and Facades**

   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10

2. **Colors**

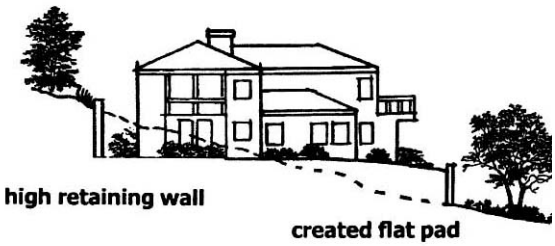
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

3. **Two Story Downhill Facades**

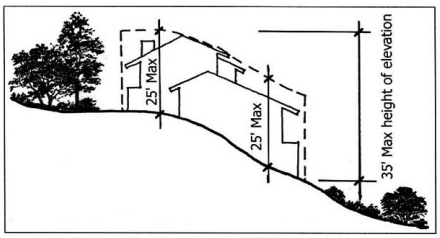
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

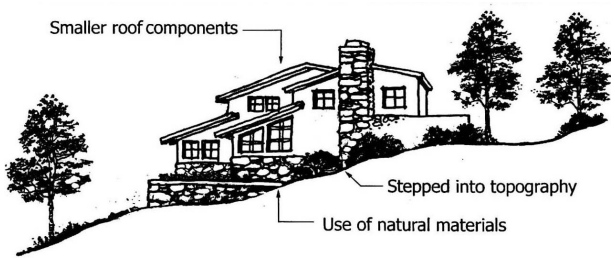


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



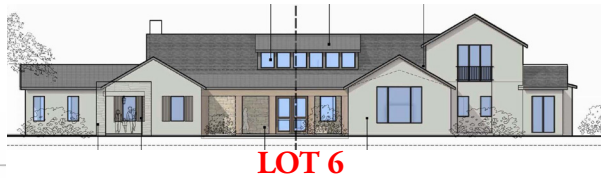
LOT 3



LOT 4



LOT 5



LOT 6



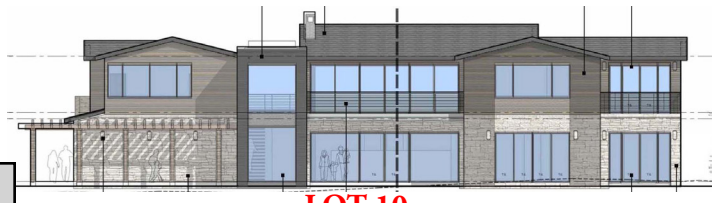
LOT 7



LOT 8



LOT 9



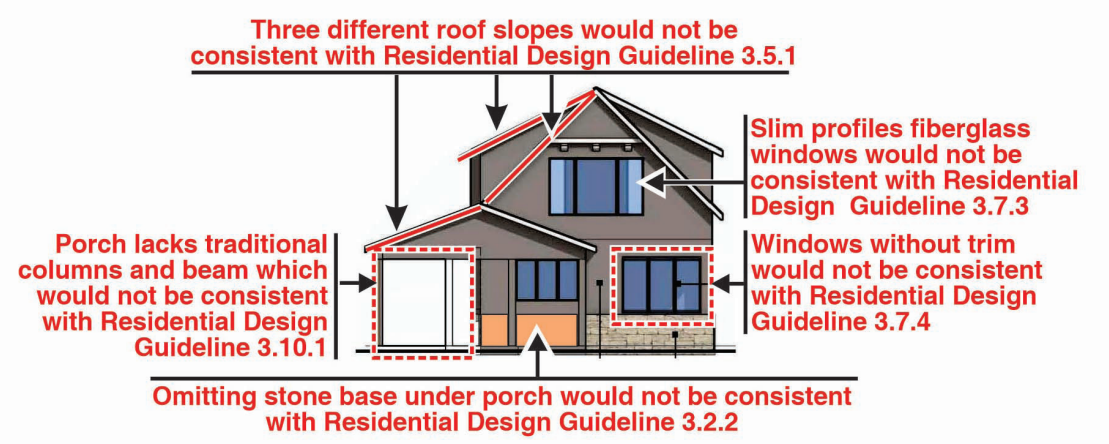
LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is modest in size and designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.



1. **Roof Slopes**

   There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

   3.5.1 Unify roof pitches

   - *Utilize the same slope for all primary roofs.*
   - *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
   - *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*

2. **Stone Base**

   Omitting the stone base under the porch would not be consistent with Residential Design Guideline 3.2.2.

   3.2.2 Design for architectural integrity

   - *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3 **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4..

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Porch Details

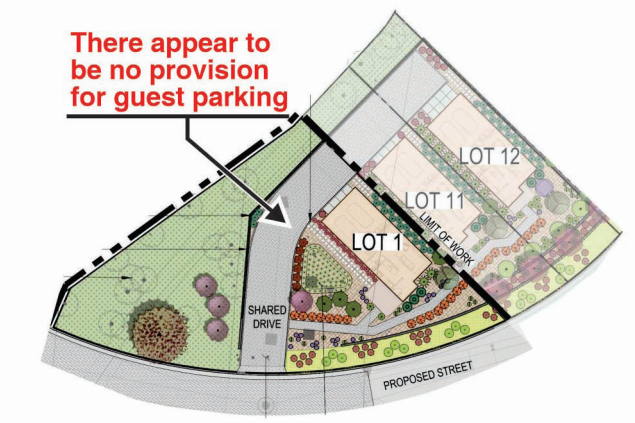
The porch columns and interface with the wall above would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

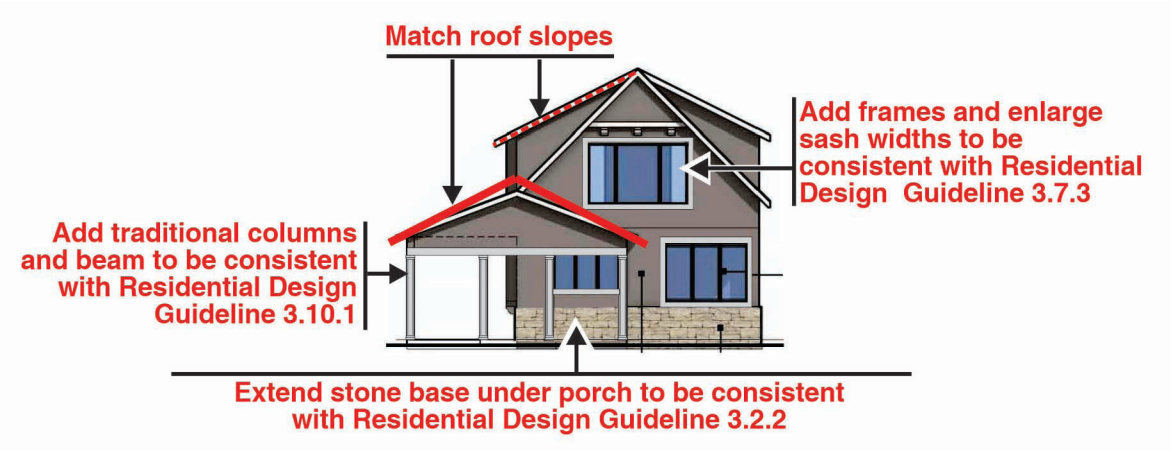
- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. ...*

6. Guest Parking

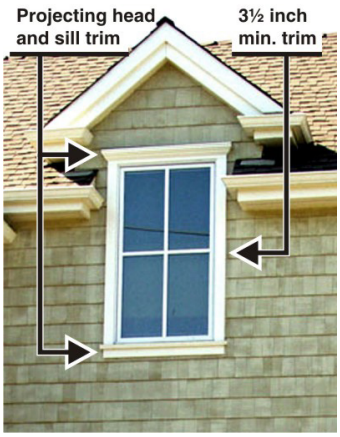
There does not appear to be any provision for guest parking on site or on street.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Extend the stone base under the porch.
3. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
4. Provide trim around all windows and doors - see Los Gatos example below.



5. Add porch beam and refine columns to be consistent with Residential Design Guideline 3.10.1.
6. Ask applicant what provisions are being made for guest parking.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 2

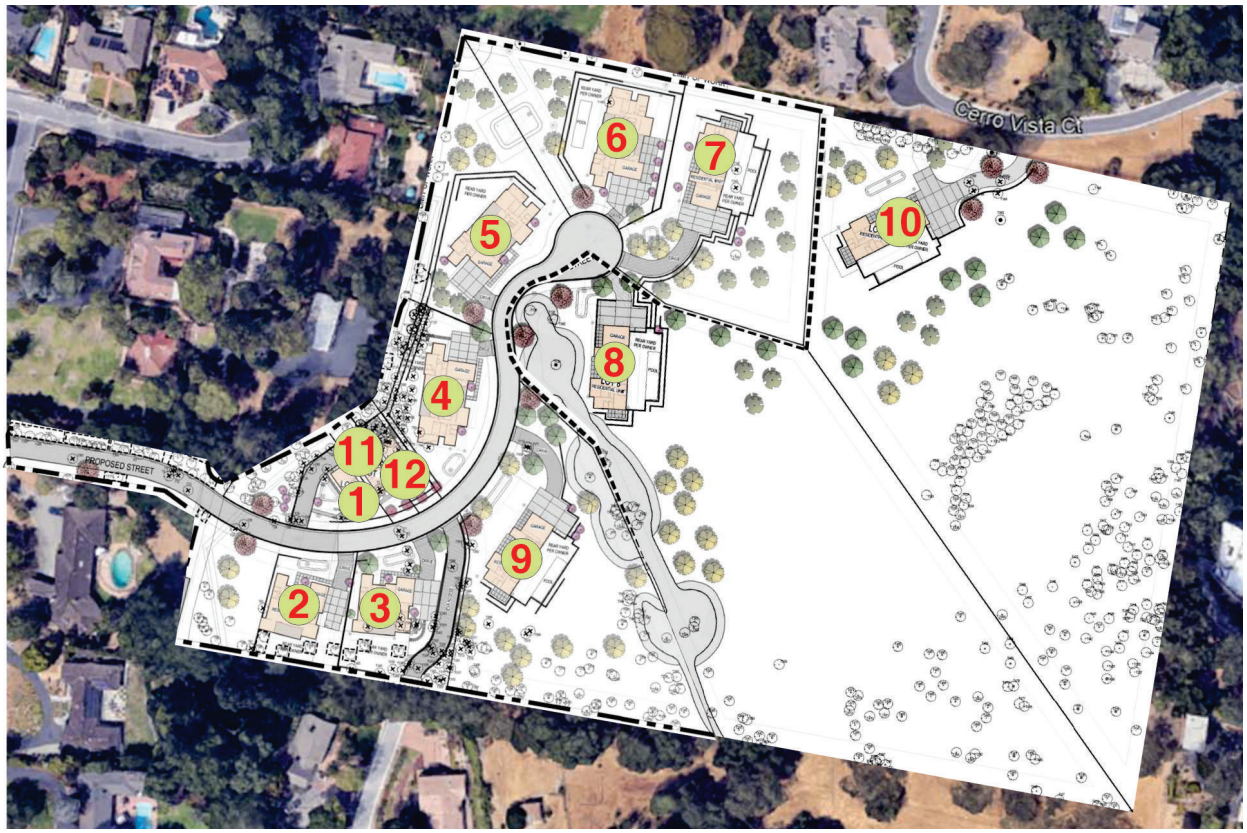
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 2 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

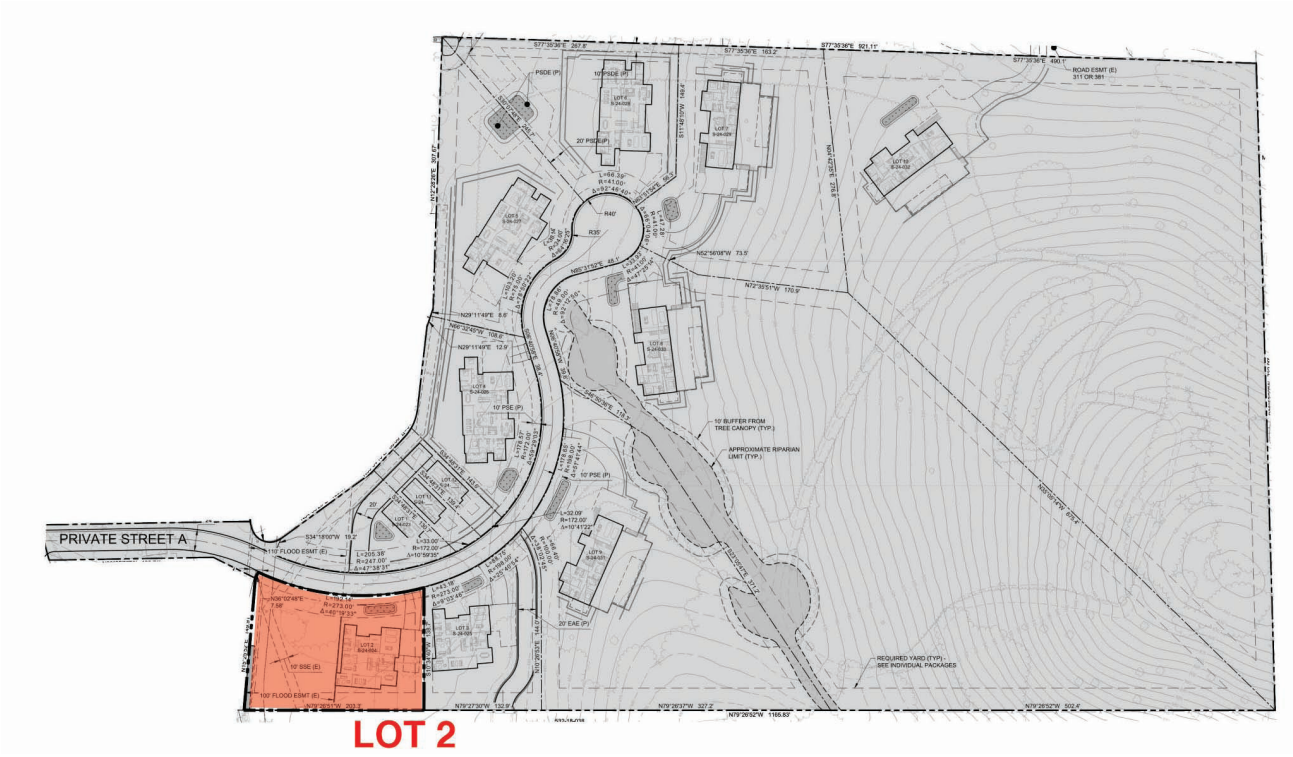


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

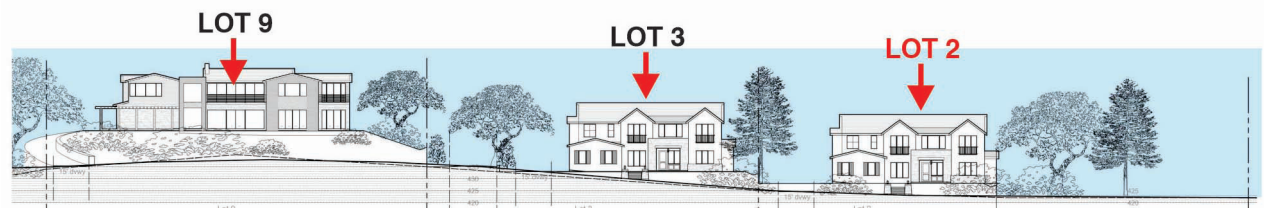


MASTER SITE PLAN





CONTEXT

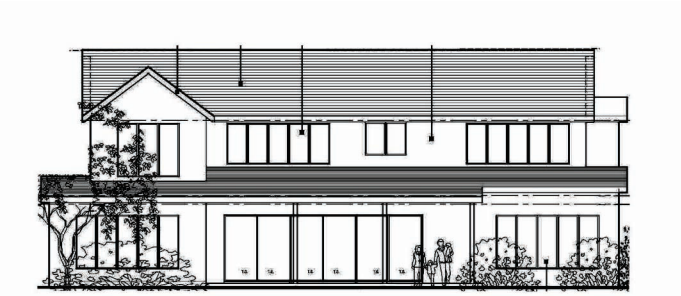


STREETSCAPE CONTEXT

PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. **Floor Plans and Facades**

   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10

2. **Colors**

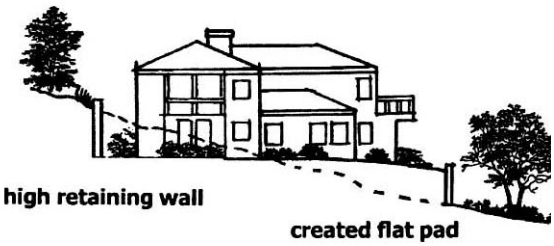
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

3. **Two Story Downhill Facades**

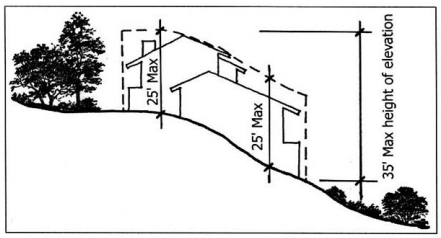
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

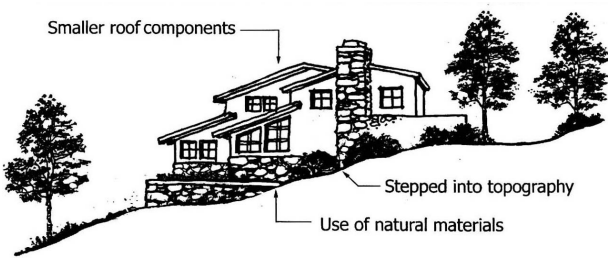


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 6



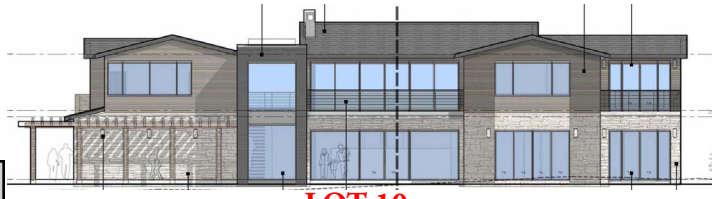
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

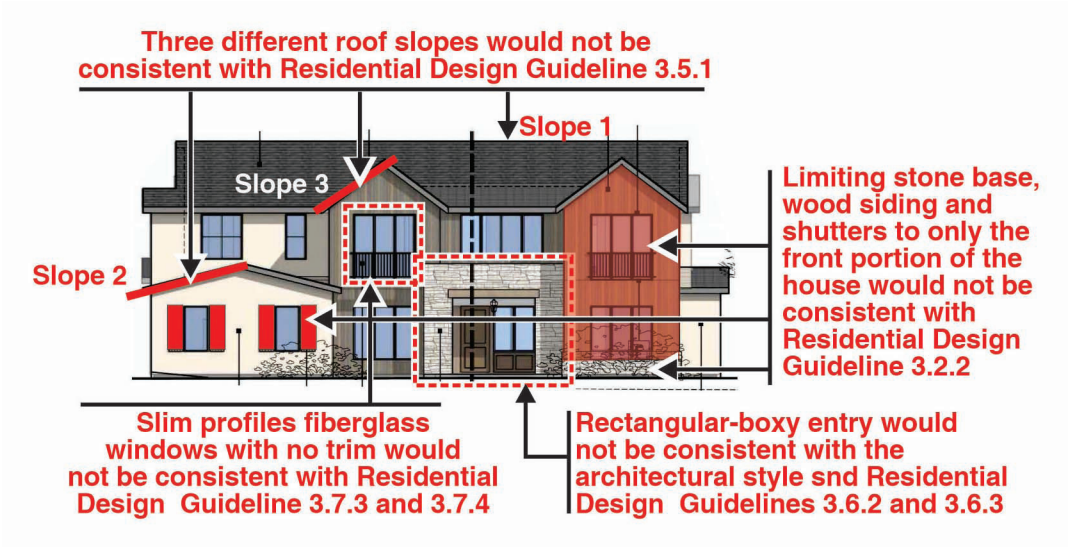
The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

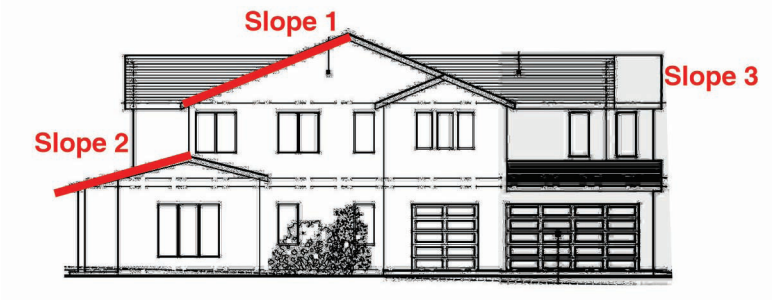
1. Roof Slopes

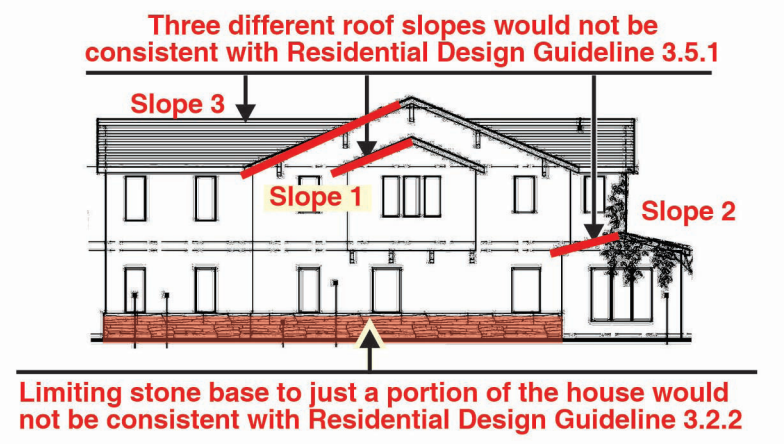
There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*
- *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
- *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*







CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

2. Facade Integrity

Limiting the location of the stone base, siding and shutters would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Entry

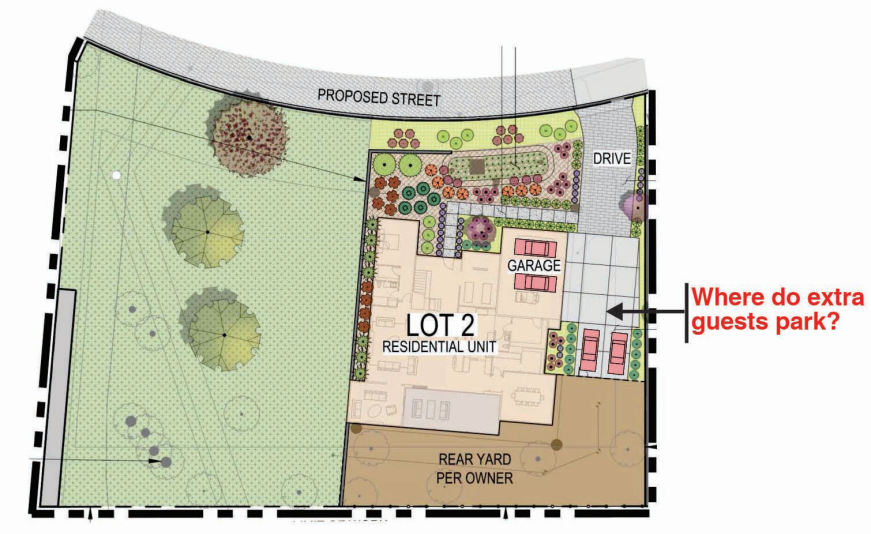
The rectangular entry form would not be consistent with the architectural style and Residential Design Guidelines 3.6.2 and 3.6.3.

3.6.2 Design home entries with sensitivity to the architectural style

3.6.3 Design entries with sensitivity to the surrounding neighborhood

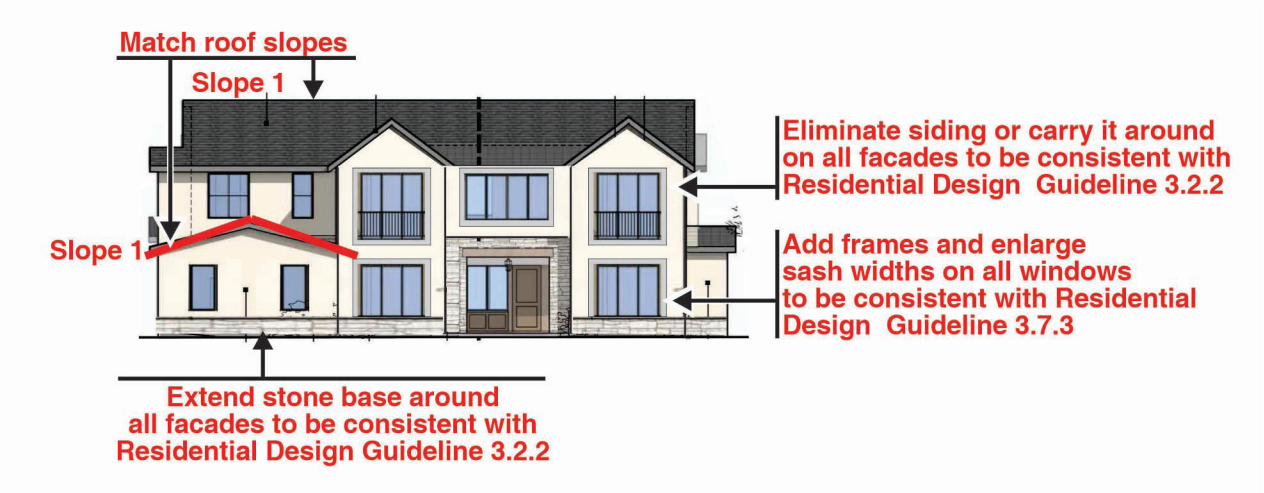
6. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.

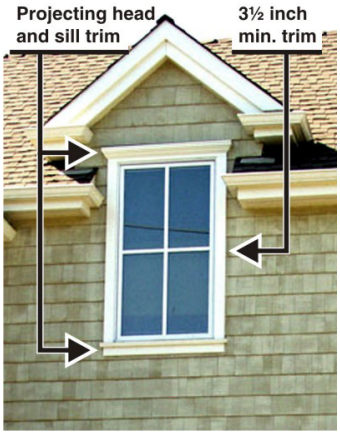


CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Extend the stone base continuously around all four facades or eliminate the base.
3. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.



4. Provide trim around all windows and doors - see Los Gatos example below.
5. Eliminate the proposed siding or carry it more consistently around all facades.
6. While the proposed entry type is not normally associated with the proposed architectural style, its recession on the front facade would not be jarring and I would not recommend changing it.
7. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown.

   (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 3

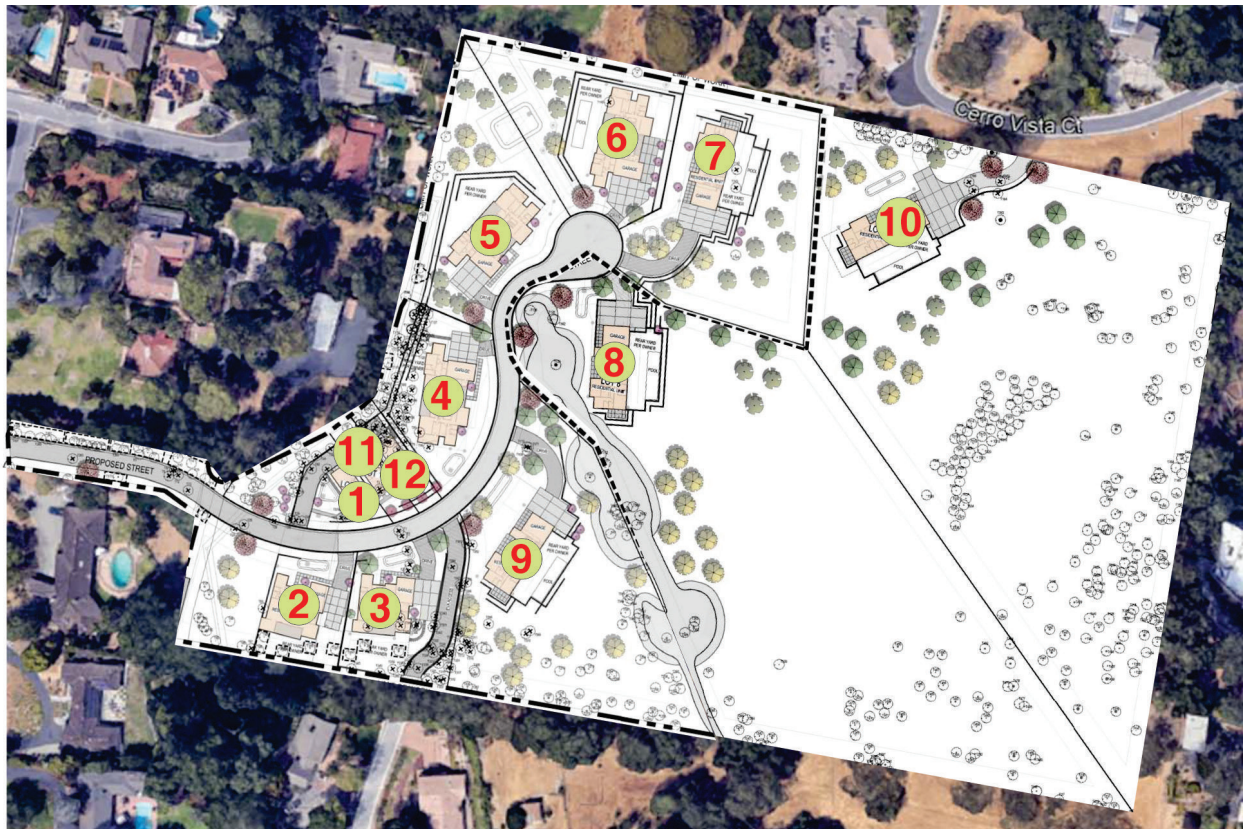
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 3 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

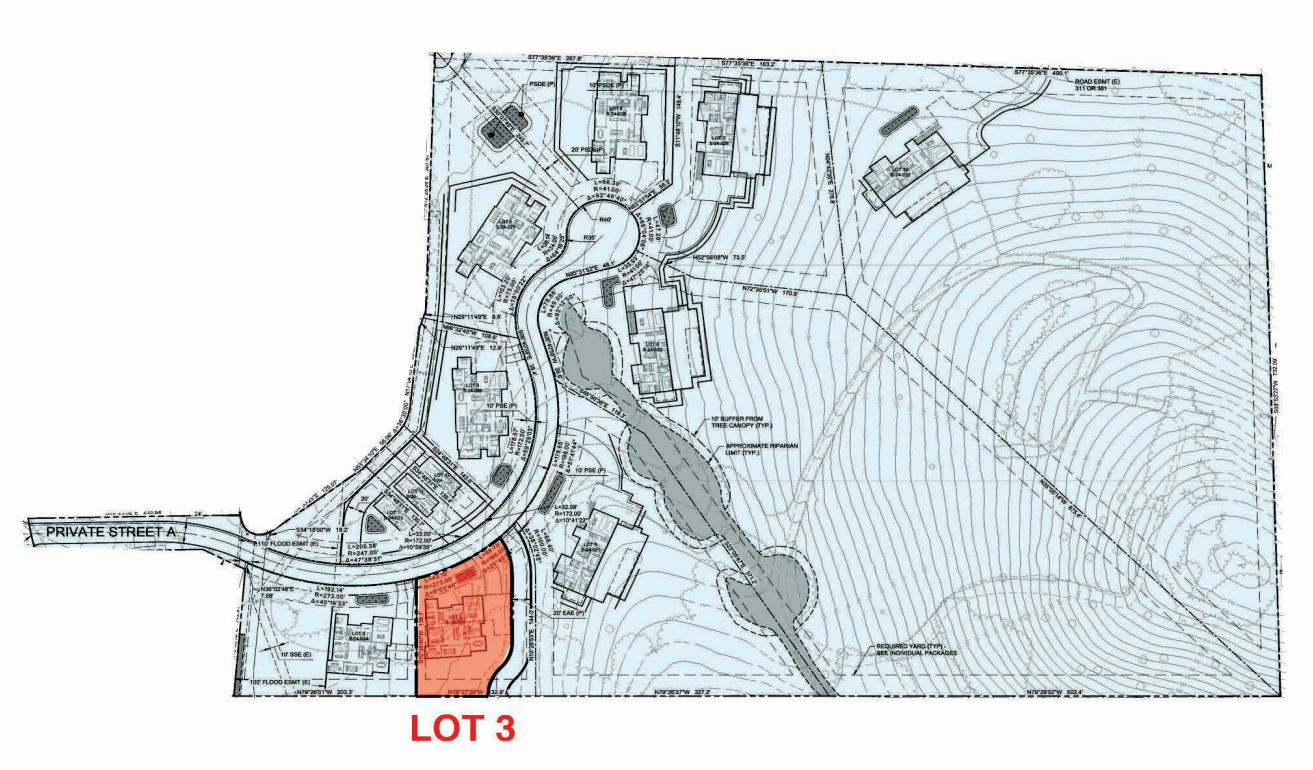


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET



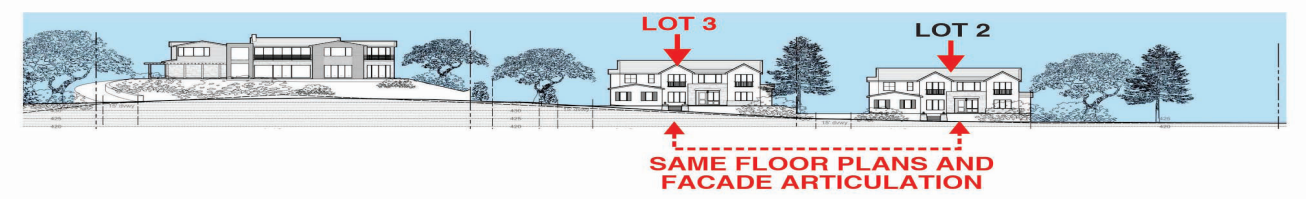
MASTER SITE PLAN



LOT 3



CONTEXT

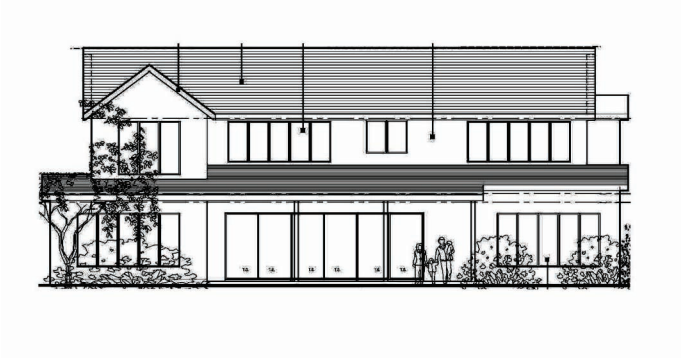


STREETSCAPE CONTEXT

PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

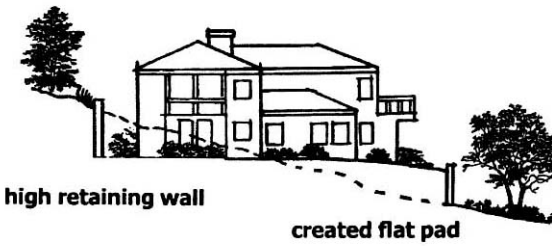
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

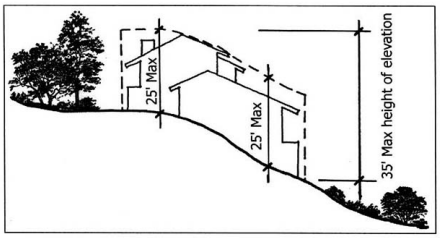
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

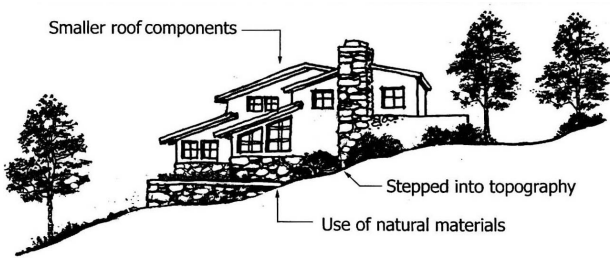


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



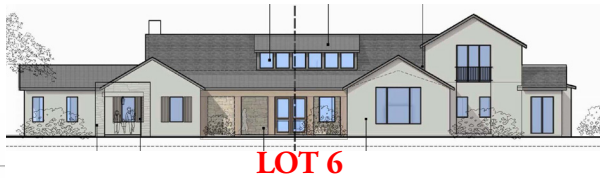
LOT 3



LOT 4



LOT 5



LOT 6



LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

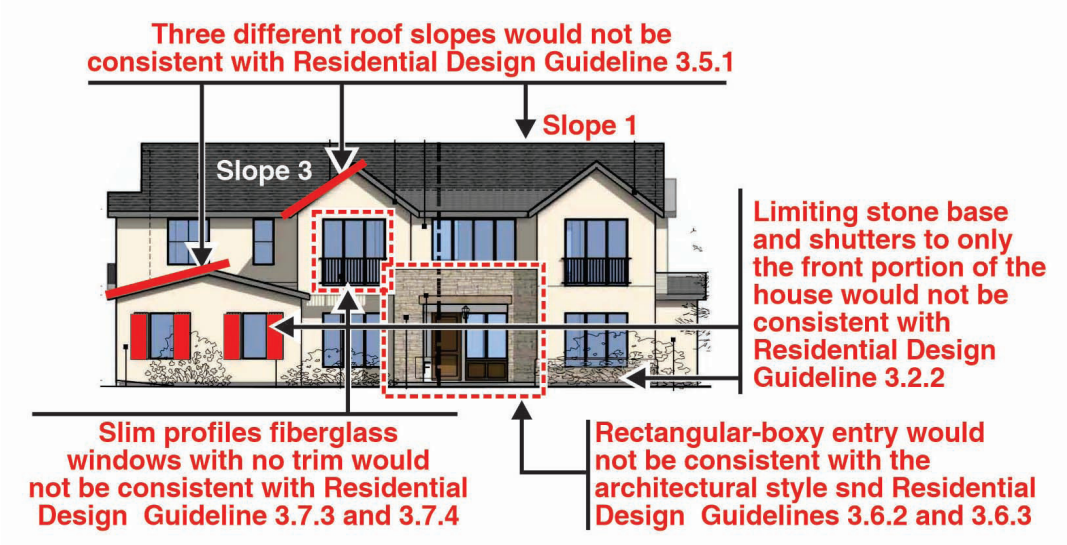
The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. **Roof Slopes**

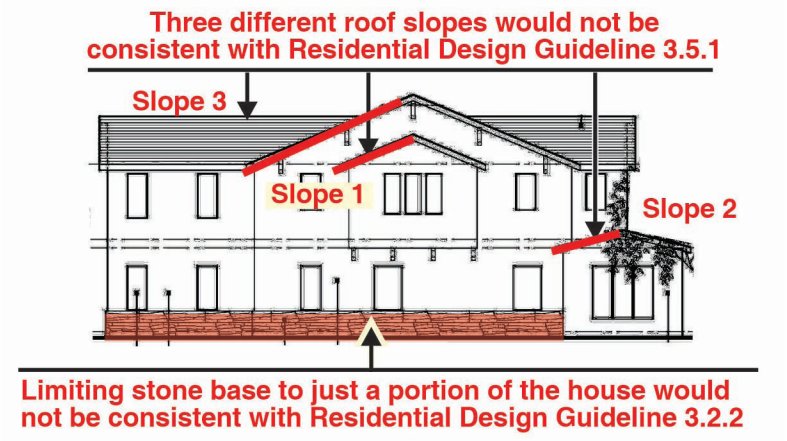
   There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

   3.5.1 Unify roof pitches

   - *Utilize the same slope for all primary roofs.*
   - *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
   - *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*







2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Entry

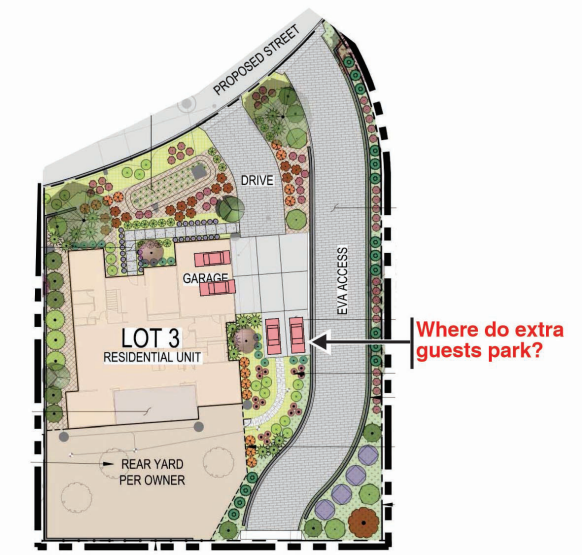
The rectangular entry form would not be consistent with the architectural style and Residential Design Guidelines 3.6.2 and 3.6.3.

3.6.2 Design home entries with sensitivity to the architectural style

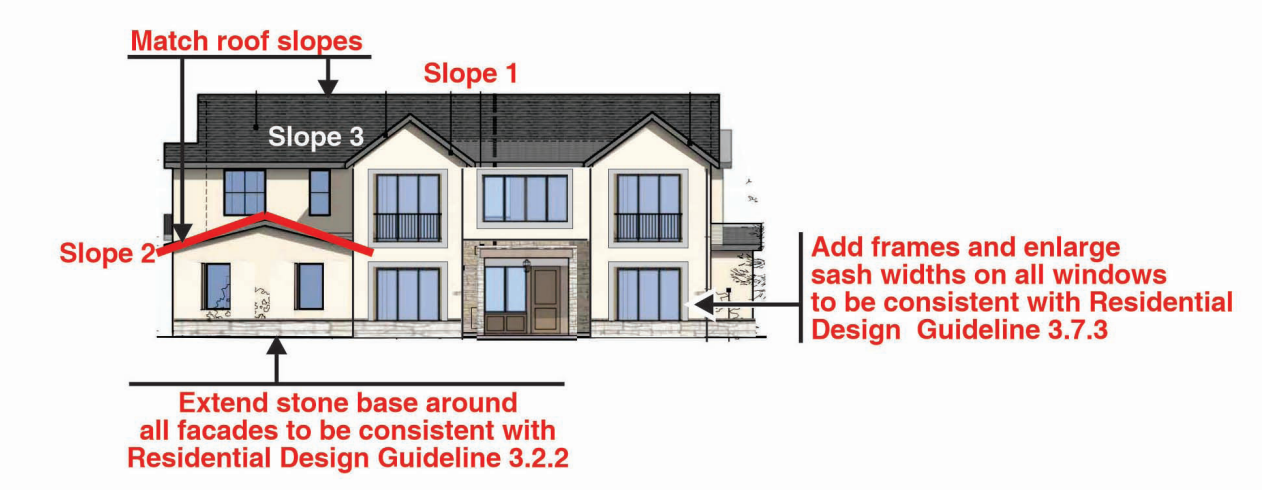
3.6.3 Design entries with sensitivity to the surrounding neighborhood

6. Guest Parking

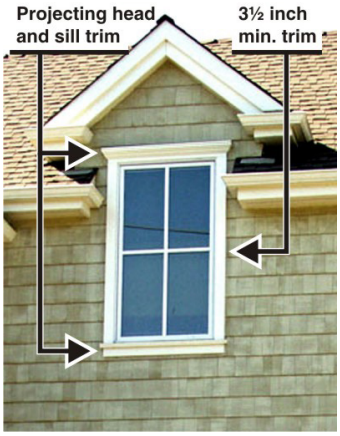
There appears to be limited off street parking for more than two cars and no on street parking is shown.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Extend the stone base continuously around all four facades or eliminate the base.
3. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
4. Provide trim around all windows and doors - see Los Gatos example below.



5. While the proposed entry type is not associated with the proposed architectural style, its recession on the front facade would not be jarring and I would not recommend changing it.
6. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 4

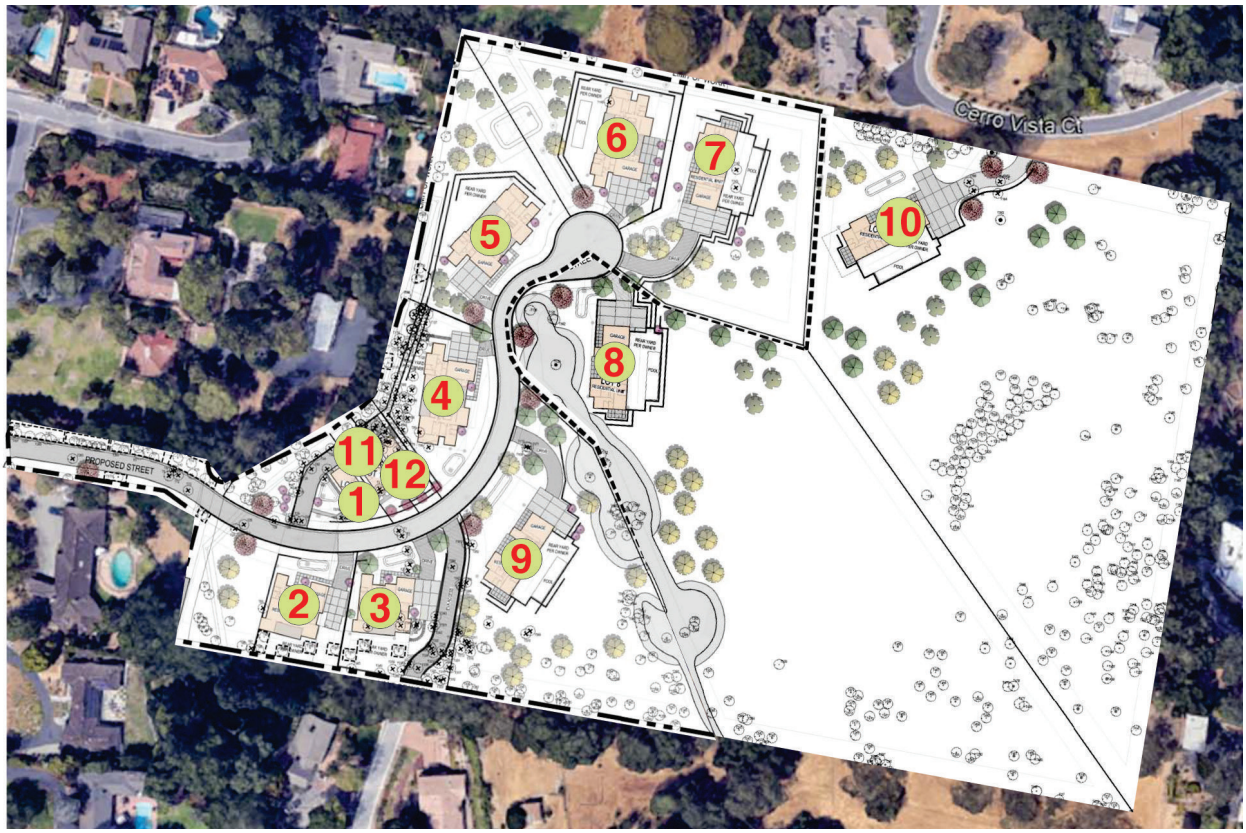
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 4 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

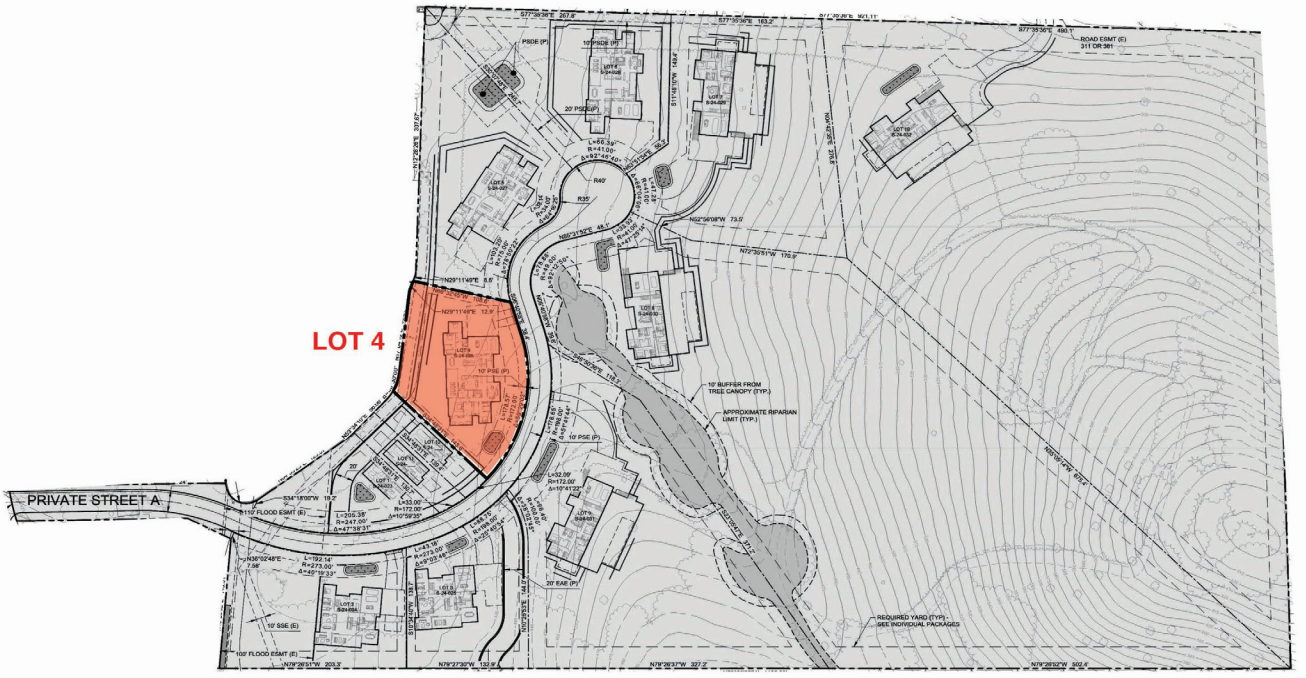


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET



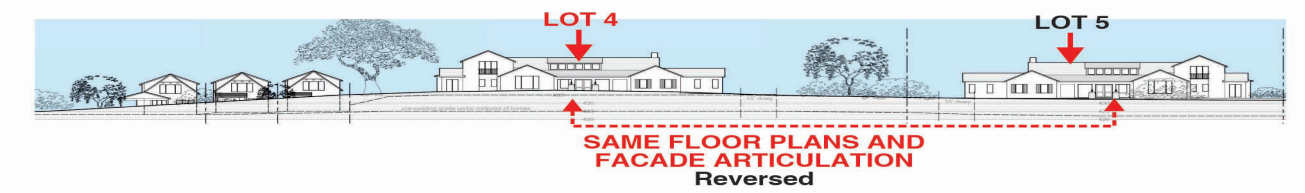
MASTER SITE PLAN



CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



CONTEXT

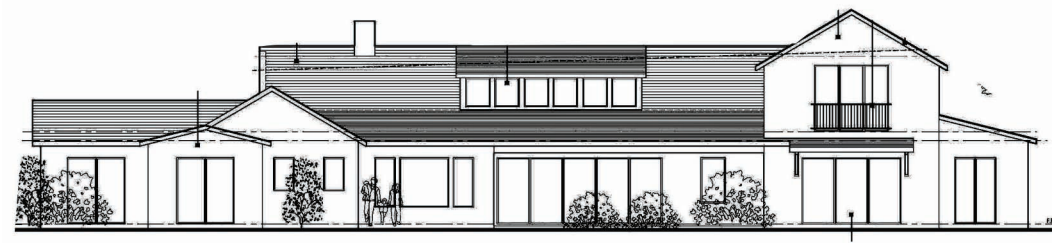


STREETSCAPE CONTEXT

PROPOSED PROJECT



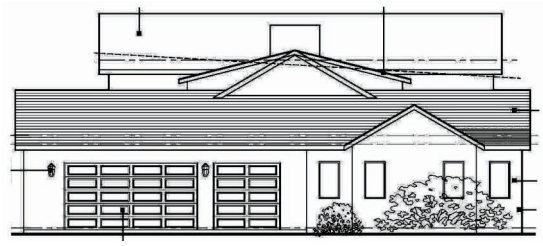
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

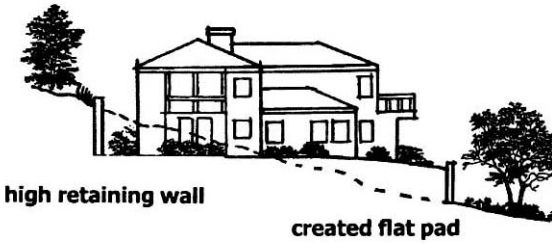
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

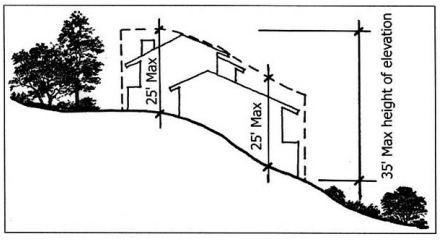
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

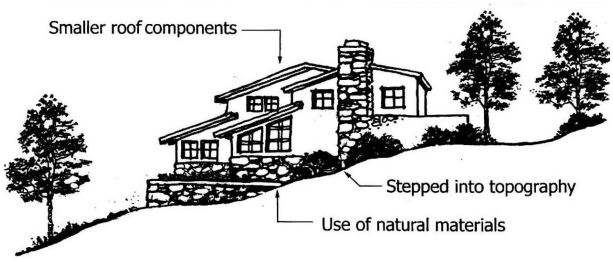


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



LOT 3



LOT 4



LOT 5



LOT 6



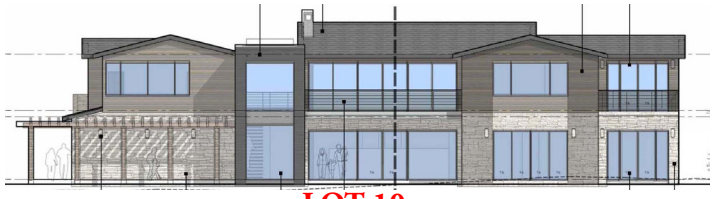
LOT 7



LOT 8



LOT 9



LOT 10

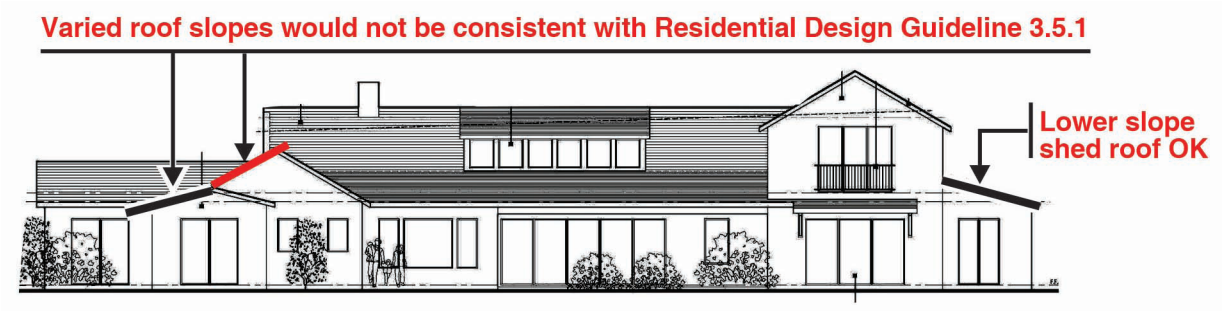
COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. Roof Slopes



There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*
- *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
- *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*



2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

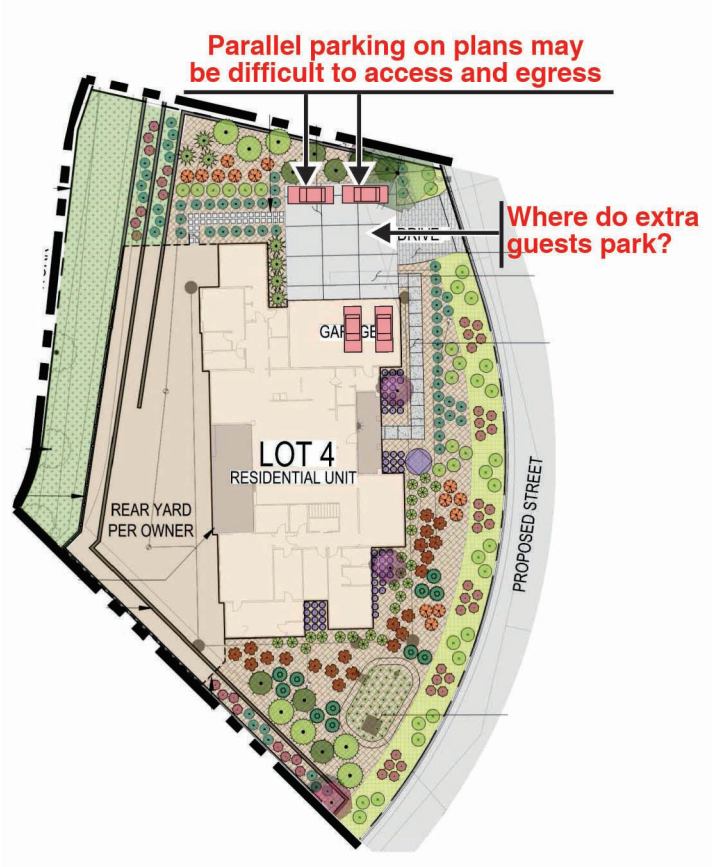
Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

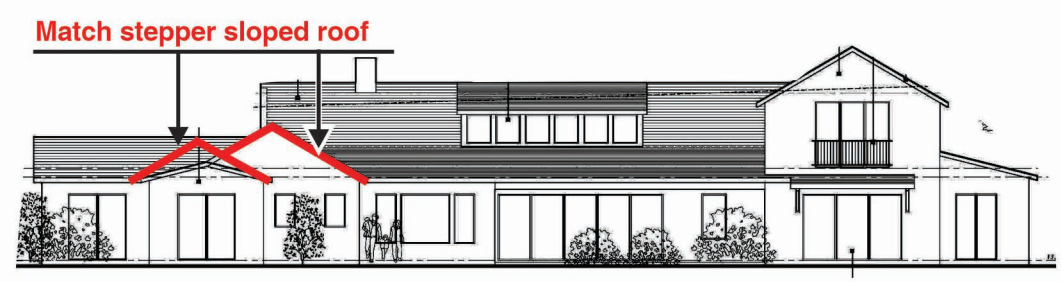
5. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.



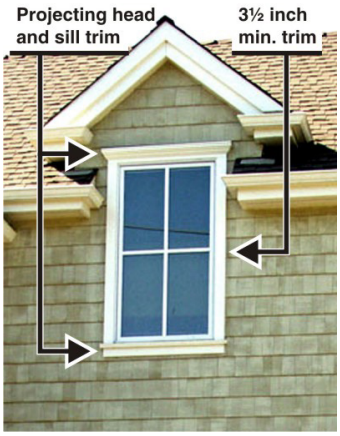
CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

RECOMMENDATIONS





1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.



4. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 5

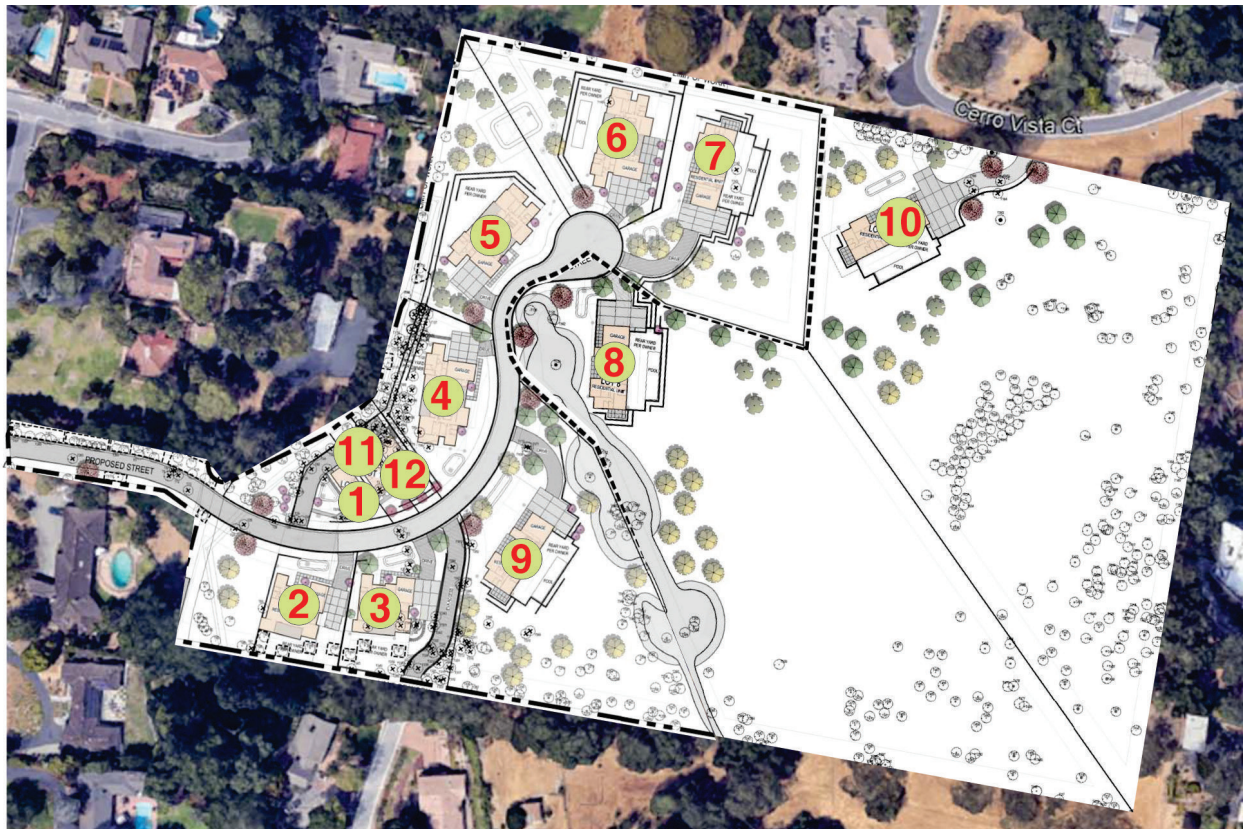
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 5 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

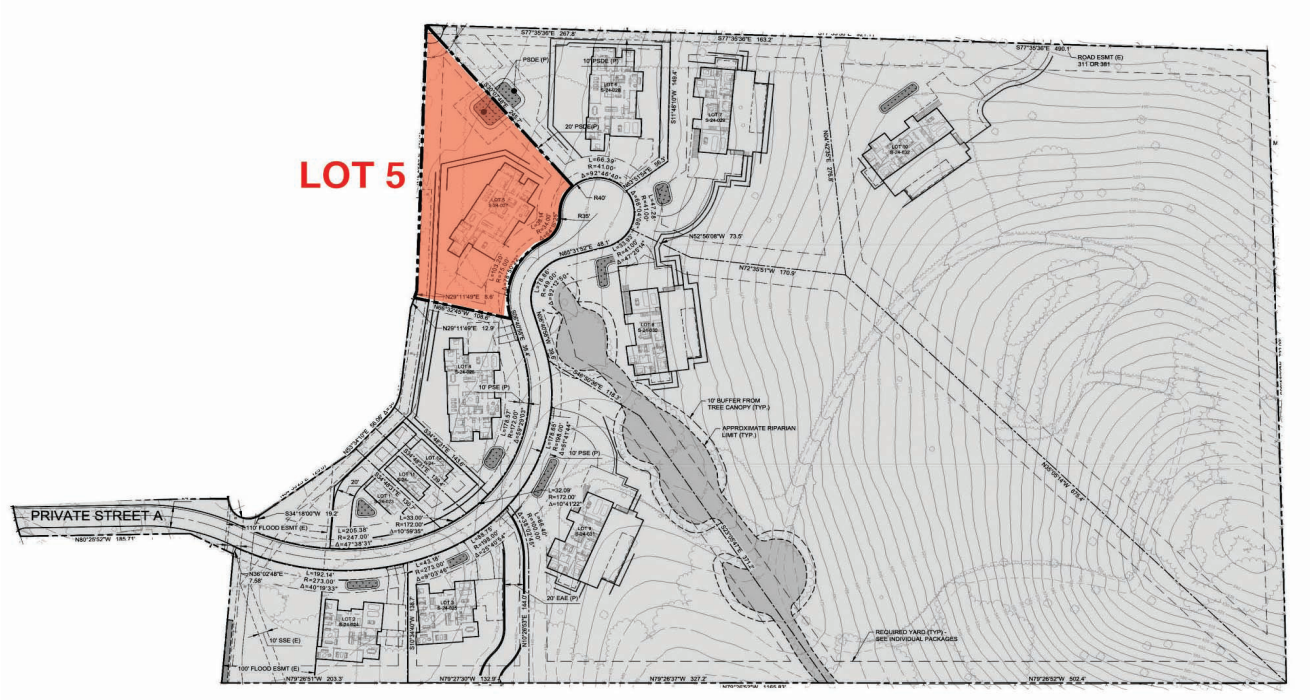


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET



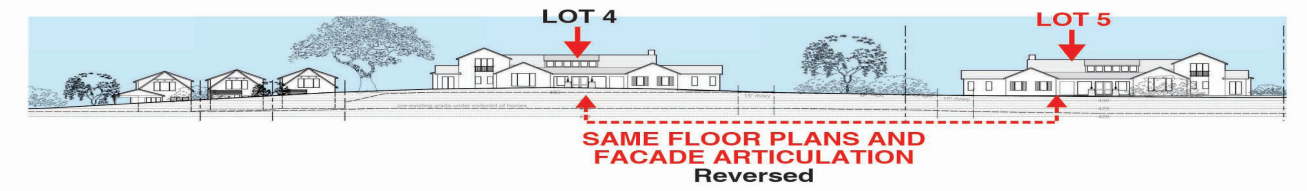
MASTER SITE PLAN



CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



CONTEXT

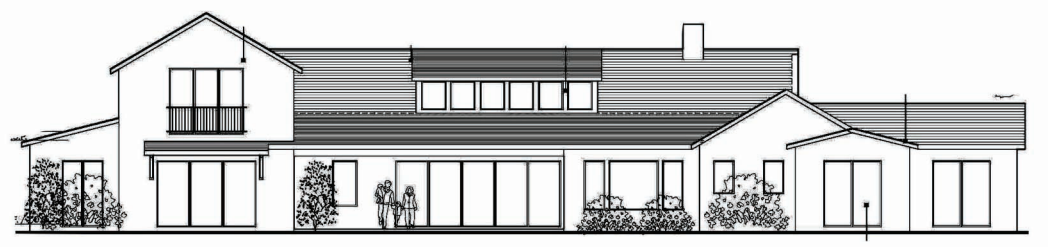


STREETSCAPE CONTEXT

PROPOSED PROJECT



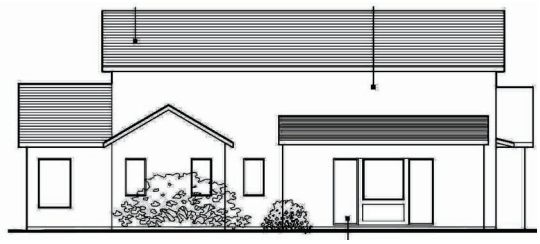
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

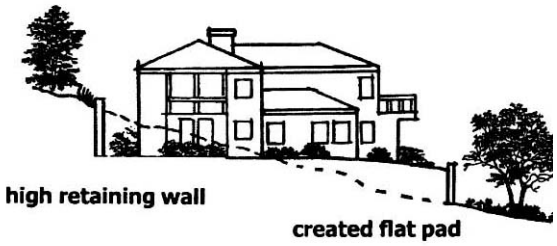
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

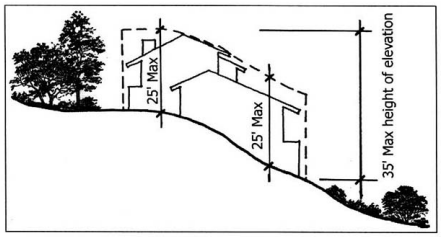
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

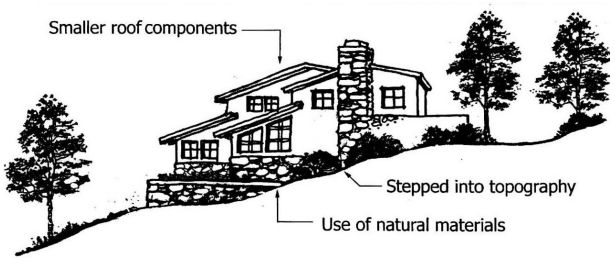


DO THIS



DON'T DO THIS







LOT 1 LOT 11 LOT 12



LOT 2



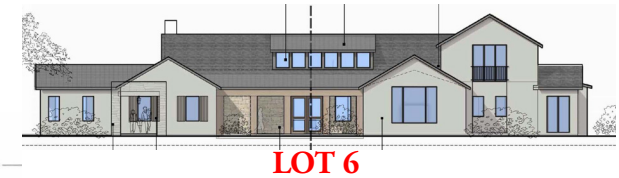
LOT 3



LOT 4



LOT 5



LOT 6



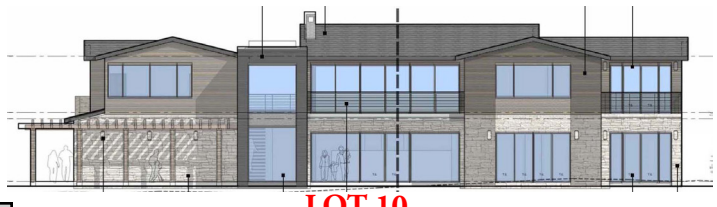
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. Roof Slopes

There are three different roof slopes which would not be consistent with Residential Design Guideline



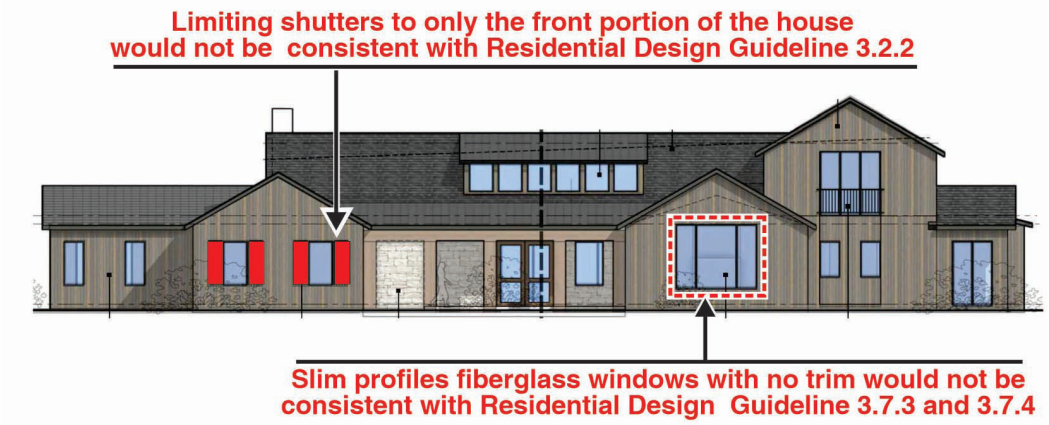
3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*
- *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
- *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*

2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.



3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

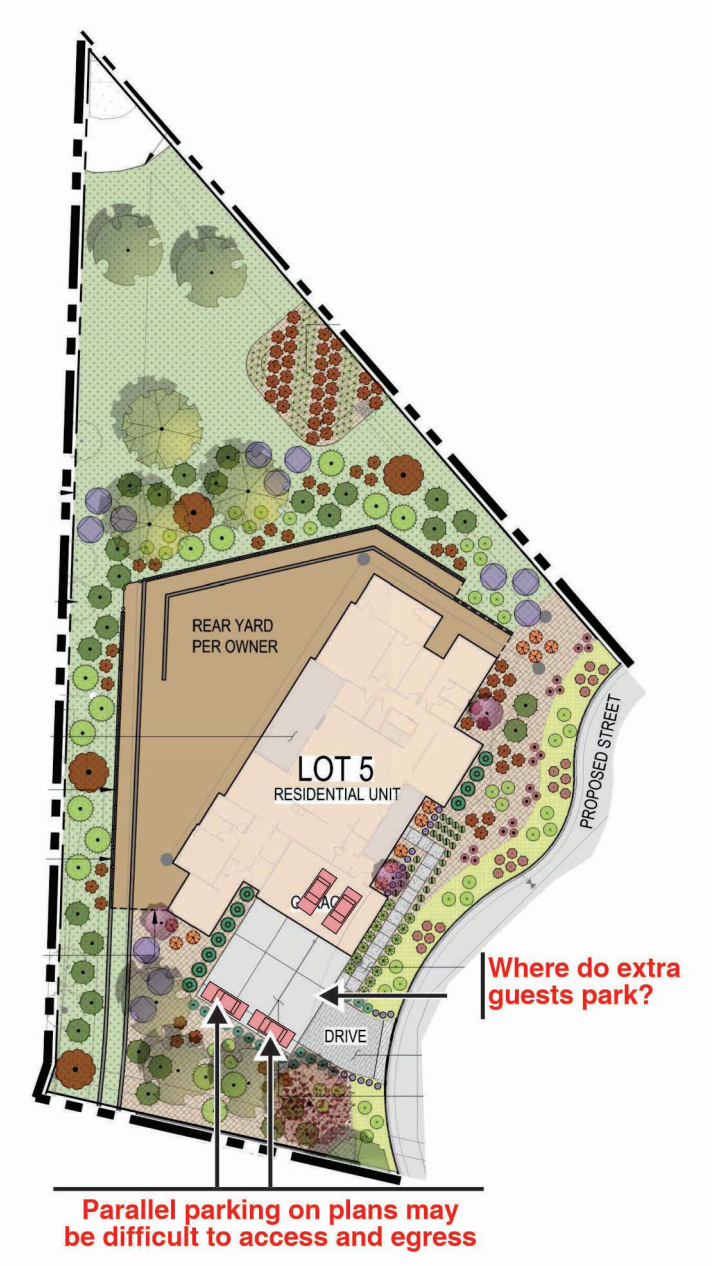
Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Guest Parking

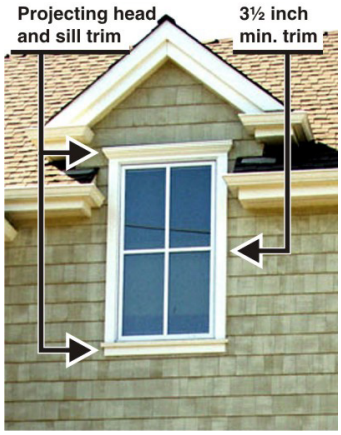
There appears to be limited off street parking for more than two cars and no on street parking is shown.



RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.



4. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 6

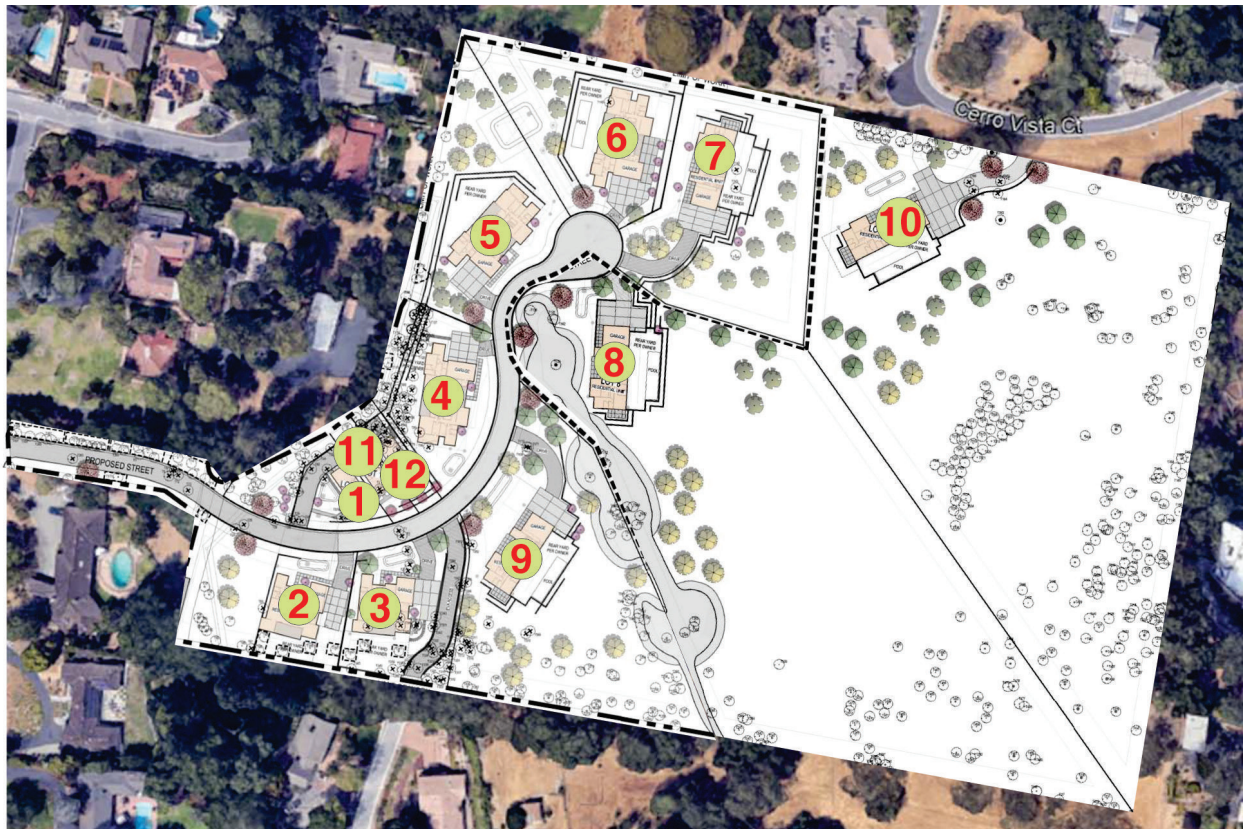
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 6 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

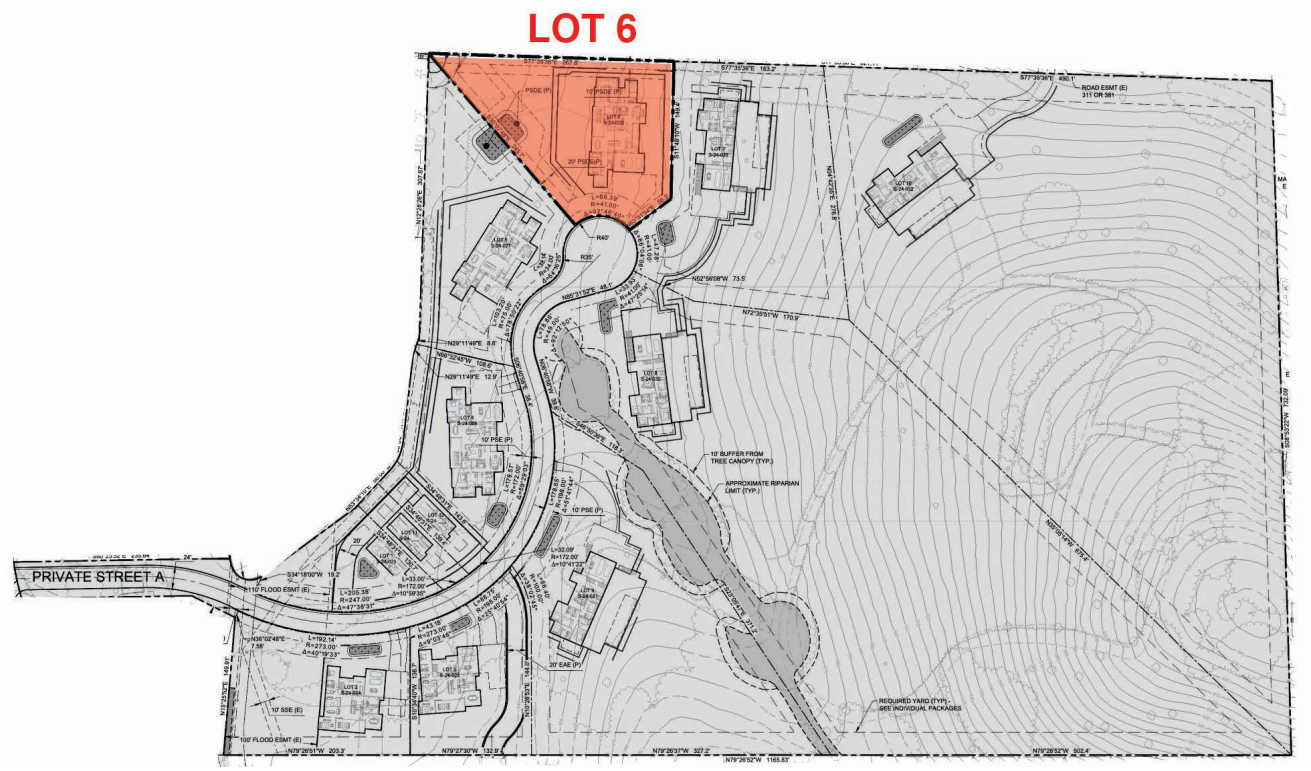


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

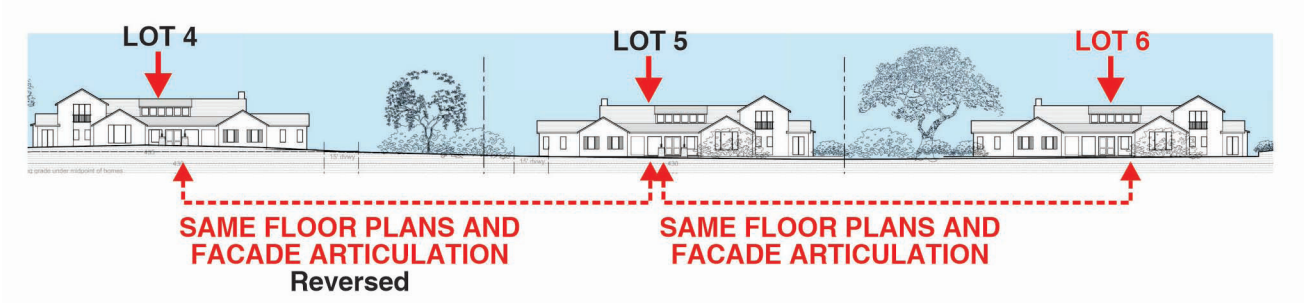


MASTER SITE PLAN





CONTEXT

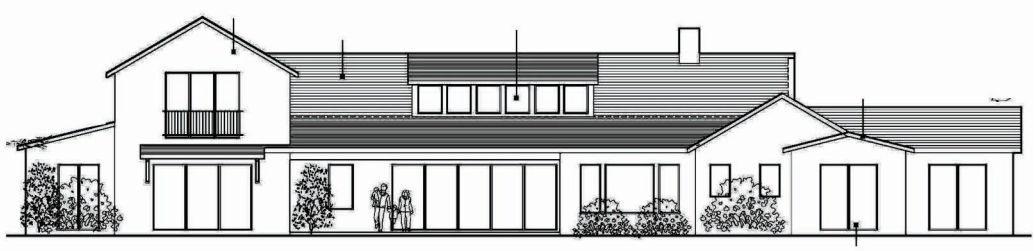


STREETSCAPE CONTEXT

PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

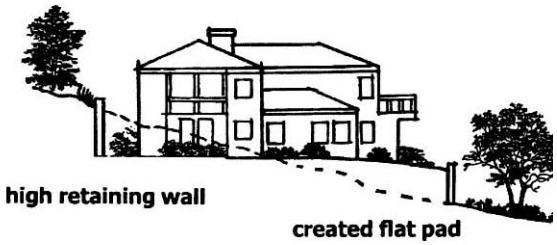
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

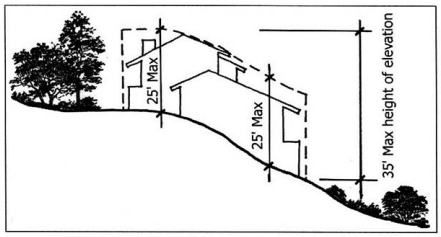
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

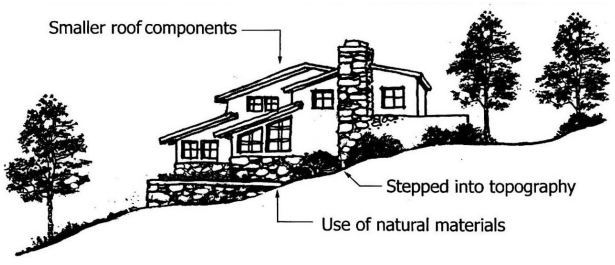


DO THIS



DON'T DO THIS







LOT 1 LOT 11 LOT 12



LOT 2



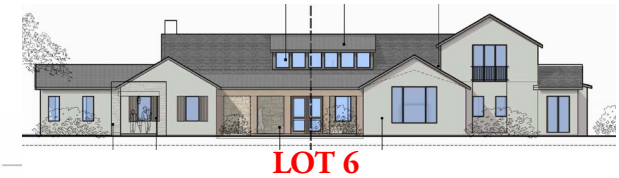
LOT 3



LOT 4



LOT 5



LOT 6



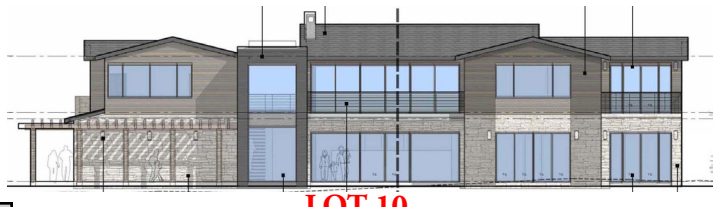
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

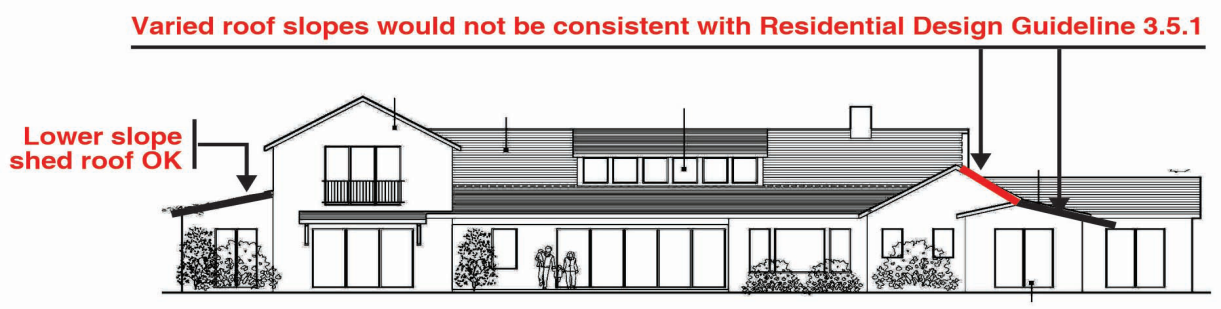
CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. Roof Slopes

There are three different roof slopes which would not be consistent with Residential Design Guideline



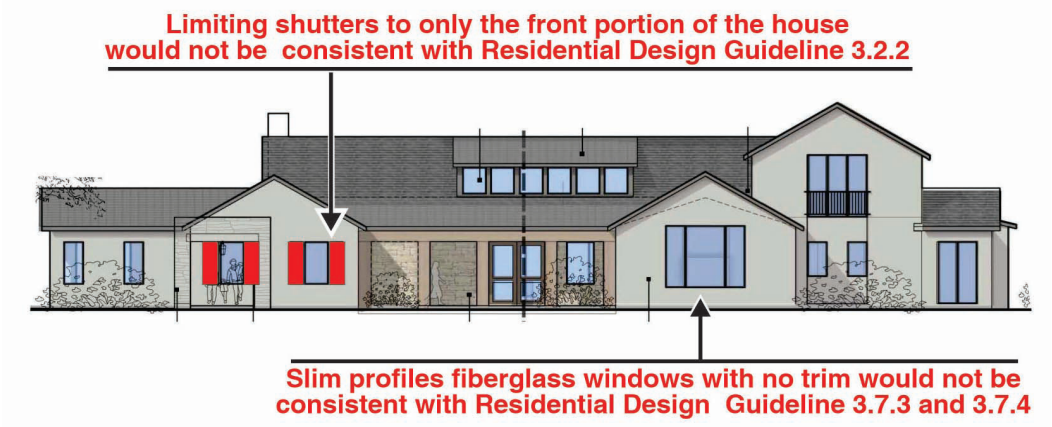
3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*
- *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
- *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*

2. Facade Integrity

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.



3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3. Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Site Paving

There appears to be a rather large amount of paving for a hillside lot.

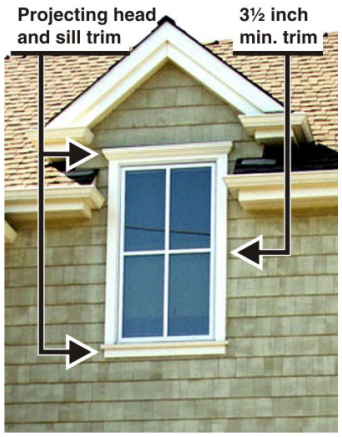


CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

RECOMMENDATIONS



1. Reduce the variation in roof slopes from three to two.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.



4. Reduce the amount of site paving.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 7

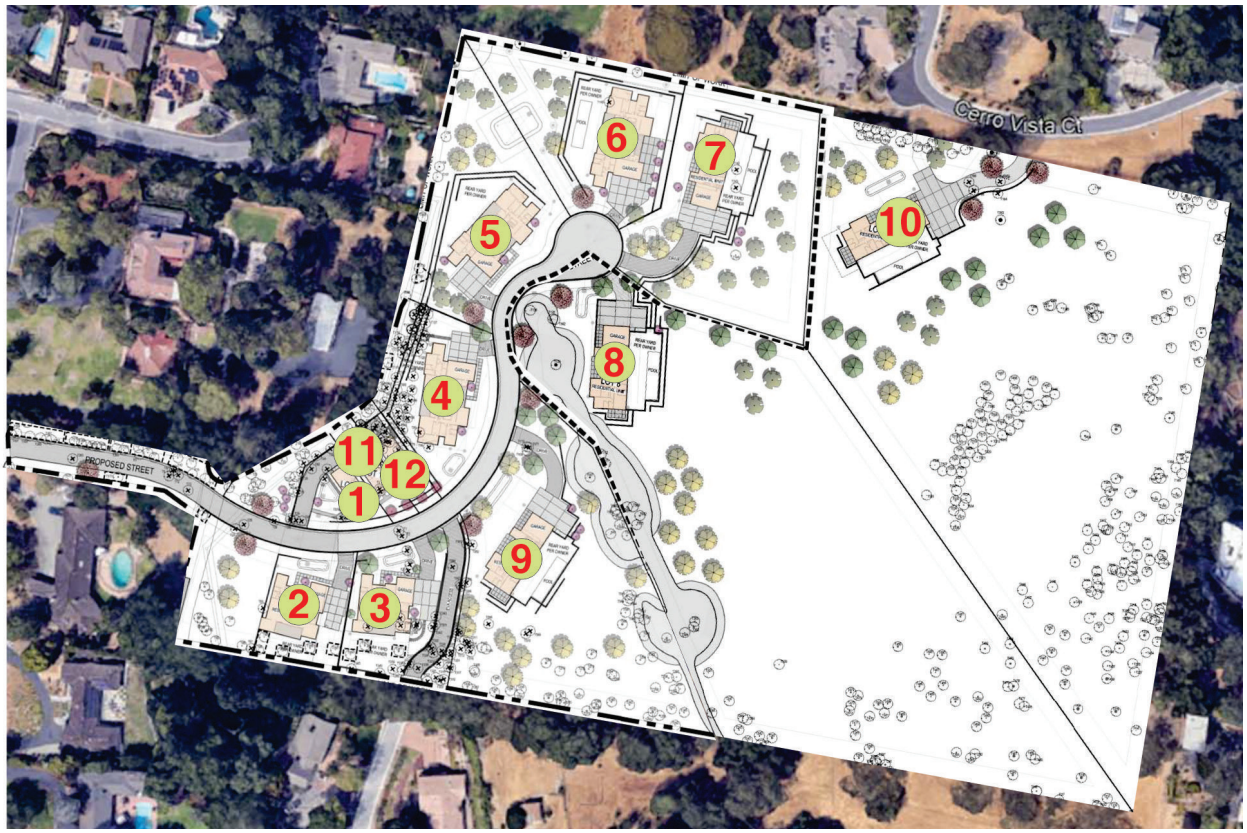
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 7 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

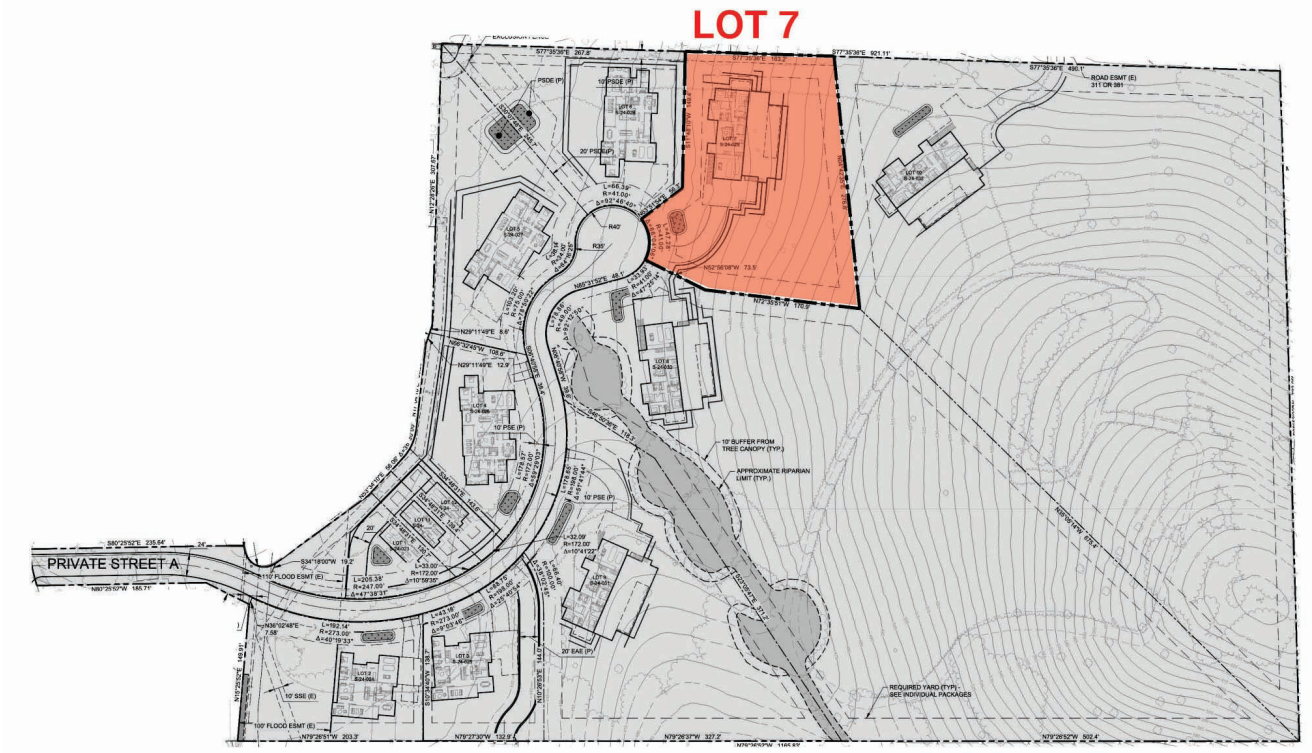


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

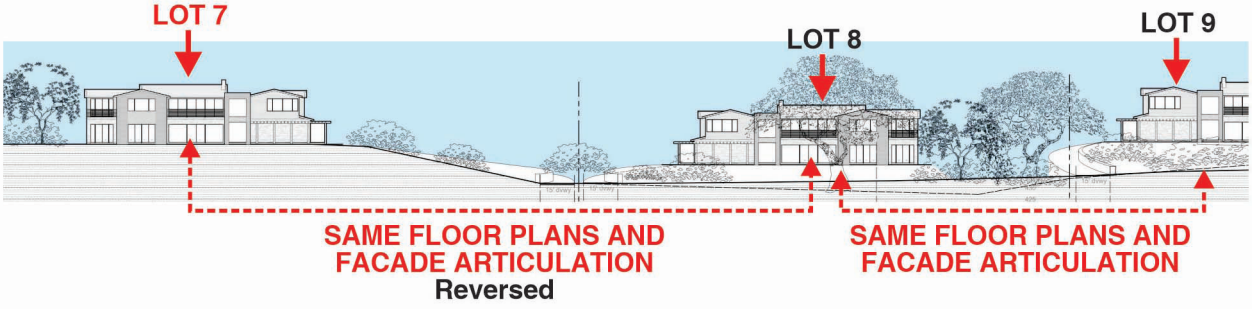


MASTER SITE PLAN





CONTEXT

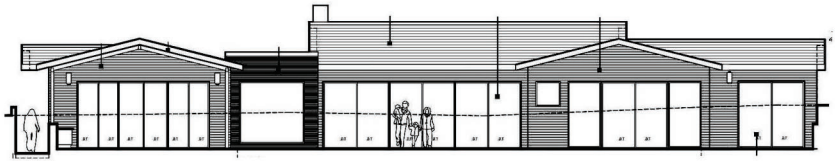


STREETSCAPE CONTEXT

PROPOSED PROJECT



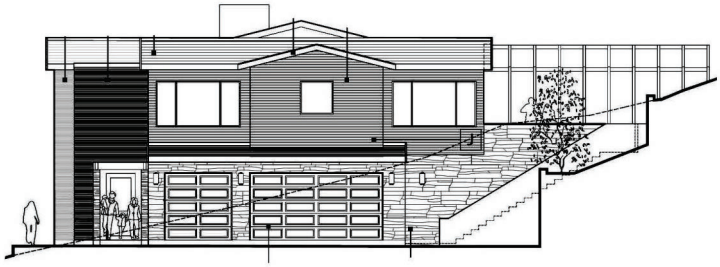
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

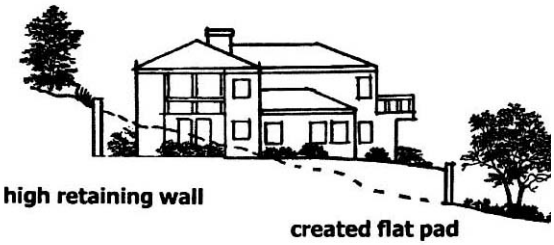
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

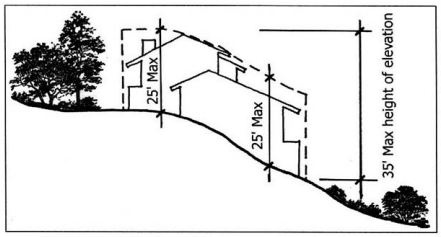
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

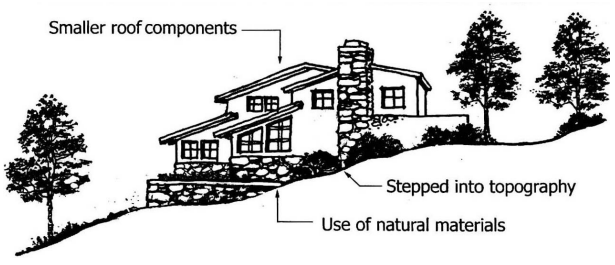


DO THIS



DON'T DO THIS





CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409



LOT 1 LOT 11 LOT 12



LOT 2



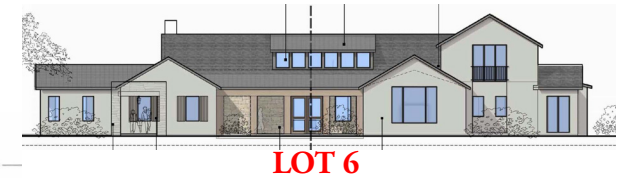
LOT 3



LOT 4



LOT 5



LOT 6



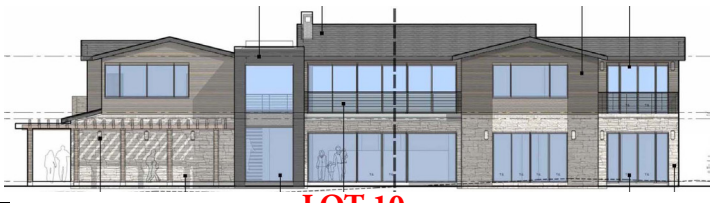
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. **Window Trim**

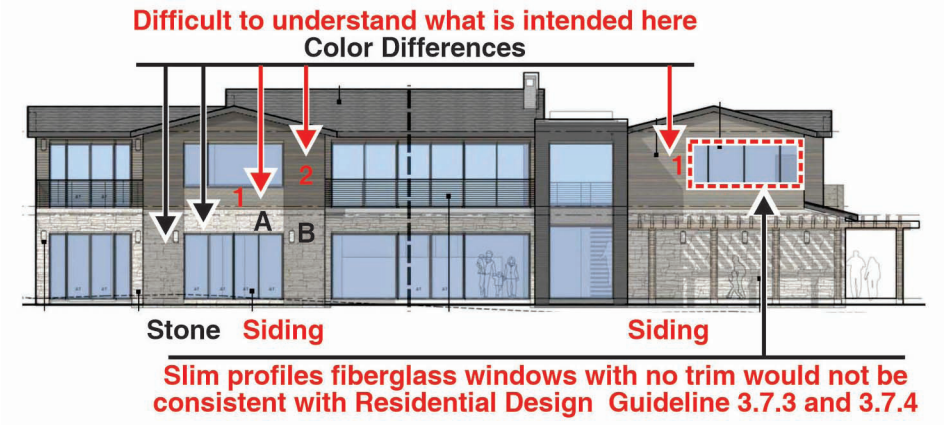
   Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

   3.7.4 Design the windows with attention to matching the traditional details of the architectural style

   - *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
   - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
   - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

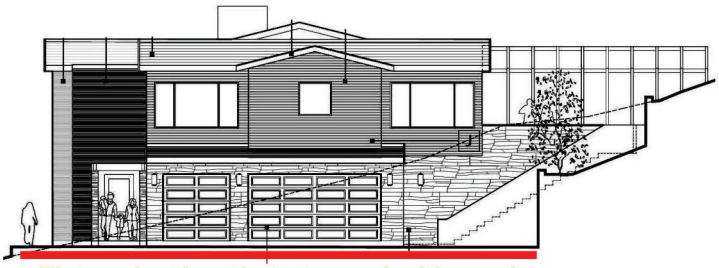
3. **Proposed Facade Materials And Colors**

   The drawings are difficult to understand.



4. Site Grading

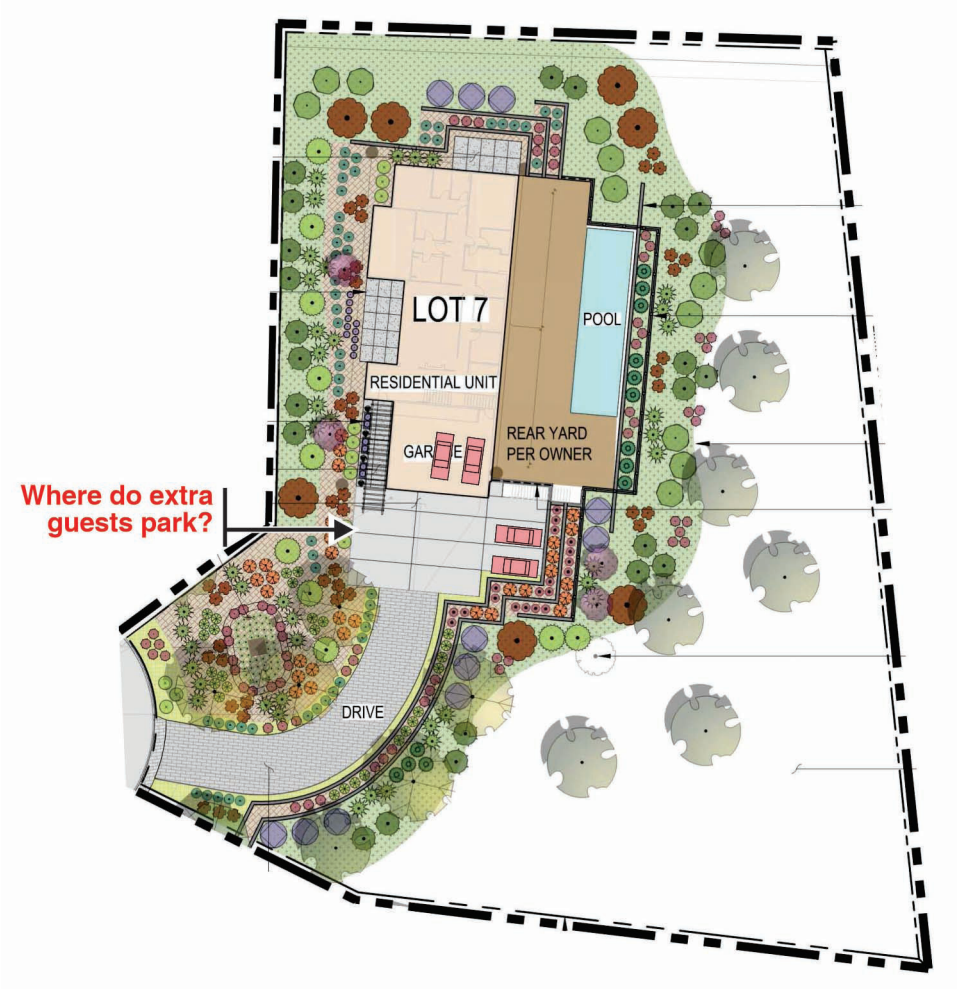
The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



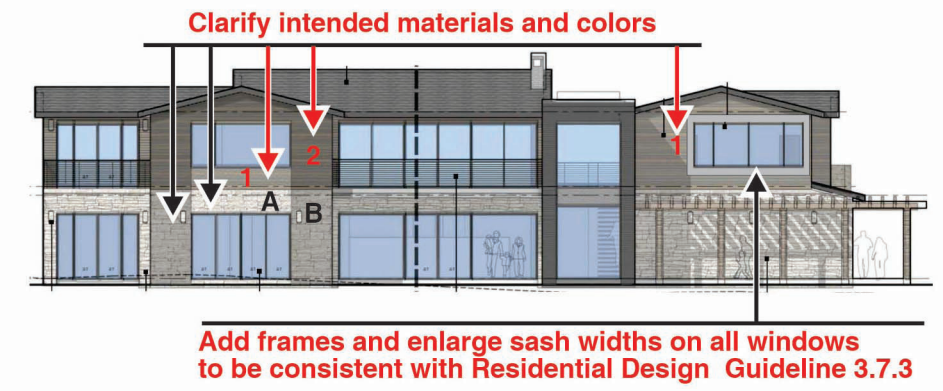
Flat pad rather that stepped with grade would not be consistent with the Hillside Development Standards and Guidelines

5. Guest Parking

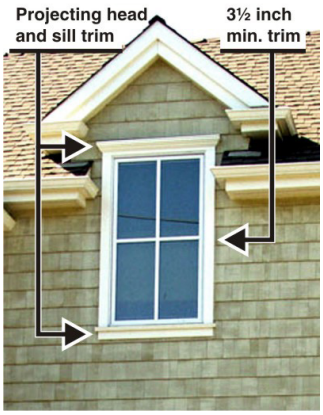
There appears to be limited off street parking for more than two cars and no on street parking is shown.



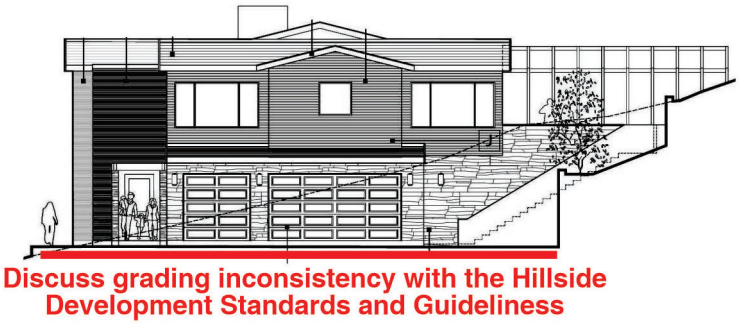
RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards=S and Guidelines.



5. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 8

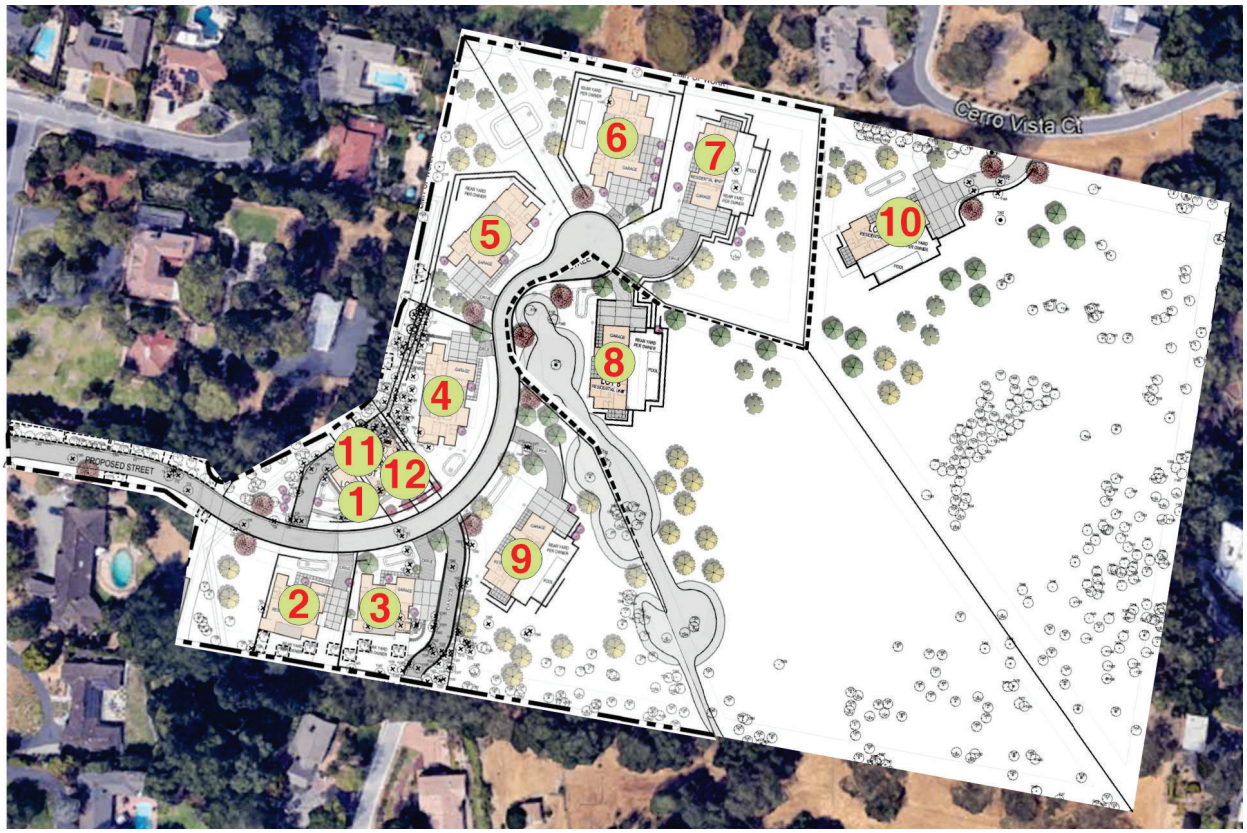
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 8 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

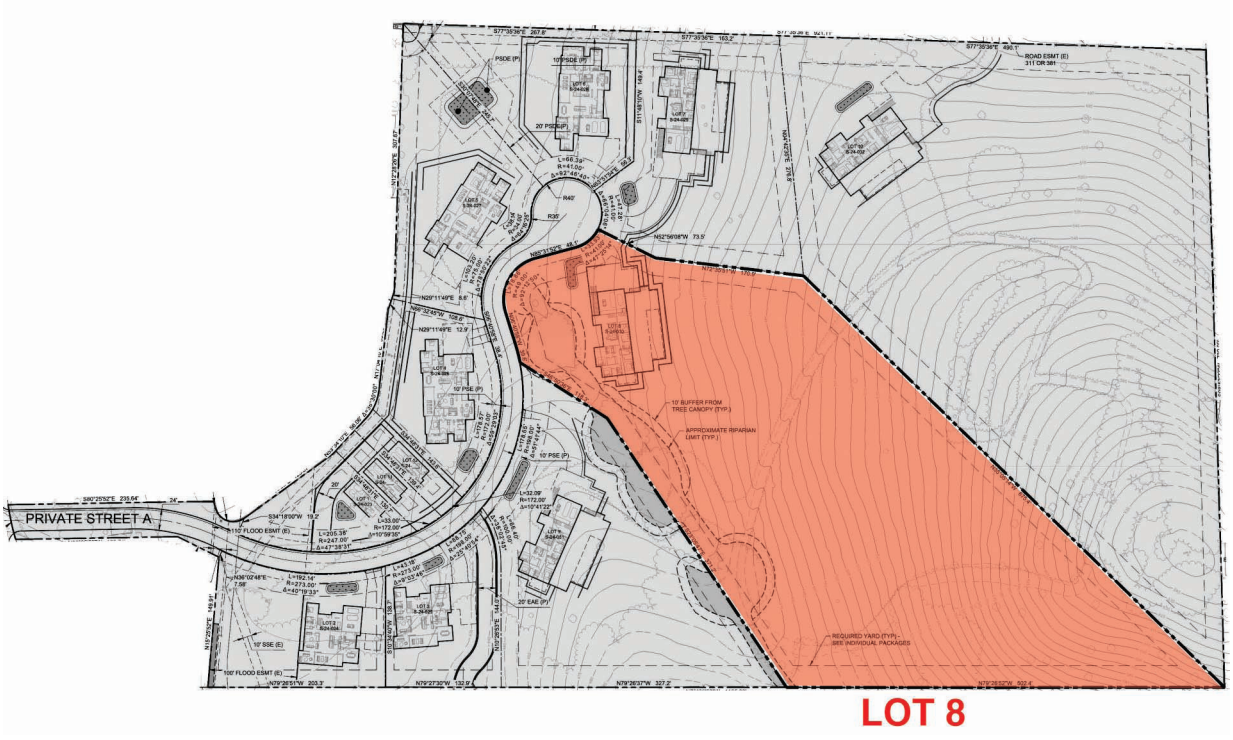


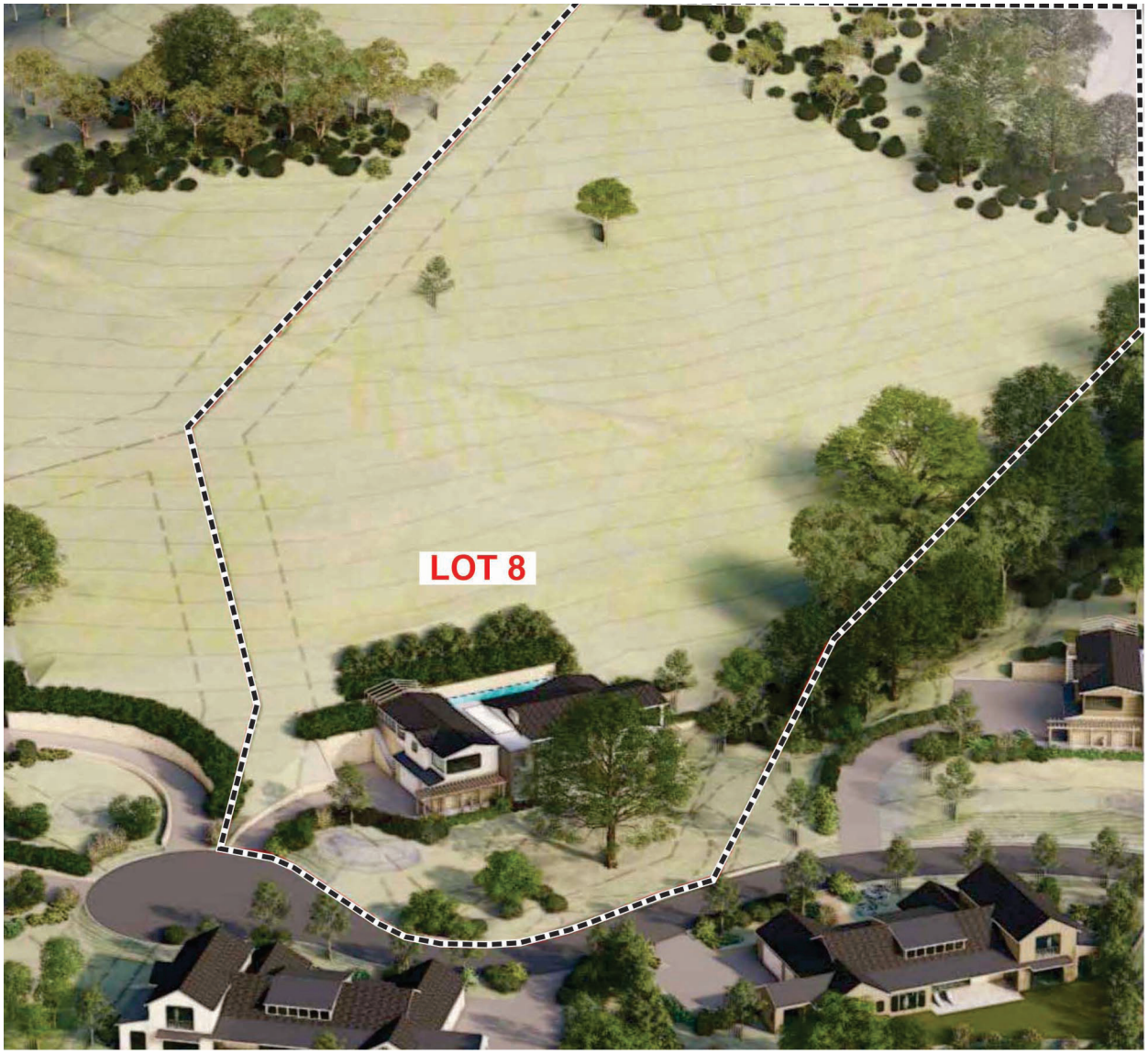
6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET



MASTER SITE PLAN





CONTEXT

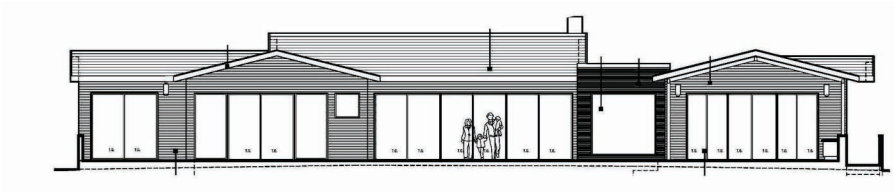


STREETSCAPE CONTEXT

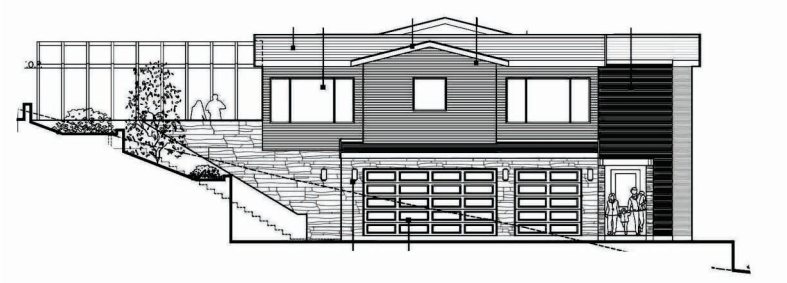
PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

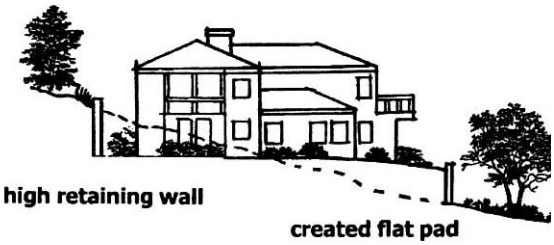
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

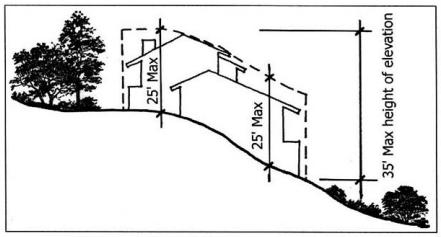
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

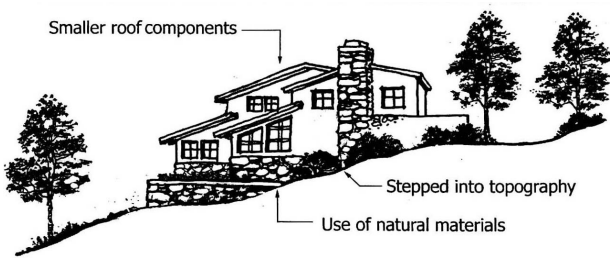


DO THIS



DON'T DO THIS







LOT 1 LOT 11 LOT 12



LOT 2



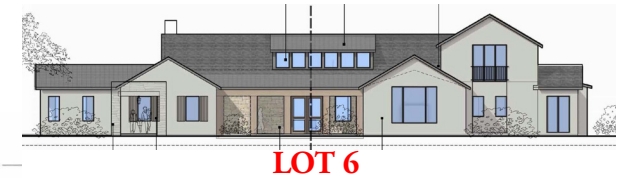
LOT 3



LOT 4



LOT 5



LOT 6



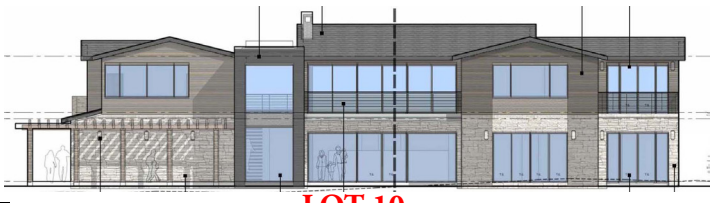
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. **Window Trim**

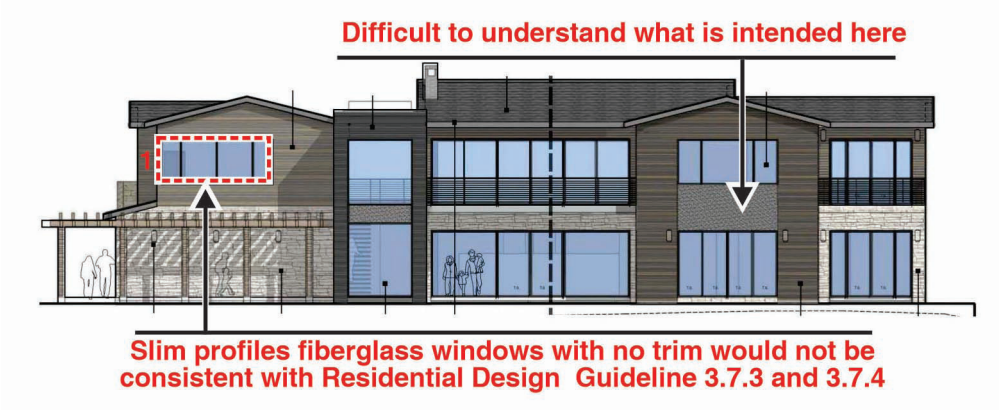
   Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

   3.7.4 Design the windows with attention to matching the traditional details of the architectural style

   - *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
   - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
   - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

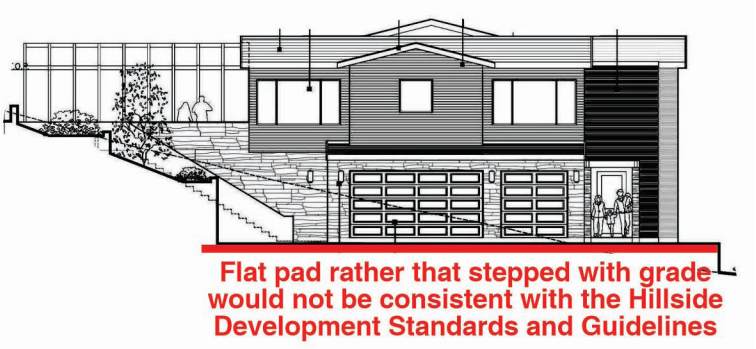
3. **Proposed Facade Materials And Colors**

   The drawings are difficult to understand.



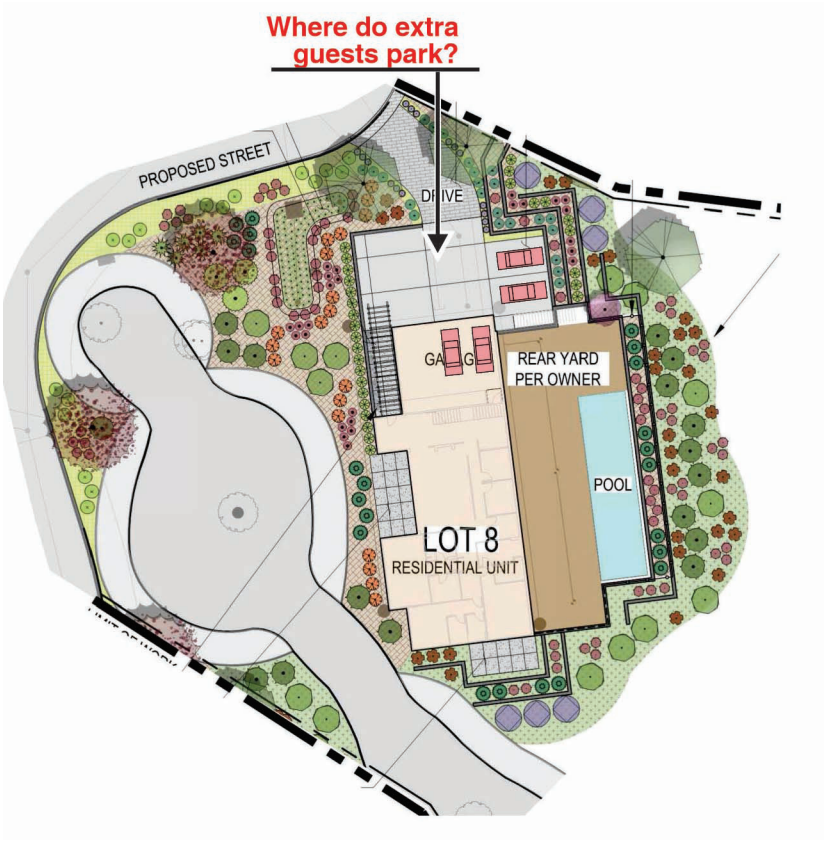
4. Site Grading

The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



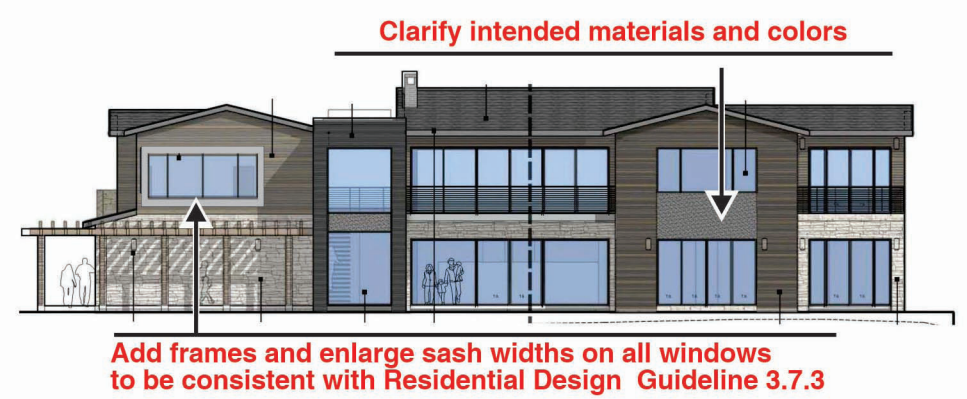
5. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.

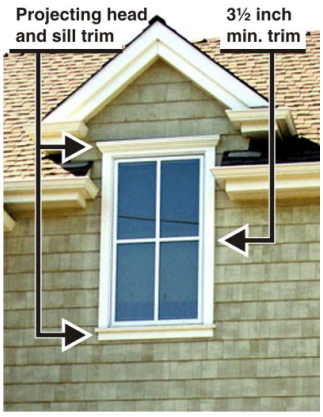


CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

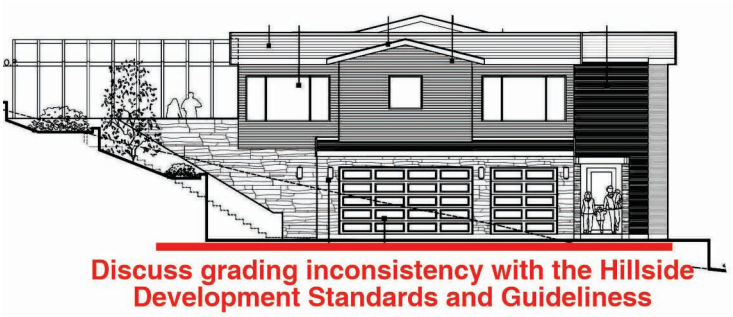
RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards=S and Guidelines.



5. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 9

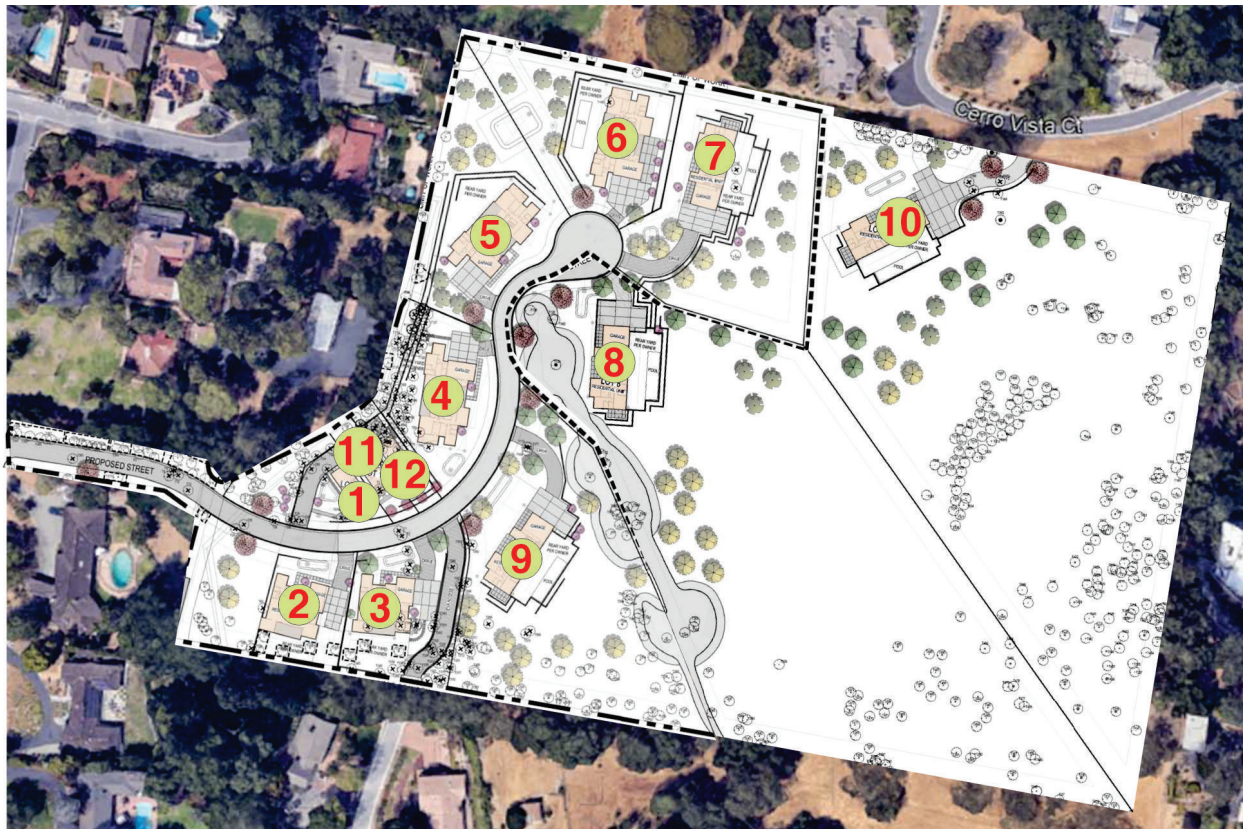
Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

NEIGHBORHOOD CONTEXT
The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 9 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

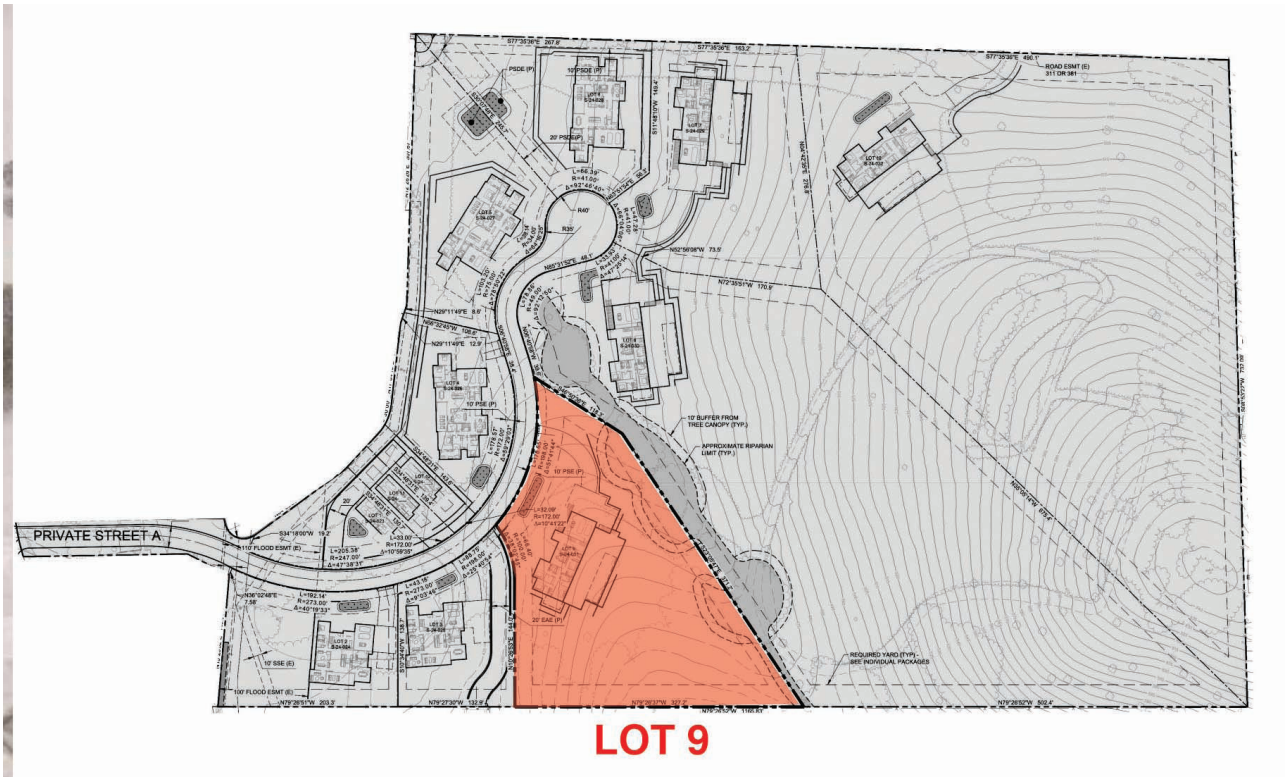


6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

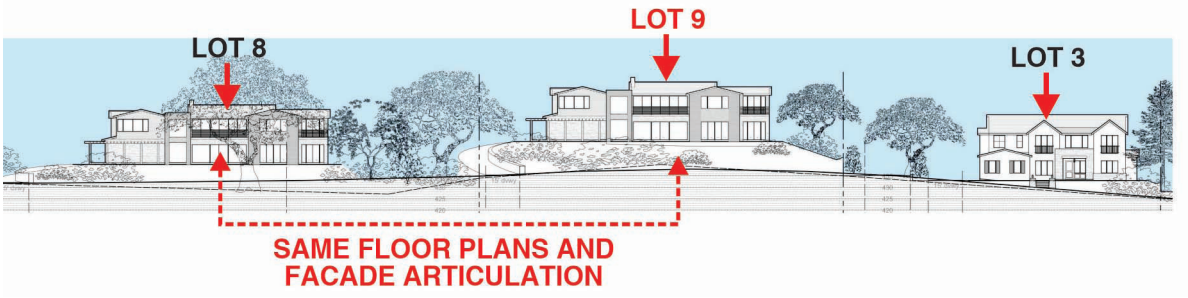


MASTER SITE PLAN





CONTEXT

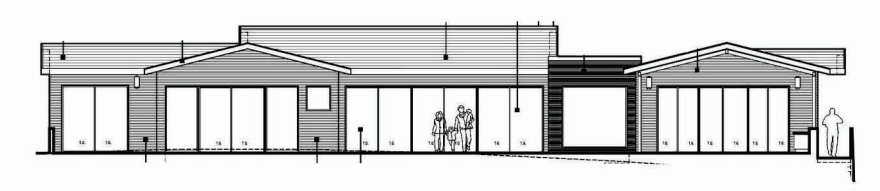


STREETSCAPE CONTEXT

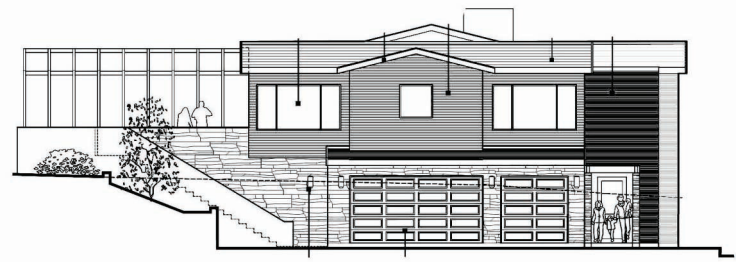
PROPOSED PROJECT



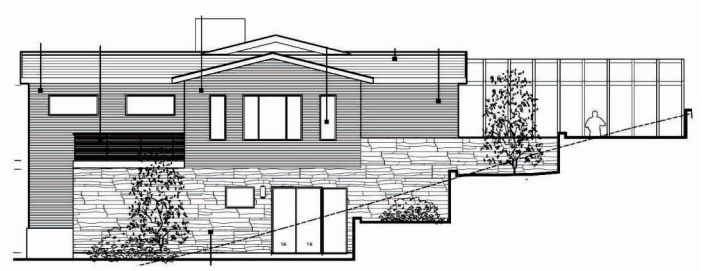
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

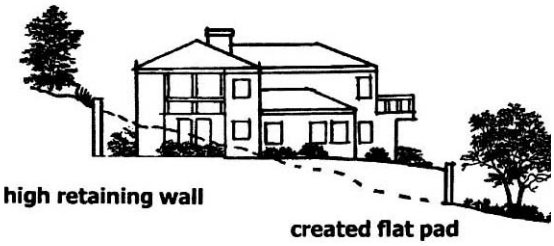
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

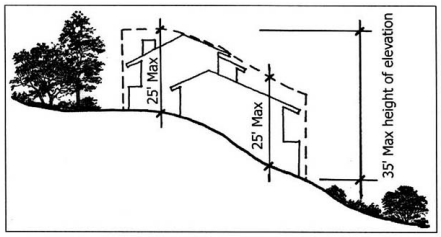
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

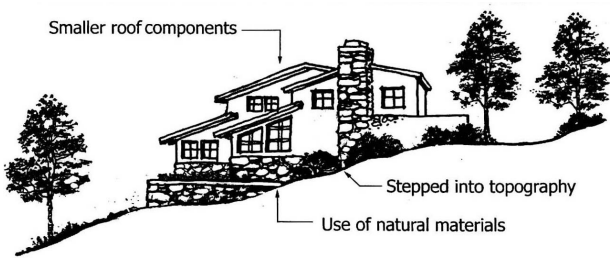


DO THIS



DON'T DO THIS







LOT 1 LOT 11 LOT 12



LOT 2



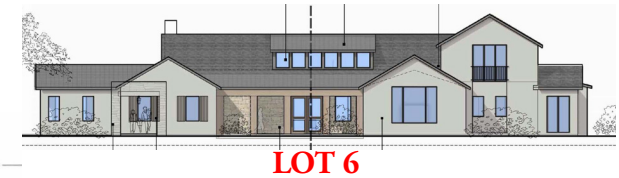
LOT 3



LOT 4



LOT 5



LOT 6



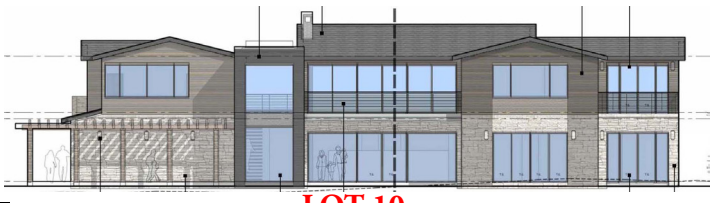
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. **Window Trim**

   Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

   3.7.4 Design the windows with attention to matching the traditional details of the architectural style

   - *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
   - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
   - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

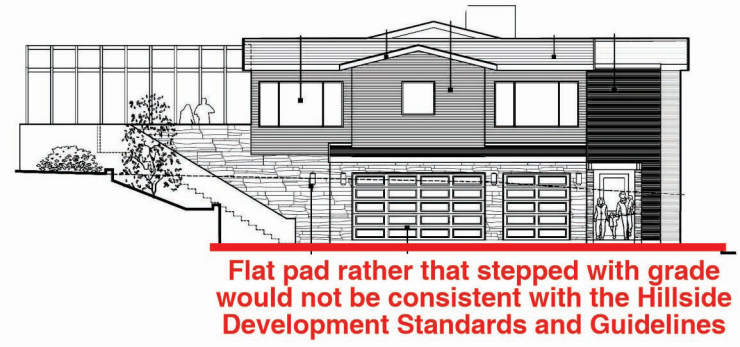
3. **Proposed Facade Materials And Colors**

   The drawings are difficult to understand.



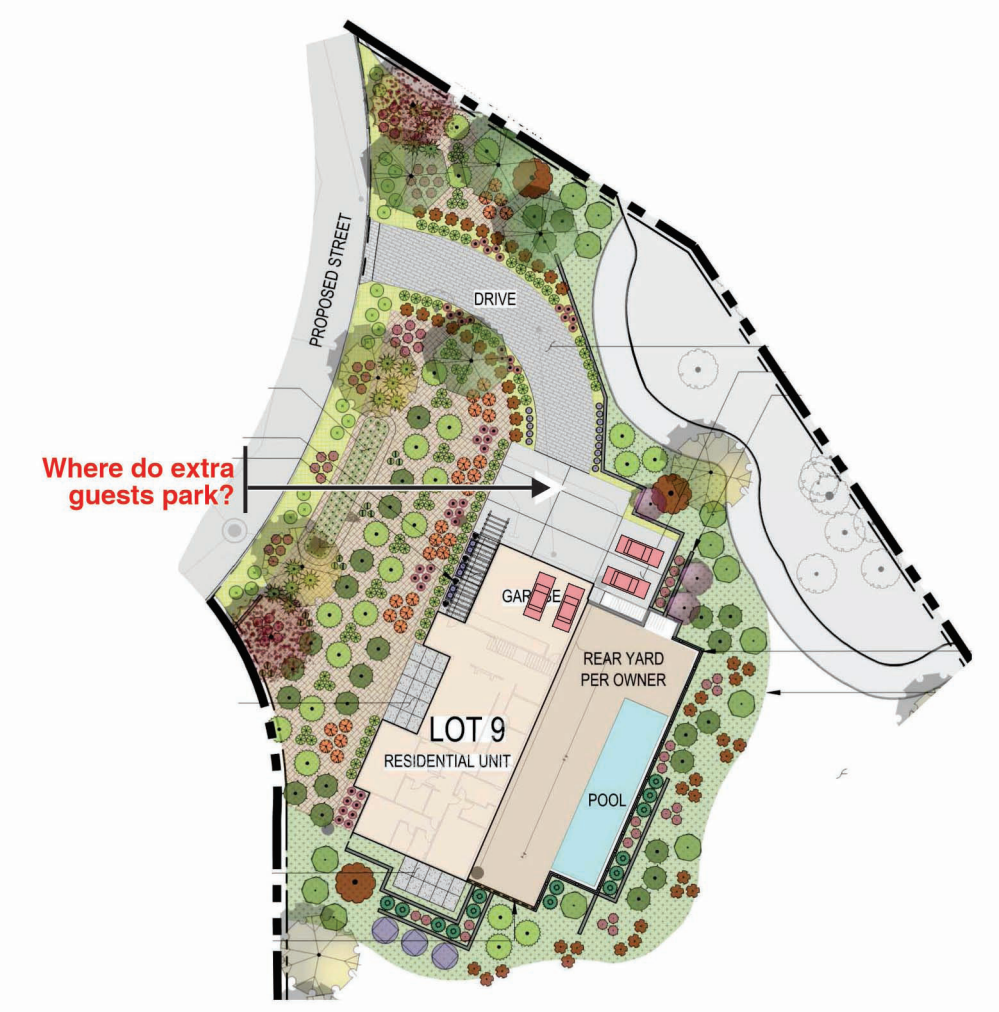
4. Site Grading

The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



5. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.

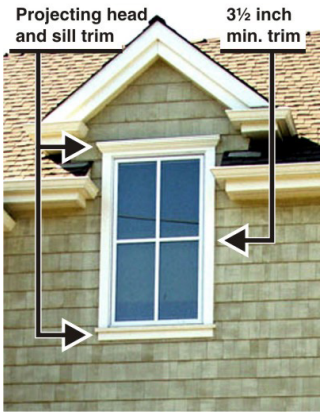


CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards=S and Guidelines.



5. Ask applicant what provisions are being made for guest parking beyond the two on site spaces shown. (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 10

Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

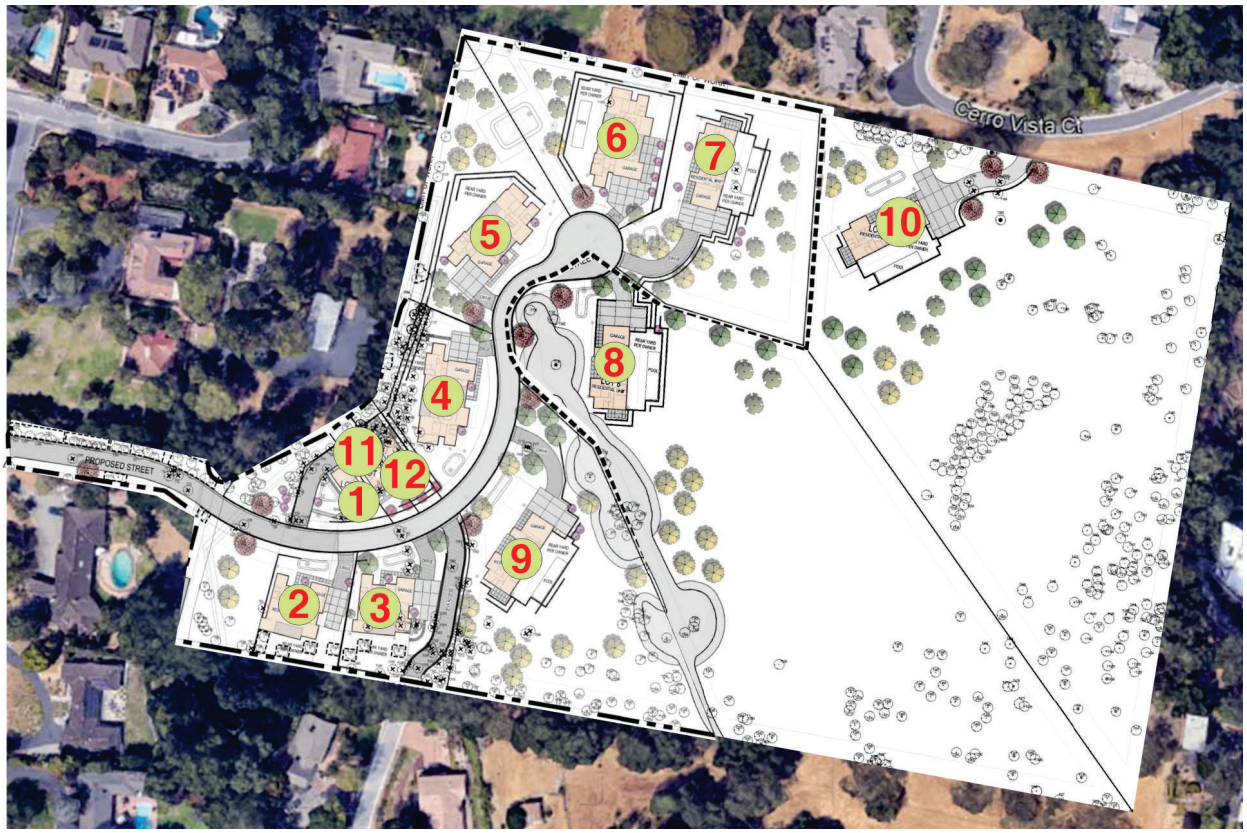
NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 10 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.

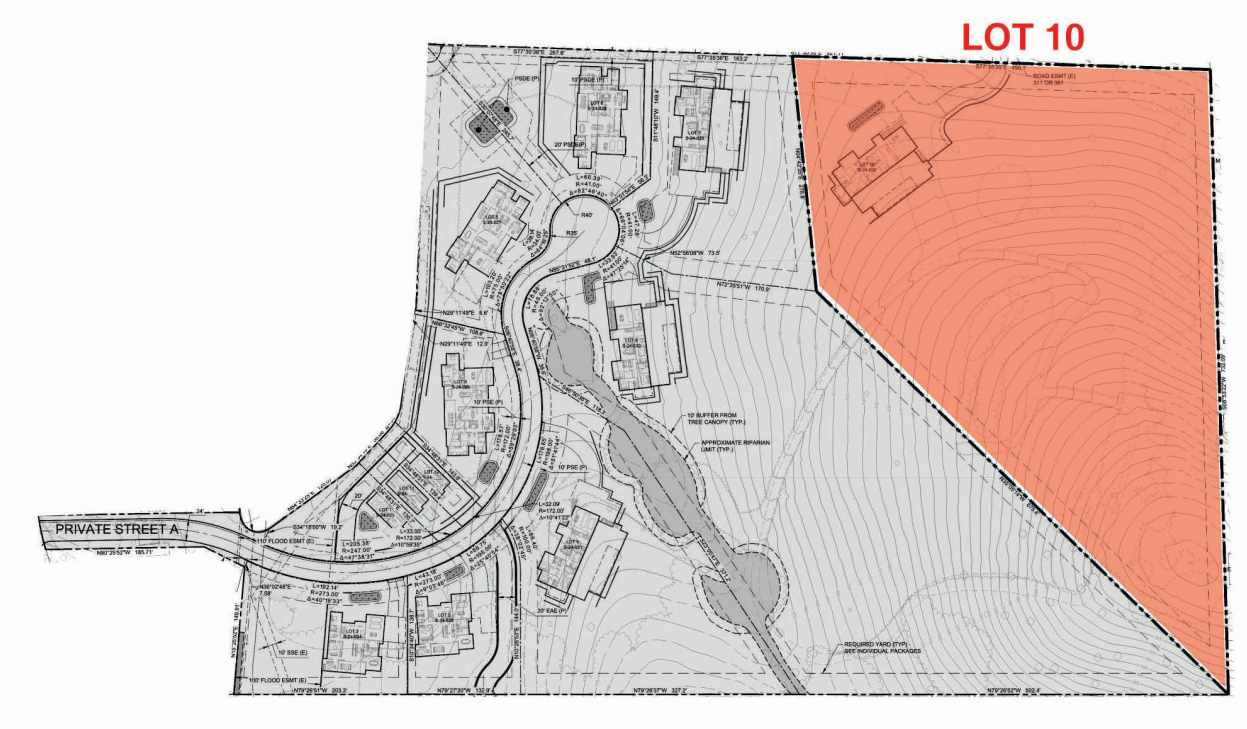


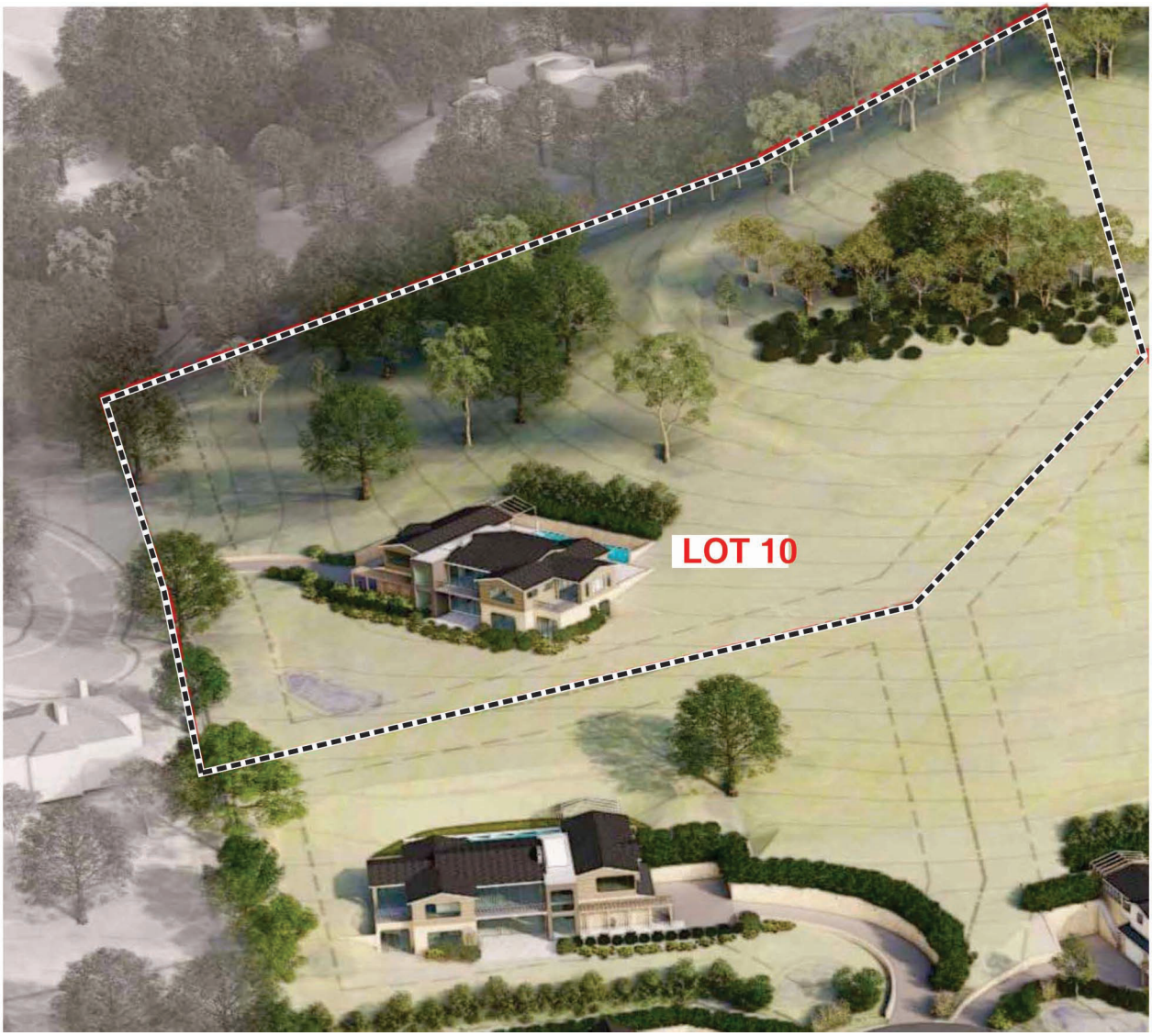
6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

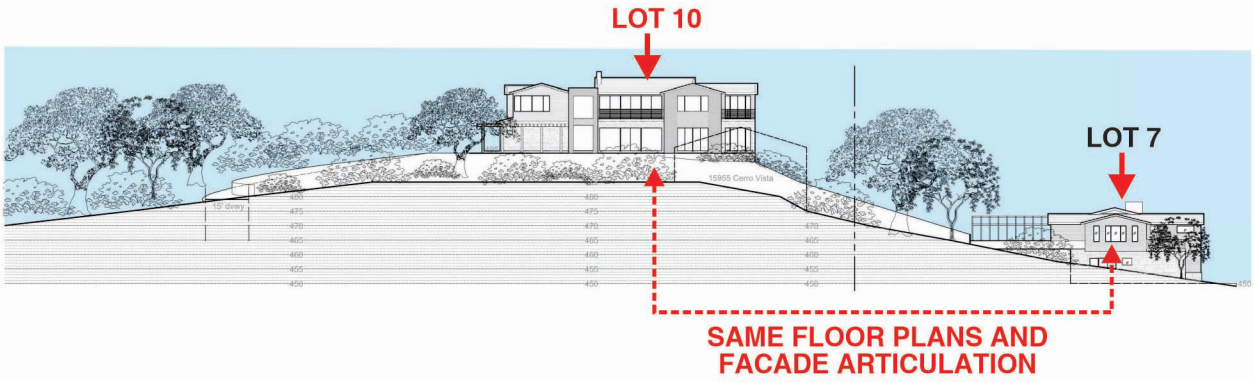


MASTER SITE PLAN



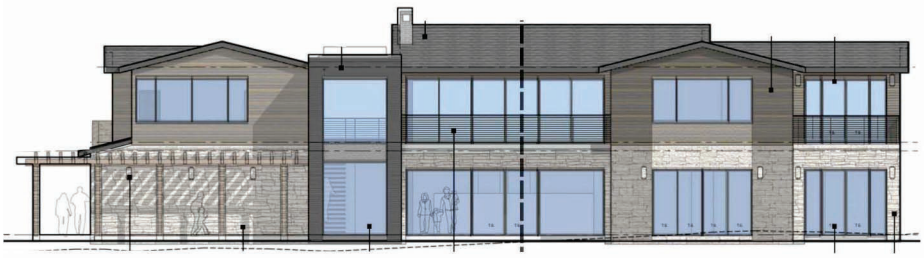


CONTEXT

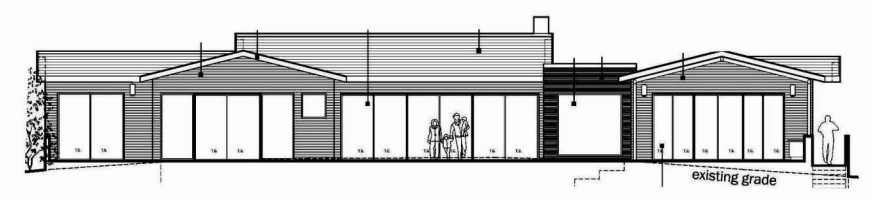


STREETSCAPE CONTEXT

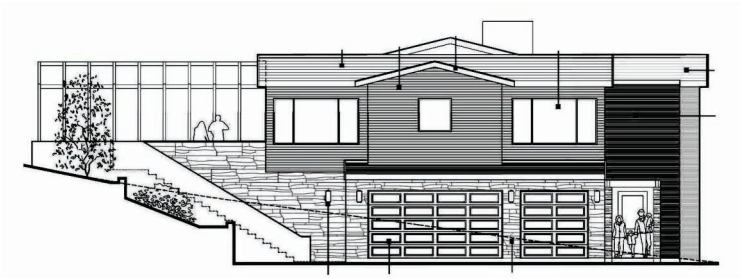
PROPOSED PROJECT



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

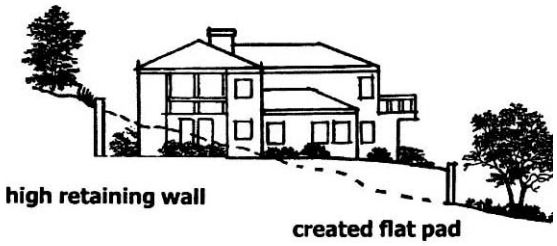
PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

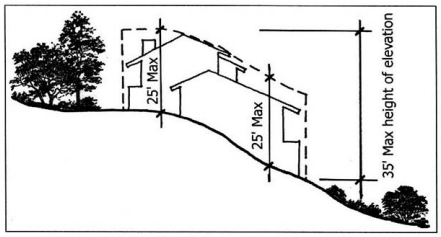
1. **Floor Plans and Facades**
   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:
   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10
2. **Colors**
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.
3. **Two Story Downhill Facades**
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

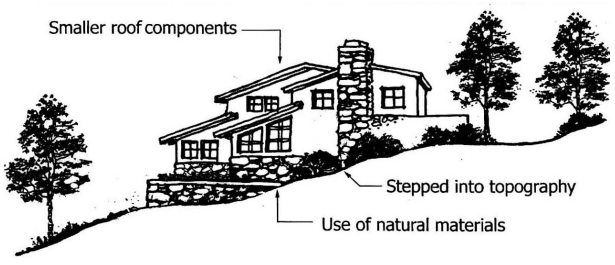


DO THIS



DON'T DO THIS







LOT 1 LOT 11 LOT 12



LOT 2



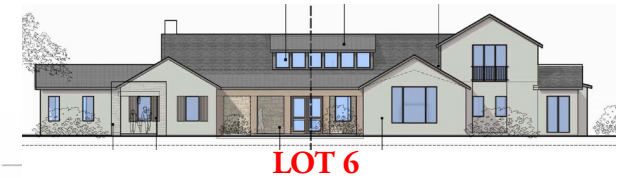
LOT 3



LOT 4



LOT 5



LOT 6



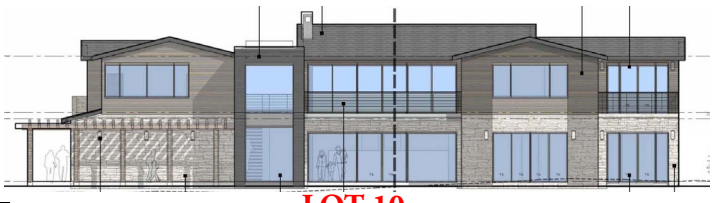
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

ISSUES AND CONCERNS

The proposed house is designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.

1. **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

2. **Window Trim**

   Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

   3.7.4 Design the windows with attention to matching the traditional details of the architectural style

   - *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
   - *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
   - *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

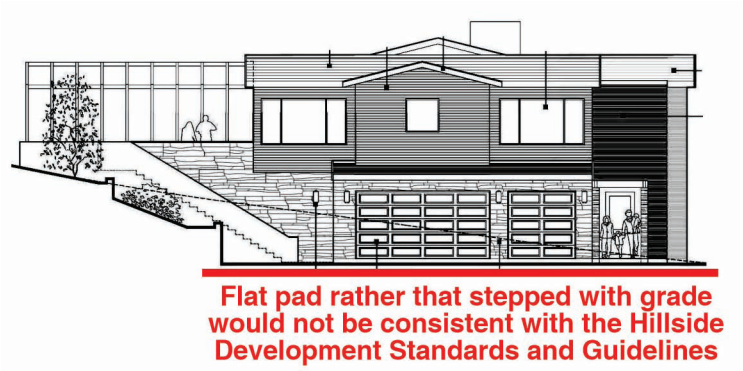
3. **Proposed Facade Materials And Colors**

   The drawings are difficult to understand.



4. Site Grading

The building site is flat pad grades rather than stepping with the natural grade which would not be consistent with the town's Hillside Development Standards and Guidelines.



5. Guest Parking

There appears to be limited off street parking for more than two cars and no on street parking is shown.

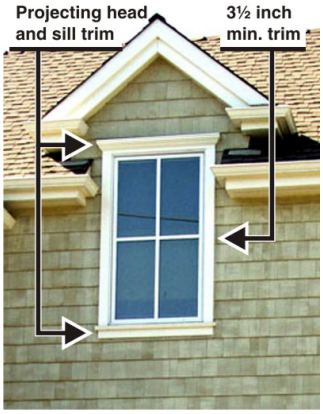


CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

RECOMMENDATIONS



1. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
2. Provide trim around all windows and doors - see Los Gatos example below.



3. Clarify the indented materials and colors
4. Discuss the grading inconsistency with the town's Hillside Development Standards=S and Guidelines.



5. Ask applicant what provisions are being made for guest parking beyond the two on site spaces show (e.g., Thanksgiving or other holidays and events)

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CANNON DESIGN GROUP 6729 FAIRFIELD DRIVE SANTA ROSA, CA 95409

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 11

Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

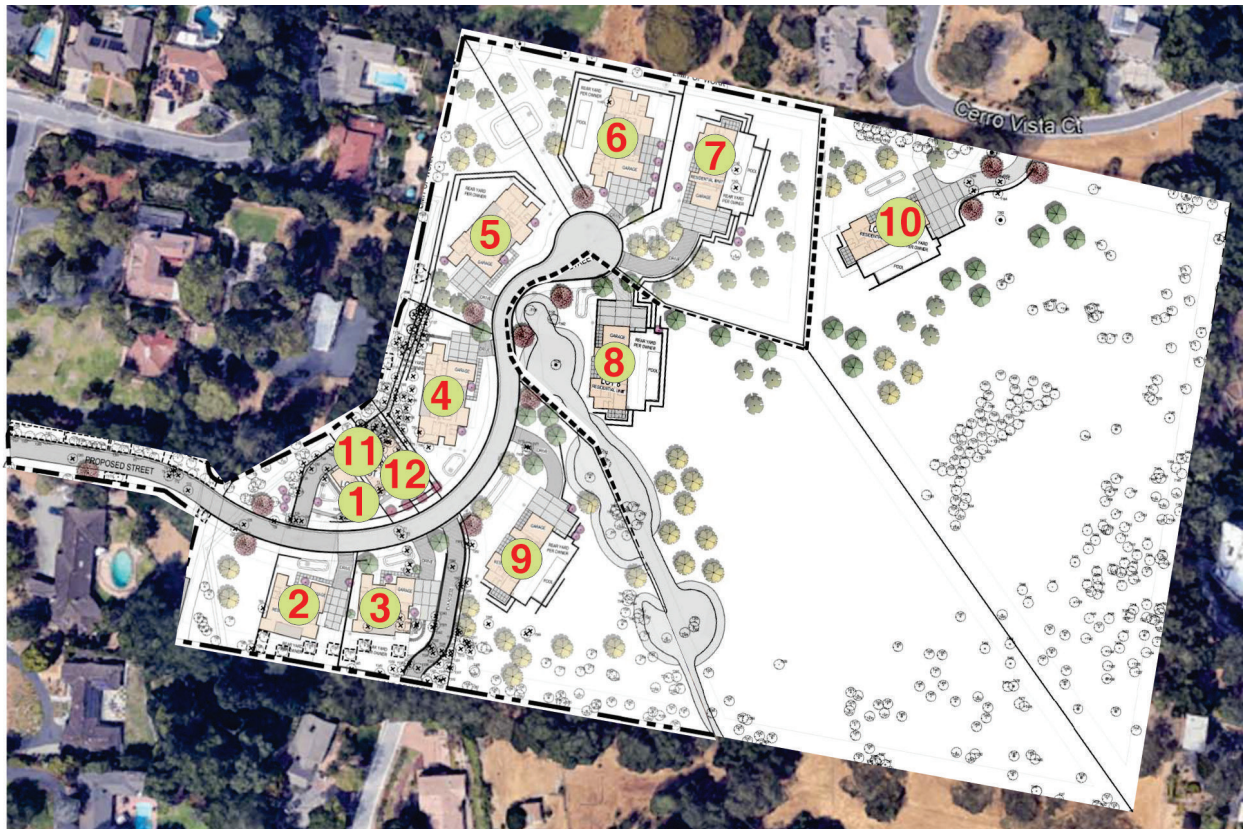
NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 11 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

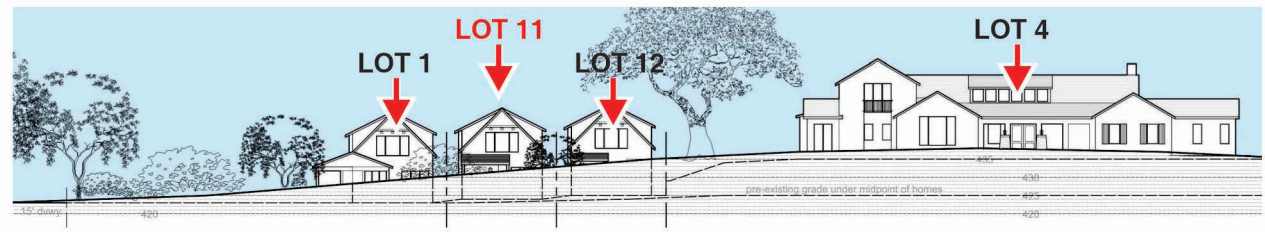


MASTER SITE PLAN





CONTEXT



STREETSCAPE CONTEXT



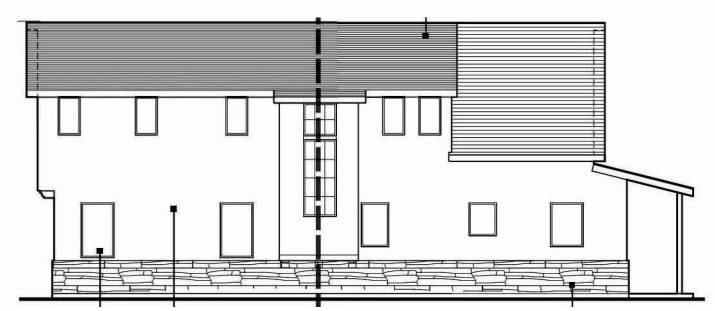
PROPOSED PROJECT



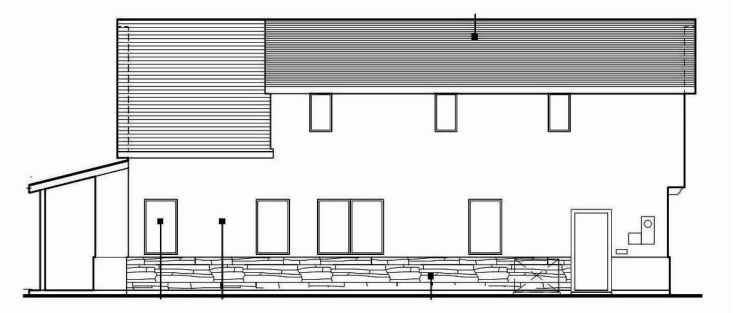
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. **Floor Plans and Facades**

   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10

2. **Colors**

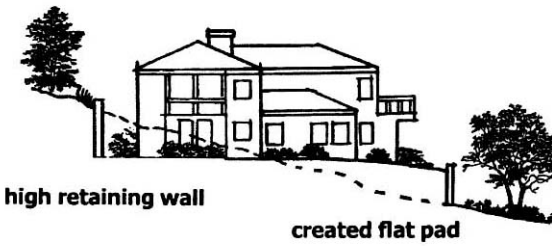
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

3. **Two Story Downhill Facades**

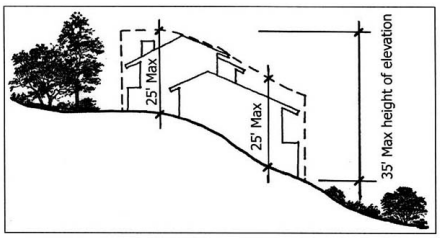
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

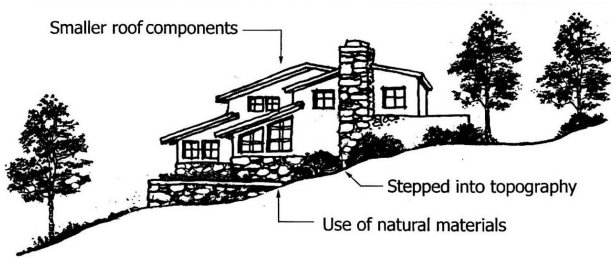


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



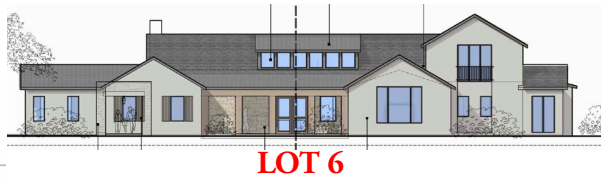
LOT 3



LOT 4



LOT 5



LOT 6



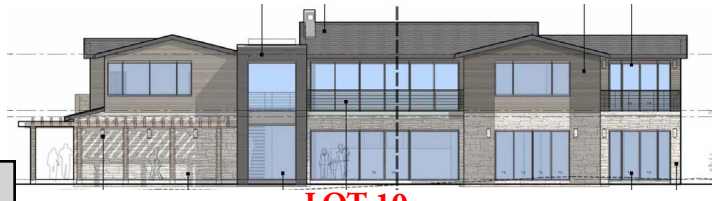
LOT 7



LOT 8



LOT 9



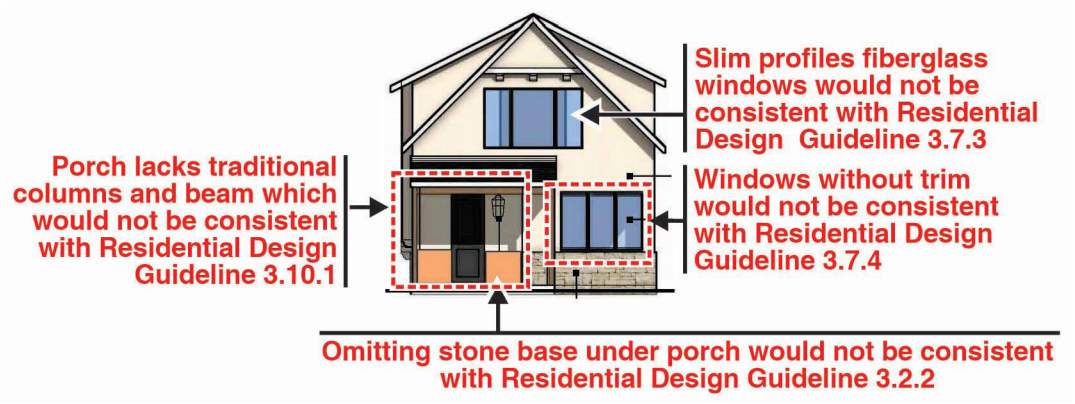
LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is modest in size and designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.



1. **Roof Slopes**

   There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

   3.5.1 Unify roof pitches

   - *Utilize the same slope for all primary roofs.*
   - *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
   - *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*

2. **Stone Base**

   Omitting the stone base under the porch would not be consistent with Residential Design Guideline 3.2.2.

   3.2.2 Design for architectural integrity

   - *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3 **Window Sash**

   Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

   3.7.3 match window materials to the architectural style and to the surrounding neighborhood

   - *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
   - *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

   (Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4..

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Porch Details

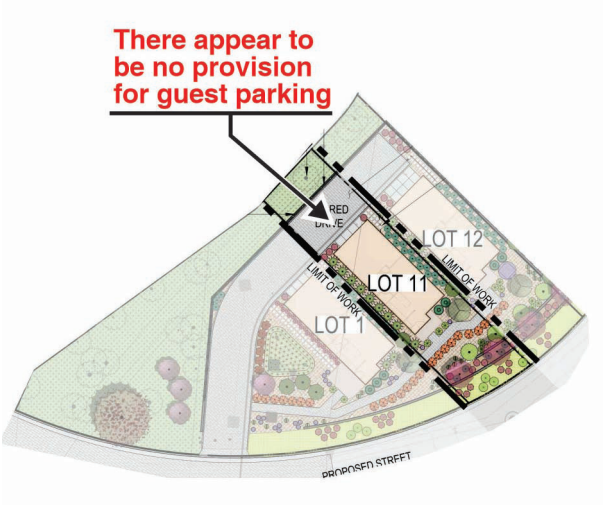
The porch columns and interface with the wall above would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

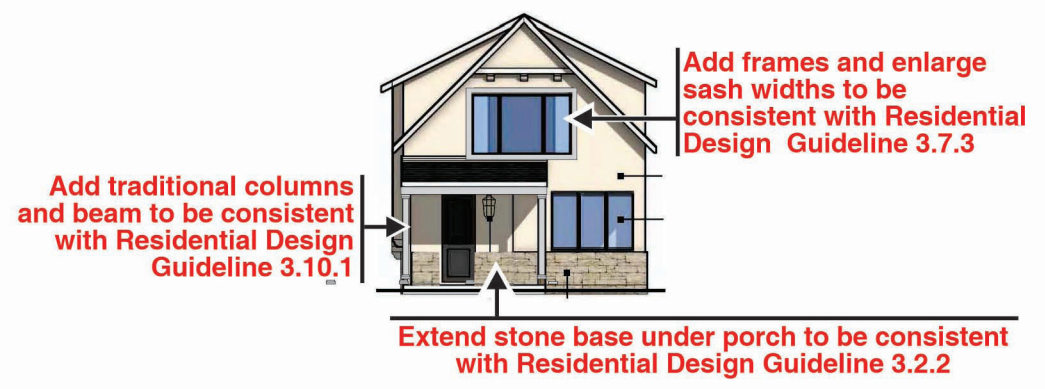
- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. ...*

6. Guest Parking

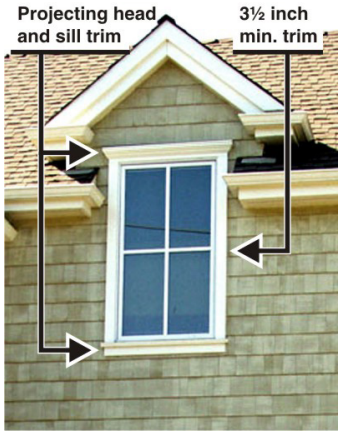
There does not appear to be any provision for guest parking on site or on street.



RECOMMENDATIONS



1. Extend the stone base under the porch.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.



4. Add porch beam and refine columns to be consistent with Residential Design Guideline 3.10.1.
5. Ask applicant what provisions are being made for guest parking.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 15, 2024

Ms. Erin Walters
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 178 Twin Oaks Drive | LOT 12

Dear Erin:
I reviewed the drawings, and evaluated the site context. My comments and recommendations are as follows:

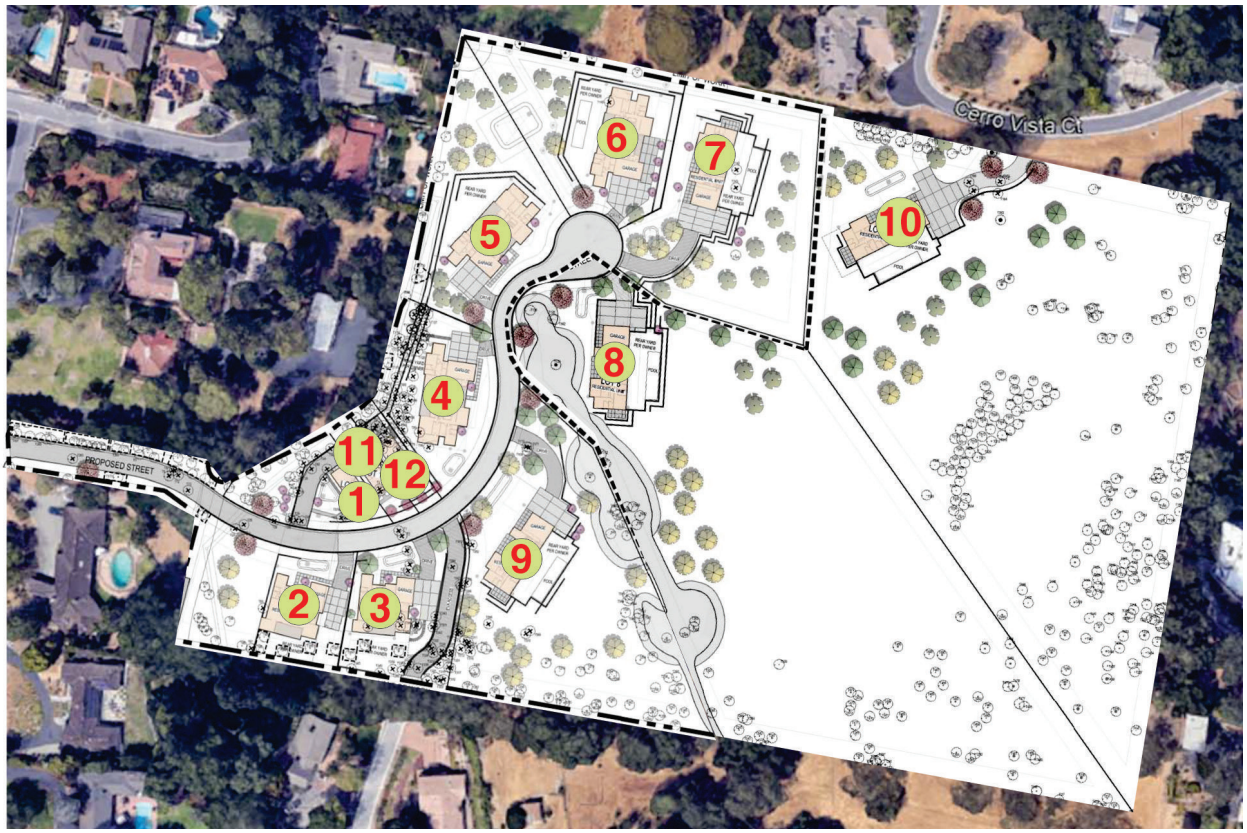
NEIGHBORHOOD CONTEXT

The site is located in a new proposed subdivision on a large 17.9 acre currently vacant parcel adjacent to traditional neighborhoods of mostly one story homes. Lot 12 is one of twelve proposed lots. Photographs of the site and its surrounding context are shown on the following page.



6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

TEL: (707) 843-5747
CDGPLAN@PACBELL.NET

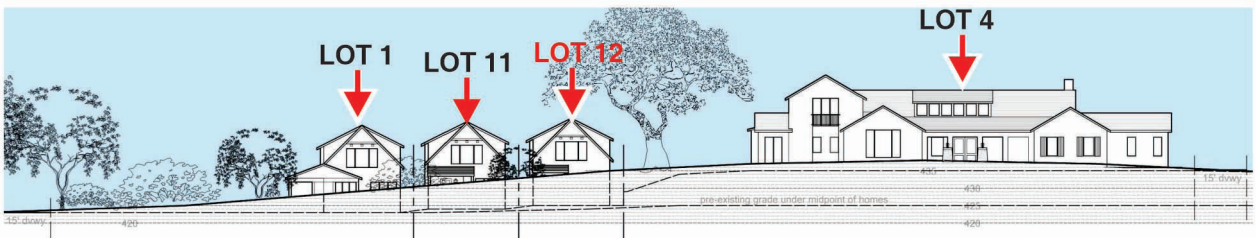


MASTER SITE PLAN





CONTEXT



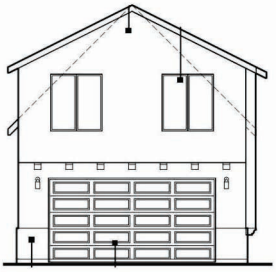
STREETSCAPE CONTEXT



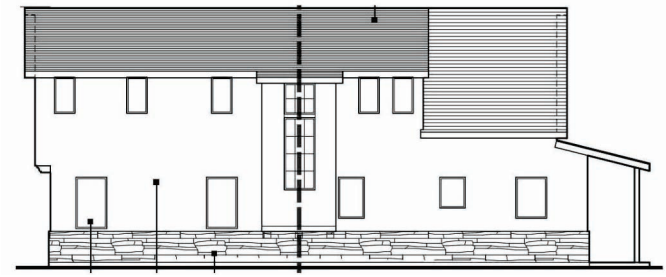
PROPOSED PROJECT



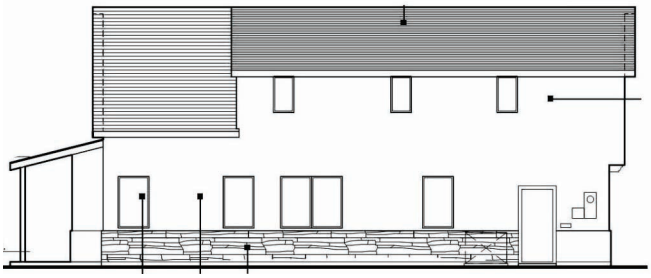
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROJECT WIDE ISSUES

There are three issues that occur over the project site as a whole that staff may wish to discuss further with the applicant.

1. **Floor Plans and Facades**

   The are four groupings of adjacent homes with the same floor plan layouts and facade designs. On a limited basis, some variation is provided with reversed floor plans and materials but largely the homes have little variation which goes against prior town emphasis on variety and individual home identity. Groupings include:

   - Lots 1, 11 and 12
   - Lots 2 and 3
   - Lots 4, 5, and 6
   - Lots 7, 8, 9 and 10

2. **Colors**

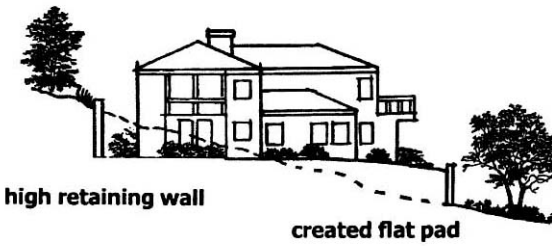
   There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

3. **Two Story Downhill Facades**

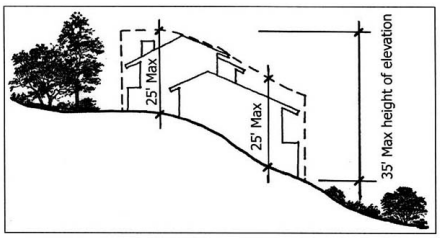
   The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the context of past hillside properties policies and decisions.

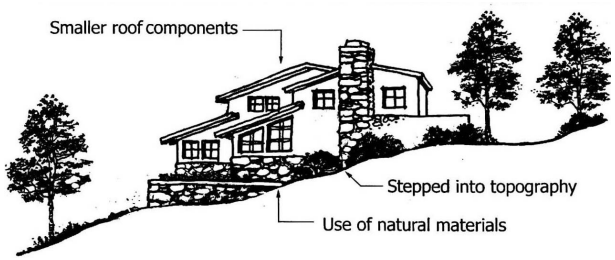


DO THIS



DON'T DO THIS





Building form reflects hillside form/setting



LOT 1 LOT 11 LOT 12



LOT 2



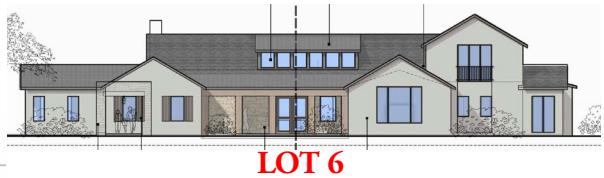
LOT 3



LOT 4



LOT 5



LOT 6



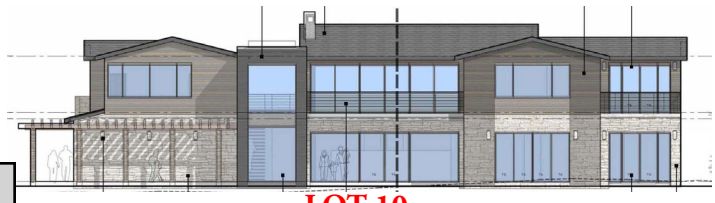
LOT 7



LOT 8



LOT 9



LOT 10

COLOR PALETTES

Lot 1			
Lot 2			
Lot 3			
Lot 4			
Lot 5			
Lot 6			
Lot 7			
Lot 8			
Lot 9			
Lot 10			
Lot 11			
Lot 12			

ISSUES AND CONCERNS

The proposed house is modest in size and designed in a tradition architectural style. There are only a few issues where the design would not be consistent with the town's Residential Design Guidelines.



1. Roof Slopes

There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

3.5.1 Unify roof pitches

- *Utilize the same slope for all primary roofs.*
- *Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style.*
- *Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style.*

2. Stone Base

Omitting the stone base under the porch would not be consistent with Residential Design Guideline 3.2.2.

3.2.2 Design for architectural integrity

- *Carry wall materials, window types and architectural details around all sides of the house. Avoid side and rear elevations that are markedly different from the front elevation.*

3 Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

3.7.3 match window materials to the architectural style and to the surrounding neighborhood

- *Wood windows are common in Los Gatos. Wood is still the desired choice for styles that traditionally used wood. However, today there are some window materials, such as vinyl clad wood windows that are not noticeably different from wood at a short distance. They may be used if their visual appearance matches wood.*
- *Generally, avoid metal windows. They may be considered acceptable for a Modern Style house, but would be strongly discouraged for all other styles*

(Note: While proposed windows are not metal, the slim profile will resemble metal windows.)

4. Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4..

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

- *Most architectural styles - except Mission, Spanish Eclectic or Modern - should have wood trim around the windows. The trim width should be matched to the style, but in general, should not be less than 3 1/2 inches wide. Head trim depth should be equal to or wider than the jamb casing, but not less than one-sixth of the opening width.*
- *Projecting window sills and heads are strongly encouraged unless the architectural style would not normally have those features.*
- *Wood trim is also encouraged on stucco houses unless the window frames are recessed at least 6 inches from the outside face of the wall. The use of stucco covered foam trim is strongly discouraged.*

5. Porch Details

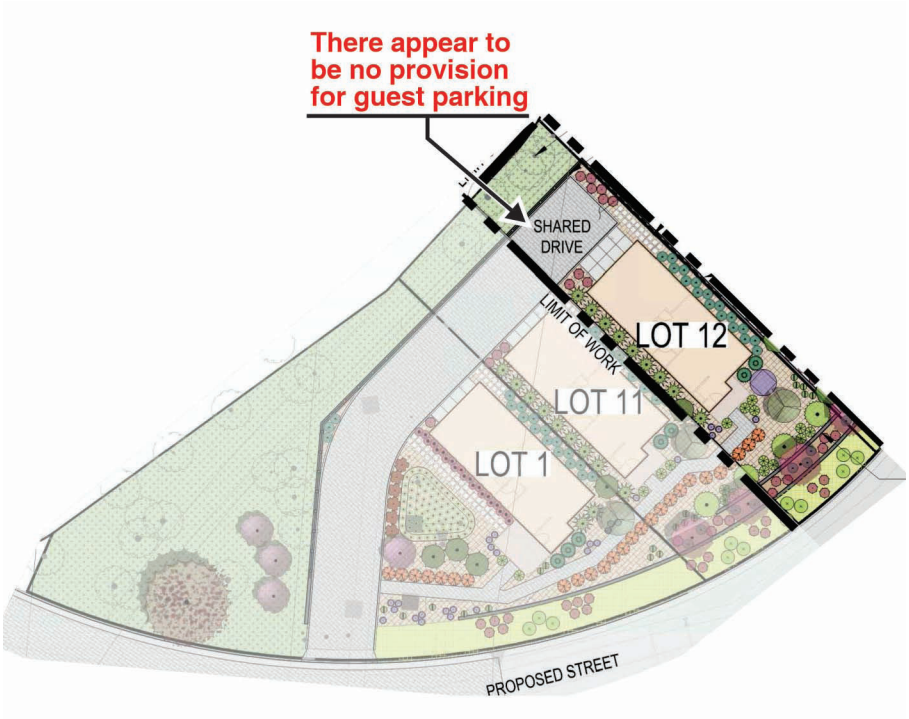
The porch columns and interface with the wall above would not be consistent with Residential Design Guideline 3.10.1.

3.10.1 Porches and Entries

- *Select columns that are traditional to the architectural style of the house. Take care in selecting columns with an appropriate width to height ratio for the style. Except for a very few styles, the columns should have appropriate caps and bases with proportions typical of the style.*
- *Provide a well proportioned beam between the column caps and the roof. Size and detail the beam so that it looks like a convincing structural member. It should be visible both from inside and outside of the porch. ...*

6. Guest Parking

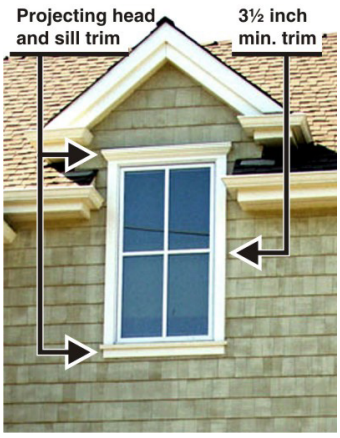
There does not appear to be any provision for guest parking on site or on street.



RECOMMENDATIONS



1. Extend the stone base under the porch.
2. Select a window with materials and sash width similar to traditional residential windows seen throughout Los Gatos - one example is shown below.
3. Provide trim around all windows and doors - see Los Gatos example below.



4. Add porch beam and refine columns to be consistent with Residential Design Guideline 3.10.1.
5. Ask applicant what provisions are being made for guest parking.

Erin, please let me know if you have questions or if I missed any important issues.

CANNON DESIGN GROUP

Larry L. Cannon

PLATFORM
architecture / planning / research

July 27th, 2025

To: **Town of Los Gatos Planning Department**

c/o Erin Walters, Senior Planner

RESPONSE TO COMMENTS – Cannon Design Group Review

Dear Erin:

Please see our response to the Cannon Design Group Review.

The Cannon Design Group (CDG) review has been reviewed, and we reviewed the following issues that they raised across the 12 proposed lots:

Cannon Design Group comments are in red.

Roof Pitch

There are three different roof slopes which would not be consistent with Residential Design Guideline 3.5.1.

We are using multiple roof pitches on multiple designs, CDG recommends only two, but we provide the following explanation for the design.

Plan Type D (Lots 1,11,12)

This elevation has three different roof pitches. The two primary roof pitches are designed to diminish the massing of the two story home towards the front as you can see in the side elevation. The porch roof pitch on Lot 1 design is designed to meet the eave of the steeper upper story pitch and have a porch footprint that provides for a substantial covered entry area. Lots 11 and 12 are the same on the primary pitches and have shed roof pitches over the entry porch that are lower pitch in order to be under second floor lower eave.

Plan Type B (Lots 2,3)

This elevation type also has three different roof pitches. The two primary roof pitches are designed to diminish the massing of the two story home, the main ridge roof lower pitch only faces towards the side the side and therefore the two front facing gables are steeper pitched but not seen next to the lower pitch. The proportion of the front facing gable we think looks proportionally better as a steeper pitch. The lower pitch over the garage and rear additions are lower pitch so as to not block upper story window sills.

Plan Type C (Lots 4,5,6)

This elevation type also has three different roof pitches. The two primary roof pitches are designed to diminish the massing of the two story home. This design is primarily a one story home and has two pitches based on the higher vaulted roof over the great room and the lower pitch roof over the second story and the rear and front porch elements.

The lowest pitch roof is used for 'appendages' such as the garage. The lower pitch for these secondary elements reinforces the hierarchy of the massing.

Plan Type Variety

Please see explanation at end of comment letter which explains how the different plan types are tailored to their position within the site. While there is repetition of types adjacent each other, we have provided variety by mirroring plan types and providing variations on the color and material palette (while staying within a common theme). Lots 7,8,9,10 are all substantially distances from each other and separated by landscape features.

Window Sash

Slim profile fiberglass windows would not be consistent with Residential Design Guideline 3.7.3.

We are proposing fiberglass windows for the standard windows in all plan types, and believe that the flexibility in finish options and design is sufficient to complement the architecture of the surrounding area and is consistent with the spirit of the guidelines.

Window Trim

Windows without trim would not be consistent with Residential Design Guideline 3.7.4.

When the material is stucco, we have opted to not have trim around the windows or rounded stucco that dies in window frame, or have minimalist stucco mold, which is a common trim detail for stucco. It is not common to California style Mediterranean architecture to have 4" exterior window trim.

When the material is wood siding, we also have opted for a minimalist look, which we believe looks appropriate in this setting. We think more traditional trim details are typical in the more traditional old smaller lot developments (craftsman, Victorian, etc) but these are large lots where the dominant context is the natural landscape. Also, our architectural character is for a contemporary interpretation of traditional styles, and having minimalist trim designs is part of that.

Exterior Materials – Stone Base, Shutters

Limiting the location of the stone base and shutters would not be consistent with Residential Design Guideline 3.2.2.

We are generally using stone as a complementary material on all elevations. This is used either as a 'water table' design to blend the base with the landscape or it is used as an accent material on the porch/entry feature. We don't agree that using it extensively on all elevations (side and front) would look better. We are using shutters on some of the garages because some of those windows should be features but may also need to be covered to screen inside.

Color Schemes

There is very limited variation in the proposed color palettes for the homes overall and within the four clusters which would produce a neighborhood quite different than most in Los Gatos which have greater variety and Sense of individual homes rather than a subdivision.

We would be open to using more color schemes as a condition of approval, but prefer a consistent theme of colors that are consistent with the architectural design style, the LRV considerations, and appropriateness with the architectural character. Also, because our new development is a 'culdesac' new neighborhood not part of the surrounding neighborhood streets, we don't think blending into the existing design of homes on Twin Oaks or other blocks is as relevant in our proposed neighborhood.

Two Story Downhill Facades

The majority of proposed homes would be developed on flat pads carved out of the sloping site topography which may not be consistent with the towns Hillside Development Standards and Guidelines. Mitigation measures include a limited facade height of 25 feet on the downhill facades and the inclusion of some downhill facade balconies to break up the two story facades. Staff should review this issue in the

context of past hillside properties policies and decisions.

See description at end of letter for how we designed plan types in response to topography. Lots 1,2,3,4,5,6,11,12 are designed as flat pads. These lots are on existing slopes less than 15%. The steeper lots (lots 7,8,9,10) have been designed as 'terraced pads' in order to fit into the steeper topography better (20-25%), our plans show that. We are also following the HSDG requirements for 35' maximum height limit. None of our designs violate the 35' max height limit.

We are also including for reference a description of the architectural and 'masterplan' vision:

Surrey Farms is a subdivision of 17.55 acres of land which includes sloped hillside towards the east and flatter portions of land at the toe of the slope towards the west (+/- 3 acres of <10% slope) and adjacent to R-1:10 residential neighborhood. The proposed neighborhood is served by a cul-de-sac road which aligns with the slope transition between the flatter western areas of the site and the eastern hillside.

Lots 2 and 3 are along the southern entry to the site and adjacent residential neighborhoods towards the south. They are located adjacent to a drainage easement at the lower elevations of the overall site. Their footprints are more compact than lots 4-10, and they are designed as two-story homes whose primary massing is broken down with several secondary roof forms.

Lots 1, 11 and 12 are also near the entry to the site and are proposed as affordable housing as further outlined in the application. They are adjacent existing residential properties to the north and west and are screened with existing trees to remain from off-site residences. They are designed as two story homes with garages facing the rear and accessed off a common driveway. The front of the homes facing the main private road have entry porches facing the road and feature a steeper roof pitch which scales the massing down towards the front of the home.

Lots 4,5 and 6 are adjacent residential development west of the site which is zoned R1:10 and the proposed homes on those lots are mostly one-story massing with a very limited second floor over one wing of the house and less than 20% of its overall footprint. The materials and colors palettes for these homes are carefully chosen to blend with the natural environment and be consistent with the 'California Ranch' and "mediterranean' styles that are prevalent in the neighborhood.

The proposed 'hillside' homes on Lots 7-10 are on slopes of +/-20%, and the homes are placed on 'terraced pads' approximately 40' wide stepping with the hillside and oriented parallel to the contours. This minimizes the impact on the hillside and allows the homes to fit into the topography. The homesites are placed away from exiting ridgelines, trees and natural features, a riparian corridor exists between lots 7 and 8. The design of the hillside homes terrace with the slope and have primary roof forms that parallel the contours. Stone is integrated into the lower level of the home providing a base that blends with the hill. Colors and materials were carefully chosen to be darker in tone and more natural patinas that blend with the surrounding natural landscape. Where retaining walls are necessary, they will be stepped according to the principles outlined in the Los Gatos Hillside Development Standards and Guidelines.

Best regards,

Chris Hall, Partner

Platform

This Page Intentionally Left Blank

CERTIFIED ARBORIST REPORT
Tree Preservation Plan

October 16, 2025, Revision 5

SITE PROJECT
Arborist Report, Tree Preservation Plan
Surrey Farms, Project #4185.10
Los Gatos, CA 95032
APN: 532-16-006

PREPARED FOR
Mr. Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road
San Jose, CA 95131

PREPARED BY
Michael Gladden
ISA Certified Arborist #WE-2205A

McClintock Landscape Horticultural Services
1821 South Bascom Avenue, #243
Campbell, CA 95008

TABLE OF CONTENTS

	Page
Introduction and Overview	3
Methodology	3
Municipal Code Governing Trees	4
Tree Protection Los Gatos	4
Summary of Findings	9
Tree Inventory	10
Tree Count & Tree Summary	25
Tree Location Map	26
Legend of Abbreviations	36
Preservation Assessment	37
Tree Photographs	38
Recommended Actions	125
Additional Tree Protection Specifications	125
Trenching, Excavation and Equipment Use	127
General Recommendations	130
Conclusion	129
Assumptions and Limitations	129
Tree Protection Signs	130
Tree Protection Fencing Type 1	132
Tree Valuations	135
Tree Dispositions "T" sheets	149

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

INTRODUCTION AND OVERVIEW

McClintock Landscape Horticultural Services was engaged by Mr. Shawn Taylor, HMH Landscape Architect, HMH Engineers, located at 1570 Oakland Road, San Jose, CA 95131, to develop a Certified Arborist Report serving as a Tree Preservation Plan for the Surrey Farms project, Project #4185.10, in Los Gatos, CA 95032, APN: 532-16-006. This Arborist Report outlines the current observable health and structural conditions of the trees from a visual assessment conducted at ground level. It includes details on tree species, photographs, diameter at breast height (DBH), health ratings, structural evaluations, height, and canopy spread in both the North-South (N/S) and East-West (E/W) directions. Each tree is identified with a metal numbered tag, and their locations are marked on a diagrammatic site map. The inventory assesses the estimated construction impact tolerance, tree protection zone (TPZ), and critical root zone (CRZ) distances, along with general observations for 677 tree locations within the proposed work area at the aforementioned site. Please note that tree appraisals are not included in this report and will be conducted by others.

The health and structure ratings, along with the overall calculated condition derived from these assessments, reflect the state of the trees during the data collection period, approximately from November 15 to December 15, 2024. This time of year can present challenges for leaf and foliage assessment.

All tree inspections were carried out by a Certified Arborist accredited by the International Society of Arboriculture to accurately evaluate the tree conditions at this time.

The work zone's terrain is primarily characterized as foothills, bordered by developed properties along the project's perimeters.

This document serves as a tree preservation plan and condition assessment report; however, it does not include foundation, grading, planting plans, or soil reports at the time of its creation. Additionally, this report does NOT encompass tree appraisals, nor does it provide real estate appraisals or assumptions beyond those explicitly stated. All trees were visually inspected from the ground, utilizing a steel diameter tape or equivalent when feasible to measure the DBH at 54 inches above grade, along with visual estimates and laser measurements to assess tree canopy height and width in both the North-South (N/S) and East-West (E/W) orientations. Soil and tissue laboratory analyses were not conducted, and root collars were examined visually without any excavations performed.
*Note: Grading and Planting Plans were reviewed as of June 1, 2025. All reviewed plans appear typical and appropriate. However, the Project Arborist should be present during excavation activities within tree protection zones to ensure proper procedures are followed.

*Note: July 23, 2025 Trees that have been added to the removal list due to Easement Conflict are #163, 167, 170, 171, 172, 530, 531, & 566. September 11, 2025 addressed 3. Comment: Dead Trees marked for retention: 4. Comment: Number Count Summary:

METHODOLOGY

Our tree survey work is a deliberate and systematic methodology for cataloging trees on-site as per Town of Los Gatos Sec. 29.10.1000

1. Identify each tree species.
2. Number each tree with a metal tag and its approximate location on a diagrammatic map. It's not always possible to place a physical tag due to inaccessible uses such as impassable brush, poison oak, and private property. In cases of non-access, tags were placed on a fence close to the tree as practical.
3. Measure each trunk circumference at 54" above grade also known as DBH, Diameter Breast Height.
4. Tissue or laboratory analysis was **not** performed while assessing these trees.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

5. General observations from the ground were used to estimate both health and structure.
6. Combined Health and Structure ratings calculated with the Construction Impact Rating, formulate the viability of the tree to be retained and protected based on a retention rating of HIGH/MODERATE/LOW from the arborist's perspective.

MUNICIPAL CODE GOVERNING TREES

In accordance with the Town of Los Gatos ("The Town") Sec. 29.10.1000 on TREE PRESERVATION and established industry standards, the following guidelines are set forth for tree protection during construction. Protected trees designated for preservation must be safeguarded throughout the construction process using the methods outlined below.

The definition of protected trees is provided in The Town of Los Gatos Sec. 29.10.0950, which details the scope of protected trees. As recommended in Sec. 29.10.1005 regarding the protection of trees during construction, the Town advises that the canopy drip-line serves as the tree protection zone. This zone is primarily intended to protect the roots while also preventing damage to the canopy. Given the presence of numerous trees in close proximity, their canopies may not be centered due to phototropism, leading to offset canopies or drip lines relative to the tree stems.

In this tree protection plan, I propose establishing a Critical Root Zone (CRZ) at six times the Diameter at Breast Height (DBH) to protect the critical root zone, which encompasses the soil area surrounding a tree that contains the minimum volume of roots necessary for the tree's structural stability and health. It is essential to allow the closest possible access to the trees while avoiding damage to the structural roots. Although there are no universally accepted methods for calculating the CRZ, this guideline is recommended. Furthermore, I suggest implementing a Tree Protection Zone (TPZ) at fifteen times the DBH. This area should be managed under the oversight of a certified Arborist or the Town Arborist. Currently, the plan includes only Type 1 tree protection fencing to delineate boundaries, effectively integrating the canopy drip line with the proposed Tree Protection Zone (TPZ). This strategy offers a practical and effective solution for ensuring the approved protection of trees within this development.

Sec. 29.10.0960. - Scope of protected trees.

This division shall apply to every property owner and to every person, corporation, partnership, sole proprietorship or other entity responsible for removing, maintaining or protecting a tree. The trees protected by this division are:

(1)

All trees which have a twelve-inch or greater diameter (thirty-seven and one-half-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eighteen inches or greater diameter (fifty-six and one-half-inch circumference) of the sum of all trunks, where such trees are located on developed residential property.

(2)

All trees which have an eight-inch or greater diameter (twenty-five-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eight inches or greater diameter (twenty-five-inch circumference) of the sum of all trunks, where such trees are located on developed Hillside residential property.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

Sec. 29.10.0960. - Scope of protected trees. (continued)

(3)

All trees of the following species which have an eight-inch or greater diameter (twenty-five-inch circumference) located on developed residential property:

a. Blue Oak (Quercus douglasii);
b. Black Oak (Quercus kelloggii);
c. California Buckeye (Aesculus californica);
d. Pacific Madrone (Arbutus menziesii).

(4)

All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required.

(5)

Any tree that existed at the time of a zoning approval or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (6) of this section (e.g., landscape or site plans).

(6)

Any tree that was required by the Town to be planted or retained by the terms and conditions of a development application, building permit or subdivision approval in all zoning districts, tree removal permit or code enforcement action.

(7)

All trees, which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk and are located on property other than developed residential property.

(8)

All publicly owned trees growing on Town lands, public places or in a public right-of-way easement, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk.

(9)

A protected tree shall also include a stand of trees, the nature of which makes each dependent upon the other for the survival of the stand.

(10)

The following trees shall also be considered protected trees and shall be subject to the pruning permit requirements set forth in section 29.10.0982 and the public noticing procedures set forth in section 20.10.0994:

a. Heritage trees;
b. Large protected trees.

Sec. 29.10.1005. - Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(1)

Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2)

Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3)

Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4)

Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b)

All persons, shall comply with the following precautions:

(1)

Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2)

Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

Sec. 29.10.1005. - Protection of trees during construction. (Continued)

(3)
Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4)
Prohibit the attachment of wires, signs or ropes to any protected tree.

(5)
Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6)
Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7)
The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Sec. 29.10.1010. - Pruning and maintenance.

Tree pruning must not be done in a manner that is detrimental to the tree. Any action undertaken which intentionally or recklessly causes or tends to cause injury, death, or disfigurement to a tree is considered to be detrimental. Examples of actions which are detrimental to trees may include excessive cutting, poisoning, burning, over-watering, relocating, or transplanting a tree.

All tree pruning shall be in accordance with the current version of the International Society of Arboriculture Best Management Practices-Tree Pruning and ANSI A300-Part 1 Tree, Shrub and Other Woody Plant Management-Standard Practices, (Pruning) and any special conditions as determined by the Director. For developments, which require a tree preservation report, a certified or consulting arborist shall be in reasonable charge of all activities involving protected trees, including pruning, cabling and any other work if specified.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

Sec. 29.10.1010. - Pruning and maintenance. (continued)

(1)
Any public utility installing or maintaining any overhead wires or underground pipes or conduits in the vicinity of a protected tree shall obtain written permission from the Director before performing any work, including pruning, which may cause injury to a protected tree (e.g. cable TV/fiber optic trenching, gas, water, sewer trench, etc.).
(2)
Pruning for clearance of utility lines and energized conductors shall be performed in compliance with the current version of the American National Standards Institute (ANSI) A300 (Part 1)-Pruning, Section 5.9 Utility Pruning. Using spikes or gaffs when pruning, except where no other alternative is available, is prohibited.
(3)
No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown of any protected tree without first obtaining a permit pursuant to this division except for pollarding of fruitless mulberry trees (Morus alba) or other species approved by the Town Arborist. Applications for a pruning permit shall include photographs indicating where pruning is proposed.
(4)
No person shall remove any Heritage tree or large protected tree branch or root through pruning or other method greater than four (4) inches in diameter (twelve and one-half (12.5) inches in circumference) without first obtaining a permit pursuant to this division.

SUMMARY OF FINDINGS

From November 22 to December 14, 2024, Michael Gladden, ISA Certified Arborist #WE-2205A of McClintock Landscape Horticultural Services, conducted a tree inventory of 673 trees measuring 4 inches or greater in diameter at breast height (DBH) on the site of Surrey Farms, Project #4185.10, located in Los Gatos, CA 95032. The majority of these trees are volunteer species found in the undeveloped areas of the site, with a few appearing to have been planted some time ago. The proposed site improvement areas are surrounded by residential development. Trees excluded from this report include #5, #198, #201, and #469, which were deemed too small (less than 4 inches in DBH) or unnecessary for inclusion.

The tree inventory includes details for each tree measuring 4” inches or greater in DBH, such as identification number, botanical name, diameter at 54 inches above grade, and whether the tree is exempt, protected, or classified as large protected size. Additionally, it assesses preservation suitability as High, Moderate, or Low for retention rating, along with evaluations of health, structure, and species tolerance to construction impacts, accompanied by general notes.

The inventory encompasses 26 species, totaling 673 individual trees over 4” inches in diameter at 54 inches above grade. Among these, 69 trees have a Low retention rating (10%), 227 trees are rated Moderate (34%), and the remaining 365 trees are classified with a High retention rating (54%). There were 22 Protected species, 4 Exempt species, 51 trees listed as Off Site, 37 trees are Exempt, 4 spaces are listed as “not used”, 5 Snag trees that are dead and can not be identified, 7 stumps are recorded, and 32 Dead trees are recorded.

561 "Protected" trees, 69 "Large Protected" trees, and 43 "Exempt" trees.
There are 244 trees to be removed and 371 trees to be retained.
211 "Protected" and 12 "Large Protected" trees recommended for removal.

Total trees required to meet mitigation requirements on-site 439 - 24” box and 161 – 36”-inch box.
Total Proposed trees on-site (Not including street trees) 40 - 24” box and 45 – 36”-inch box.
Remaining number of trees not being mitigated for 399 - 24” box and 116 – 36”-inch box.

To the best of my knowledge, no Heritage trees were identified. A Heritage tree is defined as a tree or group of trees designated by the Town Council, based on the recommendation of the Historic Preservation Commission, that possesses exceptional aesthetic, biological, cultural, or historic value and is expected to continue contributing to the community.

Some trees tagged in the inventory were cut down and left on site, which is a common practice among PG&E crews, with the stumps located under power lines.

Discing has previously been used to create a fire break, and the path of this fire break runs through the site. While this technique may be effective for wildfire management, it has caused irreparable damage to the trees. This impact could pose issues in the future when targets or assets are placed within the vicinity of these trees.

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
1		Calocedrus decurrens	11.0	34.6	28	14	14	M		X		3	4	3.5	M	3.3	5.5	13.8	MODERATE	REMOVE
2	358	Calocedrus decurrens	11.0	34.6	27	14	14	M		X		4	4	4.0	M	3.5	5.5	13.8	HIGH	OFF-SITE
3		Quercus agrifolia	6.0	18.8	20	12	10	G		X		4	4	4.0	G	4.5	3	7.5	HIGH	OFF-SITE
4	378	Quercus agrifolia	18.0	56.5	30	24	20	G	Leaning Tree	X		4	3	3.5	G	4.3	9	22.5	HIGH	OFF-SITE
5		Not Used	0.0	0.0				0						0.0	0	0.0	0	0.0		
6	377	Quercus agrifolia	24.0	75.4	32	36	26	G			X	4	4	4.0	G	4.5	12	30.0	HIGH	OFF-SITE
7		Quercus lobata	8.0	25.1	30	24	24	M	Leaning Tree	X		4	3	3.5	M	3.3	4	10.0	MODERATE	OFF-SITE
8	359	Calocedrus decurrens	6.0	18.8	18	10	10	M	Severe Decline	X		2	3	2.5	M	2.8	3	7.5	MODERATE	REMOVE
9		Quercus agrifolia	6.0	18.8	25	10	12	G		X		4	3	3.5	G	4.3	3	7.5	HIGH	OFF-SITE
10	376	Quercus agrifolia	13.0	40.8	20	21	27	G		X		4	4	4.0	G	4.5	6.5	16.3	HIGH	OFF-SITE
11	360	Calocedrus decurrens	6.0	18.8	12	12	9	M	Poor Pruning Technique	X		4	2	3.0	M	3.0	3	7.5	MODERATE	REMOVE
12		Calocedrus decurrens	8.0	25.1	9	9	3	M	Previously Headed	X		3	2	2.5	M	2.8	4	10.0	MODERATE	REMOVE
13		Calocedrus decurrens	9.0	28.3	8	4	6	M	Previously Headed	X		3	2	2.5	M	2.8	4.5	11.3	MODERATE	REMOVE
14		Quercus agrifolia	8.0	25.1	22	18	24	G		X		4	4	4.0	G	4.5	4	10.0	HIGH	OFF-SITE
15		Quercus agrifolia	5.0	15.7	20	6	20	G	Crowded Growing Conditions	X		4	4	4.0	G	4.5	2.5	6.3	HIGH	OFF-SITE
16		Quercus agrifolia	5.0	15.7	20	6	15	G	Crowded Growing Conditions	X		4	4	4.0	G	4.5	2.5	6.3	HIGH	OFF-SITE
17		Quercus agrifolia	5.0	15.7	20	14	21	G	Crowded Growing Conditions	X		4	4	4.0	G	4.5	2.5	6.3	HIGH	OFF-SITE
18		Quercus agrifolia	5.0	15.7	20	14	21	G	Crowded Growing Conditions	X		4	4	4.0	G	4.5	2.5	6.3	HIGH	OFF-SITE
19	574	Calocedrus decurrens	13.0	40.8	28	12	12	M		X		3	4	3.5	M	3.3	6.5	16.3	MODERATE	REMOVE
20		Calocedrus decurrens	8.0	25.1	21	12	12	M		X		3	3	3.0	M	3.0	4	10.0	MODERATE	REMOVE
21	365	Calocedrus decurrens	11.0	34.6	25	12	12	M		X		3	4	3.5	M	3.3	5.5	13.8	MODERATE	REMOVE
22	366	Calocedrus decurrens	12.0	37.7	28	12	12	M		X		3	4	3.5	M	3.3	6	15.0	MODERATE	REMOVE
23	379	Quercus agrifolia	21.0	66.0	38	40	32	G		X		4	4	4.0	G	4.5	10.5	26.3	HIGH	OFF-SITE
24		Quercus agrifolia	6.0	18.8	30	14	12	G	Crowded Growing Conditions	X		4	4	4.0	G	4.5	3	7.5	HIGH	OFF-SITE
25		Quercus agrifolia	14.0	44.0	32	40	32			X		4	4	4.0	G	4.5	7	17.5	HIGH	OFF-SITE
26		Quercus agrifolia	9.0	28.3	26	18	14		Leaning Tree	X		4	3	3.5	G	4.3	4.5	11.3	HIGH	OFF-SITE
27		Calocedrus decurrens	8.0	25.1	19	12	12			X		3	4	3.5	M	3.3	4	10.0	MODERATE	REMOVE
28	369	Calocedrus decurrens	9.0	28.3	23	14	14			X		4	4	4.0	M	3.5	4.5	11.3	HIGH	REMOVE
29		Calocedrus decurrens	11.0	34.6	17	10	12		Previously Headed	X		3	2	2.5	M	2.8	5.5	13.8	MODERATE	REMOVE
30		Quercus agrifolia	7.0	22.0	26	18	22			X		4	4	4.0	G	4.5	3.5	8.8	HIGH	OFF-SITE
31		Quercus lobata	6.0	18.8	30	10	14		Crowded Growing Conditions	X		3	3	3.0	M	3.0	3	7.5	MODERATE	OFF-SITE
32	381	Quercus agrifolia	18.0	56.5	30	40	35			X		4	4	4.0	G	4.5	9	22.5	HIGH	OFF-SITE
33		Quercus lobata	8.0	25.1	20	18	15			X		3	3	3.0	M	3.0	4	10.0	MODERATE	OFF-SITE
34		Quercus agrifolia	4.0	12.6	20	10	8		Crowded Growing Conditions	X		3	3	3.0	G	4.0	2	5.0	HIGH	OFF-SITE
35	363	Pinus halepensis	22.0	69.1	37	36	36			X		4	4	4.0	M-G	4.0	11	27.5	HIGH	REMOVE
36	537	Cupressus macrocarpa	7.0	22.0	25	12	15			X		4	4	4.0	P	2.5	3.5	8.8	LOW	REMOVE
37		Ligustrum japonicum	4.0	12.6	15	12	12			X		3	3	3.0	G	4.0	2	5.0	HIGH	REMOVE
38	604	Quercus lobata	6.0	18.8	27	14	14			X		3	3	3.0	M	3.0	3	7.5	MODERATE	REMOVE
39		Quercus lobata	19.0	59.7	41	54	54			X		4	4	4.0	M	3.5	9.5	23.8	HIGH	REMOVE
40	5	Calocedrus decurrens	7.0	22.0	18	8	12			X		2	4	3.0	M	3.0	3.5	8.8	MODERATE	REMOVE
41	6	Quercus agrifolia	17.0	53.4	36	40	40			X		4	4	4.0	G	4.5	8.5	21.3	HIGH	SAVE
42	7	Calocedrus decurrens	4.0	12.6	15	10	5		Severe Decline	X		1	3	2.0	M	2.5	2	5.0	LOW	SAVE
43	8	Quercus agrifolia	14.0	44.0	33	44	40			X		3	3	3.0	G	4.0	7	17.5	HIGH	REMOVE
44	9	Quercus agrifolia	6.0	18.8	45	6	12		Crowded Growing Conditions	X		2	2	2.0	G	3.5	3	7.5	HIGH	REMOVE
45	10	Quercus agrifolia	8.0	25.1	40	15	20		Leaning Tree	X		3	3	3.0	G	4.0	4	10.0	HIGH	REMOVE
46	11	Quercus agrifolia	7.0	22.0	30	10	14		Crowded Growing Conditions	X		2	3	2.5	G	3.8	3.5	8.8	HIGH	SAVE
47		Quercus agrifolia	4.0	12.6	12	5	10		Leaning Tree	X		3	2	2.5	G	3.8	2	5.0	HIGH	REMOVE
48	12	Quercus agrifolia	21.0	66.0	51	36	42			X		2	3	2.5	G	3.8	10.5	26.3	HIGH	REMOVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
49		Quercus agrifolia	4.0	12.6	30	10	14		Crowded Growing Conditions	X		3	3	3.0	G	4.0	2	5.0	HIGH	SAVE
50	14	Pinus halepensis	6.0	18.8	30	8	6			X		3	2	2.5	M-G	3.3	3	7.5	MODERATE	OFF-SITE
51		Calocedrus decurrens	5.0	15.7	20	8	8			X		4	4	4.0	M	3.5	2.5	6.3	HIGH	OFF-SITE
52		Juglans regia	8.0	25.1	25	5	18		Decay	EXEMPT		1	2	1.5	G	3.3	4	10.0	MODERATE	SAVE
53	13	Juglans hindsii	20.0	62.8	21	27	35		Severe Decline	X		2	2	2.0	G	3.5	10	25.0	HIGH	REMOVE
54	16	Pinus halepensis	17.0	53.4	45	24	20		Stem Damage	X		3	2	2.5	M-G	3.3	8.5	21.3	MODERATE	SAVE
55		Calocedrus decurrens	3.0	9.4	18	4	6			EXEMPT		4	4	4.0	M	3.5	1.5	3.8	HIGH	REMOVE
56		Quercus lobata	22.0	69.1	47	33	35			X		3	4	3.5	M	3.3	11	27.5	MODERATE	REMOVE
57	18	Quercus agrifolia	24.0	75.4	46	33	45				X	4	4	4.0	G	4.5	12	30.0	HIGH	SAVE
58	19	Quercus agrifolia	8.0	25.1	21	6	9		Dead	X		1	1	1.0	G	3.0	4	10.0	MODERATE	REMOVE
59		Quercus agrifolia	6.0	18.8	25	14	18		Crowded Growing Conditions	X		2	3	2.5	G	3.8	3	7.5	HIGH	SAVE
60	20	Quercus agrifolia	26.0	81.7	38	43	35				X	4	3	3.5	G	4.3	13	32.5	HIGH	SAVE
61	22	Aesculus californica	7.0	22.0	27	15	10		Dead	X		1	1	1.0	G	3.0	3.5	8.8	MODERATE	OFF-SITE
62	23	Quercus agrifolia	13.0	40.8	32	20	23			X		5	5	5.0	G	5.0	6.5	16.3	HIGH	OFF-SITE
63	21	Quercus agrifolia	23.0	72.3	37	25	28			X		4	3	3.5	G	4.3	11.5	28.8	HIGH	OFF-SITE
64		Quercus lobata	20.0	62.8	44	26	22		Severe Decline	X		1	2	1.5	M	2.3	10	25.0	LOW	SAVE
65		Quercus agrifolia	30.0	94.2	37	35	45				X	5	4	4.5	G	4.8	15	37.5	HIGH	REMOVE
66	25	Quercus agrifolia	15.0	47.1	24	23	18		Poor Tree Structure	X		1	3	2.0	G	3.5	7.5	18.8	HIGH	REMOVE
67		Quercus agrifolia	16.0	50.3	32	25	20		Severe Decline	X		2	2	2.0	G	3.5	8	20.0	HIGH	REMOVE
68		Quercus agrifolia	15.0	47.1	47	28	20			X		4	4	4.0	G	4.5	7.5	18.8	HIGH	REMOVE
69	27	Quercus agrifolia	12.0	37.7	35	25	27		Leaning Tree	X		3	2	2.5	G	3.8	6	15.0	HIGH	REMOVE
70	29	Quercus agrifolia	16.0	50.3	48	28	25			X		4	4	4.0	G	4.5	8	20.0	HIGH	REMOVE
71	90	Quercus agrifolia	17.0	53.4	25	18	22			X		4	4	4.0	G	4.5	8.5	21.3	HIGH	REMOVE
72		Quercus agrifolia	16.0	50.3	48	25	23		Leaning Tree	X		4	3	3.5	G	4.3	8	20.0	HIGH	REMOVE
73		Quercus lobata	19.0	59.7	46	27	45		Leaning Tree	X		4	3	3.5	M	3.3	9.5	23.8	MODERATE	REMOVE
74	36	Quercus lobata	19.0	59.7	46	22	34		Leaning Tree	X		4	3	3.5	M	3.3	9.5	23.8	MODERATE	REMOVE
75		Quercus lobata	9.0	28.3	35	23	26		Dead Wood	X		3	4	3.5	M	3.3	4.5	11.3	MODERATE	SAVE
76	31	Quercus agrifolia	10.0	31.4	33	15	12			X		5	5	5.0	G	5.0	5	12.5	HIGH	OFF-SITE
77		Olea europaea	3.0	9.4	26	22	20		Severe Decline	EXEMPT		2	2	2.0	M	2.5	1.5	3.8	LOW	OFF-SITE
78	32	Olea europaea	8.0	25.1	31	20	18			EXEMPT		4	3	3.5	M	3.3	4	10.0	MODERATE	OFF-SITE
79		Quercus lobata	15.0	47.1	37	20	22		Severe Decline	X		1	2	1.5	M	2.3	7.5	18.8	LOW	OFF-SITE
80	0	Quercus agrifolia	19.0	59.7	48	35	43			X		4	3	3.5	G	4.3	9.5	23.8	HIGH	REMOVE
81		Quercus lobata	25.0	78.5	48	33	25		Dead Limbs		X	3	2	2.5	M	2.8	12.5	31.3	MODERATE	REMOVE
82		Quercus lobata	10.0	31.4	37	12	18			X		3	3	3.0	M	3.0	5	12.5	MODERATE	REMOVE
83		Quercus lobata	5.0	15.7	23	12	10		Dead Wood	X		2	3	2.5	M	2.8	2.5	6.3	MODERATE	SAVE
84		Quercus lobata	13.0	40.8	33	20	22		Dead Wood	X		3	2	2.5	M	2.8	6.5	16.3	MODERATE	REMOVE
85	40	Quercus lobata	16.0	50.3	33	26	18			X		4	3	3.5	M	3.3	8	20.0	MODERATE	REMOVE
86	44	Quercus agrifolia	8.0	25.1	22	13	20		Dead Wood	X		4	4	4.0	G	4.5	4	10.0	HIGH	REMOVE
87		Quercus agrifolia	5.0	15.7	22	20	13		Dead Wood	X		3	3	3.0	G	4.0	2.5	6.3	HIGH	REMOVE
88	45	Quercus agrifolia	7.0	22.0	23	21	16		Dead Wood	X		3	3	3.0	G	4.0	3.5	8.8	HIGH	REMOVE
89	62	Quercus agrifolia	18.0	56.5	24	28	20		Poor Pruning Technique	X		3	2	2.5	G	3.8	9	22.5	HIGH	REMOVE
90	63	Quercus agrifolia	19.0	59.7	28	26	18		Dead Wood	X		4	3	3.5	G	4.3	9.5	23.8	HIGH	REMOVE
91	64	Quercus agrifolia	14.0	44.0	28	23	16			X		5	4	4.5	G	4.8	7	17.5	HIGH	REMOVE
92	65	Quercus agrifolia	12.0	37.7	26	27	26		Dead Wood	X		5	4	4.5	G	4.8	6	15.0	HIGH	REMOVE
93	579	Quercus agrifolia	9.0	28.3	28	18	23			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
94	46	Quercus lobata	18.0	56.5	42	35	33			X		4	4	4.0	M	3.5	9	22.5	HIGH	REMOVE
95	607	Quercus agrifolia	3.0	9.4	18	4	5			EXEMPT		3	3	3.0	G	4.0	1.5	3.8	HIGH	REMOVE
96	47	Quercus agrifolia	14.0	44.0	23	18	12			X		3	3	3.0	G	4.0	7	17.5	HIGH	REMOVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
97		Quercus agrifolia	7.0	22.0	23	12	10			X		4	3	3.5	G	4.3	3.5	8.8	HIGH	REMOVE
98	580	Quercus agrifolia	9.0	28.3	20	12	15			X		3	3	3.0	G	4.0	4.5	11.3	HIGH	REMOVE
99	608	Quercus agrifolia	5.0	15.7	20	8	10		Co-Dominant Lead	X		3	3	3.0	G	4.0	2.5	6.3	HIGH	REMOVE
100	606	Quercus agrifolia	5.0	15.7	24	7	9			X		4	4	4.0	G	4.5	2.5	6.3	HIGH	REMOVE
101	3	Quercus lobata	19.0	59.7	42	27	25		Dead Wood	X		4	4	4.0	M	3.5	9.5	23.8	HIGH	REMOVE
102	4	Quercus agrifolia	13.0	40.8	28	27	18			X		5	4	4.5	G	4.8	6.5	16.3	HIGH	REMOVE
103	49	Quercus lobata	26.0	81.7	34	22	38				X	4	4	4.0	M	3.5	13	32.5	HIGH	REMOVE
104	76	Quercus agrifolia	10.0	31.4	32	16	24			X		4	3	3.5	G	4.3	5	12.5	HIGH	REMOVE
105		Quercus agrifolia	6.0	18.8	20	12	10			X		5	4	4.5	G	4.8	3	7.5	HIGH	REMOVE
106	75	Quercus agrifolia	23.0	72.3	44	35	33			X		5	4	4.5	G	4.8	11.5	28.8	HIGH	REMOVE
107	68	Quercus lobata	10.0	31.4	36	25	23		Dead Wood	X		3	4	3.5	M	3.3	5	12.5	MODERATE	REMOVE
108		Quercus agrifolia	13.0	40.8	48	28	26		Poor Tree Structure	X		3	3	3.0	G	4.0	6.5	16.3	HIGH	REMOVE
109		Quercus lobata	10.0	31.4	43	28	25		Severe Decline	X		3	2	2.5	M	2.8	5	12.5	MODERATE	REMOVE
110		Quercus agrifolia	4.0	12.6	20	17	10			X		5	3	4.0	G	4.5	2	5.0	HIGH	REMOVE
111	61	Quercus agrifolia	8.0	25.1	23	15	9			X		4	4	4.0	G	4.5	4	10.0	HIGH	REMOVE
112	69	Quercus agrifolia	14.0	44.0	43	31	27			X		3	4	3.5	G	4.3	7	17.5	HIGH	REMOVE
113	58	Quercus agrifolia	11.0	34.6	23	2	1		Dead	X		1	1	1.0	G	3.0	5.5	13.8	MODERATE	REMOVE
114	54	Quercus agrifolia	5.0	15.7	26	13	10			X		3	3	3.0	G	4.0	2.5	6.3	HIGH	REMOVE
115		Quercus lobata	4.0	12.6	24	12	8			X		3	3	3.0	M	3.0	2	5.0	MODERATE	REMOVE
116		Quercus agrifolia	5.0	15.7	22	8	5		Dead Wood	X		4	3	3.5	G	4.3	2.5	6.3	HIGH	REMOVE
117		Quercus agrifolia	10.0	31.4	36	16	8			X		4	4	4.0	G	4.5	5	12.5	HIGH	REMOVE
118	52	Quercus agrifolia	20.0	62.8	46	36	33		Dead Wood	X		4	4	4.0	G	4.5	10	25.0	HIGH	REMOVE
119	98	Quercus lobata	26.0	81.7	42	33	32		Dead Wood		X	4	4	4.0	M	3.5	13	32.5	HIGH	REMOVE
120	99	Quercus lobata	12.0	37.7	36	28	20		Dead Limbs	X		3	3	3.0	M	3.0	6	15.0	MODERATE	REMOVE
121	104	Quercus agrifolia	10.0	31.4	12	16	12		Poor Tree Structure	X		4	2	3.0	G	4.0	5	12.5	HIGH	REMOVE
122		Quercus lobata	9.0	28.3	36	20	13		Leaning Tree	X		4	3	3.5	M	3.3	4.5	11.3	MODERATE	REMOVE
123	103	Quercus agrifolia	16.0	50.3	48	36	33			X		5	4	4.5	G	4.8	8	20.0	HIGH	REMOVE
124	102	Quercus agrifolia	9.0	28.3	33	15	18			X		5	4	4.5	G	4.8	4.5	11.3	HIGH	REMOVE
125		Olea europaea	4.0	12.6	18	15	15			EXEMPT		3	2	2.5	M	2.8	2	5.0	MODERATE	REMOVE
126	97	Quercus agrifolia	5.0	15.7	27	12	10			X		5	4	4.5	G	4.8	2.5	6.3	HIGH	REMOVE
127	74	Quercus agrifolia	9.0	28.3	44	15	22		Leaning Tree	X		5	4	4.5	G	4.8	4.5	11.3	HIGH	REMOVE
128	585	Quercus agrifolia	7.0	22.0	38	6	5			X		4	4	4.0	G	4.5	3.5	8.8	HIGH	REMOVE
129	100	Quercus agrifolia	11.0	34.6	46	20	15			X		5	4	4.5	G	4.8	5.5	13.8	HIGH	REMOVE
130	101	Quercus agrifolia	14.0	44.0	46	28	23			X		5	4	4.5	G	4.8	7	17.5	HIGH	REMOVE
131		Quercus agrifolia	11.0	34.6	23	16	12			X		4	4	4.0	G	4.5	5.5	13.8	HIGH	REMOVE
132		Quercus lobata	6.0	18.8	23	7	6			X		4	4	4.0	M	3.5	3	7.5	HIGH	REMOVE
133	92	Quercus agrifolia	9.0	28.3	31	12	12		Dead Limbs	X		3	3	3.0	G	4.0	4.5	11.3	HIGH	REMOVE
134		Quercus agrifolia	7.0	22.0	15	4	3		Dead	X		1	1	1.0	G	3.0	3.5	8.8	MODERATE	REMOVE
135	95	Quercus agrifolia	9.0	28.3	32	15	12			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
136	94	Quercus agrifolia	10.0	31.4	32	10	6			X		3	4	3.5	G	4.3	5	12.5	HIGH	REMOVE
137	583	Snag	4.0	12.6	22	1	1		Dead	X		1	1	1.0	0	0.0	2	0.0		REMOVE
138	584	Quercus agrifolia	5.0	15.7	25	10	13			X		5	4	4.5	G	4.8	2.5	6.3	HIGH	REMOVE
139	96	Quercus agrifolia	12.0	37.7	35	30	25		Dead Wood	X		4	3	3.5	G	4.3	6	15.0	HIGH	REMOVE
140	106	Quercus agrifolia	23.0	72.3	37	30	46		Dead Wood	X		4	3	3.5	G	4.3	11.5	28.8	HIGH	REMOVE
141	108	Quercus agrifolia	26.0	81.7	48	33	40				X	5	4	4.5	G	4.8	13	32.5	HIGH	REMOVE
142	113	Quercus agrifolia	17.0	53.4	36	35	26			X		4	3	3.5	G	4.3	8.5	21.3	HIGH	REMOVE
143		Quercus agrifolia	5.0	15.7	27	6	3			X		4	4	4.0	G	4.5	2.5	6.3	HIGH	REMOVE
144		Quercus agrifolia	5.0	15.7	27	5	7			X		4	4	4.0	G	4.5	2.5	6.3	HIGH	REMOVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
145		Quercus lobata	12.0	37.7	36	12	5		Severe Decline	X		3	2	2.5	M	2.8	6	15.0	MODERATE	REMOVE
146		Quercus agrifolia	18.0	56.5	32	23	22			X		4	3	3.5	G	4.3	9	22.5	HIGH	REMOVE
147		Quercus agrifolia	15.0	47.1	43	25	12		Dead Wood	X		4	3	3.5	G	4.3	7.5	18.8	HIGH	REMOVE
148	116	Quercus agrifolia	8.0	25.1	25	7	5		Dead Wood	X		3	3	3.0	G	4.0	4	10.0	HIGH	REMOVE
149		Quercus lobata	5.0	15.7	10	5	4		Severe Decline	X		2	2	2.0	M	2.5	2.5	6.3	LOW	REMOVE
150	120	Quercus agrifolia	18.0	56.5	43	23	27			X		5	4	4.5	G	4.8	9	22.5	HIGH	REMOVE
151	121	Quercus lobata	21.0	66.0	54	33	31			X		4	4	4.0	M	3.5	10.5	26.3	HIGH	REMOVE
152	122	Quercus agrifolia	15.0	47.1	40	5	4			X		3	3	3.0	G	4.0	7.5	18.8	HIGH	REMOVE
153	586	Quercus lobata	5.0	15.7	15	5	4			X		4	3	3.5	M	3.3	2.5	6.3	MODERATE	REMOVE
154		Quercus agrifolia	12.0	37.7	16	12	13		Future Root Problems	X		4	2	3.0	G	4.0	6	15.0	HIGH	REMOVE
155	126	Quercus agrifolia	18.0	56.5	16	23	13		Leaning Tree	X		4	3	3.5	G	4.3	9	22.5	HIGH	REMOVE
156	124	Quercus agrifolia	14.0	44.0	40	20	26			X		4	4	4.0	G	4.5	7	17.5	HIGH	REMOVE
157	127	Quercus agrifolia	14.0	44.0	42	22	30			X		4	4	4.0	G	4.5	7	17.5	HIGH	REMOVE
158		Quercus agrifolia	6.0	18.8	12	4	3		Dead	X		1	1	1.0	G	3.0	3	7.5	MODERATE	REMOVE
159	128	Quercus agrifolia	24.0	75.4	47	28	22		Leaning Tree		X	4	4	4.0	G	4.5	12	30.0	HIGH	REMOVE
160	129	Quercus agrifolia	17.0	53.4	33	20	15		Leaning Tree	X		4	4	4.0	G	4.5	8.5	21.3	HIGH	REMOVE
161	130	Quercus agrifolia	21.0	66.0	36	27	30			X		4	4	4.0	G	4.5	10.5	26.3	HIGH	REMOVE
162	131	Quercus agrifolia	8.0	25.1	25	7	12			X		4	3	3.5	G	4.3	4	10.0	HIGH	REMOVE
163		Quercus agrifolia	9.0	28.3	25	18	10		Remove for Easement Conflict	X		3	3	3.0	G	4.0	4.5	11.3	HIGH	REMOVE
164	132	Quercus lobata	22.0	69.1	35	27	20		Dead Limbs	X		4	4	4.0	M	3.5	11	27.5	HIGH	REMOVE
165		Quercus lobata	7.0	22.0	23	6	5		Poor Tree Structure	X		2	2	2.0	M	2.5	3.5	8.8	LOW	REMOVE
166	589	Quercus lobata	16.0	50.3	31	21	34		Leaning Tree	X		3	3	3.0	M	3.0	8	20.0	MODERATE	REMOVE
167		Quercus agrifolia	17.0	53.4	25	18	22		Remove for Easement Conflict	X		4	3	3.5	G	4.3	8.5	21.3	HIGH	REMOVE
168		Quercus agrifolia	16.0	50.3	25	16	18			X		4	4	4.0	G	4.5	8	20.0	HIGH	SAVE
169		Quercus agrifolia	9.0	28.3	24	16	14			X		5	5	5.0	G	5.0	4.5	11.3	HIGH	SAVE
170		Quercus agrifolia	11.0	34.6	26	15	12		Remove for Easement Conflict	X		5	4	4.5	G	4.8	5.5	13.8	HIGH	REMOVE
171		Quercus lobata	35.0	110.0	46	48	36		Remove for Easement Conflict		X	4	4	4.0	M	3.5	17.5	43.8	HIGH	REMOVE
172		Quercus agrifolia	34.0	106.8	33	40	32		Remove for Easement Conflict		X	5	4	4.5	G	4.8	17	42.5	HIGH	REMOVE
173	593	Quercus agrifolia	9.0	28.3	27	32	32			X		3	3	3.0	G	4.0	4.5	11.3	HIGH	REMOVE
174		Quercus agrifolia	9.0	28.3	6	7	10		Crowded Growing Conditions	X		3	2	2.5	G	3.8	4.5	11.3	HIGH	REMOVE
175		Quercus agrifolia	14.0	44.0	27	25	28			X		5	5	5.0	G	5.0	7	17.5	HIGH	REMOVE
176		Quercus agrifolia	7.0	22.0	17	20	18			X		4	4	4.0	G	4.5	3.5	8.8	HIGH	OFF-SITE
177		Quercus agrifolia	5.0	15.7	15	8	6	X		X		5	5	5.0	G	5.0	2.5	6.3	HIGH	REMOVE
178		Quercus agrifolia	6.0	18.8	15	6	5			X		5	5	5.0	G	5.0	3	7.5	HIGH	REMOVE
179		Quercus agrifolia	12.0	37.7	16	10	8			X		5	4	4.5	G	4.8	6	15.0	HIGH	SAVE
180		Quercus agrifolia	6.0	18.8	13	10	7			X		5	4	4.5	G	4.8	3	7.5	HIGH	REMOVE
181		Olea europaea	13.0	40.8	22	28	20			EXEMPT		4	4	4.0	M	3.5	6.5	16.3	HIGH	REMOVE
182		Pinus brutia var. eldarica	9.0	28.3	24	10	4		Severe Decline	X		2	2	2.0	M-G	3.0	4.5	11.3	MODERATE	SAVE
183		Pinus brutia var. eldarica	11.0	34.6	22	7	6		Severe Decline	X		3	2	2.5	M-G	3.3	5.5	13.8	MODERATE	SAVE
184		Pinus brutia var. eldarica	14.0	44.0	28	13	10		Dead Wood	X		2	2	2.0	M-G	3.0	7	17.5	MODERATE	SAVE
185		Pinus brutia var. eldarica	6.0	18.8	22	5	6		Severe Decline	X		3	2	2.5	M-G	3.3	3	7.5	MODERATE	SAVE
186	149	Pinus brutia var. eldarica	7.0	22.0	25	8	6		Severe Decline	X		2	2	2.0	M-G	3.0	3.5	8.8	MODERATE	SAVE
187	150	Pinus brutia var. eldarica	11.0	34.6	25	12	5		Poor Tree Structure	X		4	3	3.5	M-G	3.8	5.5	13.8	HIGH	SAVE
188	151	Pinus brutia var. eldarica	11.0	34.6	26	8	6		Severe Decline	X		3	2	2.5	M-G	3.3	5.5	13.8	MODERATE	SAVE
189	152	Pinus brutia var. eldarica	10.0	31.4	32	8	10			X		4	4	4.0	M-G	4.0	5	12.5	HIGH	SAVE
190	153	Pinus brutia var. eldarica	11.0	34.6	25	13	10		Severe Decline	X		3	2	2.5	M-G	3.3	5.5	13.8	MODERATE	REMOVE
191		Pinus brutia var. eldarica	4.0	12.6	6	4	4		Severe Decline	X		2	2	2.0	M-G	3.0	2	5.0	MODERATE	REMOVE
192	154	Pinus brutia var. eldarica	18.0	56.5	35	16	18			X		4	4	4.0	M-G	4.0	9	22.5	HIGH	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
193	155	Pinus brutia var. eldarica	5.0	15.7	23	6	10			X		4	4	4.0	M-G	4.0	2.5	6.3	HIGH	SAVE
194	594	Calocedrus decurrens	8.0	25.1	23	8	10			X		4	4	4.0	M	3.5	4	10.0	HIGH	SAVE
195	156	Pinus brutia var. eldarica	13.0	40.8	27	15	18			X		4	3	3.5	M-G	3.8	6.5	16.3	HIGH	SAVE
196	157	Calocedrus decurrens	8.0	25.1	24	8	10			X		5	5	5.0	M	4.0	4	10.0	HIGH	SAVE
197		Calocedrus decurrens	6.0	18.8	15	8	6			X		2	2	2.0	M	2.5	3	7.5	LOW	SAVE
198		Not Used	0.0	0.0										0.0	0	0	0	0		
199	158	Pinus brutia var. eldarica	11.0	34.6	30	13	17			X		4	4	4.0	M-G	4.0	5.5	13.8	HIGH	SAVE
200		Pinus brutia var. eldarica	12.0	37.7	31	8	10			X		4	4	4.0	M-G	4.0	6	15.0	HIGH	SAVE
201		Not Used	0.0	0.0										0.0	0	0	0	0		
202	161	Quercus lobata	60.0	188.5	43	46	42				X	4	3	3.5	M	3.3	30	75.0	MODERATE	SAVE
203	160	Quercus lobata	17.0	53.4	26	34	35			X		3	4	3.5	M	3.3	8.5	21.3	MODERATE	REMOVE
204	163	Quercus lobata	10.0	31.4	19	10	5			X		4	3	3.5	M	3.3	5	12.5	MODERATE	REMOVE
205	164	Quercus lobata	7.0	22.0	23	12	7		Severe Decline	X		2	2	2.0	M	2.5	3.5	8.8	LOW	REMOVE
206	383	Quercus lobata	21.0	66.0	30	32	37		Dead Wood	X		3	3	3.0	M	3.0	10.5	26.3	MODERATE	SAVE
207	165	Quercus agrifolia	9.0	28.3	16	12	13			X		5	5	5.0	G	5.0	4.5	11.3	HIGH	SAVE
208		Quercus lobata	11.0	34.6	24	15	18			X		3	3	3.0	M	3.0	5.5	13.8	MODERATE	SAVE
209	167	Quercus agrifolia	28.0	88.0	41	36	43				X	4	3	3.5	G	4.3	14	35.0	HIGH	SAVE
210		Quercus lobata	18.0	56.5	34	20	15		Severe Decline	X		2	2	2.0	M	2.5	9	22.5	LOW	SAVE
211		Quercus lobata	32.0	100.5	47	28	30				X	3	3	3.0	M	3.0	16	40.0	MODERATE	SAVE
212		Olea europaea	10.0	31.4	27	26	20			EXEMPT		3	3	3.0	M	3.0	5	12.5	MODERATE	SAVE
213	171	Olea europaea	12.0	37.7	34	21	18		Previous Limb Failure	EXEMPT		3	2	2.5	M	2.8	6	15.0	MODERATE	SAVE
214	172	Quercus lobata	11.0	34.6	28	8	10		Severe Decline	X		2	2	2.0	M	2.5	5.5	13.8	LOW	SAVE
215	595	Olea europaea	9.0	28.3	32	20	20			EXEMPT		4	3	3.5	M	3.3	4.5	11.3	MODERATE	SAVE
216	596	Quercus agrifolia	20.0	62.8	22	24	18			X		3	2	2.5	G	3.8	10	25.0	HIGH	SAVE
217		Quercus lobata	35.0	110.0	38	36	32				X	4	4	4.0	M	3.5	17.5	43.8	HIGH	SAVE
218		Olea europaea	5.0	15.7	16	12	22			EXEMPT		3	3	3.0	M	3.0	2.5	6.3	MODERATE	SAVE
219		Quercus lobata	9.0	28.3	20	16	10		Severe Decline	X		2	2	2.0	M	2.5	4.5	11.3	LOW	SAVE
220	175	Quercus lobata	9.0	28.3	10	1	1		Dead	X		1	1	1.0	M	2.0	4.5	11.3	LOW	REMOVE
221		Quercus lobata	13.0	40.8	23	13	8		Severe Decline	X		2	2	2.0	M	2.5	6.5	16.3	LOW	SAVE
222	398	Quercus lobata	19.0	59.7	32	25	27			X		3	3	3.0	M	3.0	9.5	23.8	MODERATE	SAVE
223		Quercus lobata	23.0	72.3	32	26	35			X		4	3	3.5	M	3.3	11.5	28.8	MODERATE	SAVE
224	400	Quercus lobata	10.0	31.4	18	8	12		Severe Decline	X		2	2	2.0	M	2.5	5	12.5	LOW	SAVE
225		Quercus lobata	11.0	34.6	21	10	20		Severe Decline	X		2	2	2.0	M	2.5	5.5	13.8	LOW	SAVE
226	402	Quercus lobata	13.0	40.8	24	16	13		Severe Decline	X		3	2	2.5	M	2.8	6.5	16.3	MODERATE	SAVE
227	392	Quercus lobata	28.0	88.0	37	33	36				X	4	4	4.0	M	3.5	14	35.0	HIGH	SAVE
228	391	Quercus lobata	17.5	55.0	20	10	13		Poor Tree Structure	X		3	3	3.0	M	3.0	8.75	21.9	MODERATE	SAVE
229	390	Quercus lobata	24.0	75.4	33	26	18		Dead Wood		X	3	3	3.0	M	3.0	12	30.0	MODERATE	SAVE
230	393	Quercus lobata	14.5	45.6	20	18	10		Poor Tree Structure	X		3	3	3.0	M	3.0	7.25	18.1	MODERATE	SAVE
231		Quercus lobata	13.5	42.4	21	16	7		Severe Decline	X		3	3	3.0	M	3.0	6.75	16.9	MODERATE	SAVE
232		Quercus lobata	25.5	80.1	35	40	12				X	4	3	3.5	M	3.3	12.75	31.9	MODERATE	SAVE
233	395	Quercus lobata	17.0	53.4	28	18	13			X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	SAVE
234		Quercus agrifolia	17.5	55.0	28	22	26			X		4	4	4.0	G	4.5	8.75	21.9	HIGH	SAVE
235	387	Quercus lobata	18.5	58.1	35	26	10		Dead Wood	X		3	3	3.0	M	3.0	9.25	23.1	MODERATE	SAVE
236	386	Quercus lobata	23.5	73.8	34	28	25		Dead Wood	X		3	3	3.0	M	3.0	11.75	29.4	MODERATE	SAVE
237		Quercus agrifolia	34.0	106.8	30	40	47		Crowded Growing Conditions		X	4	3	3.5	G	4.3	17	42.5	HIGH	SAVE
238	385	Quercus lobata	35.0	110.0	40	33	30		Leaning Tree		X	3	3	3.0	M	3.0	17.5	43.8	MODERATE	SAVE
239	177	Quercus lobata	25.0	78.5	35	21	32				X	4	3	3.5	M	3.3	12.5	31.3	MODERATE	SAVE
		Quercus lobata	18.0	56.5	35	21	24			X		4	3	3.5	M	3.3	9	22.5	MODERATE	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
241	180	Quercus lobata	34.0	106.8	35	24	25				X	4	3	3.5	M	3.3	17	42.5	MODERATE	SAVE
242		Quercus lobata	15.0	47.1	30	18	23			X		4	4	4.0	M	3.5	7.5	18.8	HIGH	SAVE
243		Quercus lobata	14.0	44.0	25	15	12			X		3	2	2.5	M	2.8	7	17.5	MODERATE	SAVE
244		Quercus lobata	20.5	64.4	28	16	22			X		3	3	3.0	M	3.0	10.25	25.6	MODERATE	SAVE
245	184	Quercus lobata	11.0	34.6	15	6	12	X		X		4	2	3.0	M	3.0	5.5	13.8	MODERATE	SAVE
246		Quercus lobata	19.0	59.7	31	16	28	X		X		4	3	3.5	M	3.3	9.5	23.8	MODERATE	SAVE
247	186	Quercus lobata	22.0	69.1	32	20	27	X		X		4	3	3.5	M	3.3	11	27.5	MODERATE	SAVE
248	187	Olea europaea	17.0	53.4	28	20	32	X	Dead Limbs	EXEMPT		3	3	3.0	M	3.0	8.5	21.3	MODERATE	SAVE
249		Quercus lobata	30.0	94.2	30	22	30	X	Severe Decline		X	2	2	2.0	M	2.5	15	37.5	LOW	SAVE
250	189	Olea europaea	7.0	22.0	27	20	18	X		EXEMPT		4	3	3.5	M	3.3	3.5	8.8	MODERATE	SAVE
251		Olea europaea	10.0	31.4	25	10	30		Future Root Problems	EXEMPT		3	3	3.0	M	3.0	5	12.5	MODERATE	SAVE
252	193	Olea europaea	8.0	25.1	16	18	15		Dead Wood	EXEMPT		4	3	3.5	M	3.3	4	10.0	MODERATE	SAVE
253	192	Olea europaea	18.0	56.5	24	30	40			EXEMPT		4	4	4.0	M	3.5	9	22.5	HIGH	SAVE
254	191	Olea europaea	14.0	44.0	24	30	34	X		EXEMPT		4	4	4.0	M	3.5	7	17.5	HIGH	SAVE
255	190	Quercus lobata	17.0	53.4	34	18	22	X		X		4	3	3.5	M	3.3	8.5	21.3	MODERATE	SAVE
256	196	Quercus lobata	19.0	59.7	27	8	18		Dead Wood	X		3	3	3.0	M	3.0	9.5	23.8	MODERATE	SAVE
257		Quercus lobata	12.0	37.7	26	15	12		Severe Decline	X		3	2	2.5	M	2.8	6	15.0	MODERATE	SAVE
258	194	Quercus lobata	14.0	44.0	33	11	20	X	Dead Wood	X		3	3	3.0	M	3.0	7	17.5	MODERATE	SAVE
259		Quercus lobata	12.0	37.7	28	15	13	X	Poor Tree Structure	X		3	3	3.0	M	3.0	6	15.0	MODERATE	SAVE
260		Quercus lobata	25.0	78.5	32	27	25	X	Poor Tree Structure		X	4	3	3.5	M	3.3	12.5	31.3	MODERATE	SAVE
261		Quercus lobata	17.0	53.4	25	18	26	X	Severe Decline	X		2	2	2.0	M	2.5	8.5	21.3	LOW	SAVE
262	404	Quercus lobata	23.0	72.3	33	31	36	X		X		3	3	3.0	M	3.0	11.5	28.8	MODERATE	SAVE
263	403	Quercus lobata	34.0	106.8	36	30	16		Severe Decline		X	2	2	2.0	M	2.5	17	42.5	LOW	SAVE
264	198	Quercus lobata	15.0	47.1	33	12	20		Dead Wood	X		4	3	3.5	M	3.3	7.5	18.8	MODERATE	SAVE
265	197	Quercus lobata	11.0	34.6	29	17	15		Dead Limbs	X		3	3	3.0	M	3.0	5.5	13.8	MODERATE	SAVE
266	410	Quercus agrifolia	17.0	53.4	36	25	27			X		4	4	4.0	G	4.5	8.5	21.3	HIGH	SAVE
267	411	Quercus lobata	25.0	78.5	28	15	13		Dead Wood		X	3	2	2.5	M	2.8	12.5	31.3	MODERATE	SAVE
268	409	Quercus lobata	13.0	40.8	27	15	22		Dead Wood	X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	SAVE
269	417	Quercus lobata	13.0	40.8	28	13	15			X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	SAVE
270	418	Quercus lobata	17.0	53.4	31	26	17			X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	SAVE
271	420	Quercus lobata	16.0	50.3	31	20	17		Dead Wood	X		3	2	2.5	M	2.8	8	20.0	MODERATE	SAVE
272	412	Quercus lobata	12.0	37.7	28	6	15		Severe Decline	X		3	2	2.5	M	2.8	6	15.0	MODERATE	SAVE
273	414	Quercus lobata	14.0	44.0	31	18	22			X		4	3	3.5	M	3.3	7	17.5	MODERATE	SAVE
274		Quercus lobata	9.0	28.3	33	15	20			X		4	3	3.5	M	3.3	4.5	11.3	MODERATE	SAVE
275		Quercus lobata	17.0	53.4	32	18	26			X		4	4	4.0	M	3.5	8.5	21.3	HIGH	SAVE
276	199	Quercus lobata	14.0	44.0	31	21	22			X		4	3	3.5	M	3.3	7	17.5	MODERATE	SAVE
277	202	Quercus lobata	12.0	37.7	22	1	1		Dead	X		1	1	1.0	M	2.0	6	15.0	LOW	REMOVE
278	599	Quercus agrifolia	20.0	62.8	36	45	40			X		4	4	4.0	G	4.5	10	25.0	HIGH	OFF-SITE
279		Quercus lobata	11.0	34.6	25	13	6		Dead Wood	X		3	2	2.5	M	2.8	5.5	13.8	MODERATE	SAVE
280	204	Quercus lobata	8.0	25.1	24	5	13			X		4	3	3.5	M	3.3	4	10.0	MODERATE	SAVE
281		Umbellularia californica	8.0	25.1	31	20	24			X		5	5	5.0	M	4.0	4	10.0	HIGH	SAVE
282	207	Quercus lobata	11.0	34.6	33	8	12		Severe Decline	X		3	2	2.5	M	2.8	5.5	13.8	MODERATE	SAVE
283	208	Quercus lobata	13.0	40.8	36	13	18			X		4	3	3.5	M	3.3	6.5	16.3	MODERATE	SAVE
284	209	Quercus lobata	14.0	44.0	34	8	21			X		3	3	3.0	M	3.0	7	17.5	MODERATE	SAVE
285		Quercus lobata	16.0	50.3	34	7	8		Severe Decline	X		2	2	2.0	M	2.5	8	20.0	LOW	SAVE
286		Quercus lobata	16.0	50.3	38	12	10		Severe Decline	X		2	2	2.0	M	2.5	8	20.0	LOW	SAVE
287	216	Quercus lobata	9.0	28.3	28	10	17		Leaning Tree	X		2	2	2.0	M	2.5	4.5	11.3	LOW	SAVE
288	421	Quercus lobata	14.0	44.0	27	10	20		Severe Decline	X		2	2	2.0	M	2.5	7	17.5	LOW	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
289	422	Quercus lobata	22.0	69.1	35	28	30			X		4	4	4.0	M	3.5	11	27.5	HIGH	SAVE
290	423	Pinus halepensis	7.0	22.0	25	12	15			X		5	4	4.5	M-G	4.3	3.5	8.8	HIGH	SAVE
291		Pinus halepensis	4.0	12.6	25	5	4			X		3	3	3.0	M-G	3.5	2	5.0	HIGH	SAVE
292		Pinus halepensis	10.0	31.4	30	17	14			X		4	4	4.0	M-G	4.0	5	12.5	HIGH	SAVE
293		Quercus lobata	10.0	31.4	20	10	17		Dead	X		1	1	1.0	M	2.0	5	12.5	LOW	REMOVE
294		Pinus halepensis	8.0	25.1	25	18	16			X		4	4	4.0	M-G	4.0	4	10.0	HIGH	SAVE
295	428	Quercus lobata	20.0	62.8	26	27	25		Severe Decline	X		3	2	2.5	M	2.8	10	25.0	MODERATE	SAVE
296		Quercus lobata	12.0	37.7	28	13	10			X		4	3	3.5	M	3.3	6	15.0	MODERATE	SAVE
297	497	Pinus halepensis	14.0	44.0	35	20	24			X		4	4	4.0	M-G	4.0	7	17.5	HIGH	SAVE
298	496	Pinus halepensis	13.0	40.8	32	20	13			X		4	4	4.0	M-G	4.0	6.5	16.3	HIGH	SAVE
299		Quercus lobata	19.0	59.7	35	28	24			X		4	4	4.0	M	3.5	9.5	23.8	HIGH	SAVE
300	491	Quercus lobata	19.0	59.7	28	26	17		Poor Tree Structure	X		3	2	2.5	M	2.8	9.5	23.8	MODERATE	SAVE
301		Calocedrus decurrens	10.0	31.4	23	12	10			X		5	5	5.0	M	4.0	5	12.5	HIGH	SAVE
302		Calocedrus decurrens	7.0	22.0	17	8	8			X		4	4	4.0	M	3.5	3.5	8.8	HIGH	SAVE
303	456	Calocedrus decurrens	7.0	22.0	17	6	5		Dead	X		1	1	1.0	M	2.0	3.5	8.8	LOW	REMOVE
304	457	Calocedrus decurrens	15.0	47.1	21	10	12			X		4	4	4.0	M	3.5	7.5	18.8	HIGH	SAVE
305	458	Calocedrus decurrens	7.0	22.0	15	8	10		Severe Decline	X		3	2	2.5	M	2.8	3.5	8.8	MODERATE	SAVE
306		Calocedrus decurrens	7.0	22.0	15	10	5		Dead Wood	X		3	3	3.0	M	3.0	3.5	8.8	MODERATE	SAVE
307		Calocedrus decurrens	7.0	22.0	10	5	4		Severe Decline	X		2	2	2.0	M	2.5	3.5	8.8	LOW	SAVE
308	454	Pinus brutia var. eldarica	11.0	34.6	30	10	18		Dead Wood	X		3	3	3.0	M-G	3.5	5.5	13.8	HIGH	SAVE
309		Pinus brutia var. eldarica	12.0	37.7	30	12	10		Dead Wood	X		3	3	3.0	M-G	3.5	6	15.0	HIGH	SAVE
310	462	Calocedrus decurrens	8.0	25.1	18	12	8		Severe Decline	X		3	3	3.0	M	3.0	4	10.0	MODERATE	SAVE
311	464	Calocedrus decurrens	8.0	25.1	15	10	9		Severe Decline	X		3	2	2.5	M	2.8	4	10.0	MODERATE	SAVE
312	463	Calocedrus decurrens	5.0	15.7	18	6	8			X		4	4	4.0	M	3.5	2.5	6.3	HIGH	SAVE
313		Calocedrus decurrens	6.0	18.8	7	6	6		Severe Decline	X		2	2	2.0	M	2.5	3	7.5	LOW	SAVE
314		Calocedrus decurrens	5.0	15.7	8	7	7		Poor Tree Structure	X		3	3	3.0	M	3.0	2.5	6.3	MODERATE	SAVE
315	505	Calocedrus decurrens	6.0	18.8	10	6	4		Severe Decline	X		2	2	2.0	M	2.5	3	7.5	LOW	SAVE
316	503	Pinus brutia var. eldarica	10.0	31.4	28	6	8		Severe Decline	X		2	2	2.0	M-G	3.0	5	12.5	MODERATE	SAVE
317	504	Pinus brutia var. eldarica	11.0	34.6	31	10	8		Dead Wood	X		3	2	2.5	M-G	3.3	5.5	13.8	MODERATE	SAVE
318		Pinus brutia var. eldarica	10.0	31.4	29	7	5		Poor Tree Structure	X		3	2	2.5	M-G	3.3	5	12.5	MODERATE	SAVE
319	509	Calocedrus decurrens	5.0	15.7	10	4	6		Severe Decline	X		2	2	2.0	M	2.5	2.5	6.3	LOW	SAVE
320	508	Calocedrus decurrens	6.0	18.8	18	6	6			X		3	4	3.5	M	3.3	3	7.5	MODERATE	SAVE
321		Calocedrus decurrens	5.0	15.7	8	4	5		Severe Decline	X		3	3	3.0	M	3.0	2.5	6.3	MODERATE	SAVE
322		Calocedrus decurrens	8.0	25.1	10	6	5			X		3	3	3.0	M	3.0	4	10.0	MODERATE	SAVE
323	515	Calocedrus decurrens	7.0	22.0	12	5	5		Severe Decline	X		2	2	2.0	M	2.5	3.5	8.8	LOW	SAVE
324	517	Calocedrus decurrens	8.0	25.1	10	8	6			X		4	3	3.5	M	3.3	4	10.0	MODERATE	SAVE
325	518	Calocedrus decurrens	7.0	22.0	8	6	7		Poor Tree Structure	X		3	3	3.0	M	3.0	3.5	8.8	MODERATE	SAVE
326	514	Calocedrus decurrens	9.0	28.3	16	8	9		Poor Tree Structure	X		3	3	3.0	M	3.0	4.5	11.3	MODERATE	SAVE
327	513	Pinus brutia var. eldarica	11.0	34.6	31	8	10		Dead Wood	X		3	3	3.0	M-G	3.5	5.5	13.8	HIGH	SAVE
328		Pinus brutia var. eldarica	11.0	34.6	28	15	12		Dead Wood	X		3	3	3.0	M-G	3.5	5.5	13.8	HIGH	SAVE
329		Calocedrus decurrens	5.0	15.7	10	8	6			X		4	3	3.5	M	3.3	2.5	6.3	MODERATE	SAVE
330		Calocedrus decurrens	7.0	22.0	10	8	5			X		3	3	3.0	M	3.0	3.5	8.8	MODERATE	SAVE
331		Calocedrus decurrens	6.0	18.8	18	8	6			X		4	4	4.0	M	3.5	3	7.5	HIGH	SAVE
332		Pinus brutia var. eldarica	13.0	40.8	28	18	20			X		4	3	3.5	M-G	3.8	6.5	16.3	HIGH	SAVE
333		Calocedrus decurrens	7.0	22.0	12	8	6			X		4	4	4.0	M	3.5	3.5	8.8	HIGH	SAVE
334	526	Calocedrus decurrens	13.0	40.8	26	12	8			X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	SAVE
335	527	Calocedrus decurrens	5.0	15.7	8	7	3		Severe Decline	X		3	2	2.5	M	2.8	2.5	6.3	MODERATE	SAVE
336	528	Calocedrus decurrens	6.0	18.8	8	4	4		Root Impact	X		2	2	2.0	M	2.5	3	7.5	LOW	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
337	529	Pinus brutia var. eldarica	12.0	37.7	28	13	14			X		3	3	3.0	M-G	3.5	6	15.0	HIGH	SAVE
338		Pinus brutia var. eldarica	15.0	47.1	30	20	18		Dead Wood	X		4	3	3.5	M-G	3.8	7.5	18.8	HIGH	SAVE
339		Calocedrus decurrens	3.0	9.4	10	4	3			EXEMPT		3	3	3.0	M	3.0	1.5	3.8	MODERATE	SAVE
340		Calocedrus decurrens	4.0	12.6	15	5	3			X		3	3	3.0	M	3.0	2	5.0	MODERATE	SAVE
341		Pinus brutia var. eldarica	8.0	25.1	25	8	7		Severe Decline	X		3	2	2.5	M-G	3.3	4	10.0	MODERATE	SAVE
342	535	Pinus brutia var. eldarica	14.0	44.0	27	12	10		Poor Tree Structure	X		3	3	3.0	M-G	3.5	7	17.5	HIGH	SAVE
343		Pinus brutia var. eldarica	15.0	47.1	28	15	10			X		3	3	3.0	M-G	3.5	7.5	18.8	HIGH	SAVE
344	533	Calocedrus decurrens	6.0	18.8	15	5	4		Severe Decline	X		2	2	2.0	M	2.5	3	7.5	LOW	SAVE
345		Calocedrus decurrens	6.0	18.8	10	5	5		Leaning Tree	X		4	3	3.5	M	3.3	3	7.5	MODERATE	SAVE
346		Quercus lobata	21.0	66.0	30	27	22		Dead Wood	X		3	3	3.0	M	3.0	10.5	26.3	MODERATE	SAVE
347		Quercus lobata	21.0	66.0	40	24	27		Dead Wood	X		4	3	3.5	M	3.3	10.5	26.3	MODERATE	SAVE
348		Quercus douglasii	24.0	75.4	43	40	30				X	4	3	3.5	M-G	3.8	12	30.0	HIGH	SAVE
349		Quercus douglasii	23.0	72.3	36	35	26			X		4	3	3.5	M-G	3.8	11.5	28.8	HIGH	SAVE
350	440	Quercus lobata	11.0	34.6	25	16	18		Dead Wood	X		3	3	3.0	M	3.0	5.5	13.8	MODERATE	SAVE
351	214	Olea europaea	14.0	44.0	30	40	45			EXEMPT		4	3	3.5	M	3.3	7	17.5	MODERATE	SAVE
352		Quercus douglasii	5.0	15.7	25	12	8		Severe Decline	X		2	3	2.5	M-G	3.3	2.5	6.3	MODERATE	SAVE
353	225	Quercus lobata	14.0	44.0	20	6	5		Dead	X		1	1	1.0	M	2.0	7	17.5	LOW	REMOVE
354		Quercus lobata	10.0	31.4	23	8	18			X		3	2	2.5	M	2.8	5	12.5	MODERATE	SAVE
355	431	Quercus lobata	20.0	62.8	28	33	30			X		3	2	2.5	M	2.8	10	25.0	MODERATE	SAVE
356		Snag	9.0	28.3	22	1	1		Dead	X		1	1	1.0	0	0.0	4.5	0.0		REMOVE
357	443	Quercus douglasii	24.0	75.4	43	24	35				X	3	3	3.0	M-G	3.5	12	30.0	HIGH	SAVE
358		Quercus lobata	8.0	25.1	15	1	11		Dead	X		1	1	1.0	M	2.0	4	10.0	LOW	REMOVE
359	446	Quercus lobata	12.0	37.7	25	10	6		Severe Decline	X		2	2	2.0	M	2.5	6	15.0	LOW	SAVE
360	447	Quercus lobata	25.0	78.5	38	25	24		Dead Limbs		X	3	3	3.0	M	3.0	12.5	31.3	MODERATE	SAVE
361		Quercus lobata	18.0	56.5	23	1	1		Dead	X		1	1	1.0	M	2.0	9	22.5	LOW	REMOVE
362	437	Quercus lobata	19.0	59.7	30	16	15		Poor Tree Architecture	X		3	2	2.5	M	2.8	9.5	23.8	MODERATE	SAVE
363		Quercus agrifolia	21.0	66.0	32	35	36			X		4	4	4.0	G	4.5	10.5	26.3	HIGH	SAVE
364		Quercus lobata	13.0	40.8	31	15	13			X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	SAVE
365		Quercus lobata	13.0	40.8	35	22	10			X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	OFF-SITE
366	210	Quercus lobata	9.0	28.3	15	12	27		Excessive Limb Weight	X		4	2	3.0	M	3.0	4.5	11.3	MODERATE	SAVE
367	211	Quercus lobata	16.0	50.3	46	16	15		Dead Limbs	X		4	2	3.0	M	3.0	8	20.0	MODERATE	SAVE
368	213	Quercus lobata	17.0	53.4	32	26	22		Dead Wood	X		4	3	3.5	M	3.3	8.5	21.3	MODERATE	SAVE
369	212	Quercus agrifolia	19.0	59.7	32	23	28			X		4	4	4.0	G	4.5	9.5	23.8	HIGH	SAVE
370	219	Snag	7.0	22.0	5	1	1		Dead	X		1	1	1.0	0	0.0	3.5	0.0		REMOVE
371		Quercus lobata	15.0	47.1	50	15	12			X		4	4	4.0	M	3.5	7.5	18.8	HIGH	SAVE
372	221	Quercus lobata	8.0	25.1	43	12	15		Dead Wood	X		3	3	3.0	M	3.0	4	10.0	MODERATE	SAVE
373		Snag	8.0	25.1	22	1	1		Dead	X		1	1	1.0	0	0.0	4	0.0		REMOVE
374	220	Olea europaea	18.0	56.5	38	23	20			EXEMPT		4	4	4.0	M	3.5	9	22.5	HIGH	SAVE
375	223	Quercus lobata	18.0	56.5	26	28	23		Dead Wood	X		3	4	3.5	M	3.3	9	22.5	MODERATE	SAVE
376		Quercus agrifolia	20.0	62.8	22	1	1		Dead	X		1	1	1.0	G	3.0	10	25.0	MODERATE	REMOVE
377		Quercus agrifolia	30.0	94.2	35	45	35				X	4	4	4.0	G	4.5	15	37.5	HIGH	SAVE
378		Quercus lobata	9.0	28.3	22	1	1		Dead	X		1	1	1.0	M	2.0	4.5	11.3	LOW	REMOVE
379		Quercus agrifolia	10.0	31.4	14	2	10		Dead	X		1	1	1.0	G	3.0	5	12.5	MODERATE	REMOVE
380		Pinus halepensis	13.0	40.8	34	13	18			X		4	3	3.5	M-G	3.8	6.5	16.3	HIGH	SAVE
381		Quercus lobata	9.0	28.3	25	23	15		Dead Wood	X		3	3	3.0	M	3.0	4.5	11.3	MODERATE	SAVE
382		Quercus douglasii	23.0	72.3	36	43	50			X		4	3	3.5	M-G	3.8	11.5	28.8	HIGH	SAVE
383		Pinus halepensis	5.0	15.7	21	12	5		Co-Dominant Lead	X		4	3	3.5	M-G	3.8	2.5	6.3	HIGH	SAVE
384		Pinus halepensis	11.0	34.6	10	20	10			X		4	2	3.0	M-G	3.5	5.5	13.8	HIGH	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
385		Quercus agrifolia	22.0	69.1	26	10	36		Severe Decline	X		2	2	2.0	G	3.5	11	27.5	HIGH	SAVE
386		Quercus lobata	15.0	47.1	20	1	1		Dead	X		1	1	1.0	M	2.0	7.5	18.8	LOW	REMOVE
387		Quercus douglasii	22.0	69.1	30	30	20		Sites of Decay	X		3	2	2.5	M-G	3.3	11	27.5	MODERATE	SAVE
388		Quercus douglasii	11.0	34.6	20	6	17			X		3	3	3.0	M-G	3.5	5.5	13.8	HIGH	SAVE
389		Quercus douglasii	8.0	25.1	22	8	14			X		4	4	4.0	M-G	4.0	4	10.0	HIGH	SAVE
390		Quercus douglasii	20.0	62.8	33	20	30			X		4	4	4.0	M-G	4.0	10	25.0	HIGH	SAVE
391	439	Quercus lobata	13.0	40.8	28	20	15			X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	SAVE
392	230	Quercus lobata	17.0	53.4	34	21	20		Dead Wood	X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	SAVE
393		Quercus lobata	14.0	44.0	27	10	20		Severe Decline	X		3	2	2.5	M	2.8	7	17.5	MODERATE	SAVE
394	234	Quercus douglasii	12.0	37.7	33	22	18			X		4	3	3.5	M-G	3.8	6	15.0	HIGH	OFF-SITE
395	235	Quercus douglasii	10.0	31.4	22	15	12			X		4	3	3.5	M-G	3.8	5	12.5	HIGH	OFF-SITE
396		Quercus douglasii	13.0	40.8	22	14	10		Severe Decline	X		4	2	3.0	M-G	3.5	6.5	16.3	HIGH	SAVE
397		Quercus douglasii	13.0	40.8	31	18	13			X		3	3	3.0	M-G	3.5	6.5	16.3	HIGH	SAVE
398	236	Quercus douglasii	27.0	84.8	42	43	40				X	4	4	4.0	M-G	4.0	13.5	33.8	HIGH	SAVE
399		Quercus douglasii	21.0	66.0	35	20	25		Sites of Decay	X		3	3	3.0	M-G	3.5	10.5	26.3	HIGH	SAVE
400		Quercus douglasii	15.0	47.1	36	24	20		Dead Wood	X		4	3	3.5	M-G	3.8	7.5	18.8	HIGH	SAVE
401		Quercus douglasii	10.0	31.4	30	20	13		Leaning Tree	X		3	2	2.5	M-G	3.3	5	12.5	MODERATE	SAVE
402		Quercus douglasii	13.0	40.8	39	20	18		Severe Decline	X		2	2	2.0	M-G	3.0	6.5	16.3	MODERATE	SAVE
403		Quercus douglasii	22.0	69.1	45	22	24		Severe Decline	X		2	2	2.0	M-G	3.0	11	27.5	MODERATE	SAVE
404		Quercus douglasii	19.0	59.7	36	30	24			X		4	3	3.5	M-G	3.8	9.5	23.8	HIGH	SAVE
405		Quercus lobata	10.0	31.4	25	10	8		Severe Decline	X		2	2	2.0	M	2.5	5	12.5	LOW	SAVE
406		Quercus lobata	12.0	37.7	25	4	10		Severe Decline	X		2	2	2.0	M	2.5	6	15.0	LOW	SAVE
407		Quercus douglasii	15.0	47.1	36	20	30		Severe Decline	X		3	2	2.5	M-G	3.3	7.5	18.8	MODERATE	SAVE
408		Quercus lobata	17.0	53.4	34	27	40		Poor Tree Structure	X		3	2	2.5	M	2.8	8.5	21.3	MODERATE	SAVE
409		Quercus douglasii	18.0	56.5	32	27	33			X		4	4	4.0	M-G	4.0	9	22.5	HIGH	SAVE
410		Quercus douglasii	17.0	53.4	37	20	25			X		4	4	4.0	M-G	4.0	8.5	21.3	HIGH	SAVE
411		Quercus douglasii	16.0	50.3	30	17	23			X		4	4	4.0	M-G	4.0	8	20.0	HIGH	SAVE
412		Quercus lobata	16.0	50.3	33	25	30			X		3	3	3.0	M	3.0	8	20.0	MODERATE	SAVE
413	481	Quercus lobata	8.0	25.1	24	1	1		Dead	X		1	1	1.0	M	2.0	4	10.0	LOW	REMOVE
414		Quercus douglasii	19.0	59.7	37	26	30			X		4	3	3.5	M-G	3.8	9.5	23.8	HIGH	SAVE
415		Quercus douglasii	23.0	72.3	32	28	24			X		4	3	3.5	M-G	3.8	11.5	28.8	HIGH	SAVE
416	489	Quercus lobata	14.0	44.0	30	17	22			X		4	4	4.0	M	3.5	7	17.5	HIGH	SAVE
417	488	Quercus lobata	22.0	69.1	28	30	33		Dead Wood	X		3	3	3.0	M	3.0	11	27.5	MODERATE	SAVE
418		Quercus douglasii	23.0	72.3	38	22	27			X		4	3	3.5	M-G	3.8	11.5	28.8	HIGH	SAVE
419		Quercus lobata	17.0	53.4	34	15	13			X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	SAVE
420		Quercus lobata	14.0	44.0	26	15	12		Severe Decline	X		3	2	2.5	M	2.8	7	17.5	MODERATE	SAVE
421	485	Quercus lobata	15.0	47.1	27	13	15		Severe Decline	X		2	2	2.0	M	2.5	7.5	18.8	LOW	SAVE
422		Quercus lobata	28.0	88.0	42	44	28		Dead Limbs		X	3	2	2.5	M	2.8	14	35.0	MODERATE	SAVE
423		Quercus lobata	28.0	88.0	35	20	40		Dead Limbs		X	3	2	2.5	M	2.8	14	35.0	MODERATE	SAVE
424	486	Quercus douglasii	21.0	66.0	23	30	18			X		3	3	3.0	M-G	3.5	10.5	26.3	HIGH	SAVE
425		Quercus douglasii	21.0	66.0	38	24	23		Leaning Tree	X		3	3	3.0	M-G	3.5	10.5	26.3	HIGH	SAVE
426		Quercus douglasii	7.0	22.0	20	12	8			X		3	3	3.0	M-G	3.5	3.5	8.8	HIGH	SAVE
427		Quercus lobata	19.0	59.7	32	23	23			X		3	3	3.0	M	3.0	9.5	23.8	MODERATE	SAVE
428		Quercus douglasii	25.0	78.5	41	30	35				X	3	3	3.0	M-G	3.5	12.5	31.3	HIGH	SAVE
429	473	Quercus douglasii	16.0	50.3	28	15	18			X		3	3	3.0	M-G	3.5	8	20.0	HIGH	SAVE
430		Quercus lobata	18.0	56.5	33	22	15			X		3	3	3.0	M	3.0	9	22.5	MODERATE	SAVE
431		Quercus lobata	8.0	25.1	29	13	15		Severe Decline	X		2	3	2.5	M	2.8	4	10.0	MODERATE	SAVE
432	291	Quercus douglasii	12.0	37.7	33	15	12			X		3	3	3.0	M-G	3.5	6	15.0	HIGH	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
433	290	Quercus douglasii	18.0	56.5	36	25	27			X		4	3	3.5	M-G	3.8	9	22.5	HIGH	SAVE
434		Quercus lobata	13.0	40.8	28	34	12		Crowded Growing Conditions	X		4	3	3.5	M	3.3	6.5	16.3	MODERATE	SAVE
435	285	Quercus agrifolia	25.0	78.5	38	34	37				X	4	4	4.0	G	4.5	12.5	31.3	HIGH	SAVE
436	286	Quercus douglasii	16.0	50.3	40	22	20			X		4	4	4.0	M-G	4.0	8	20.0	HIGH	SAVE
437	288	Quercus douglasii	15.0	47.1	36	27	17			X		4	3	3.5	M-G	3.8	7.5	18.8	HIGH	SAVE
438		Quercus douglasii	7.0	22.0	25	4	12			X		3	3	3.0	M-G	3.5	3.5	8.8	HIGH	SAVE
439	289	Quercus douglasii	12.0	37.7	36	10	8			X		3	2	2.5	M-G	3.3	6	15.0	MODERATE	SAVE
440		Quercus douglasii	22.0	69.1	29	15	27		Sites of Decay	X		2	2	2.0	M-G	3.0	11	27.5	MODERATE	SAVE
441		Prunus domestica	5.0	15.7	10	1	1		Drought Stress	EXEMPT		1	1	1.0	P-M	1.5	2.5	6.3	LOW	SAVE
442	241	Quercus agrifolia	24.0	75.4	37	36	40				X	5	5	5.0	G	5.0	12	30.0	HIGH	SAVE
443	242	Quercus agrifolia	16.0	50.3	31	21	18		Poor Tree Structure	X		4	3	3.5	G	4.3	8	20.0	HIGH	SAVE
444		Quercus lobata	14.0	44.0	30	26	12		Dead	X		1	1	1.0	M	2.0	7	17.5	LOW	REMOVE
445		Quercus agrifolia	20.0	62.8	36	30	26			X		4	4	4.0	G	4.5	10	25.0	HIGH	SAVE
446		Quercus agrifolia	16.0	50.3	38	24	23			X		4	3	3.5	G	4.3	8	20.0	HIGH	SAVE
447	246	Quercus agrifolia	20.0	62.8	38	30	27			X		4	4	4.0	G	4.5	10	25.0	HIGH	SAVE
448		Quercus douglasii	15.0	47.1	41	27	30		Dead Wood	X		3	3	3.0	M-G	3.5	7.5	18.8	HIGH	SAVE
449	248	Quercus douglasii	16.0	50.3	38	24	16		Severe Decline	X		3	2	2.5	M-G	3.3	8	20.0	MODERATE	SAVE
450		Quercus douglasii	14.0	44.0	30	23	31			X		3	3	3.0	M-G	3.5	7	17.5	HIGH	SAVE
451	302	Quercus douglasii	28.0	88.0	47	33	35				X	3	3	3.0	M-G	3.5	14	35.0	HIGH	SAVE
452		Quercus agrifolia	27.0	84.8	35	40	40				X	4	4	4.0	G	4.5	13.5	33.8	HIGH	SAVE
453	304	Quercus lobata	11.0	34.6	28	16	13			X		3	3	3.0	M	3.0	5.5	13.8	MODERATE	SAVE
454		Quercus agrifolia	26.0	81.7	35	30	30				X	4	4	4.0	G	4.5	13	32.5	HIGH	SAVE
455		Snag	16.0	50.3	8	1	1		Dead	X		1	1	1.0	0	0.0	8	0.0		REMOVE
456	258	Quercus agrifolia	20.0	62.8	45	35	30			X		3	3	3.0	G	4.0	10	25.0	HIGH	SAVE
457		Quercus douglasii	16.0	50.3	45	30	20			X		3	3	3.0	M-G	3.5	8	20.0	HIGH	SAVE
458	252	Quercus douglasii	11.0	34.6	35	15	18		Severe Decline	X		2	2	2.0	M-G	3.0	5.5	13.8	MODERATE	SAVE
459	254	Quercus agrifolia	15.0	47.1	45	23	30		Severe Decline	X		2	2	2.0	G	3.5	7.5	18.8	HIGH	SAVE
460	249	Quercus agrifolia	21.0	66.0	36	38	30			X		4	3	3.5	G	4.3	10.5	26.3	HIGH	SAVE
461		Quercus agrifolia	10.0	31.4	27	35	20			X		3	3	3.0	G	4.0	5	12.5	HIGH	SAVE
462	253	Quercus agrifolia	14.0	44.0	38	22	23			X		4	5	4.5	G	4.8	7	17.5	HIGH	SAVE
463		Quercus agrifolia	5.0	15.7	15	10	10		Crowded Growing Conditions	X		3	4	3.5	G	4.3	2.5	6.3	HIGH	SAVE
464	255	Quercus agrifolia	15.0	47.1	30	22	20		Poor Tree Structure	X		4	2	3.0	G	4.0	7.5	18.8	HIGH	SAVE
465	256	Quercus agrifolia	32.0	100.5	47	38	37				X	4	4	4.0	G	4.5	16	40.0	HIGH	SAVE
466	260	Quercus agrifolia	16.0	50.3	31	18	22		Crowded Growing Conditions	X		4	3	3.5	G	4.3	8	20.0	HIGH	SAVE
467	259	Quercus agrifolia	11.0	34.6	38	15	24			X		4	4	4.0	G	4.5	5.5	13.8	HIGH	SAVE
468		Quercus agrifolia	9.0	28.3	26	15	15			X		3	4	3.5	G	4.3	4.5	11.3	HIGH	SAVE
469		Not Used	0.0	0.0										0.0	0	0	0	0		SAVE
470		Quercus lobata	3.0	9.4	23	6	5		Severe Decline	EXEMPT		2	2	2.0	M	2.5	1.5	3.8	LOW	SAVE
471	540	Quercus agrifolia	14.0	44.0	30	16	13			X		4	3	3.5	G	4.3	7	17.5	HIGH	SAVE
472		Quercus agrifolia	4.0	12.6	21	10	12			X		3	3	3.0	G	4.0	2	5.0	HIGH	SAVE
473	541	Quercus agrifolia	15.0	47.1	40	28	20		Dead Wood	X		4	4	4.0	G	4.5	7.5	18.8	HIGH	SAVE
474	543	Quercus agrifolia	13.0	40.8	40	18	15			X		4	4	4.0	G	4.5	6.5	16.3	HIGH	SAVE
475		Quercus agrifolia	12.0	37.7	37	10	13		Dead Wood	X		4	4	4.0	G	4.5	6	15.0	HIGH	SAVE
476		Quercus lobata	13.0	40.8	40	21	20			X		4	4	4.0	M	3.5	6.5	16.3	HIGH	SAVE
477		Quercus agrifolia	11.0	34.6	30	15	13			X		5	5	5.0	G	5.0	5.5	13.8	HIGH	SAVE
478	546	Quercus agrifolia	11.0	34.6	28	18	15			X		5	5	5.0	G	5.0	5.5	13.8	HIGH	SAVE
479	263	Quercus agrifolia	21.0	66.0	31	26	20		Dead Limbs	X		4	3	3.5	G	4.3	10.5	26.3	HIGH	SAVE
[illegible]	545	Quercus agrifolia	10.0	31.4	31	15	12			X		5	4	4.5	G	4.8	5	12.5	HIGH	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
481		Quercus lobata	4.0	12.6	25	8	3		Crowded Growing Conditions	X		3	3	3.0	M	3.0	2	5.0	MODERATE	SAVE
482		Quercus agrifolia	7.0	22.0	21	10	8			X		5	5	5.0	G	5.0	3.5	8.8	HIGH	SAVE
483	547	Quercus agrifolia	16.0	50.3	42	24	23			X		4	4	4.0	G	4.5	8	20.0	HIGH	SAVE
484	548	Quercus agrifolia	18.0	56.5	36	45	37			X		4	4	4.0	G	4.5	9	22.5	HIGH	SAVE
485		Quercus agrifolia	9.0	28.3	26	20	18			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	SAVE
486		Quercus agrifolia	12.0	37.7	24	27	15		Weak Crotch	X		4	3	3.5	G	4.3	6	15.0	HIGH	SAVE
487		Quercus lobata	12.0	37.7	31	24	18		Dead Wood	X		3	3	3.0	M	3.0	6	15.0	MODERATE	SAVE
488		Heteromeles arbutifolia	4.0	12.6	15	15	15		Severe Decline	X		2	2	2.0	M	2.5	2	5.0	LOW	SAVE
489	265	Quercus agrifolia	16.0	50.3	28	22	17			X		4	4	4.0	G	4.5	8	20.0	HIGH	SAVE
490		Quercus agrifolia	36.0	113.1	55	36	40				X	4	4	4.0	G	4.5	18	45.0	HIGH	SAVE
491	269	Quercus agrifolia	18.0	56.5	33	30	28			X		4	4	4.0	G	4.5	9	22.5	HIGH	SAVE
492	270	Quercus agrifolia	27.0	84.8	51	35	33				X	4	4	4.0	G	4.5	13.5	33.8	HIGH	SAVE
493	271	Quercus agrifolia	13.0	40.8	23	18	17			X		4	3	3.5	G	4.3	6.5	16.3	HIGH	SAVE
494	274	Quercus agrifolia	32.0	100.5	40	35	46				X	4	4	4.0	G	4.5	16	40.0	HIGH	SAVE
495	273	Quercus lobata	17.0	53.4	45	30	35		Dead Limbs	X		4	3	3.5	M	3.3	8.5	21.3	MODERATE	SAVE
496		Quercus lobata	9.0	28.3	24	18	15		Severe Decline	X		2	2	2.0	M	2.5	4.5	11.3	LOW	SAVE
497	279	Quercus lobata	10.0	31.4	30	15	22			X		3	4	3.5	M	3.3	5	12.5	MODERATE	SAVE
498	293	Quercus agrifolia	17.0	53.4	34	30	28			X		4	4	4.0	G	4.5	8.5	21.3	HIGH	SAVE
499		Quercus agrifolia	15.0	47.1	26	28	26			X		5	4	4.5	G	4.8	7.5	18.8	HIGH	SAVE
500		Quercus lobata	12.0	37.7	27	23	15			X		4	3	3.5	M	3.3	6	15.0	MODERATE	SAVE
501	278	Quercus agrifolia	26.0	81.7	37	55	60				X	3	3	3.0	G	4.0	13	32.5	HIGH	SAVE
502		Quercus agrifolia	24.0	75.4	40	26	30				X	4	3	3.5	G	4.3	12	30.0	HIGH	SAVE
503		Quercus agrifolia	15.0	47.1	35	20	15			X		4	3	3.5	G	4.3	7.5	18.8	HIGH	SAVE
504	280	Quercus agrifolia	27.0	84.8	33	30	35				X	4	4	4.0	G	4.5	13.5	33.8	HIGH	SAVE
505	294	Quercus lobata	10.0	31.4	37	18	22		Severe Decline	X		3	2	2.5	M	2.8	5	12.5	MODERATE	SAVE
506		Quercus lobata	14.0	44.0	37	23	27			X		4	3	3.5	M	3.3	7	17.5	MODERATE	SAVE
507		Quercus lobata	16.0	50.3	40	35	27			X		4	3	3.5	M	3.3	8	20.0	MODERATE	SAVE
508		Quercus agrifolia	17.0	53.4	30	50	45			X		5	4	4.5	G	4.8	8.5	21.3	HIGH	SAVE
509		Quercus lobata	11.0	34.6	7	1	1		Dead	X		1	1	1.0	M	2.0	5.5	13.8	LOW	REMOVE
510	307	Quercus lobata	6.0	18.8	22	13	10			X		4	3	3.5	M	3.3	3	7.5	MODERATE	REMOVE
511		Quercus lobata	19.0	59.7	37	26	30			X		4	3	3.5	M	3.3	9.5	23.8	MODERATE	SAVE
512		Quercus lobata	13.0	40.8	40	25	27			X		4	3	3.5	M	3.3	6.5	16.3	MODERATE	SAVE
513		Quercus agrifolia	3.0	9.4	16	3	5			EXEMPT		4	4	4.0	G	4.5	1.5	3.8	HIGH	REMOVE
514	306	Quercus lobata	7.0	22.0	33	5	6		Severe Decline	X		3	3	3.0	M	3.0	3.5	8.8	MODERATE	REMOVE
515		Quercus agrifolia	9.0	28.3	5	1	1		Dead	X		1	1	1.0	G	3.0	4.5	11.3	MODERATE	REMOVE
516		Quercus agrifolia	10.0	31.4	33	18	13		Crowded Growing Conditions	X		4	3	3.5	G	4.3	5	12.5	HIGH	SAVE
517		Quercus agrifolia	9.0	28.3	28	15	10		Crowded Growing Conditions	X		4	3	3.5	G	4.3	4.5	11.3	HIGH	REMOVE
518	310	Quercus lobata	18.0	56.5	32	18	15		Dead Wood	X		4	3	3.5	M	3.3	9	22.5	MODERATE	REMOVE
519		Quercus agrifolia	5.0	15.7	10	8	7			X		5	4	4.5	G	4.8	2.5	6.3	HIGH	SAVE
520	568	Prunus dulcis	8.0	25.1	15	8	12		Dead	EXEMPT		1	1	1.0	P-M	1.5	4	10.0	LOW	REMOVE
521		Quercus douglasii	7.0	22.0	26	13	6		Severe Decline	X		2	2	2.0	M-G	3.0	3.5	8.8	MODERATE	REMOVE
522	315	Quercus agrifolia	12.0	37.7	27	20	15			X		4	3	3.5	G	4.3	6	15.0	HIGH	SAVE
523		Quercus lobata	11.0	34.6	24	1	1		Dead	X		1	1	1.0	M	2.0	5.5	13.8	LOW	REMOVE
524	314	Quercus agrifolia	6.0	18.8	15	13	10			X		4	3	3.5	G	4.3	3	7.5	HIGH	REMOVE
525		Quercus agrifolia	3.0	9.4	20	3	5			EXEMPT		5	4	4.5	G	4.8	1.5	3.8	HIGH	REMOVE
526	313	Quercus lobata	7.0	22.0	15	1	1		Dead Wood	X		1	1	1.0	M	2.0	3.5	8.8	LOW	SAVE
527	328	Quercus agrifolia	8.0	25.1	23	8	13			X		4	4	4.0	G	4.5	4	10.0	HIGH	SAVE
528		Quercus agrifolia	10.0	31.4	23	10	10			X		4	4	4.0	G	4.5	5	12.5	HIGH	REMOVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
529		Quercus agrifolia	5.0	15.7	18	10	5			X		4	3	3.5	G	4.3	2.5	6.3	HIGH	SAVE
530	326	Quercus lobata	18.0	56.5	36	28	26		Remove for Easement Conflict	X		4	3	3.5	M	3.3	9	22.5	MODERATE	REMOVE
531	325	Quercus agrifolia	12.0	37.7	38	12	23		Remove for Easement Conflict	X		4	4	4.0	G	4.5	6	15.0	HIGH	REMOVE
532		Quercus lobata	9.0	28.3	31	15	13		Severe Decline	X		3	3	3.0	M	3.0	4.5	11.3	MODERATE	SAVE
533	317	Quercus agrifolia	9.0	28.3	32	22	12			X		3	3	3.0	G	4.0	4.5	11.3	HIGH	SAVE
534	318	Quercus lobata	12.0	37.7	32	16	10		Dead Wood	X		3	3	3.0	M	3.0	6	15.0	MODERATE	REMOVE
535	319	Quercus agrifolia	8.0	25.1	28	15	12			X		4	3	3.5	G	4.3	4	10.0	HIGH	SAVE
536	320	Olea europaea	5.0	15.7	31	18	13			EXEMPT		4	4	4.0	M	3.5	2.5	6.3	HIGH	REMOVE
537		Olea europaea	4.0	12.6	16	18	16			EXEMPT		4	2	3.0	M	3.0	2	5.0	MODERATE	REMOVE
538	321	Olea europaea	4.0	12.6	36	20	18			EXEMPT		4	4	4.0	M	3.5	2	5.0	HIGH	REMOVE
539		Quercus agrifolia	4.0	12.6	15	10	10			X		3	3	3.0	G	4.0	2	5.0	HIGH	SAVE
540	322	Quercus lobata	13.0	40.8	35	26	28		Poor Tree Structure	X		3	3	3.0	M	3.0	6.5	16.3	MODERATE	REMOVE
541		Quercus lobata	17.0	53.4	50	33	27		Dead Wood	X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	REMOVE
542	587	Quercus agrifolia	7.0	22.0	22	6	13			X		3	2	2.5	G	3.8	3.5	8.8	HIGH	REMOVE
543	329	Quercus lobata	4.0	12.6	24	1	1		Severe Decline	X		2	1	1.5	M	2.3	2	5.0	LOW	REMOVE
544	330	Quercus agrifolia	7.0	22.0	32	8	6			X		4	4	4.0	G	4.5	3.5	8.8	HIGH	REMOVE
545		Quercus lobata	13.0	40.8	34	1	2		Severe Decline	X		2	1	1.5	M	2.3	6.5	16.3	LOW	REMOVE
546	334	Quercus agrifolia	8.0	25.1	28	12	10			X		4	4	4.0	G	4.5	4	10.0	HIGH	REMOVE
547	333	Quercus agrifolia	15.0	47.1	42	23	20			X		4	4	4.0	G	4.5	7.5	18.8	HIGH	REMOVE
548		Quercus lobata	11.0	34.6	38	12	8		Severe Decline	X		2	2	2.0	M	2.5	5.5	13.8	LOW	REMOVE
549		Quercus lobata	15.0	47.1	36	20	20		Dead Wood	X		2	3	2.5	M	2.8	7.5	18.8	MODERATE	REMOVE
550	301	Quercus agrifolia	9.0	28.3	22	20	20		Crowded Growing Conditions	X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
551	343	Quercus lobata	17.0	53.4	40	34	30		Severe Decline	X		3	3	3.0	M	3.0	8.5	21.3	MODERATE	REMOVE
552		Olea europaea	4.0	12.6	17	18	23			EXEMPT		4	3	3.5	M	3.3	2	5.0	MODERATE	REMOVE
553	344	Quercus agrifolia	12.0	37.7	28	16	15			X		4	4	4.0	G	4.5	6	15.0	HIGH	REMOVE
554	609	Quercus agrifolia	8.0	25.1	25	13	11			X		4	4	4.0	G	4.5	4	10.0	HIGH	REMOVE
555	345	Quercus agrifolia	9.0	28.3	31	20	18			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
556	346	Quercus lobata	15.0	47.1	42	25	25		Dead Limbs	X		3	3	3.0	M	3.0	7.5	18.8	MODERATE	REMOVE
557	347	Quercus lobata	18.0	56.5	30	28	31		Dead Limbs	X		4	3	3.5	M	3.3	9	22.5	MODERATE	REMOVE
558	348	Quercus lobata	13.0	40.8	27	24	22		Dead Limbs	X		4	3	3.5	M	3.3	6.5	16.3	MODERATE	REMOVE
559		Quercus lobata	9.0	28.3	34	12	6		Severe Decline	X		3	3	3.0	M	3.0	4.5	11.3	MODERATE	REMOVE
560		Quercus lobata	16.0	50.3	41	27	18			X		4	3	3.5	M	3.3	8	20.0	MODERATE	REMOVE
561		Olea europaea	8.0	25.1	26	23	20		Severe Decline	EXEMPT		2	2	2.0	M	2.5	4	10.0	LOW	REMOVE
562		Quercus lobata	26.0	81.7	48	35	40		Dead Wood		X	4	4	4.0	M	3.5	13	32.5	HIGH	REMOVE
563	338	Quercus agrifolia	9.0	28.3	30	28	22			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
564	341	Quercus lobata	28.0	88.0	44	40	46				X	3	4	3.5	M	3.3	14	35.0	MODERATE	REMOVE
565		Quercus lobata	17.0	53.4	42	15	23		Dead Limbs	X		4	3	3.5	M	3.3	8.5	21.3	MODERATE	REMOVE
566	340	Quercus agrifolia	36.0	113.1	42	38	32		Remove for Easement Conflict		X	5	4	4.5	G	4.8	18	45.0	HIGH	SAVE
567	352	Quercus lobata	19.0	59.7	40	30	33		Dead Wood	X		4	3	3.5	M	3.3	9.5	23.8	MODERATE	REMOVE
568	353	Quercus lobata	22.0	69.1	46	30	25		Dead Wood	X		3	4	3.5	M	3.3	11	27.5	MODERATE	REMOVE
569		Quercus lobata	35.0	110.0	42	30	30				X	4	3	3.5	M	3.3	17.5	43.8	MODERATE	SAVE
570	352	Pyrus calleryana	7.0	22.0	23	13	10		Severe Decline	X		2	2	2.0	M	2.5	3.5	8.8	LOW	REMOVE
571	355	Quercus agrifolia	13.0	40.8	35	20	21			X		4	4	4.0	G	4.5	6.5	16.3	HIGH	REMOVE
572	610	Quercus agrifolia	11.0	34.6	24	23	25			X		5	4	4.5	G	4.8	5.5	13.8	HIGH	REMOVE
573	356	Quercus lobata	21.0	66.0	44	36	30		Dead Wood	X		3	3	3.0	M	3.0	10.5	26.3	MODERATE	REMOVE
574		Quercus agrifolia	13.0	40.8	31	25	28		Dead Wood	X		4	4	4.0	G	4.5	6.5	16.3	HIGH	REMOVE
575		Sambucus neomexicana	14.0	44.0	26	25	15		Previous Limb Failure	X		2	2	2.0	G	3.5	7	17.5	HIGH	REMOVE
576		Quercus agrifolia	11.0	34.6	40	10	20			X		4	4	4.0	G	4.5	5.5	13.8	HIGH	REMOVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
577	85	Quercus agrifolia	38.0	119.4	48	40	42				X	5	4	4.5	G	4.8	19	47.5	HIGH	REMOVE
578		Quercus agrifolia	8.0	25.1	28	13	16		Crowded Growing Conditions	X		4	4	4.0	G	4.5	4	10.0	HIGH	SAVE
579	84	Sambucus neomexicana	10.0	31.4	31	27	23		Poor Tree Structure	X		2	2	2.0	G	3.5	5	12.5	HIGH	SAVE
580	82	Platanus racemosa	27.0	84.8	43	20	45		Sites of Decay		X	3	2	2.5	M-G	3.3	13.5	33.8	MODERATE	SAVE
581		Platanus racemosa	34.0	106.8	47	25	30				X	5	4	4.5	M-G	4.3	17	42.5	HIGH	SAVE
582		Platanus racemosa	34.0	106.8	60	26	40				X	5	4	4.5	M-G	4.3	17	42.5	HIGH	SAVE
583		Platanus racemosa	36.0	113.1	45	30	27				X	4	3	3.5	M-G	3.8	18	45.0	HIGH	SAVE
584		Calocedrus decurrens	7.0	22.0	26	10	12			X		4	4	4.0	M	3.5	3.5	8.8	HIGH	SAVE
585		Platanus racemosa	7.0	22.0	40	15	12			X		4	3	3.5	M-G	3.8	3.5	8.8	HIGH	SAVE
586		Platanus racemosa	31.0	97.4	50	40	40		Leaning Tree		X	4	3	3.5	M-G	3.8	15.5	38.8	HIGH	SAVE
587		Quercus lobata	23.0	72.3	65	38	36		Dead Wood	X		4	4	4.0	M	3.5	11.5	28.8	HIGH	SAVE
588		Sequoia sempervirens	5.0	15.7	30	18	18			X		5	4	4.5	G	4.8	2.5	6.3	HIGH	SAVE
589		Quercus agrifolia	4.0	12.6	18	12	10			X		5	4	4.5	G	4.8	2	5.0	HIGH	SAVE
590		Washingtonia robusta	22.0	69.1	40	10	10			X		5	4	4.5	G	4.8	11	27.5	HIGH	SAVE
591		Prunus dulcis	7.0	22.0	20	10	6		Dead Wood	EXEMPT		2	2	2.0	P-M	2.0	3.5	8.8	LOW	REMOVE
592	1	Quercus agrifolia	13.0	40.8	28	28	30			X		5	4	4.5	G	4.8	6.5	16.3	HIGH	REMOVE
593	2	Quercus agrifolia	9.0	28.3	26	15	20			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	REMOVE
594	349	Quercus agrifolia	16.0	50.3	28	22	26			X		5	4	4.5	G	4.8	8	20.0	HIGH	REMOVE
595	350	Quercus agrifolia	12.0	37.7	27	17	21			X		5	4	4.5	G	4.8	6	15.0	HIGH	REMOVE
596	351	Quercus agrifolia	15.0	47.1	27	20	24			X		5	4	4.5	G	4.8	7.5	18.8	HIGH	REMOVE
597	567	Quercus agrifolia	21.0	66.0	42	33	37			X		4	4	4.0	G	4.5	10.5	26.3	HIGH	REMOVE
598	566	Quercus lobata	22.0	69.1	25	16	32		Crowded Growing Conditions	X		3	2	2.5	M	2.8	11	27.5	MODERATE	REMOVE
599	565	Quercus agrifolia	20.0	62.8	47	34	32			X		5	4	4.5	G	4.8	10	25.0	HIGH	REMOVE
600	564	Quercus agrifolia	22.0	69.1	42	35	33		Dead Limbs	X		4	4	4.0	G	4.5	11	27.5	HIGH	REMOVE
601	563	Quercus agrifolia	27.0	84.8	30	28	26				X	5	4	4.5	G	4.8	13.5	33.8	HIGH	REMOVE
602	562	Quercus agrifolia	18.0	56.5	30	30	27			X		5	4	4.5	G	4.8	9	22.5	HIGH	REMOVE
603		Quercus agrifolia	9.0	28.3	16	10	8			X		5	4	4.5	G	4.8	4.5	11.3	HIGH	REMOVE
604		Pyrus calleryana	5.0	15.7	7	10	5		Severe Decline	X		2	2	2.0	M	2.5	2.5	6.3	LOW	REMOVE
605		Olea europaea	3.0	9.4	7	10	6			EXEMPT		5	4	4.5	M	3.8	1.5	3.8	HIGH	REMOVE
606	109	Quercus agrifolia	21.0	66.0	31	35	33			X		5	5	5.0	G	5.0	10.5	26.3	HIGH	REMOVE
607		Quercus agrifolia	4.0	12.6	16	10	10		Severe Decline	X		1	2	1.5	G	3.3	2	5.0	MODERATE	REMOVE
608		Quercus agrifolia	4.0	12.6	16	10	10		Severe Decline	X		1	2	1.5	G	3.3	2	5.0	MODERATE	REMOVE
609		Quercus agrifolia	5.0	15.7	16	10	10		Severe Decline	X		1	2	1.5	G	3.3	2.5	6.3	MODERATE	REMOVE
610		Quercus douglasii	21.0	66.0	36	28	25		Dead Wood	X		4	4	4.0	M-G	4.0	10.5	26.3	HIGH	SAVE
611	111	Quercus agrifolia	21.0	66.0	32	37	33			X		5	4	4.5	G	4.8	10.5	26.3	HIGH	SAVE
612		Quercus lobata	22.0	69.1	34	38	28		Dead Wood	X		4	3	3.5	M	3.3	11	27.5	MODERATE	SAVE
613	560	Quercus douglasii	12.0	37.7	34	25	23		Dead Limbs	X		3	3	3.0	M-G	3.5	6	15.0	HIGH	SAVE
614	559	Quercus agrifolia	19.0	59.7	34	27	23			X		5	4	4.5	G	4.8	9.5	23.8	HIGH	SAVE
615	555	Quercus agrifolia	12.0	37.7	28	12	10			X		4	4	4.0	G	4.5	6	15.0	HIGH	SAVE
616	557	Quercus agrifolia	7.0	22.0	27	5	4			X		4	3	3.5	G	4.3	3.5	8.8	HIGH	SAVE
617	556	Quercus agrifolia	9.0	28.3	25	6	8		Crowded Growing Conditions	X		4	4	4.0	G	4.5	4.5	11.3	HIGH	SAVE
618		Quercus agrifolia	18.0	56.5	37	22	24		Co-Dominant Lead	X		4	4	4.0	G	4.5	9	22.5	HIGH	SAVE
619		Quercus agrifolia	18.0	56.5	30	20	40			X		4	3	3.5	G	4.3	9	22.5	HIGH	SAVE
620	553	Quercus agrifolia	14.0	44.0	38	22	23			X		4	4	4.0	G	4.5	7	17.5	HIGH	SAVE
621		Quercus agrifolia	6.0	18.8	35	10	8			X		4	4	4.0	G	4.5	3	7.5	HIGH	SAVE
622		Quercus agrifolia	4.0	12.6	14	10	10		Dead	X		1	3	2.0	G	3.5	2	5.0	HIGH	REMOVE
623	552	Quercus agrifolia	24.0	75.4	34	30	28				X	5	4	4.5	G	4.8	12	30.0	HIGH	SAVE
624		Olea europaea	4.0	12.6	20	10	15			EXEMPT		4	3	3.5	M	3.3	2	5.0	MODERATE	SAVE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
625	551	Quercus agrifolia	19.0	59.7	36	25	23			X		5	4	4.5	G	4.8	9.5	23.8	HIGH	SAVE
626	550	Quercus douglasii	25.0	78.5	40	28	37				X	4	3	3.5	M-G	3.8	12.5	31.3	HIGH	SAVE
627		Quercus agrifolia	12.0	37.7	30	12	12			X		4	3	3.5	G	4.3	6	15.0	HIGH	SAVE
628		Quercus agrifolia	6.0	18.8	13	8	8			X		5	5	5.0	G	5.0	3	7.5	HIGH	SAVE
629		Quercus agrifolia	12.0	37.7	16	10	13			X		5	5	5.0	G	5.0	6	15.0	HIGH	REMOVE
630		Quercus agrifolia	8.0	25.1	13	7	8			X		5	5	5.0	G	5.0	4	10.0	HIGH	REMOVE
631	548	Quercus agrifolia	17.0	53.4	32	30	33			X		5	5	5.0	G	5.0	8.5	21.3	HIGH	REMOVE
632	134	Quercus lobata	39.0	122.5	45	48	33		Dead Limbs		X	4	3	3.5	M	3.3	19.5	48.8	MODERATE	SAVE
633	382	Quercus lobata	9.0	28.3	27	8	5		Multiple Leaders	X		3	3	3.0	M	3.0	4.5	11.3	MODERATE	SAVE
634		Quercus agrifolia	7.0	22.0	18	16	20			X		5	5	5.0	G	5.0	3.5	8.8	HIGH	SAVE
635	136	Quercus lobata	12.0	37.7	27	23	16			X		4	4	4.0	M	3.5	6	15.0	HIGH	REMOVE
636		Prunus domestica	5.0	15.7	10	12	4		Severe Decline	EXEMPT		1	2	1.5	P-M	1.8	2.5	6.3	LOW	REMOVE
637		Prunus domestica	4.0	12.6	8	8	4		Severe Decline	EXEMPT		1	1	1.0	P-M	1.5	2	5.0	LOW	SAVE
638		Olea europaea	5.0	15.7	15	12	15			EXEMPT		5	5	5.0	M	4.0	2.5	6.3	HIGH	REMOVE
639		Prunus domestica	4.0	12.6	6	4	3		Canker	EXEMPT		1	1	1.0	P-M	1.5	2	5.0	LOW	SAVE
640		Prunus domestica	3.0	9.4	5	8	8		Dead	EXEMPT		1	1	1.0	P-M	1.5	1.5	3.8	LOW	REMOVE
641		Prunus domestica	3.0	9.4	5	8	2		Dead	EXEMPT		1	1	1.0	P-M	1.5	1.5	3.8	LOW	REMOVE
642		Prunus domestica	3.0	9.4	8	6	4		Drought Stress	EXEMPT		2	1	1.5	P-M	1.8	1.5	3.8	LOW	REMOVE
643	142	Prunus domestica	4.0	12.6	7	4	4		Canker	EXEMPT		2	1	1.5	P-M	1.8	2	5.0	LOW	REMOVE
644		Quercus agrifolia	14.0	44.0	15	17	22			X		5	5	5.0	G	5.0	7	17.5	HIGH	SAVE
645		Prunus domestica	5.0	15.7	16	8	20		Dead	EXEMPT		1	2	1.5	P-M	1.8	2.5	6.3	LOW	REMOVE
646		Quercus agrifolia	8.0	25.1	15	13	20			X		5	5	5.0	G	5.0	4	10.0	HIGH	SAVE
647		Prunus dulcis	9.0	28.3	16	15	13		Dead	EXEMPT		1	1	1.0	P-M	1.5	4.5	11.3	LOW	REMOVE
648		Phoenix dactylifera	44.0	138.2	24	20	25				X	5	5	5.0	M-G	4.5	22	55.0	HIGH	OFF-SITE
649	572	Juniperus chinensis	23.0	72.3	24	22	21			X		5	4	4.5	G	4.8	11.5	28.8	HIGH	OFF-SITE
650	299	Quercus agrifolia	28.0	88.0	62	60	40				X	5	5	5.0	G	5.0	14	35.0	HIGH	SAVE
651		Quercus agrifolia	17.0	53.4	26	30	28			X		5	4	4.5	G	4.8	8.5	21.3	HIGH	SAVE
652		Quercus lobata	15.0	47.1	26	15	15			X		3	2	2.5	M	2.8	7.5	18.8	MODERATE	SAVE
653		Stump	9.0	28.3	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	4.5	11.3	#VALUE!	SAVE
654	59	Stump	6.0	18.8	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	3	7.5	#VALUE!	SAVE
655	53	Stump	6.0	18.8	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	3	7.5	#VALUE!	SAVE
656	60	Stump	6.0	18.8	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	3	7.5	#VALUE!	SAVE
657	57	Stump	15.0	47.1	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	7.5	18.8	#VALUE!	SAVE
658	578	Stump	11.0	34.6	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	5.5	13.8	#VALUE!	SAVE
659		Stump	17.0	53.4	1	0	0		Possible PG&E removal	X		1	1	1.0	0	#VALUE!	8.5	21.3	#VALUE!	SAVE
660		Quercus agrifolia	20.0	62.8	50	35	35			X		4	4	4.0	G	4.5	10	25.0	HIGH	REMOVE
661		Quercus agrifolia	20.0	62.8	40	30	30			X		4	4	4.0	G	4.5	10	25.0	HIGH	OFF SITE
662		Quercus agrifolia	22.0	69.1	68	30	25		Leaning Tree	X		4	3	3.5	G	4.3	11	27.5	HIGH	OFF SITE
663		Aesculus californica	7.0	22.0	28	30	15			X		4	3	3.5	G	4.3	3.5	8.8	HIGH	OFF SITE
664		Quercus lobata	45.0	141.4	73	62	65		Dead Limbs		X	3	3	3.0	M	3.0	22.5	56.3	MODERATE	OFF SITE
665		Quercus agrifolia	24.0	75.4	68	40	40				X	4	4	4.0	G	4.5	12	30.0	HIGH	OFF SITE
666		Quercus agrifolia	16.0	50.3	50	35	35			X		4	4	4.0	G	4.5	8	20.0	HIGH	OFF SITE
667		Magnolia grandiflora	7.0	22.0	17	10	13		City Street Tree	X		2	2	2.0	M-G	3.0	3.5	8.8	MODERATE	REMOVE
668		Quercus lobata	6.0	18.8	24	8	15			X		3	3	3.0	M	3.0	3	7.5	MODERATE	OFF-SITE
669		Quercus agrifolia	10.0	31.4	25	16	20			X		4	4	4.0	G	4.5	5	12.5	HIGH	OFF-SITE
670	590	Pinus radiata	50.0	157.1	50	36	36		Dead Limbs, Severed roots on Project		X	2	3	2.5	M-G	3.3	25	62.5	MODERATE	SAVE
671		Quercus agrifolia	9.0	28.3	19	15	15			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	OFF-SITE
672		Eucalyptus globulus	25.0	78.5	45	15	33		Severe Decline		X	1	3	2.0	M	2.5	12.5	31.3	LOW	OFF-SITE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Surrey Farms, Project #4185.10

Tree-ID	Existing Tree Tag Numbe	SPP	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	Tolerance Rate To Const Impact	COND OVRL w Const Impact	CRZ_FT_RADIUS	TPZ_FT_ RADIUS DBH x15	RETENTION RATING	SAVE, REMOVE, OFF-SITE
673		Quercus agrifolia	9.0	28.3	17	15	16			X		4	4	4.0	G	4.5	4.5	11.3	HIGH	OFF-SITE
674		Quercus lobata	6.0	18.8	17	10	12			X		3	3	3.0	M	3.0	3	7.5	MODERATE	OFF-SITE
675		Quercus agrifolia	30.0	94.2	32	30	50		Leaning Tree		X	4	3	3.5	G	4.3	15	37.5	HIGH	SAVE
676	598	Quercus agrifolia	34.0	106.8	36	50	50				X	4	4	4.0	G	4.5	17	42.5	HIGH	OFF-SITE
677		Quercus lobata	40.0	125.7	50	50	40		Dead Limbs		X	3	3	3.0	M	3.0	20	50.0	MODERATE	OFF-SITE

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect
HMH Engineers
1570 Oakland Road, San Jose, CA 95131

Site

Surrey Farms, Project #4185.10

TREE COUNT

BOTANICAL NAME	COMMON NAME	COUNT	% of Tree Inv		TREE SUMMARY
Aesculus californica	California Buckeye	2	0.3%	Protected	26 Species of trees were identified
Calocedrus decurrens	Incense Cedar	53	7.9%	Protected	22 Protected Species
Cupressus macrocarpa	Monterey Cypress	1	0.1%	Protected	4 Exempt Species
Eucalyptus globulus	Blue Gum	1	0.1%	Protected	51 trees are listed as “Off Site”.
Heteromeles arbutifolia	Toyon	1	0.1%	Protected	37 trees are “Exempt”.
Juglans hindsii	California Black Walnut	1	0.1%	Protected	4 spaces are labeled "not used”
Juglans regia	English Walnut	1	0.1%	Exempt	5 "Snag" Dead tree that can not be identifiable
Juniperus chinensis	Chinese Juniper	1	0.1%	Protected	7 “stumps” are recorded.
Ligustrum japonicum	Japanese Privet	1	0.1%	Protected	32 ”Dead” trees are recorded.
Magnolia grandiflora	Southern Magnolia	1	0.1%	Protected	561 "Protected" Trees
Not Used	4 spaces	0	0.0%	N/A	69 "Large Protected" Trees
Olea europaea	Olive	24	3.6%	Exempt	43 "Exempt" Tree
Phoenix dactylifera	Date Palm	1	0.1%	Protected	244 trees to be removed
Pinus brutia var. eldarica	Afghan Pine	28	4.2%	Protected	371 trees to be retained
Pinus halepensis	Aleppo Pine	12	1.8%	Protected	211 "Protected" trees recommended for removal
Pinus radiata	Monterey Pine	1	0.1%	Protected	12 "Large Protected" trees recommended for removal
Platanus racemosa	California Sycamore	6	0.9%	Protected	
Prunus domestica	Plum	9	1.3%	Exempt	
Prunus dulcis	Almond	3	0.4%	Exempt	
Pyrus calleryana	Ornamental Pear	2	0.3%	Protected	
Quercus agrifolia	Coast Live Oak	254	37.7%	Protected	
Quercus douglasii	Blue Oak	49	7.3%	Protected	
Quercus lobata	Valley Oak	204	30.3%	Protected	
Sambucus neomexicana	Blue Elderberry	2	0.3%	Protected	
Sequoia sempervirens	Coast Redwood	1	0.1%	Protected	
Snag	not be identifiable	5	0.7%	N/A	
Stump	not be identifiable	7	1.0%	N/A	
Umbellularia californica	California Bay	1	0.1%	Protected	
Washingtonia robusta	Mexican Fan Palm	1	0.1%	Protected	
	Total	**673**	**100.0%**		


Twin Oaks Dr
Cerro Vista Ct
Cerro Vista Ct
Twin Oaks Dr



DeltaCad DEMO



DeltaCad DEMO



DeltaCad DEMO

C



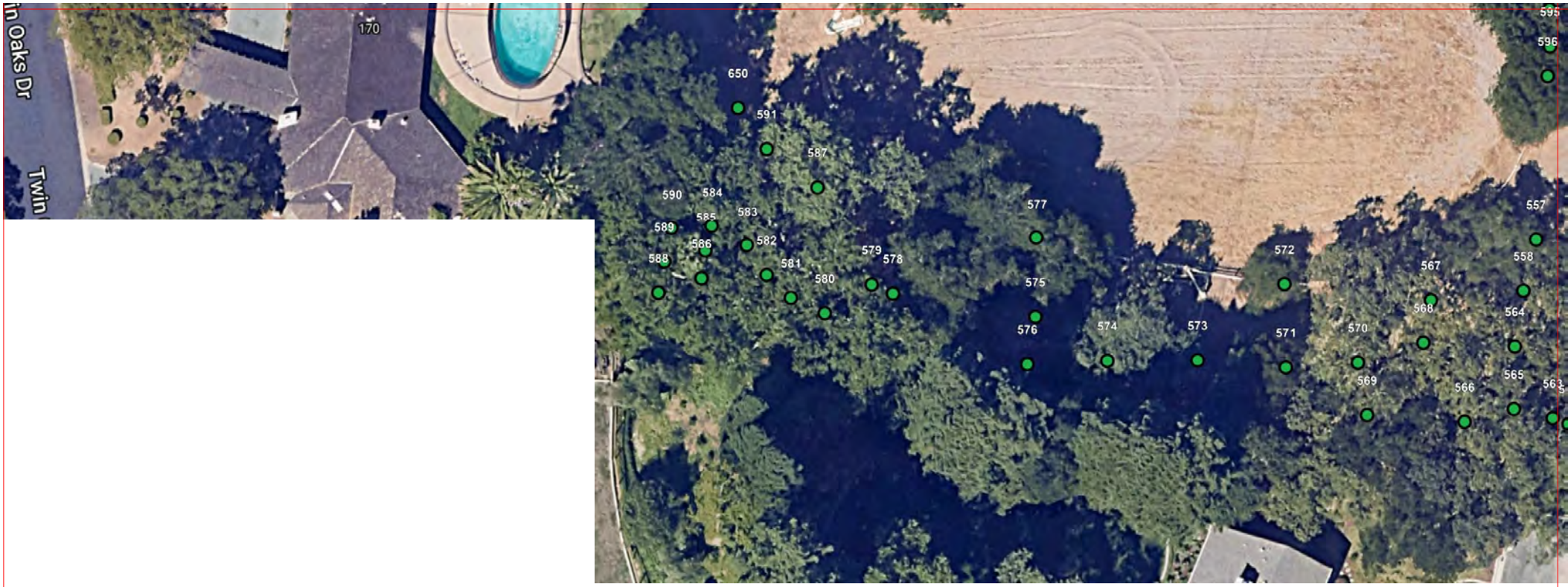
DeltaCad DEMO



DeltaCad DEMO



DeltaCad DEMO



F

Arborist Report, Tree Preservation Plan, Surrey Farms, Project #4185.10, Los Gatos, CA 95032 December 15, 2024

DeltaCad DEMO


G



DeltaCad DEMO

Arborist Report Tree Preservation Plan
Shawn Taylor, HMH Landscape Architect
Surrey Farms, Project #4185.10

LEGEND OF ABBREVIATIONS

BBS	- Bark Beetle Strike	**EP**	- Environmental Impact	**PTA**	- Poor Tree Architecture
CBL	- Cable Installed	**FB**	- Fire blight	**PTS**	- Poor Tree Structure
CDL	- Co-Dominant Leaders	**FC**	- Fungal Conk	**RDC**	- Reduce
CGC	- Crowded Growing Conditions	**FRP**	- Future Root Problems	**RI**	- Root Impact
CHL	- Chlorotic	**GR**	- Girdling Root	**RMV**	- Remove Tree
CNK	- Canker	**IBK**	- Imbedded Bark	**RTB**	- Red Turpentine Beetle
CRK	- Crack	**IN**	- Install New Tree	**SC**	- Soil Compaction
CRP	- Current Root Problems	**ITP**	- Inventory Tag Present (from others)	**SD**	- Severe Decline
CRS	- Crown Restoration	**LIA**	- Liability Exposure	**SDR**	- Severed Roots
CST	- City Street Tree	**LN**	- Leaning Tree	**SJS**	- San Jose Scale
DBR	- Damaged Buttress Roots	**LT**	- Lion's Tailed	**SOD**	- Sites of Decay
DC	- Decay	**MCH**	- Mulch	**SR**	- Surface Roots
DD	- Dead	**MD**	- Mower Damage to stem an/or roots	**SRD**	- Surface Root Damage
DL	- Dead Limbs	**ML**	- Multiple Leaders	**STD**	- Stem Damage
DS	- Drought Stress	**NC**	- New Concrete	**STR**	- Structure
DW	- Dead Wood	**NIT**	- Newly Installed Tree	**VD**	- Vehicle Damage
EC	- Expansion Cracks	**PH**	- Previously Headed	**VW**	- Verticillium Wilt
EI	- Excessive Irrigation	**PLF**	- Previous Limb Failure	**WBU**	- Weak Branch Union
ELW	- Excessive Limb Weight	**PPT**	- Poor Pruning Technique	**WC**	- Weak Crotch
EF	- Entomosporium Fungus causing the spots				

DBH "DBH" is defined as the measurement of the diameter of a tree trunk measured at breast height (4.5 feet or 54"-inches from ground).

CRZ Critical Root Zone "CRZ" is 6 times radially the diameter of the DBH. Damage to roots or cutting roots within this area is more likely to compromise stability. This area shall not be entered in to by anyone without Project Arborist approval.

TPZ Tree Protection Zone "TPZ" is 15 times radially the diameter of the DBH.This area shall be the primary tree protection zone for each tree that has roots or canopy in the work zone.

Unassigned This is an indication that there was no observation made on the trees health or structure

Health		**Structure**		**Construction Impact Rating**	
5	Healthy, vigorous tree, reasonably free of disease and pests.	**5**	Best structure and form typical of the species.	**P**	Poor ability to withstand construction impact
				M	Moderate ability to withstand construction
				G	impact Good ability to withstand construction
4	Tree with slight decline in vigor, small amount of twig dieback.	**4**	Minor structural defects that could be corrected.	**P-G**	Poor-Good ability to withstand construction impact
				M-G	Moderate-Good ability to withstand construction impact
3	Moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color.	**3**	Moderate structural defects that may or that might be mitigated with care.	**P-M**	Poor- Moderate ability to withstand construction impact
2	In decline, epicormic growth, extensive dieback of medium to large branches.	**2**	Significant structural defects that cannot be abated.		
1	Dead or severe decline, dieback scaffold branches and or trunk, mostly epicormic growth.	**1**	Structural defects that cannot be abated or dead.		

Arborist Report Tree Preservation Plan

Shawn Taylor, HMH Landscape Architect

Surrey Farms, Project #4185.10

PRESERVATION ASSESMENT

Preservation Assessments evaluate a tree's viability for retention based on combined ratings for Health (biological condition), Structure (stability and integrity), and Species Tolerance to Construction Impact (ability to withstand construction-related stress). These scores are averaged to guide decisions, aligning with arborist recommendations and local tree protection ordinances.

Tree Overall Rating	Design considerations	Health description	Structure description	Count	% of Inventory	Retention Ratring
4 to 5	Worthy of preservation, condition warrants long-term preservation.	Healthy, vigorous tree, reasonably free of disease and pests. Tree with slight decline in vigor, small amount of twig dieback.	Best structure and form typical of the species or minor structural defects that could be corrected.	**365**	**54%**	**HIGH**
3 to 3.9	Possibly worthy of preserve with addressing some current conditions where possible. Not worthy of extensive project redesign to retain. Addressing curent conditions through maintenance is recommended. Remove due to conflict with construction, most trees not a viable candidate for transplant.	Moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color.	Moderate structural defects that may or that might be mitigated with care.	**227**	**34%**	**MODERATE**
1 to 2.9	Remove due to existing condition, or remove due to conflict with construction; not a viable candidate for transplant.	In decline, epicormic growth, extensive dieback of medium to large branches. Dead or severe decline, dieback scaffold branches and or trunk, mostly epicormic growth.	Significant structural defects that cannot be abated. Structural defects that cannot be abated or dead.	**69**	**10%**	**LOW**
			Trees that are not rated due to condition.	**16**	**2%**	**N/A**
			Total	**677**	**100%**	

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



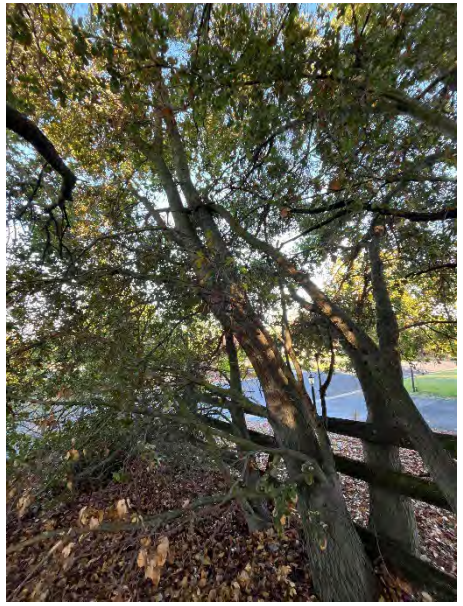
Tree 1



Tree 2



Tree 3



Tree 4

Not Used

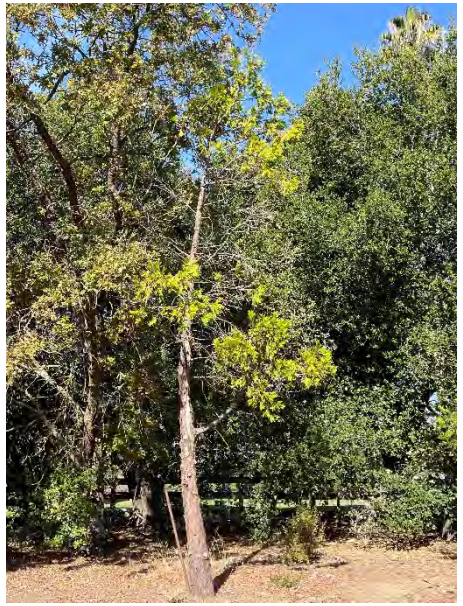


Tree 5

Tree 6



Tree 7



Tree 8

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 9



Tree 10



Tree 11



Tree 12



Tree 13



Tree 14



Tree 15



Tree 16

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 17



Tree 18



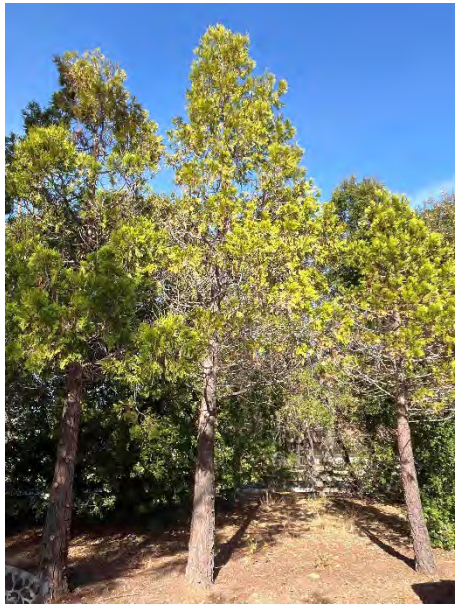
Tree 19



Tree 20



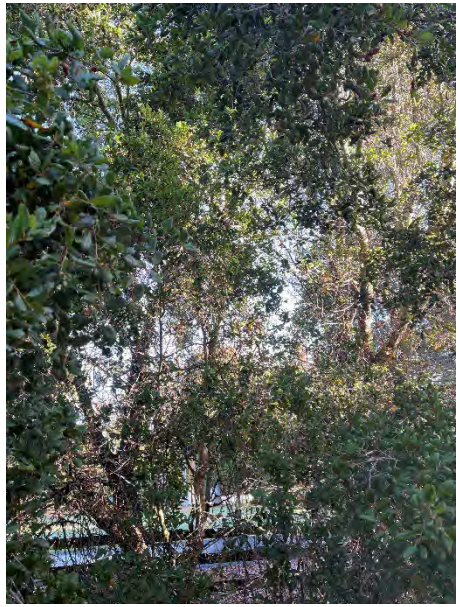
Tree 21



Tree 22



Tree 23



Tree 24

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 25



Tree 26



Tree 27



Tree 28



Tree 29



Tree 30



Tree 31

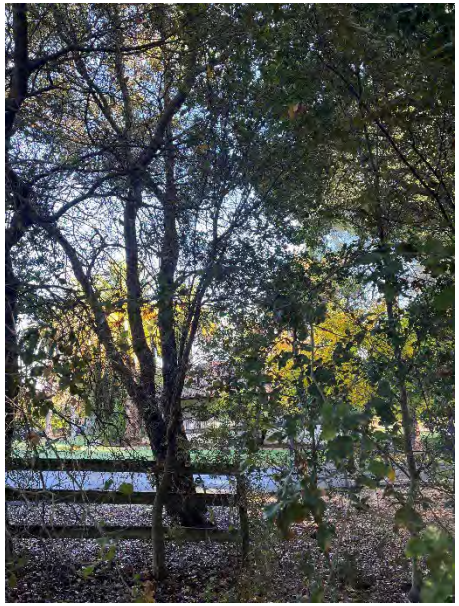


Tree 32

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 33



Tree 34



Tree 35



Tree 36



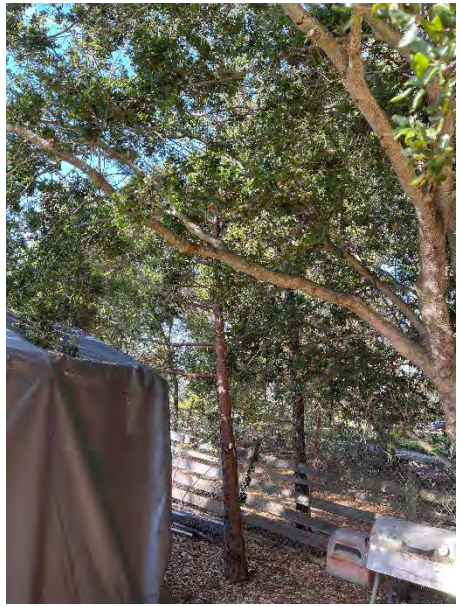
Tree 37



Tree 38

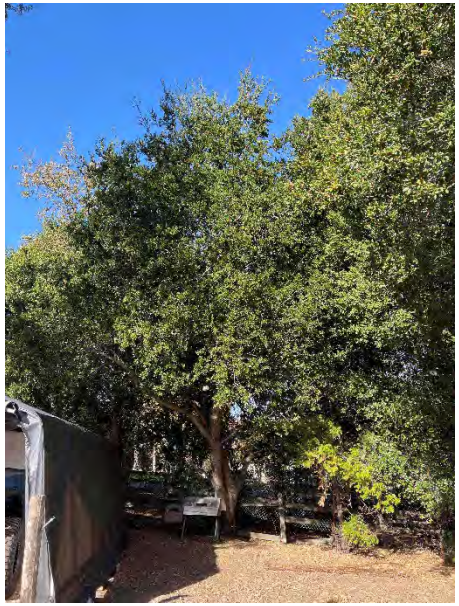


Tree 39



Tree 40

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 41



Tree 42



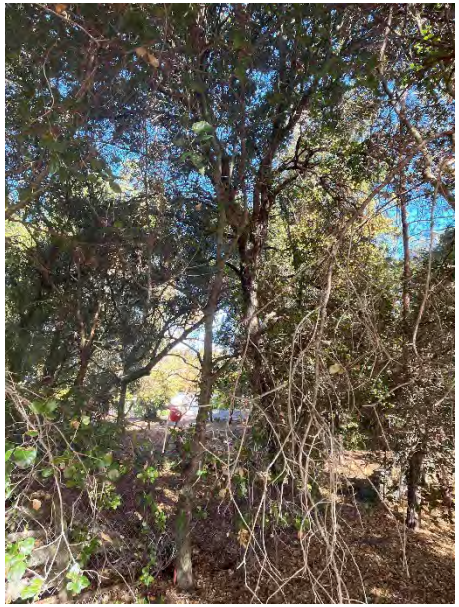
Tree 43



Tree 44



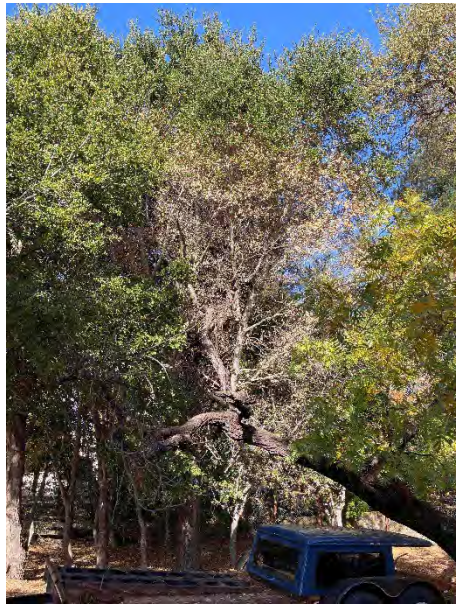
Tree 45



Tree 46



Tree 47



Tree 48

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



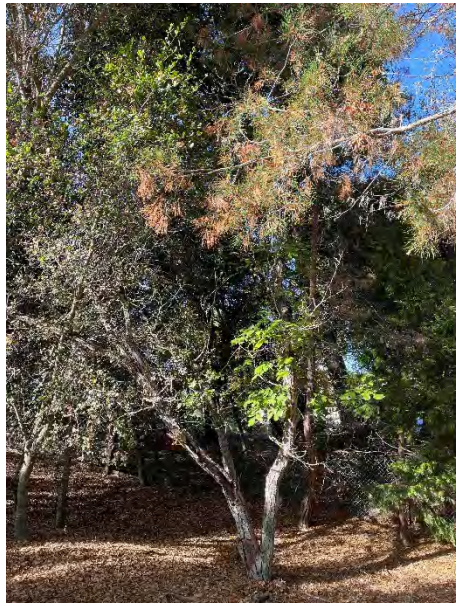
Tree 49



Tree 50



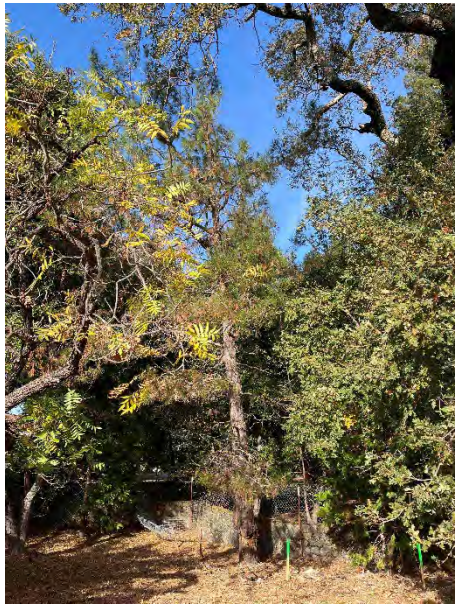
Tree 51



Tree 52



Tree 52



Tree 54



Tree 55



Tree 56

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 57



Tree 58



Tree 59



Tree 60



Tree 61



Tree 62



Tree 63



Tree 64

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 65



Tree 66



Tree 67



Tree 68



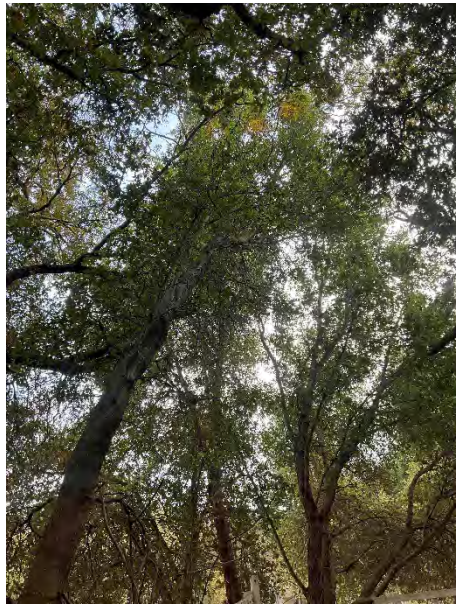
Tree 69



Tree 70



Tree 71

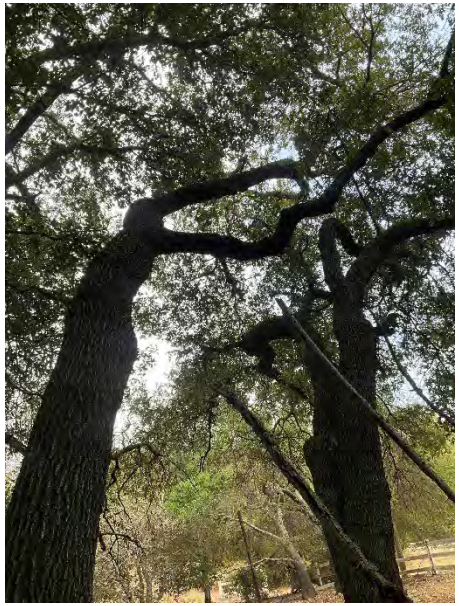


Tree 72

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 73



Tree 74



Tree 75



Tree 76



Tree 77



Tree 78



Tree 79



Tree 80

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 81



Tree 82



Tree 83



Tree 84



Tree 85



Tree 86



Tree 87



Tree 88

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 89



Tree 90



Tree 91



Tree 92



Tree 93



Tree 94



Tree 95



Tree 96

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 97



Tree 98



Tree 99



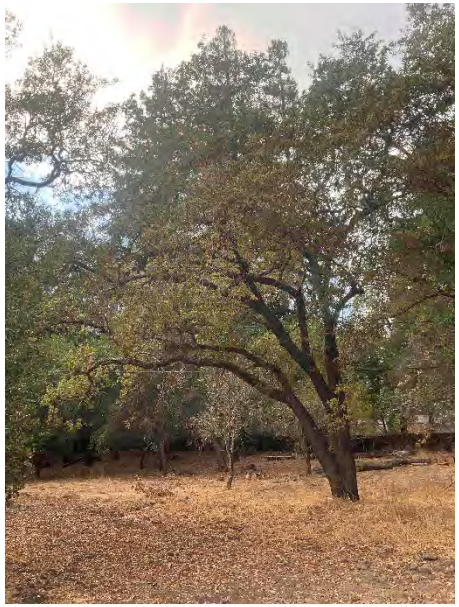
Tree 100



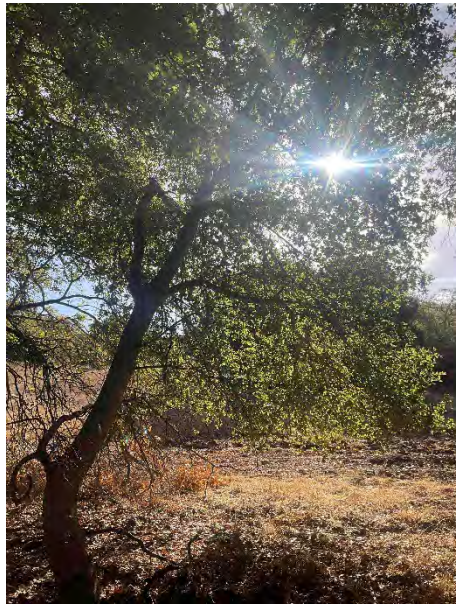
Tree 101



Tree 102

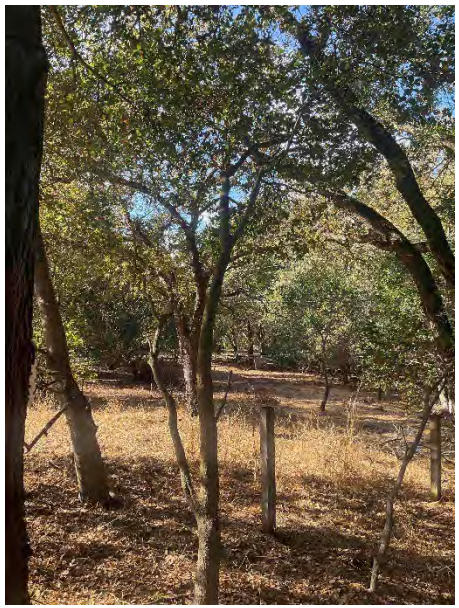


Tree 103



Tree 104

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 105



Tree 106



Tree 107



Tree 108



Tree 109



Tree 110



Tree 111



Tree 112

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com


Tree 113


Tree 114


Tree 115


Tree 116


Tree 117


Tree 118


Tree 119


Tree 120

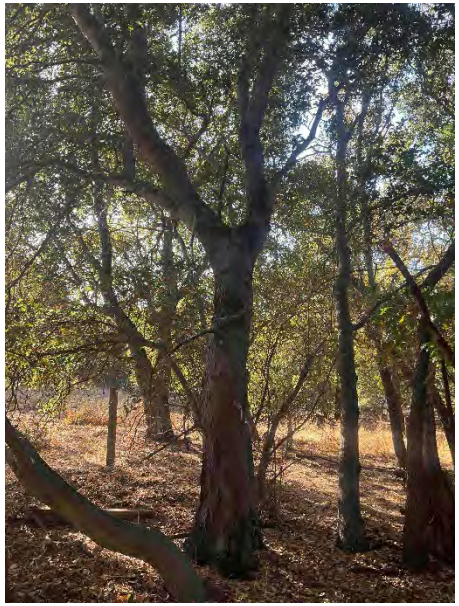
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 121



Tree 122



Tree 123



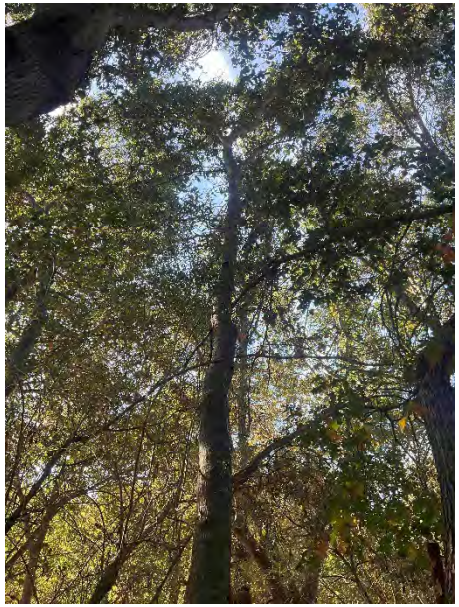
Tree 124



Tree 125



Tree 126



Tree 127



Tree 128

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 129



Tree 130



Tree 131



Tree 132



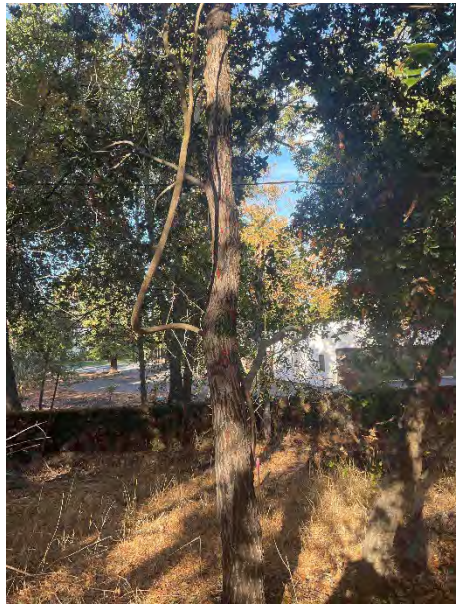
Tree 133



Tree 134



Tree 135



Tree 136

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



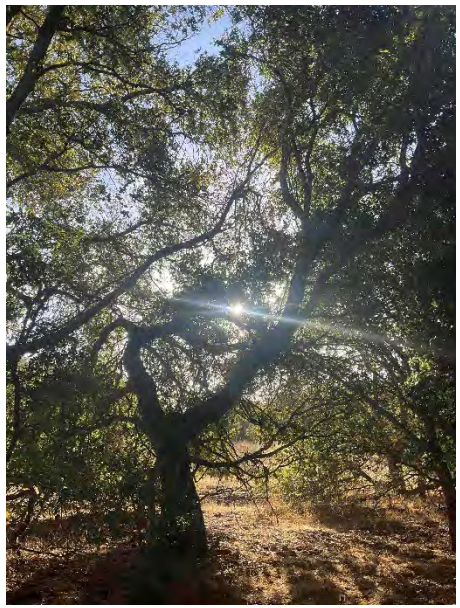
Tree 137



Tree 138



Tree 139



Tree 140



Tree 141



Tree 142



Tree 143

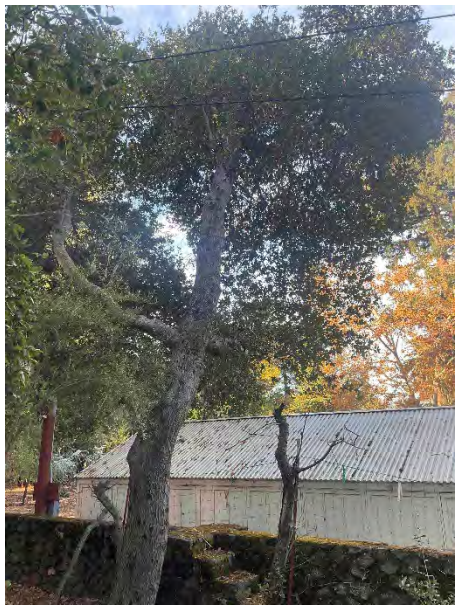


Tree 144

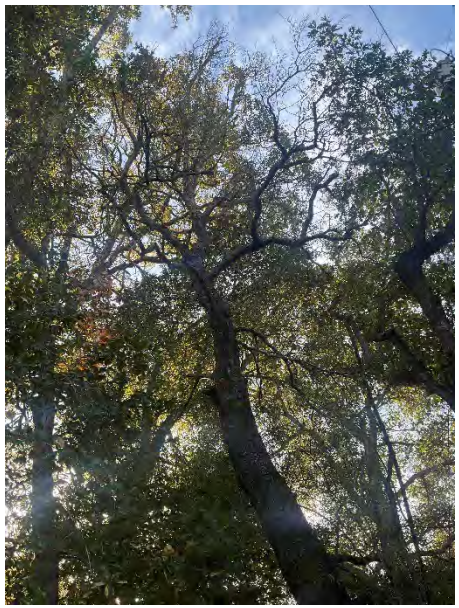
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 145



Tree 146



Tree 147



Tree 148



Tree 149



Tree 150



Tree 151



Tree 152

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 153



Tree 154



Tree 155



Tree 156



Tree 157



Tree 158



Tree 159



Tree 160

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 161



Tree 162



Tree 163



Tree 164



Tree 165



Tree 166



Tree 167



Tree 168

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 169



Tree 170



Tree 171



Tree 172



Tree 173



Tree 174



Tree 175



Tree 176

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 177



Tree 178



Tree 179



Tree 180



Tree 181



Tree 182



Tree 183



Tree 184

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 185



Tree 186



Tree 187



Tree 188



Tree 189



Tree 190



Tree 191



Tree 192

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 193



Tree 194



Tree 195



Tree 196



Tree 197

No Image

Tree 198



Tree 199



Tree 200

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

No Image

Tree 201



202 2



Tree 203



Tree 204



Tree 205



Tree 206



Tree 207



Tree 208

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 209



Tree 210



Tree 211



Tree 212



Tree 213



Tree 214



Tree 215



Tree 216

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 217



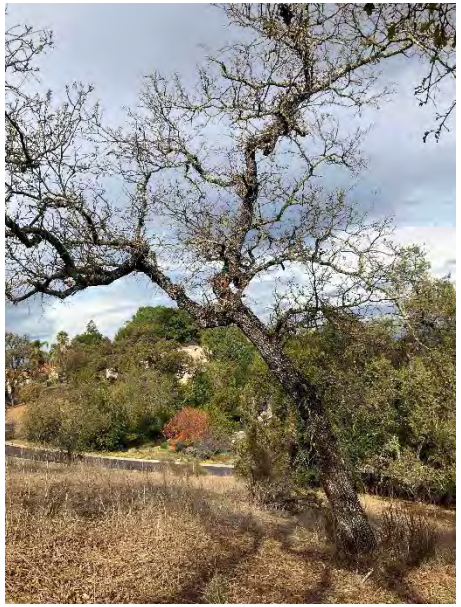
Tree 218



Tree 219



Tree 220



Tree 221



Tree 222



Tree 223



Tree 224

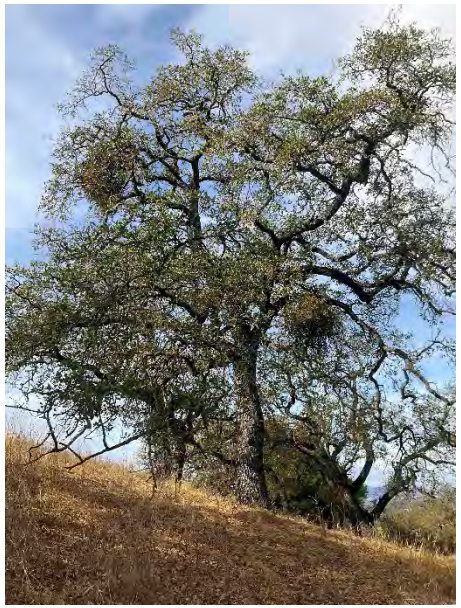
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 225



Tree 226



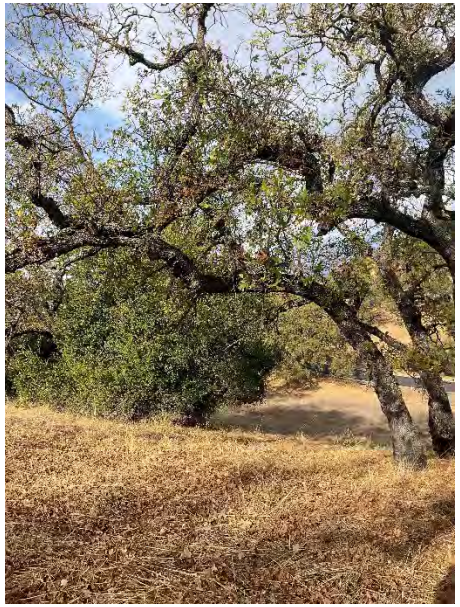
Tree 227



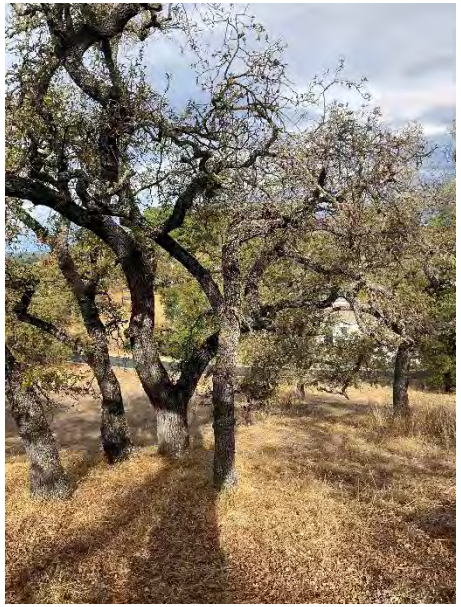
Tree 228



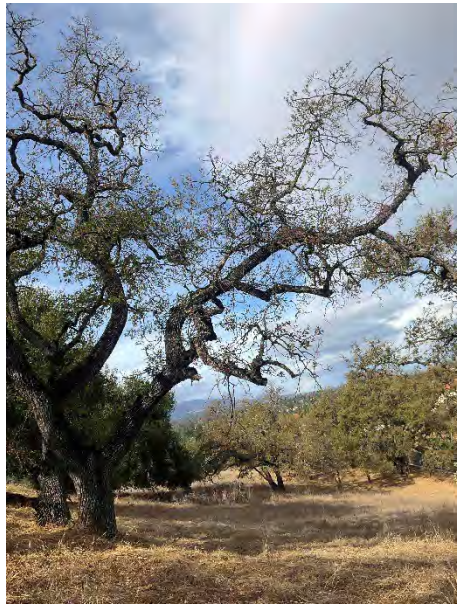
Tree 229



Tree 230

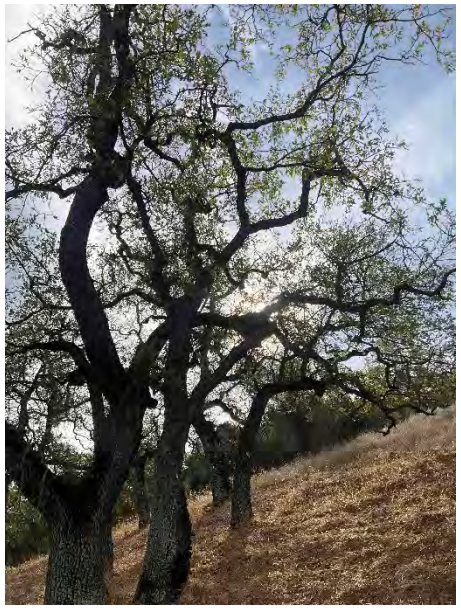


Tree 231



Tree 232

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



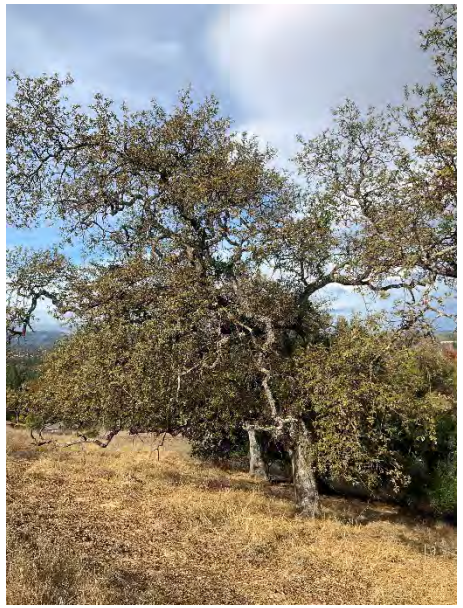
Tree 233



Tree 234



Tree 235



Tree 236



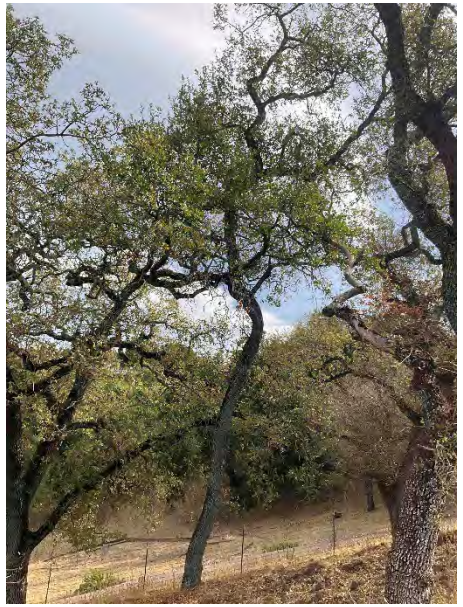
Tree 237



Tree 238

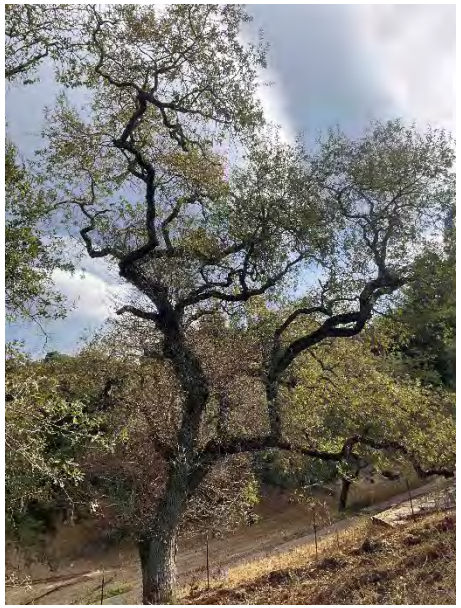


Tree 239



Tree 240

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 241



Tree 242



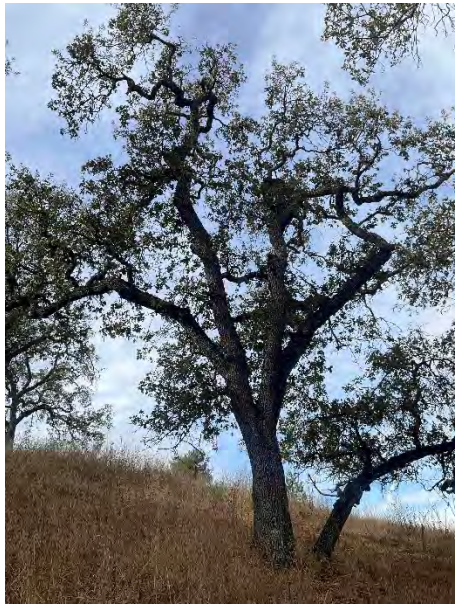
Tree 243



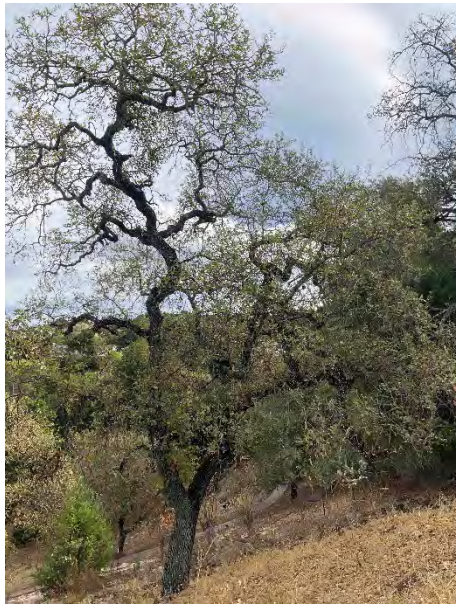
Tree 244



Tree 245



Tree 246



Tree 247



Tree 248

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 249



Tree 250



Tree 251



Tree 252



Tree 253



Tree 254



Tree 255



Tree 256

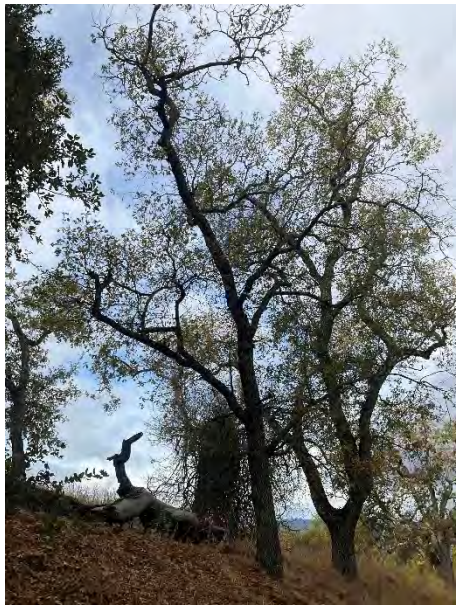
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 257



Tree 258



Tree 259



Tree 260



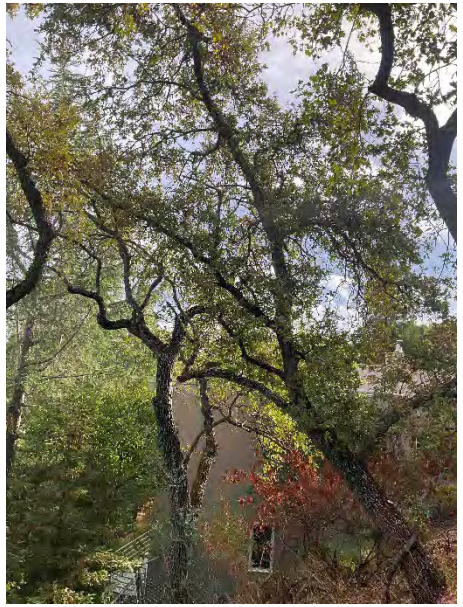
Tree 261



Tree 262



Tree 263



Tree 264

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 265



Tree 266



Tree 267



Tree 268



Tree 269



Tree 270



Tree 271



Tree 272

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 273



Tree 274



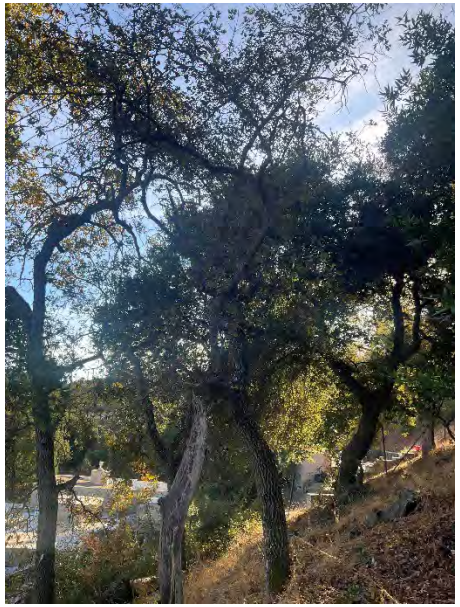
Tree 275



Tree 276



Tree 278



Tree 279



Tree 280



Tree 281

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



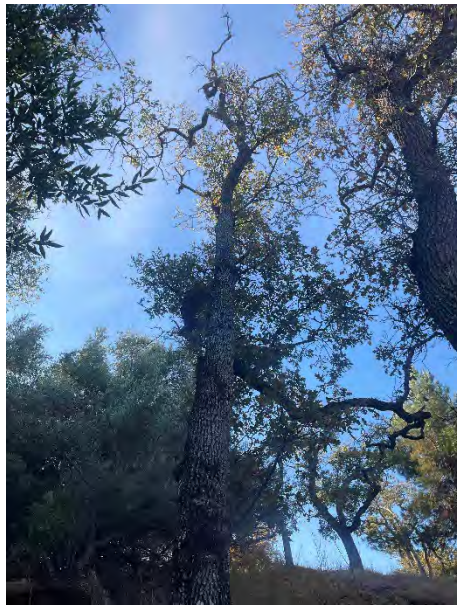
Tree 282



Tree 283



Tree 284



Tree 285



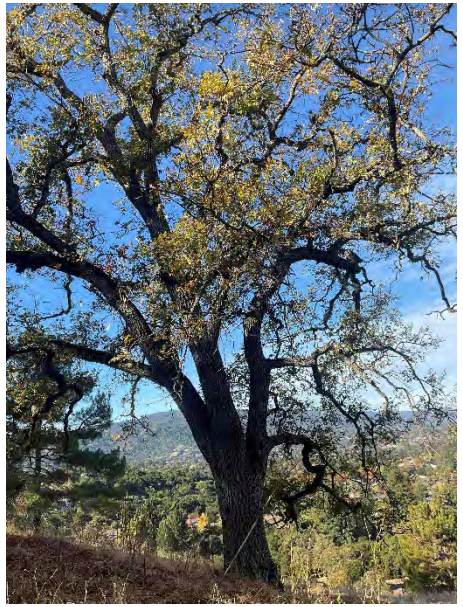
Tree 286



Tree 287



Tree 288



Tree 289

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 290



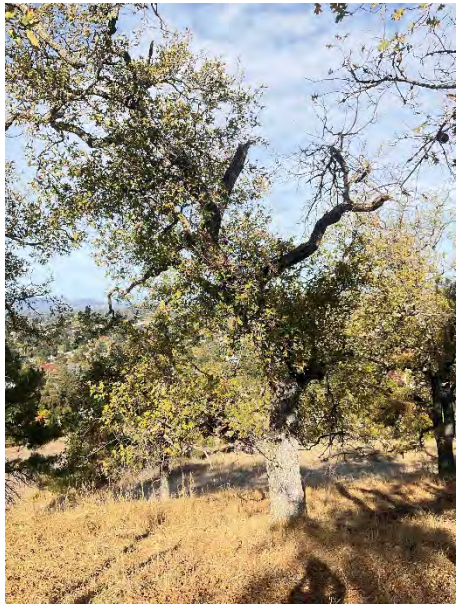
Tree 291



Tree 293



Tree 294



Tree 295



Tree 296



Tree 297



Tree 298

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 277



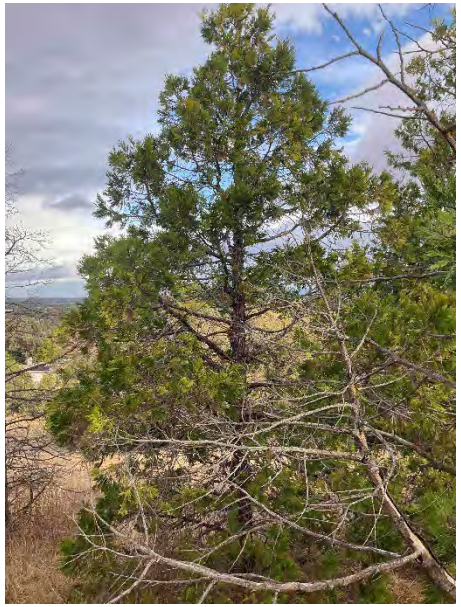
Tree 299



Tree 300



Tree 301



Tree 302



Tree 303



Tree 304



Tree 305

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 306



Tree 307



Tree 308



Tree 309



Tree 310



Tree 311



Tree 312



Tree 313

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 314



Tree 315



Tree 316



Tree 317



Tree 318



Tree 319



Tree 320



Tree 321

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 322



Tree 323



Tree 324



Tree 325



Tree 326



Tree 327



Tree 328



Tree 329

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 330



Tree 331



Tree 332



Tree 333



Tree 334



Tree 335



Tree 336



Tree 337

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 338



Tree 339



Tree 340



Tree 341



Tree 342



Tree 343



Tree 344



Tree 345

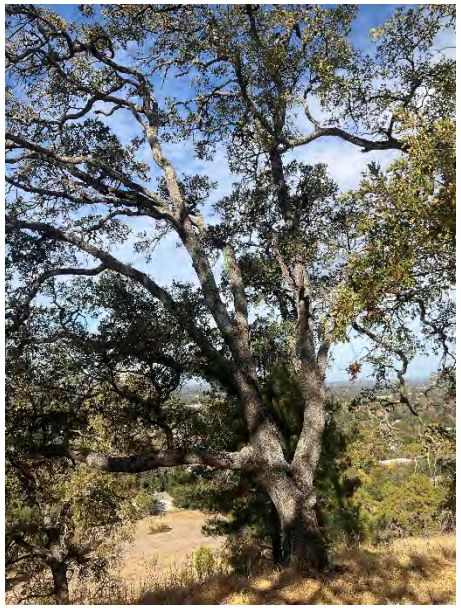
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



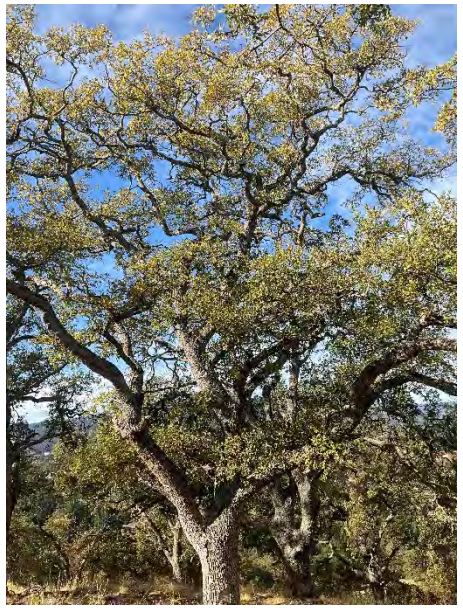
Tree 346



Tree 347



Tree 348



Tree 349



Tree 350



Tree 351



Tree 352



Tree 353

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 354



Tree 277

Tree

Tree

Tree

Tree

Tree

Tree

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 355



Tree 356



Tree 357



Tree 358



Tree 359



Tree 360



Tree 361



Tree 362

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



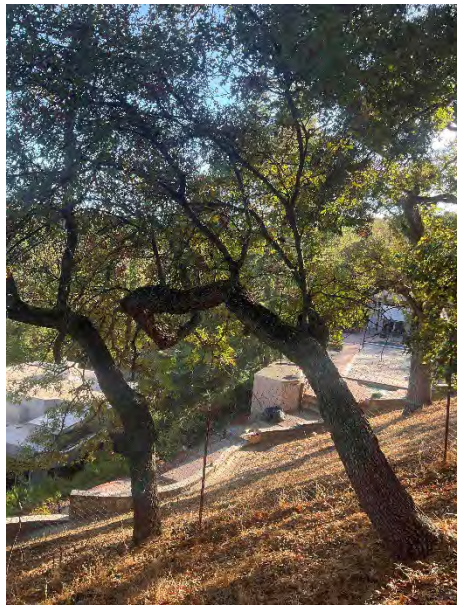
Tree 363



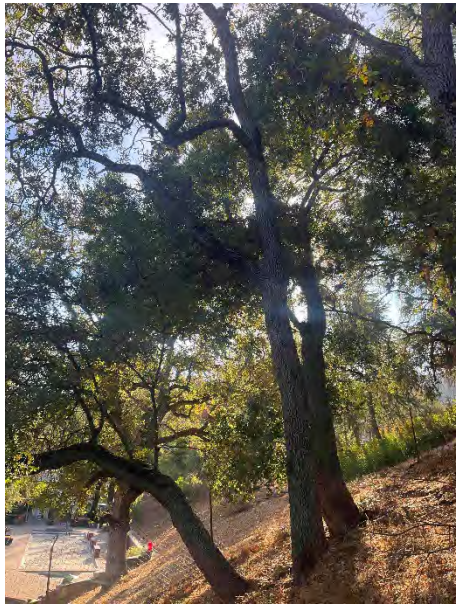
Tree 364



Tree 365



Tree 366



Tree 367



Tree 368



Tree 369

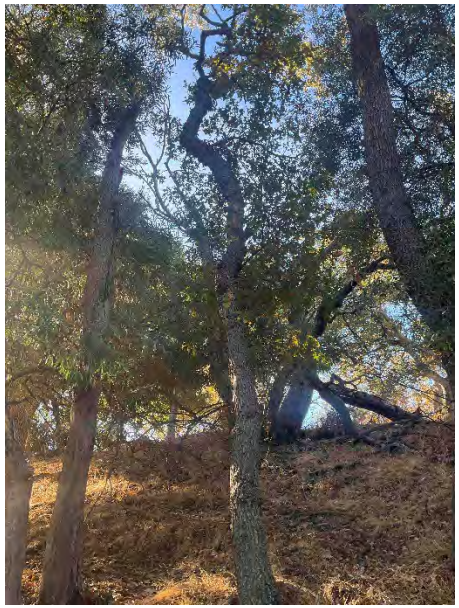


Tree 370

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 371



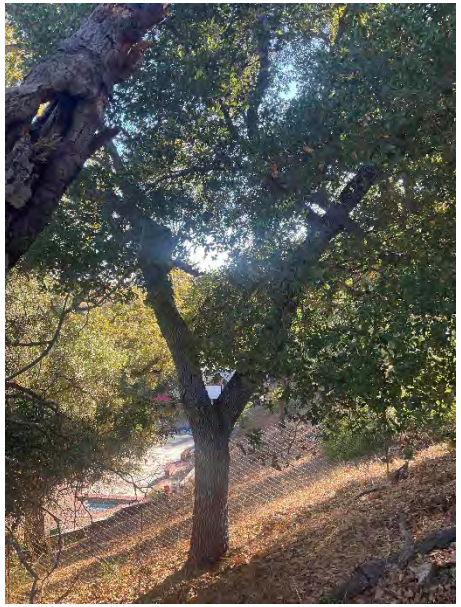
Tree 372



Tree 373



Tree 374



Tree 375



Tree 376

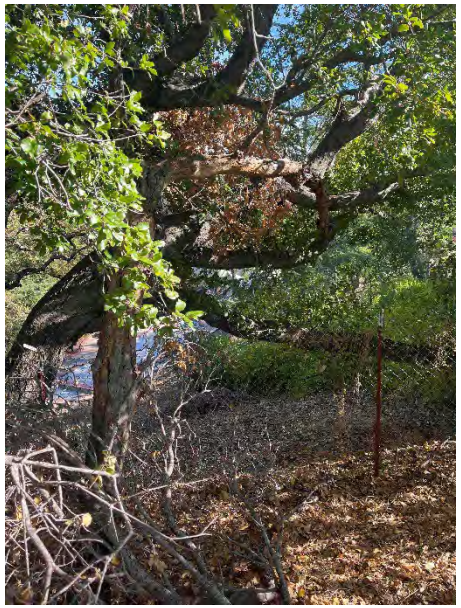


Tree 377



Tree 378

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



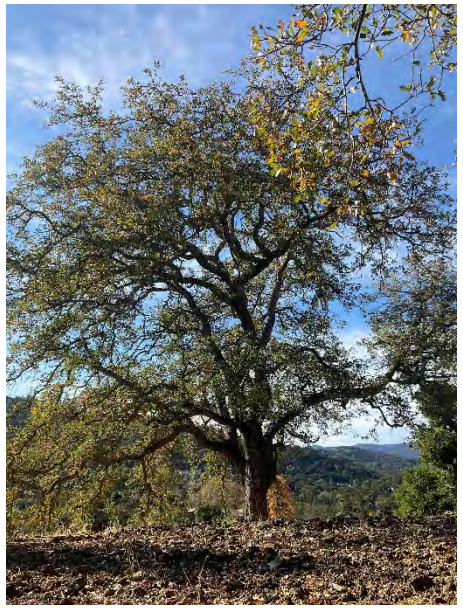
Tree 379



Tree 380



Tree 381



Tree 382



Tree 383



Tree 384



Tree 385

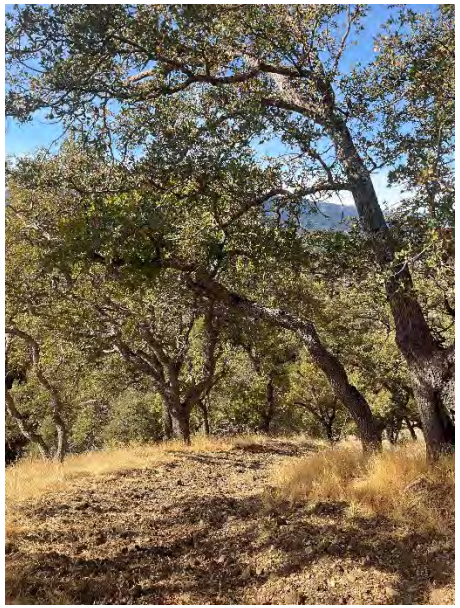


Tree 386

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



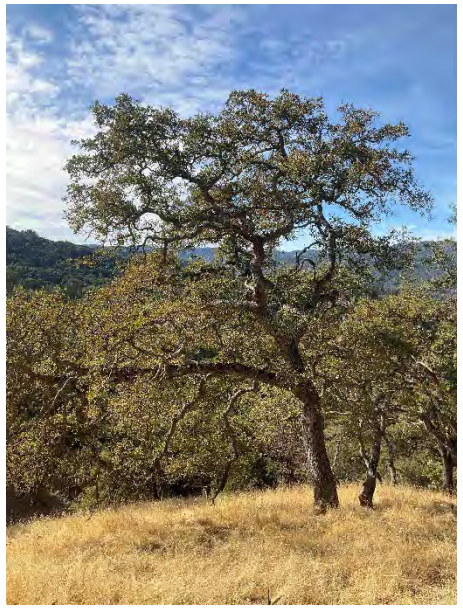
Tree 387



Tree 388



Tree 389



Tree 390



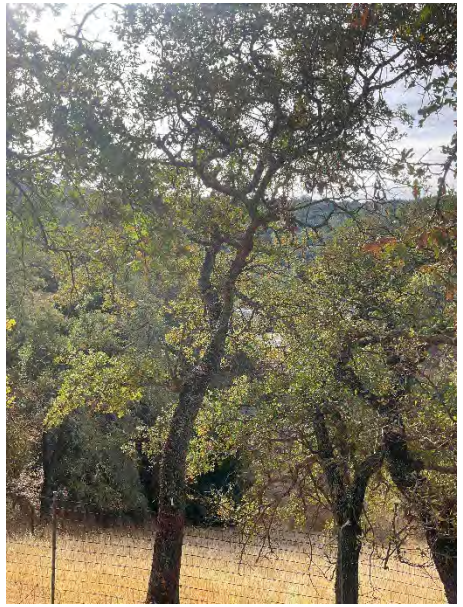
Tree 391



Tree 392

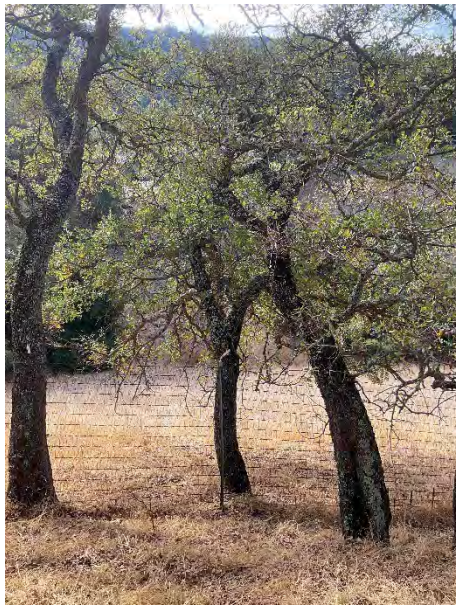


Tree 393



Tree 394

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 395



Tree 396



Tree 397



Tree 398



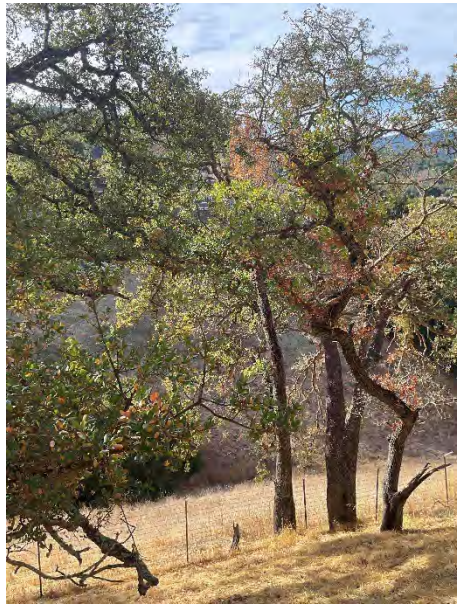
Tree 399



Tree 400

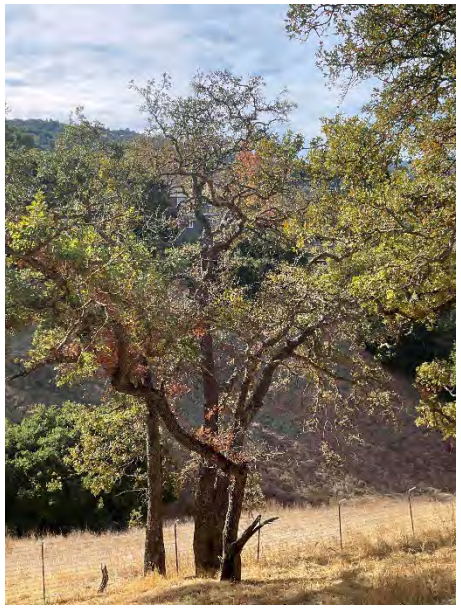


Tree 401



Tree 402

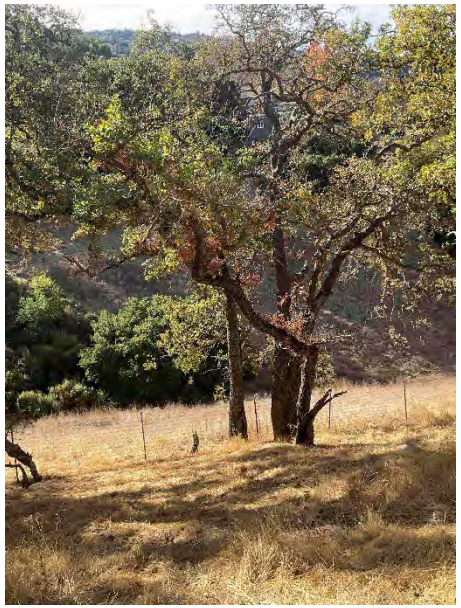
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



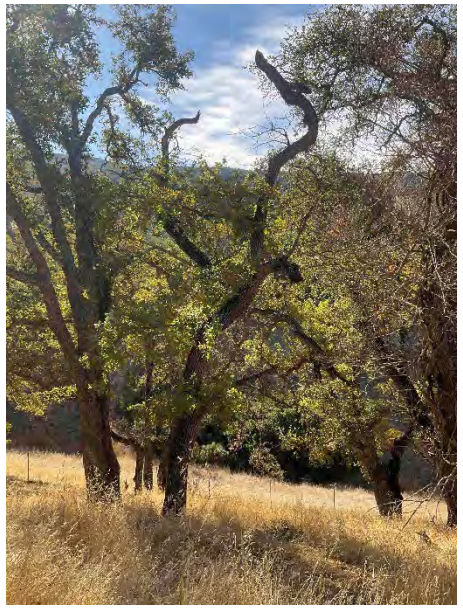
Tree 403



Tree 404



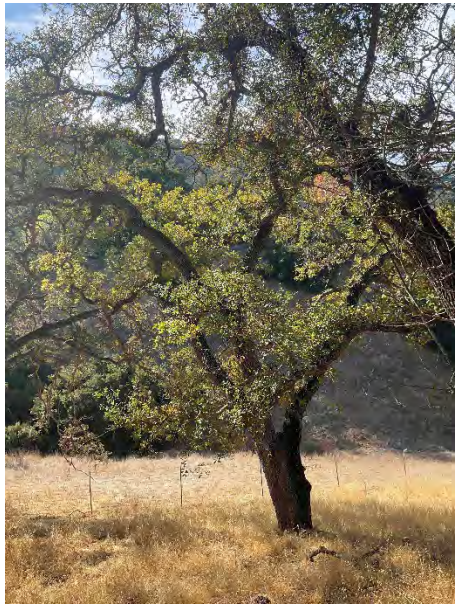
Tree 405



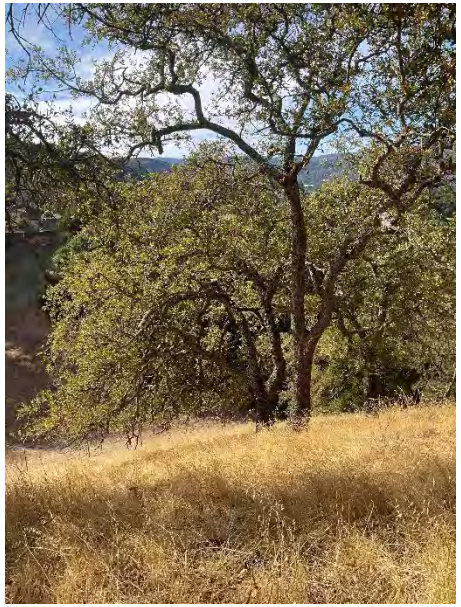
Tree 406



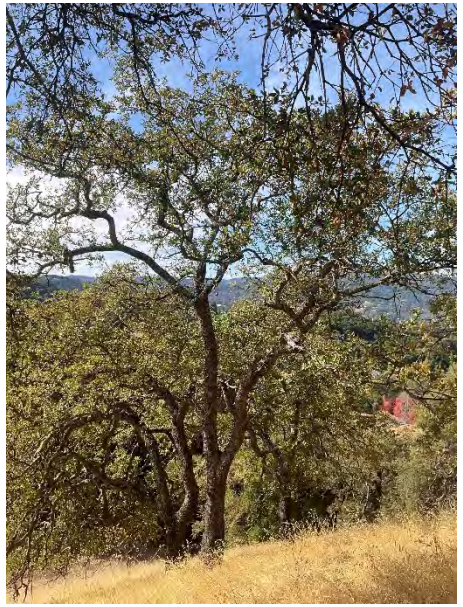
Tree 407



Tree 408



Tree 409



Tree 410

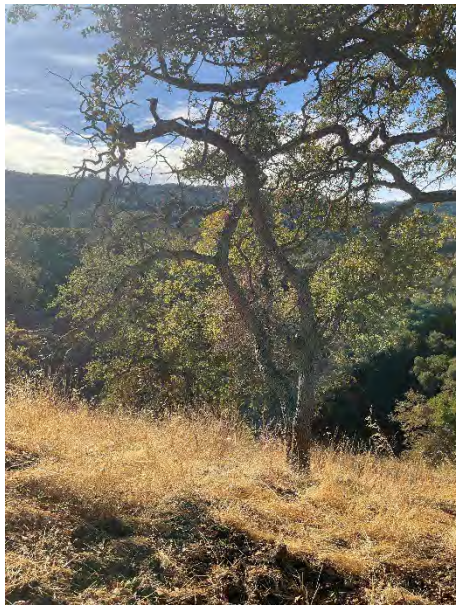
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 411



Tree 412



Tree 413



Tree 414



Tree 415



Tree 416

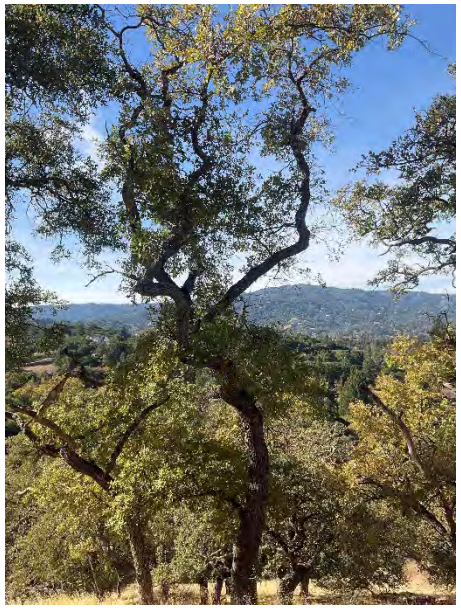


Tree 417



Tree 418

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 419



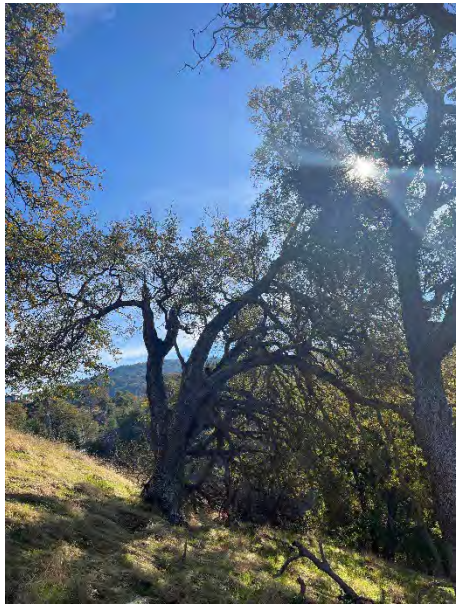
Tree 420



Tree 421



Tree 422



Tree 423



Tree 425

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

Tree



Tree 425



Tree 426



Tree 427



Tree 428



Tree 429



Tree 430



Tree 431

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 432



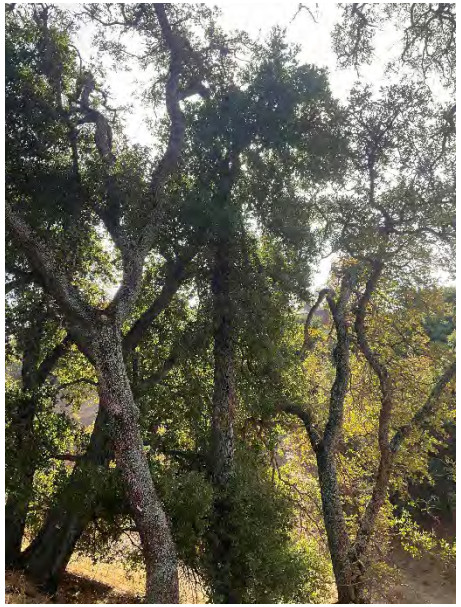
Tree 433



Tree 434



Tree 435



Tree 436



Tree 437

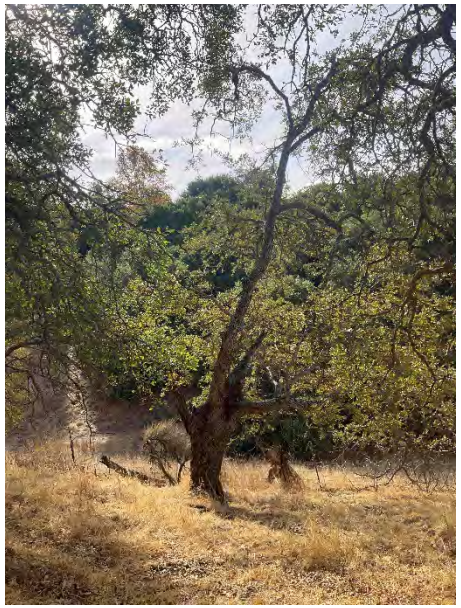


Tree 438



Tree 439

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 440



Tree 441



Tree 442



Tree 443



Tree 444



Tree 445



Tree 446



Tree 447

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 448



Tree 449



Tree 450



Tree 451



Tree 452



Tree 453

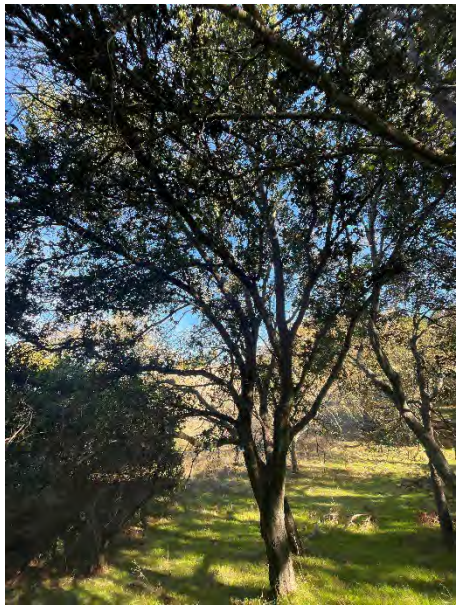


Tree 454



Tree 455

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 456



Tree 457



Tree 458



Tree 459



Tree 460



Tree 461



Tree 462



Tree 463

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 464



Tree 465



Tree 466



Tree 467



Tree 468

No Image

Tree 469



Tree 470



Tree 471



Tree 472



Tree 473



Tree 474



Tree 475

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 476



Tree 477



Tree 478



Tree 479



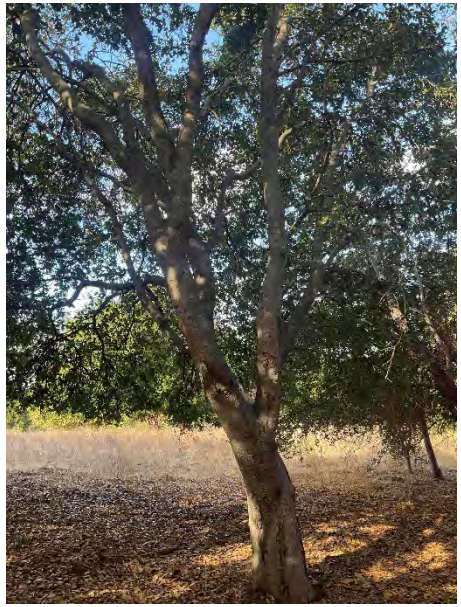
Tree 480



Tree 481



Tree 482



Tree 483

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 484



Tree 485



Tree 486



Tree 487



Tree 488



Tree 489



Tree 490



Tree 491

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 492



Tree 493



Tree 494



Tree 495



Tree 496



496 497



Tree 498



Tree 499

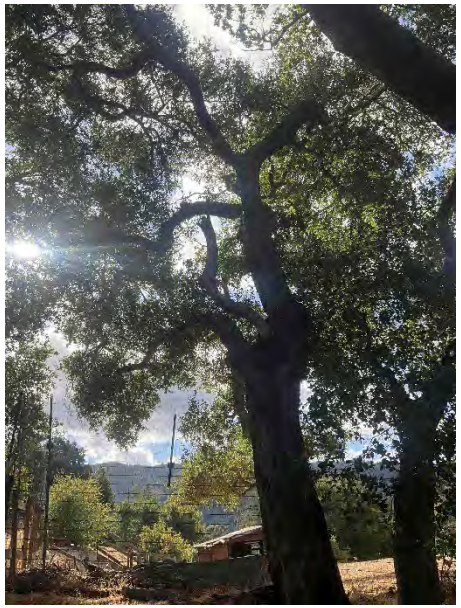
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 500



Tree 501



Tree 502



Tree 503



Tree 504



Tree 505

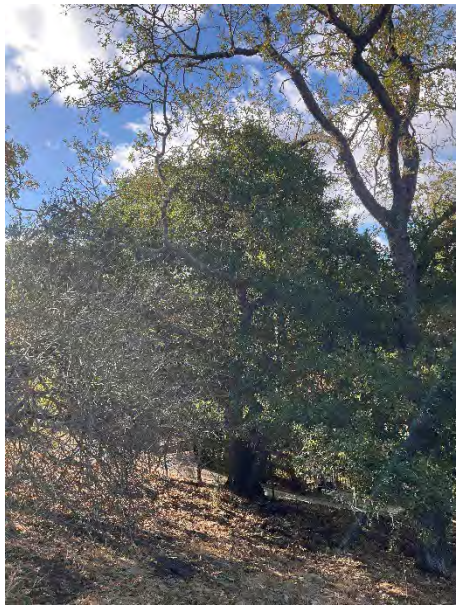


Tree 506



Tree 507

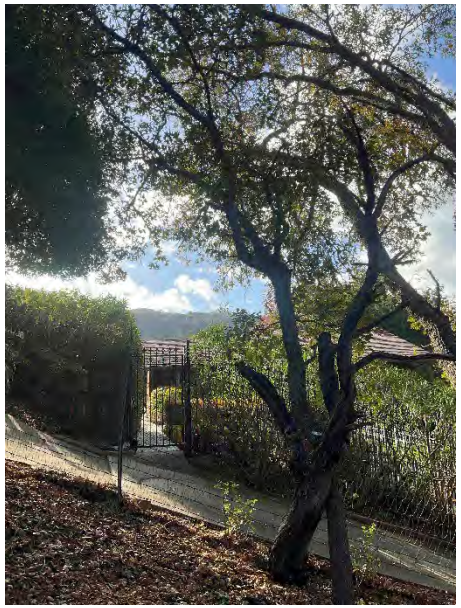
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



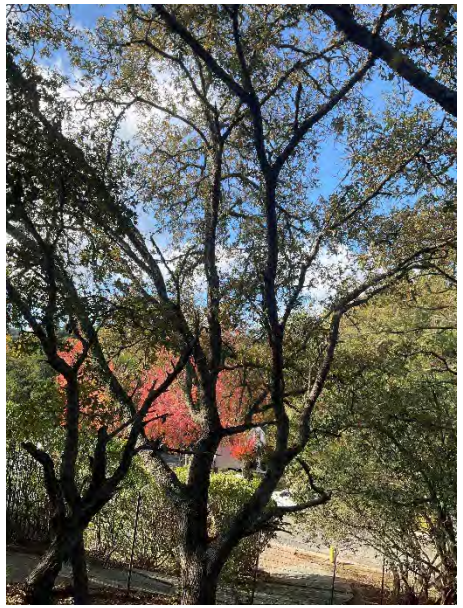
Tree 508



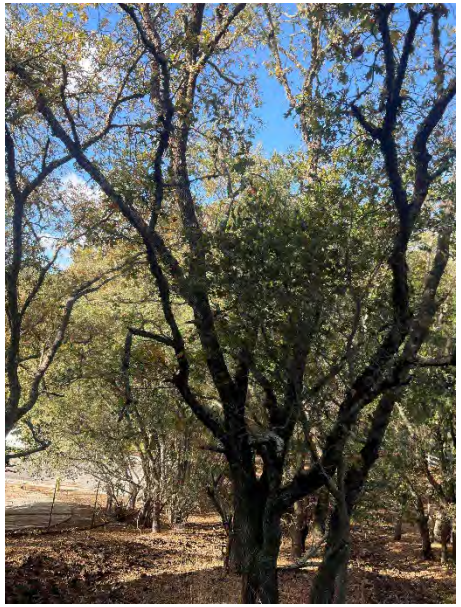
Tree 509



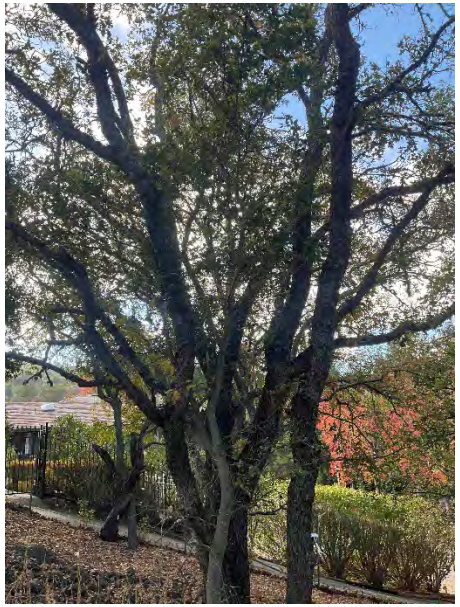
Tree 510



Tree 511



Tree 512



Tree 513



Tree 514



Tree 515

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 516



Tree 517



Tree 518



Tree 519



Tree 520



Tree 521



Tree 522



Tree 523

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



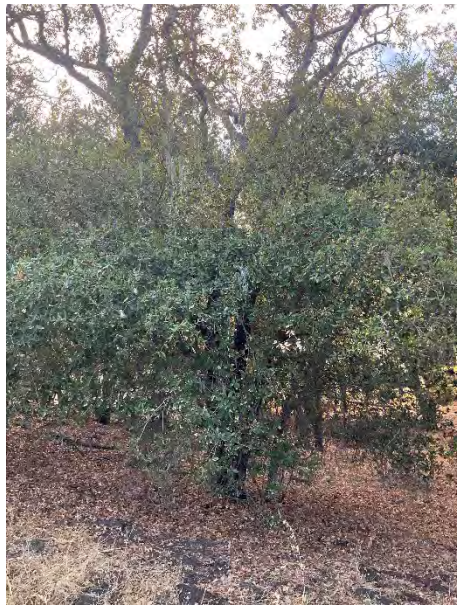
Tree 524



Tree 525



Tree 526



Tree 527



Tree 528



Tree 529



Tree 530

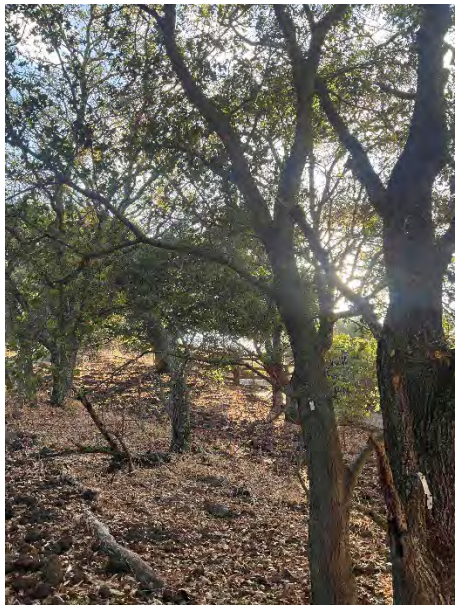


Tree 531

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



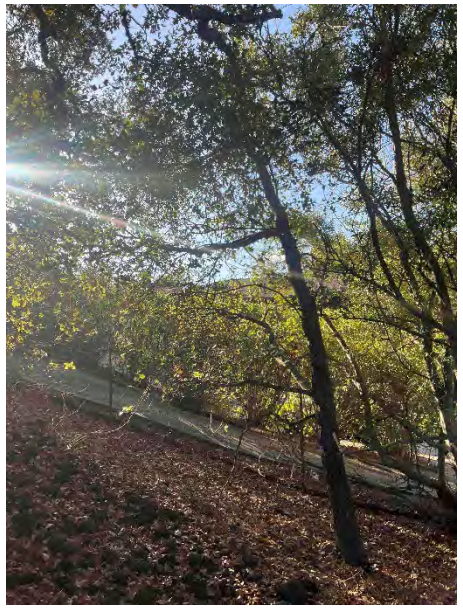
Tree 532



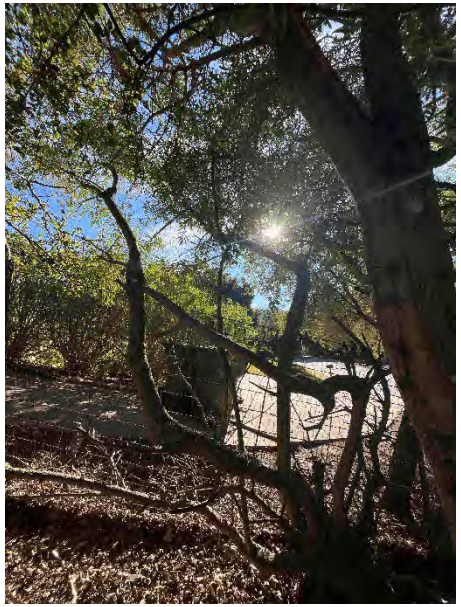
Tree 534



Tree 535



Tree 536



Tree 537



Tree 538



Tree 539



Tree 540

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 541



Tree 542



Tree 543



Tree 544



Tree 545



Tree 546

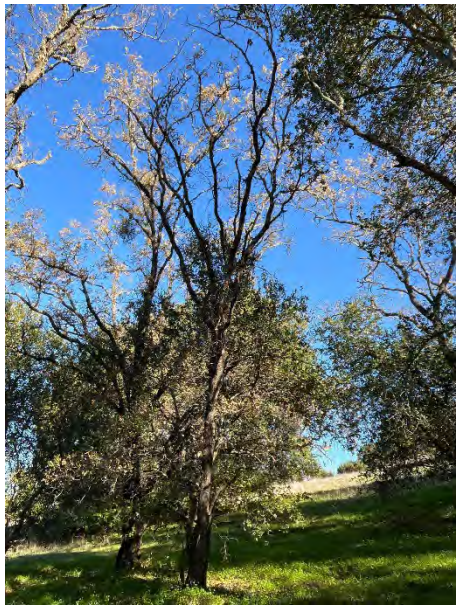


Tree 547



Tree 548

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 549



Tree 550



Tree 551



Tree 552



Tree 553



Tree 554



Tree 555



Tree 556

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 557



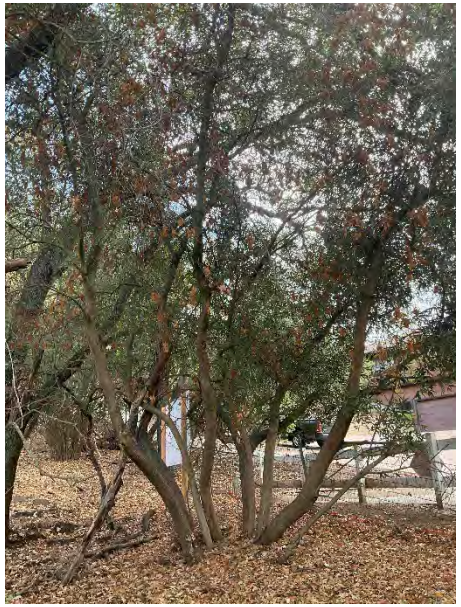
Tree 558



Tree 559



Tree 560



Tree 561



Tree 562



Tree 563



Tree 564

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 565



Tree 566



Tree 567



Tree 568



Tree 569



Tree 570



Tree 571



Tree 572

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 573



Tree 574



Tree 575



Tree 576



Tree 578



Tree 579



Tree 580



Tree 581

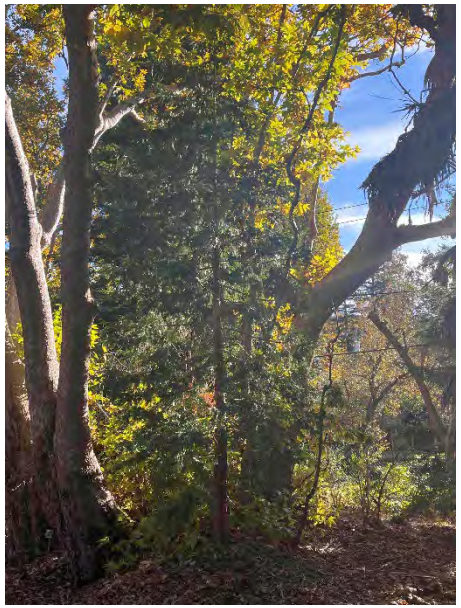
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



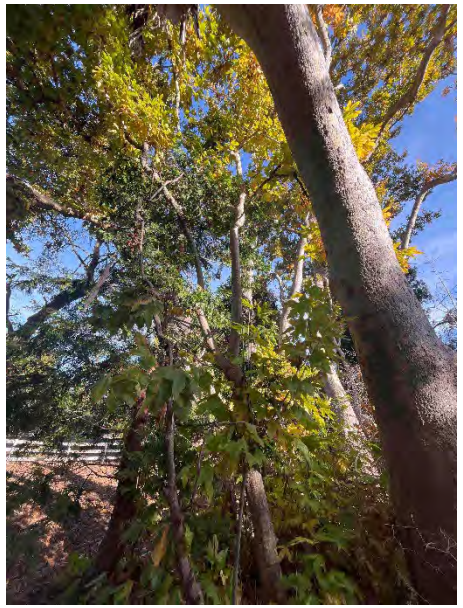
Tree 582



Tree 583



Tree 584



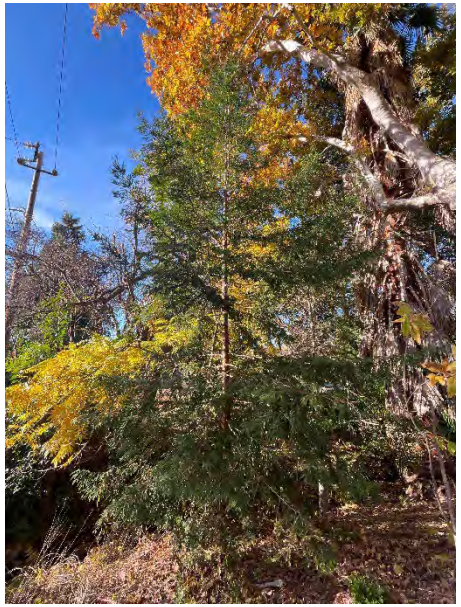
Tree 585



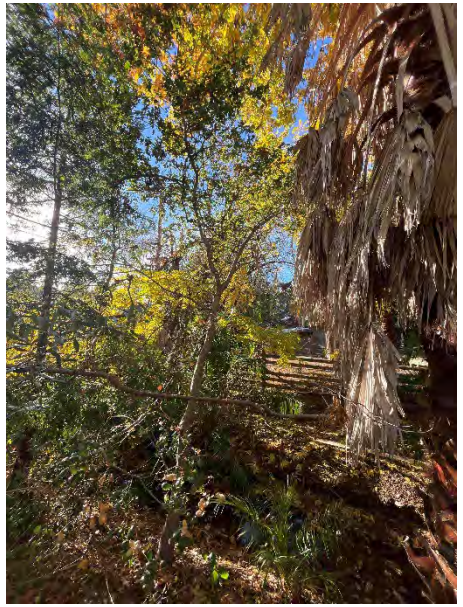
Tree 586



Tree 587

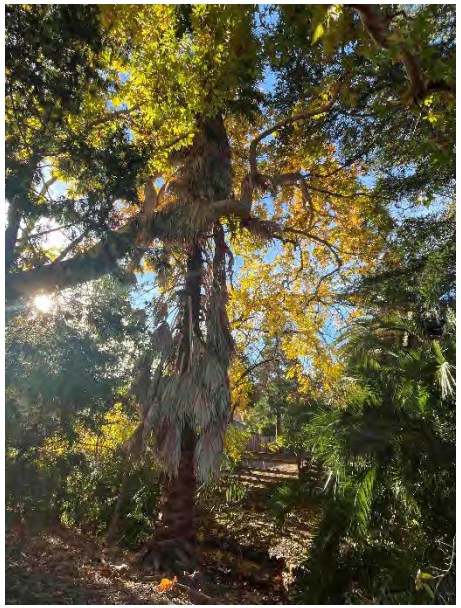


Tree 588

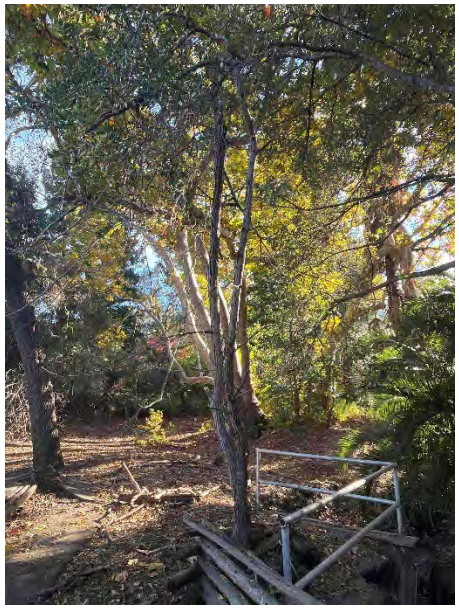


Tree 589

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 590



Tree 591



Tree 592



Tree 593



Tree 594



Tree 595



Tree 596

Tree

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 597



Tree 598



Tree 599



Tree 600



Tree 601



Tree 602



Tree 603



Tree 604

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 605



Tree 606



Tree 607



Tree 608



Tree 609



Tree 610



Tree 611



Tree 612

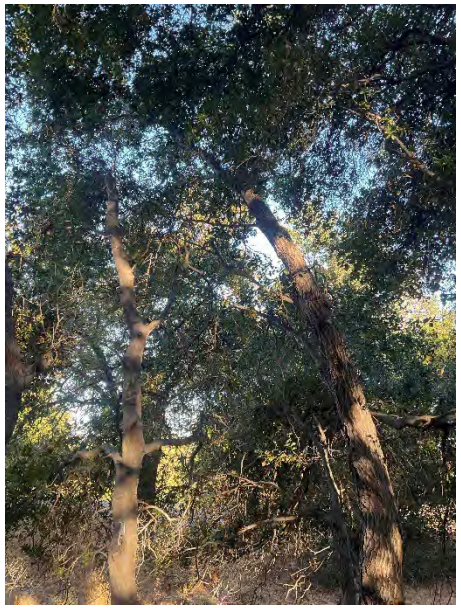
Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 613



Tree 614



Tree 615



Tree 616



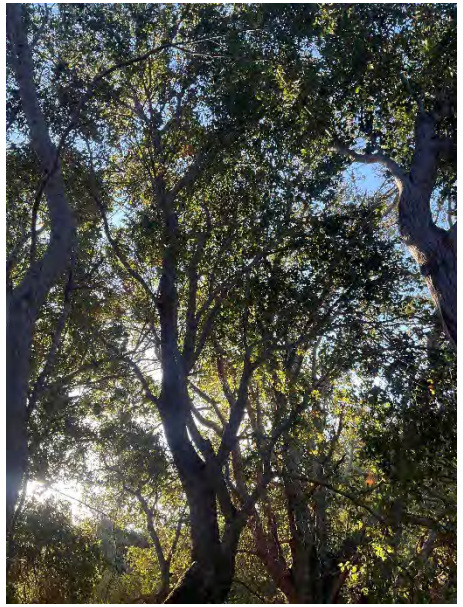
Tree 617



Tree 618



Tree 619



Tree 620

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 621



Tree 622



Tree 623



Tree 624



Tree 625



Tree 626



Tree 627



Tree 628

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 629



Tree 630



Tree 631



Tree 632



Tree 633



Tree 634



Tree 635



Tree 636

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 637



Tree 638



Tree 639



Tree 640



Tree 641



Tree 642



Tree 643



Tree 644

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 645



Tree 646



Tree 647



Tree 648



Tree 649



Tree 650



Tree 651



Tree 652

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 653



Tree 654



Tree 655



Tree 656



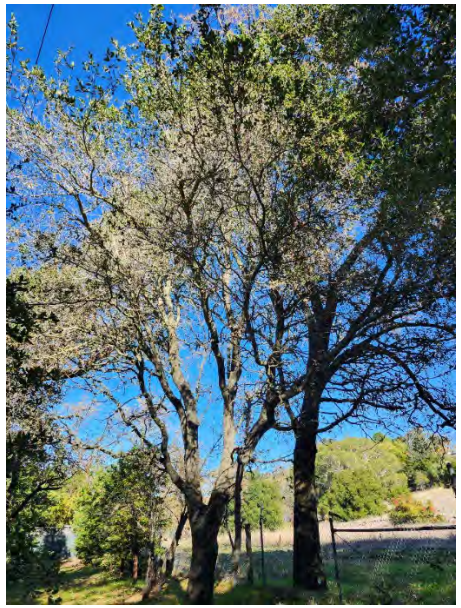
Tree 657



Tree 658

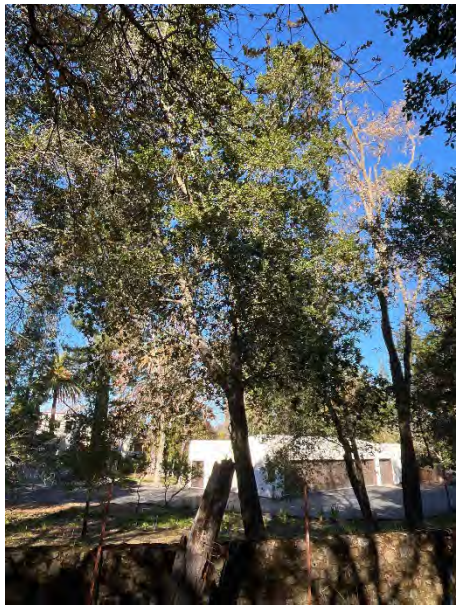


Tree 659



Tree 660

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



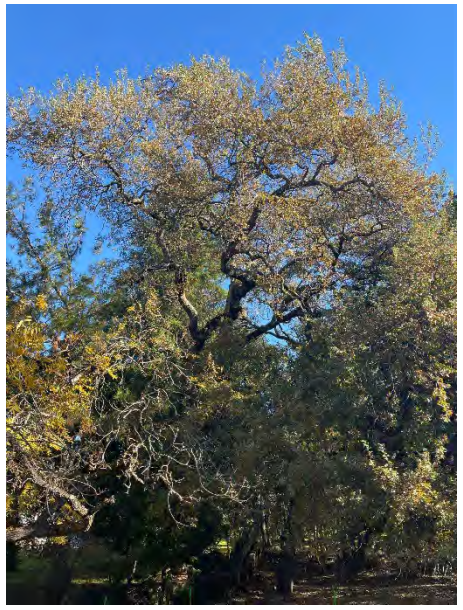
Tree 661



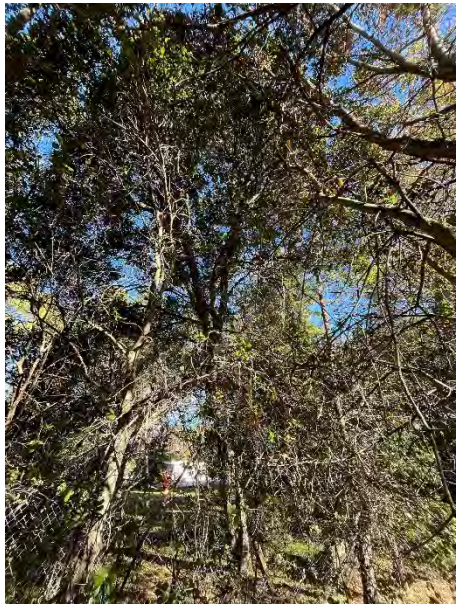
Tree 662



Tree 663



Tree 664



Tree 665



Tree 666



Tree 667



Tree 668

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 669



Tree 670



Tree 671



Tree 672



Tree 673



Tree 674



Tree 675



Tree 676

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



Tree 677

RECOMMENDED ACTIONS

The contractor should have a copy of this report on-site at all times of operation for the referral.
Specific tree recommendations are listed in the Summary Findings and the Inventory pages.

ADDITIONAL TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline (TPZ Tree Protection Zone) of the protected trees. Mulch is to be kept 12" from the trunk.

2. A protective barrier of 6' chain link fencing shall be installed around the dripline (TPZ) of the protected tree(s). The fencing can be moved within the dripline (TPZ) if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ). Tree Protection Fencing will be placed at the edge of the TPZ and no fencing shall be closer than the Critical Root Zone (CRZ). All Tree Protection Zones (TPZ) and Critical Root Zones (CRZ) distances are listed for each tree on the inventory.

3. Where trees have been established in a landscape and established near hardscapes, such as parking lot surfaces, walkways, and sidewalks. Tree protection fencing may be placed on the hardscape or just inside the hardscape as long as no wood parts are damaged. No fencing will be allowed within the CRZ listed distance. In areas where minimal protection is required orange plastic fencing mounted on "T" Bar placed at the perimeter of the TPZ will be required. At any time should the focus of work change the tree protection requirements will be reassessed and changed to be the most effective.

4. Tree protection fencing will not be allowed to damage the tree canopy or any of its parts.

5. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

6. Where the ***Town or Project Arborist*** has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection but. Wooden slats at least one inch thick is to be bound securely, edge-to-edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

ADDITIONAL TREE PROTECTION SPECIFICATIONS – Continued.

7. Avoid the following conditions. DO NOT:

a. Allow run off of spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Project/Town Arborist.
d. Allow fires or high heat under and adjacent to trees.
e. Discharge exhaust into the foliage.
f. Secure cable, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Project or Town Arborist.
h. Apply soil sterilants under pavement near existing trees.

8. Only excavation by hand or compressed air shall be allowed within the dripline (TPZ) of trees. Machine trenching shall not be allowed.

9. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline (TPZ) of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand-trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with a dampened burlap.

10. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

11. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline (TPZ) of the tree. The boring shall take place not less than 3' below the surface of the soil to avoid encountering "feeder" roots.

12. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to the approval of the required permit by the Sec. 29.10.0950 Town of Los Gatos. Pruning of existing limbs and roots shall only occur under the direction of the Town/Project Certified Arborist.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

ADDITIONAL TREE PROTECTION SPECIFICATIONS – Continued.

13. Any damage due to construction activities shall be reported to the Project Arborist or Town Arborist within six hours so that remedial action can be taken.

14. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborists provide periodic inspections during construction. Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the Town Arborist as an issue of non-compliance.

Trenching, Excavation and Equipment Use

Trenching, excavation or boring activity within the TPZ is restricted to the following activities, conditions, and requirements if approved by the Town or Project Arborist. Mitigating measures shall include prior notification to and direct supervision by the project arborist. Aftercare of trees that have had major roots (roots over 2”-inches in diameter) will be focused on rehydrating the tree and increasing nutrient uptake, wound sealing and the retention of photosynthetic tissue for the subsequent 5 seasons. During this period, each tree will be assessed separately.

Notification. The contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

Root Severance. Roots that are encountered shall be cut to sound wood and repaired. Roots LESS than 1”-inch in diameter may be severed without arborist supervision and staged at the tree for inspection by the arborist. Roots 1- inches and greater must remain injury-free.

Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging; hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. Low pressure (less than 100 PSI), hydro excavation is highly recommended in the tree protection zone (TPZ). Root preservation is the main focus of the TPZ.

If excavation or trenching for drainage, utilities, irrigation lines, etc., is required it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater.

Before excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a sharp saw, Sawzall, narrow trencher with sharp blades or other approved root pruning equipment.

Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the Town Arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

ADDITIONAL TREE PROTECTION SPECIFICATIONS - Continued

Structural design. If an injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to Town Arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

Alternative Base Course Materials

I'm recommending Cornell University CU-Structural Soil, Lyngso Essential Soil custom mixed with 1.5"-inch aggregate or equal for base rock substitute in the tree protection zone (TPZ) of all trees on areas requiring compaction. I believe that this will improve the growing conditions and help the trees to recover from this impact of construction. The desired compaction capabilities can be reached by adjusting the organic portions of the mix.

Irrigation

I suggest that irrigation be kept at the seasonal and species-specific rates that are established in the region. In circumstances where a tree has been or will be impacted by construction, the hydration levels in the tree should be proactively adjusted by months before the trees need. Soil analysis and laboratory recommendations should be implemented and trees continually monitored.

In establishing landscape irrigation amounts the Model Water Efficient Landscape Ordinance (MWELO) recommendations will be the guidelines for water use. In natural native settings, automated inline drip emitter irrigation will be established and maintained until the effects on construction development are no detectable. Inline emitter drip line will be placed to the outer 2/3rds of the Tree Protection Zone (TPZ) away from the stem or trunk.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

GENERAL RECOMMENDATIONS

PROJECT ARBORIST

An ASCA/ISA Certified Arborist should be assigned to frequently inspect construction activities (a minimum of once per month is suggested) and continually provide findings and recommendations to sustain a reasonable assurance of tree survivability throughout the project.
Addition information and recommendations are available from McClintock Landscape Horticultural Services.

CONCLUDING REMARKS

All services recommended in this report should be performed under the supervision of an ASCA/ISA Certified Arborist per the standards established by the International Society of Arboriculture.

ASSUMPTIONS AND LIMITING CONDITIONS

1. All descriptions provided to the appraiser/consultant are assumed correct, and ownership/title are considered good and marketable. No responsibility is assumed for legal matters or title quality.
2. It is assumed the property complies with all applicable codes, ordinances, and regulations.
3. Information has been sourced from reliable channels and verified when possible. The appraiser/consultant cannot guarantee the accuracy of third-party data.
4. The appraiser/consultant is not required to testify or attend court unless prior arrangements and additional fees are agreed upon.
5. Loss or removal of any part of this report invalidates the entire appraisal.
6. Possession of this report does not imply publication or use rights without written consent from the appraiser/consultant.
7. This report and its contents are for the client's use only, and cannot be publicly shared or used for marketing without written approval.
8. The appraiser's/consultant's fee is independent of the final value or recommendations provided.
9. Visual aids (sketches, photos, etc.) are not to scale and should not be construed as engineering data.
10. This report follows accepted methods and standards from the International Society of Arboriculture.
11. The appraiser/consultant is not responsible for structural defects in trees not inspected by climbing or root collar excavation.

While trees vary in their responses to damage, previous experience indicates that any living organism works diligently to survive.
I believe the above information is accurate and best describes the likely outcome. As an ISA Certified Arborist practicing in the State of California, I state that the enclosed information is true and correct to the best of my ability.

Sincerely,

Michael Gladden

Michael Gladden
McClintock Landscape Horticultural Services
SA Certified Arborist #WE-2205A

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

Warning

—Tree Protection Zone—

This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com

Advertencia

—Zona de Protección de Árboles—

Esta cerca no se retirará y está sujeta a penalización de acuerdo con el Código Municipal 29.10.1025.

Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services, 1821 South Bascom Ave., #243, Campbell, CA 95008 mcclintocklandscape@gmail.com



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

- **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

TREE APPRAISAL TABLE - RETAINED TREES
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
2	Calocedrus decurrens	Incense Cedar	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400
3	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 548	$ 600.00	$ 1,100
4	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900
6	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400
7	Quercus lobata	Valley Oak	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400
9	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 499	$ 600.00	$ 1,100
10	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,575	$ 600.00	$ 3,200
14	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 975	$ 600.00	$ 1,600
15	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000
16	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000
17	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000
18	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000
23	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,719	$ 600.00	$ 7,300
24	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100
25	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,986	$ 600.00	$ 3,600
26	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700
30	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 747	$ 600.00	$ 1,300
31	Quercus lobata	Valley Oak	6.0	28.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 424	$ 600.00	$ 1,000
32	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500
33	Quercus lobata	Valley Oak	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400
34	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
41	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000
42	Calocedrus decurrens	Incense Cedar	4.0	12.57	10	50	50	37%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 992.08	$ 364	$ 600.00	$ 1,000
46	Quercus agrifolia	Coast Live Oak	7.0	38.48	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100
49	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
50	Pinus halepensis	Aleppo Pine	6.0	28.27	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 399	$ 600.00	$ 1,000
51	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000
52	Juglans regia	English Walnut	8.0	50.27	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 488	$ 600.00	$ 1,100
54	Pinus halepensis	Aleppo Pine	17.0	226.98	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,602	$ 600.00	$ 3,200
57	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
59	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000
60	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,363	$ 600.00	$ 10,000
61	Aesculus californica	California Buckeye	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600
62	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 3,043	$ 600.00	$ 3,600
63	Quercus agrifolia	Coast Live Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900
64	Quercus lobata	Valley Oak	20.0	314.16	10	30	50	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 2,493	$ 600.00	$ 3,100
75	Quercus lobata	Valley Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700
76	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,801	$ 600.00	$ 2,400
77	Olea europaea	Olive	3.0	7.07	30	30	70	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 57	$ 600.00	$ 700
78	Olea europaea	Olive	8.0	50.27	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 620	$ 600.00	$ 1,200
79	Quercus lobata	Valley Oak	15.0	176.72	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300
83	Quercus lobata	Valley Oak	5.0	19.64	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900
168	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,120	$ 600.00	$ 3,700
169	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100
176	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 747	$ 600.00	$ 1,300
179	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,393	$ 600.00	$ 3,000
182	Pinus brutia var. eldarica	Afghan Pine	9.0	63.62	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 494	$ 600.00	$ 1,100
183	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700
184	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,194	$ 600.00	$ 1,800
185	Pinus brutia var. eldarica	Afghan Pine	6.0	28.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900
186	Pinus brutia var. eldarica	Afghan Pine	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 244	$ 600.00	$ 800
187	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000
188	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700
189	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100
192	Pinus brutia var. eldarica	Afghan Pine	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500
193	Pinus brutia var. eldarica	Afghan Pine	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000
194	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 780	$ 600.00	$ 1,400
195	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900
196	Calocedrus decurrens	Incense Cedar	8.0	50.27	90	90	80	87%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 922	$ 600.00	$ 1,500
197	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	80	47%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 279	$ 600.00	$ 900
199	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400
200	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,194	$ 600.00	$ 2,800
202	Quercus lobata	Valley Oak	60.0	2827.44	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 74,792.24	$ 39,889	$ 600.00	$ 40,500

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
206	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200
207	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100
208	Quercus lobata	Valley Oak	11.0	95.03	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100
209	Quercus agrifolia	Coast Live Oak	28.0	615.75	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,859	$ 600.00	$ 11,500
210	Quercus lobata	Valley Oak	18.0	254.47	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 2,468	$ 600.00	$ 3,100
211	Quercus lobata	Valley Oak	32.0	804.25	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 12,765	$ 600.00	$ 13,400
212	Olea europaea	Olive	10.0	78.54	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 873	$ 600.00	$ 1,500
213	Olea europaea	Olive	12.0	113.10	50	30	50	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 907	$ 600.00	$ 1,500
214	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 737	$ 600.00	$ 1,300
215	Olea europaea	Olive	9.0	63.62	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 785	$ 600.00	$ 1,400
216	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	30	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,546	$ 600.00	$ 4,100
217	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 18,663	$ 600.00	$ 19,300
218	Olea europaea	Olive	5.0	19.64	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 218	$ 600.00	$ 800
219	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200
220	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600
221	Quercus lobata	Valley Oak	13.0	132.73	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,287	$ 600.00	$ 1,900
222	Quercus lobata	Valley Oak	19.0	283.53	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100
223	Quercus lobata	Valley Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900
224	Quercus lobata	Valley Oak	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400
225	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 922	$ 600.00	$ 1,500
226	Quercus lobata	Valley Oak	13.0	132.73	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,521	$ 600.00	$ 2,100
227	Quercus lobata	Valley Oak	28.0	615.75	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 11,945	$ 600.00	$ 12,500
228	Quercus lobata	Valley Oak	17.5	240.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 3,181	$ 600.00	$ 3,800
229	Quercus lobata	Valley Oak	24.0	452.39	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,781	$ 600.00	$ 7,400
230	Quercus lobata	Valley Oak	14.5	165.13	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,368.07	$ 2,184	$ 600.00	$ 2,800
231	Quercus lobata	Valley Oak	13.5	143.14	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,786.36	$ 1,893	$ 600.00	$ 2,500
232	Quercus lobata	Valley Oak	25.5	510.71	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 13,509.35	$ 9,006	$ 600.00	$ 9,600
233	Quercus lobata	Valley Oak	17.0	226.98	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,602	$ 600.00	$ 4,200
234	Quercus agrifolia	Coast Live Oak	17.5	240.53	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 4,666	$ 600.00	$ 5,300
235	Quercus lobata	Valley Oak	18.5	268.80	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,110.46	$ 4,029	$ 600.00	$ 4,600
236	Quercus lobata	Valley Oak	23.5	433.74	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,473.34	$ 6,502	$ 600.00	$ 7,100
237	Quercus agrifolia	Coast Live Oak	34.0	907.92	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 15,211	$ 600.00	$ 15,800
238	Quercus lobata	Valley Oak	35.0	962.12	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 14,422	$ 600.00	$ 15,000

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
239	Quercus lobata	Valley Oak	25.0	490.88	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 8,657	$ 600.00	$ 9,300
240	Quercus lobata	Valley Oak	18.0	254.47	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,488	$ 600.00	$ 5,100
241	Quercus lobata	Valley Oak	34.0	907.92	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 16,011	$ 600.00	$ 16,600
242	Quercus lobata	Valley Oak	15.0	176.72	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,428	$ 600.00	$ 4,000
243	Quercus lobata	Valley Oak	14.0	153.94	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800
244	Quercus lobata	Valley Oak	20.5	330.06	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,730.96	$ 5,239	$ 600.00	$ 5,800
245	Quercus lobata	Valley Oak	11.0	95.03	70	30	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100
246	Quercus lobata	Valley Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600
247	Quercus lobata	Valley Oak	22.0	380.13	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300
248	Olea europaea	Olive	17.0	226.98	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,382	$ 600.00	$ 3,000
249	Quercus lobata	Valley Oak	30.0	706.86	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 6,856	$ 600.00	$ 7,500
250	Olea europaea	Olive	7.0	38.48	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 475	$ 600.00	$ 1,100
251	Olea europaea	Olive	10.0	78.54	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 824	$ 600.00	$ 1,400
252	Olea europaea	Olive	8.0	50.27	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 589	$ 600.00	$ 1,200
253	Olea europaea	Olive	18.0	254.47	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,455	$ 600.00	$ 4,100
254	Olea europaea	Olive	14.0	153.94	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,090	$ 600.00	$ 2,700
255	Quercus lobata	Valley Oak	17.0	226.98	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600
256	Quercus lobata	Valley Oak	19.0	283.53	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,250	$ 600.00	$ 4,900
257	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900
258	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900
259	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100
260	Quercus lobata	Valley Oak	25.0	490.88	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,358	$ 600.00	$ 8,000
261	Quercus lobata	Valley Oak	17.0	226.98	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 1,801	$ 600.00	$ 2,400
262	Quercus lobata	Valley Oak	23.0	415.48	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 6,594	$ 600.00	$ 7,200
263	Quercus lobata	Valley Oak	34.0	907.92	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 7,205	$ 600.00	$ 7,800
264	Quercus lobata	Valley Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600
265	Quercus lobata	Valley Oak	11.0	95.03	50	50	60	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900
266	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000
267	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100
268	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600
269	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600
270	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000
271	Quercus lobata	Valley Oak	16.0	201.06	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
272	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900
273	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,715	$ 600.00	$ 3,300
274	Quercus lobata	Valley Oak	9.0	63.62	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,122	$ 600.00	$ 1,700
275	Quercus lobata	Valley Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000
276	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800
277	Quercus lobata	Valley Oak	12.0	113.10	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ -	$ 600.00	$ 600
278	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,094	$ 600.00	$ 6,700
279	Quercus lobata	Valley Oak	11.0	95.03	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900
280	Quercus lobata	Valley Oak	8.0	50.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500
281	Umbellularia californica	California Bay	8.0	50.27	90	90	90	90%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 3,444	$ 600.00	$ 4,000
282	Quercus lobata	Valley Oak	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700
283	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800
284	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900
285	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600
286	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600
287	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200
288	Quercus lobata	Valley Oak	14.0	153.94	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,493	$ 600.00	$ 2,100
289	Quercus lobata	Valley Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600
290	Pinus halepensis	Afghan Pine	7.0	38.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 814	$ 600.00	$ 1,400
291	Pinus halepensis	Afghan Pine	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
292	Pinus halepensis	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100
293	Quercus lobata	Valley Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600
294	Pinus halepensis	Afghan Pine	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500
295	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200
296	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500
297	Pinus halepensis	Afghan Pine	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500
298	Pinus halepensis	Afghan Pine	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100
299	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900
300	Quercus lobata	Valley Oak	19.0	283.53	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400
301	Calocedrus decurrens	Incense Cedar	10.0	78.54	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,870	$ 600.00	$ 2,500
302	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300
303	Calocedrus decurrens	Incense Cedar	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600
304	Calocedrus decurrens	Incense Cedar	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 500.00	$ 3,800

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
305	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 441	$ 600.00	$ 1,000
306	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100
307	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000
308	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900
309	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100
310	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300
311	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200
312	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000
313	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900
314	Calocedrus decurrens	Incense Cedar	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900
315	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900
316	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400
317	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700
318	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500
319	Calocedrus decurrens	Incense Cedar	5.0	19.64	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 156	$ 600.00	$ 800
320	Calocedrus decurrens	Incense Cedar	6.0	28.27	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100
321	Calocedrus decurrens	Incense Cedar	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900
322	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300
323	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000
324	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400
325	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100
326	Calocedrus decurrens	Incense Cedar	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400
327	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900
328	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900
329	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900
330	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 577	$ 600.00	$ 1,200
331	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100
332	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800
333	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300
334	Calocedrus decurrens	Incense Cedar	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600
335	Calocedrus decurrens	Incense Cedar	5.0	19.64	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 225	$ 600.00	$ 800
336	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900
337	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,695	$ 600.00	$ 2,300

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
338	Pinus brutia var. eldarica	Afghan Pine	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600
339	Calocedrus decurrens	Incense Cedar	3.0	7.07	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 106	$ 600.00	$ 700
340	Calocedrus decurrens	Incense Cedar	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
341	Pinus brutia var. eldarica	Afghan Pine	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200
342	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,036	$ 600.00	$ 2,600
343	Pinus brutia var. eldarica	Afghan Pine	15.0	176.72	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,649	$ 600.00	$ 3,200
344	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900
345	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100
346	Quercus lobata	Valley Oak	21.0	346.36	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,192	$ 600.00	$ 5,800
347	Quercus lobata	Valley Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400
348	Quercus douglasii	Blue Oak	24.0	452.39	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 34,438.78	$ 21,811	$ 600.00	$ 22,400
349	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600
350	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000
351	Olea europaea	Olive	14.0	153.94	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,805	$ 600.00	$ 2,400
352	Quercus douglasii	Blue Oak	5.0	19.64	30	50	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 648	$ 600.00	$ 1,200
353	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600
354	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500
355	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200
356	Snag	Snag	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600
357	Quercus douglasii	Blue Oak	24.0	452.39	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 34,438.78	$ 17,219	$ 600.00	$ 17,800
358	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600
359	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500
360	Quercus lobata	Valley Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100
361	Quercus lobata	Valley Oak	18.0	254.47	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ -	$ 600.00	$ 600
362	Quercus lobata	Valley Oak	19.0	283.53	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,250	$ 600.00	$ 3,900
363	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,413	$ 600.00	$ 7,000
364	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400
365	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400
366	Quercus lobata	Valley Oak	9.0	63.62	70	30	30	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300
367	Quercus lobata	Valley Oak	16.0	201.06	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300
368	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000
369	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900
370	Snag	Snag	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
371	Quercus lobata	Valley Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900
372	Quercus lobata	Valley Oak	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300
373	Snag	Snag	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600
374	Olea europaea	Olive	18.0	254.47	70	70	70	70%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,298	$ 600.00	$ 3,900
375	Quercus lobata	Valley Oak	18.0	254.47	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900
376	Quercus agrifolia	Coast Live Oak	20.0	314.16	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ -	$ 600.00	$ 600
377	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 10,471	$ 600.00	$ 11,100
378	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600
379	Quercus agrifolia	Coast Live Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600
380	Pinus halepensis	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800
381	Quercus lobata	Valley Oak	9.0	63.62	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600
382	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600
383	Pinus halepensis	Afghan Pine	5.0	19.64	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 235	$ 600.00	$ 800
384	Pinus halepensis	Afghan Pine	11.0	95.03	70	30	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,006	$ 600.00	$ 1,600
385	Quercus agrifolia	Coast Live Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 3,687	$ 600.00	$ 4,300
386	Quercus lobata	Valley Oak	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600
387	Quercus douglasii	Blue Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 12,540	$ 600.00	$ 13,100
388	Quercus douglasii	Blue Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 4,100	$ 600.00	$ 4,700
389	Quercus douglasii	Blue Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 2,679	$ 600.00	$ 3,300
390	Quercus douglasii	Blue Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 23,915.82	$ 16,741	$ 600.00	$ 17,300
391	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,592	$ 600.00	$ 2,200
392	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,722	$ 600.00	$ 3,300
393	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,412	$ 600.00	$ 2,000
394	Quercus douglasii	Blue Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 5,453	$ 600.00	$ 6,100
395	Quercus douglasii	Blue Oak	10.0	78.54	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 3,787	$ 600.00	$ 4,400
396	Quercus douglasii	Blue Oak	13.0	132.73	70	30	70	57%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 4,581	$ 600.00	$ 5,200
397	Quercus douglasii	Blue Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 5,120	$ 600.00	$ 5,700
398	Quercus douglasii	Blue Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 43,586.58	$ 30,511	$ 600.00	$ 31,100
399	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 10,547	$ 600.00	$ 11,100
400	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100
401	Quercus douglasii	Blue Oak	10.0	78.54	50	30	70	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 2,392	$ 600.00	$ 3,000
402	Quercus douglasii	Blue Oak	13.0	132.73	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 2,425	$ 600.00	$ 3,000
403	Quercus douglasii	Blue Oak	22.0	380.13	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 6,945	$ 600.00	$ 7,500

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
404	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300
405	Quercus lobata	Valley Oak	10.0	78.54	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 623	$ 600.00	$ 1,200
406	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500
407	Quercus douglasii	Blue Oak	15.0	176.72	50	30	30	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 4,933	$ 600.00	$ 5,500
408	Quercus lobata	Valley Oak	17.0	226.98	50	30	30	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,202	$ 600.00	$ 2,800
409	Quercus douglasii	Blue Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 13,560	$ 600.00	$ 14,200
410	Quercus douglasii	Blue Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 17,279.18	$ 12,095	$ 600.00	$ 12,700
411	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 10,714	$ 600.00	$ 11,300
412	Quercus lobata	Valley Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300
413	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600
414	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300
415	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600
416	Quercus lobata	Valley Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500
417	Quercus lobata	Valley Oak	22.0	380.13	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,698	$ 600.00	$ 6,300
418	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600
419	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000
420	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,765	$ 600.00	$ 2,400
421	Quercus lobata	Valley Oak	15.0	176.72	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300
422	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700
423	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700
424	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800
425	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800
426	Quercus douglasii	Blue Oak	7.0	38.48	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,465	$ 600.00	$ 2,100
427	Quercus lobata	Valley Oak	19.0	283.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400
428	Quercus douglasii	Blue Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 18,684	$ 600.00	$ 19,300
429	Quercus douglasii	Blue Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 7,653	$ 600.00	$ 8,300
430	Quercus lobata	Valley Oak	18.0	254.47	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,366	$ 600.00	$ 4,000
431	Quercus lobata	Valley Oak	8.0	50.27	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200
432	Quercus douglasii	Blue Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900
433	Quercus douglasii	Blue Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 12,269	$ 600.00	$ 12,900
434	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,779	$ 600.00	$ 2,400
435	Quercus agrifolia	Coast Live Oak	25.0	490.88	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,271	$ 600.00	$ 7,900
436	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,571	$ 600.00	$ 9,200

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
437	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100
438	Quercus douglasii	Blue Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,660	$ 600.00	$ 2,300
439	Quercus douglasii	Blue Oak	12.0	113.10	50	30	70	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900
440	Quercus douglasii	Blue Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 10,611	$ 600.00	$ 11,200
441	Prunus domestica	Plum	5.0	19.64	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 149	$ 600.00	$ 700
442	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 10,770	$ 600.00	$ 11,400
443	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000
444	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600
445	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400
446	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000
447	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400
448	Quercus douglasii	Blue Oak	15.0	176.72	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 7,623	$ 600.00	$ 8,200
449	Quercus douglasii	Blue Oak	16.0	201.06	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 6,633	$ 600.00	$ 7,200
450	Quercus douglasii	Blue Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 6,641	$ 600.00	$ 7,200
451	Quercus douglasii	Blue Oak	28.0	615.75	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 46,875.00	$ 26,563	$ 600.00	$ 27,200
452	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200
453	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000
454	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400
455	Snag	Snag	16.0	201.06	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ -	$ 600.00	$ 600
456	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 4,709	$ 500.00	$ 5,200
457	Quercus douglasii	Blue Oak	16.0	201.06	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,673	$ 600.00	$ 9,300
458	Quercus douglasii	Blue Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 2,170	$ 600.00	$ 2,800
459	Quercus agrifolia	Coast Live Oak	15.0	176.72	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,402	$ 600.00	$ 2,000
460	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400
461	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800
462	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	90	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,258	$ 600.00	$ 3,900
463	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900
464	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900
465	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500
466	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000
467	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400
468	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700
470	Quercus lobata	Valley Oak	3.0	7.07	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 56	$ 600.00	$ 700

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
471	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900
472	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800
473	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900
474	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100
475	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700
476	Quercus lobata	Valley Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100
477	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900
478	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900
479	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400
480	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,593	$ 600.00	$ 2,200
481	Quercus lobata	Valley Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
482	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500
483	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,723	$ 600.00	$ 4,300
484	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300
485	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800
486	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500
487	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100
488	Heteromeles arbutifolia	Toyon	4.0	12.57	30	30	30	30%	100%	100%	24" Box	2.09	3.43	$ 300.00	$ 87.45	$ 1,098.88	$ 330	$ 600.00	$ 900
489	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,723	$ 600.00	$ 4,300
490	Quercus agrifolia	Coast Live Oak	36.0	1017.88	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 18,848	$ 600.00	$ 19,400
491	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300
492	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200
493	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800
494	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500
495	Quercus lobata	Valley Oak	17.0	226.98	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,803	$ 600.00	$ 4,400
496	Quercus lobata	Valley Oak	9.0	63.62	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 505	$ 600.00	$ 1,100
497	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900
498	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800
499	Quercus agrifolia	Coast Live Oak	15.0	176.72	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,584	$ 600.00	$ 4,200
500	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500
501	Quercus agrifolia	Coast Live Oak	26.0	530.93	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 7,958	$ 600.00	$ 8,600
502	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,063	$ 600.00	$ 6,700
503	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,368	$ 600.00	$ 3,000

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
504	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200
505	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500
506	Quercus lobata	Valley Oak	14.0	153.94	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,579	$ 600.00	$ 3,200
507	Quercus lobata	Valley Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000
508	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,843	$ 600.00	$ 4,400
511	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400
512	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800
516	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800
519	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 398	$ 600.00	$ 1,000
520	Prunus dulcis	Almond	8.0	50.27	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ -	$ 600.00	$ 600
522	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500
526	Quercus lobata	Valley Oak	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600
527	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500
529	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900
532	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400
533	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400
535	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400
539	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800
578	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500
579	Sambucus neomexicana	Blue Elderberry	10.0	78.54	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 1,794	$ 600.00	$ 2,400
580	Platanus racemosa	California Sycamore	27.0	572.56	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 7,573	$ 600.00	$ 8,200
581	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800
582	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800
583	Platanus racemosa	California Sycamore	36.0	1017.88	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 17,053	$ 600.00	$ 17,700
584	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300
585	Platanus racemosa	California Sycamore	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200
586	Platanus racemosa	California Sycamore	31.0	754.77	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 19,965.37	$ 12,645	$ 600.00	$ 13,200
587	Quercus lobata	Valley Oak	23.0	415.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,693	$ 600.00	$ 8,300
588	Sequoia sempervirens	Coast Redwood	5.0	19.64	90	70	80	80%	80%	100%	24" Box	4.75	17.72	$ 300.00	$ 16.93	$ 332.41	$ 213	$ 600.00	$ 800
589	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 213	$ 600.00	$ 800
590	Washingtonia robusta	Mexican Fan Palm	22.0	380.13	90	70	80	80%	70%	100%	5' BTH	4.75	17.72	$ 400.00	$ 22.57	$ 8,580.61	$ 4,805	$ 600.00	$ 5,400
610	Quercus douglasii	Blue Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 18,457	$ 600.00	$ 19,100
611	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 7,330	$ 600.00	$ 7,900

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
612	Quercus lobata	Valley Oak	22.0	380.13	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000
613	Quercus douglasii	Blue Oak	12.0	113.10	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,879	$ 600.00	$ 5,500
614	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600
615	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700
616	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200
617	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800
618	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300
619	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900
620	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500
621	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100
622	Quercus agrifolia	Coast Live Oak	4.0	12.57	0	50	0	17%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 55	$ 600.00	$ 700
623	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 9,573	$ 600.00	$ 10,200
624	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800
625	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600
626	Quercus douglasii	Blue Oak	25.0	490.88	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 23,667	$ 600.00	$ 24,300
627	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500
628	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 673	$ 600.00	$ 1,300
632	Quercus lobata	Valley Oak	39.0	1194.59	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 31,599.72	$ 20,013	$ 600.00	$ 20,600
633	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400
634	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500
637	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700
639	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700
640	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600
641	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600
644	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,665	$ 600.00	$ 4,300
645	Prunus domestica	Plum	5.0	19.64	0	30	30	20%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 299	$ 600.00	$ 900
646	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800
647	Prunus dulcis	Almond	9.0	63.62	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 4,842.95	$ -	$ 600.00	$ 600
648	Phoenix dactylifera	Date Palm	44.0	1520.53	90	90	90	90%	100%	100%	5' BTH	4.75	17.72	$ 800.00	$ 45.15	$ 68,644.88	$ 61,780	$ 600.00	$ 62,400
649	Juniperus chinensis	Chinese Juniper	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400
650	Quercus agrifolia	Coast Live Oak	28.0	615.75	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 14,659	$ 600.00	$ 15,300
651	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,803	$ 600.00	$ 5,400
652	Quercus lobata	Valley Oak	15.0	176.72	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTO) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
653	Stump	Stump	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600
654	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600
655	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600
656	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600
657	Stump	Stump	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600
658	Stump	Stump	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600
659	Stump	Stump	17.0	226.98	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ -	$ 600.00	$ 600
661	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400
662	Quercus agrifolia	Coast Live Oak	22.0	380.13	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,698	$ 600.00	$ 6,300
663	Aesculus californica	California Buckeye	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200
664	Quercus lobata	Valley Oak	45.0	1590.44	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 42,070.64	$ 23,840	$ 600.00	$ 24,400
665	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,377	$ 600.00	$ 9,000
666	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,723	$ 600.00	$ 4,300
668	Quercus lobata	Valley Oak	6.0	28.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000
669	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100
670	Pinus radiata	Monterey Pine	50.0	1963.50	30	50	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 51,939.06	$ 18,006	$ 600.00	$ 18,600
671	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800
672	Eucalyptus globulus	Blue Gum	25.0	490.88	10	50	50	37%	70%	100%	24" Box	4.75	17.72	$ 300.00	$ 16.93	$ 8,310.25	$ 2,133	$ 600.00	$ 2,700
673	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800
674	Quercus lobata	Valley Oak	6.0	28.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000
675	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 8,476	$ 600.00	$ 9,100
676	Quercus agrifolia	Coast Live Oak	34.0	907.92	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 16,812	$ 600.00	$ 17,400
677	Quercus lobata	Valley Oak	40.0	1256.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 33,241.00	$ 16,620	$ 600.00	$ 17,200
																	Total appraised value of protected trees		$ 2,110,200

Appraisal method - Guide for Plant Appraisal, 10th Edition - Council of Tree and Landscape Appraisers
Reproduction Method - Trunk Formula Technique
LCANT - Largest Commonly Available Nursery Tree Selectree
Source for replacement tree cost for like species listed above-Online, Devil Mountain Wholesale Nursery, GDNC Nursery, Central Wholesale Nursery

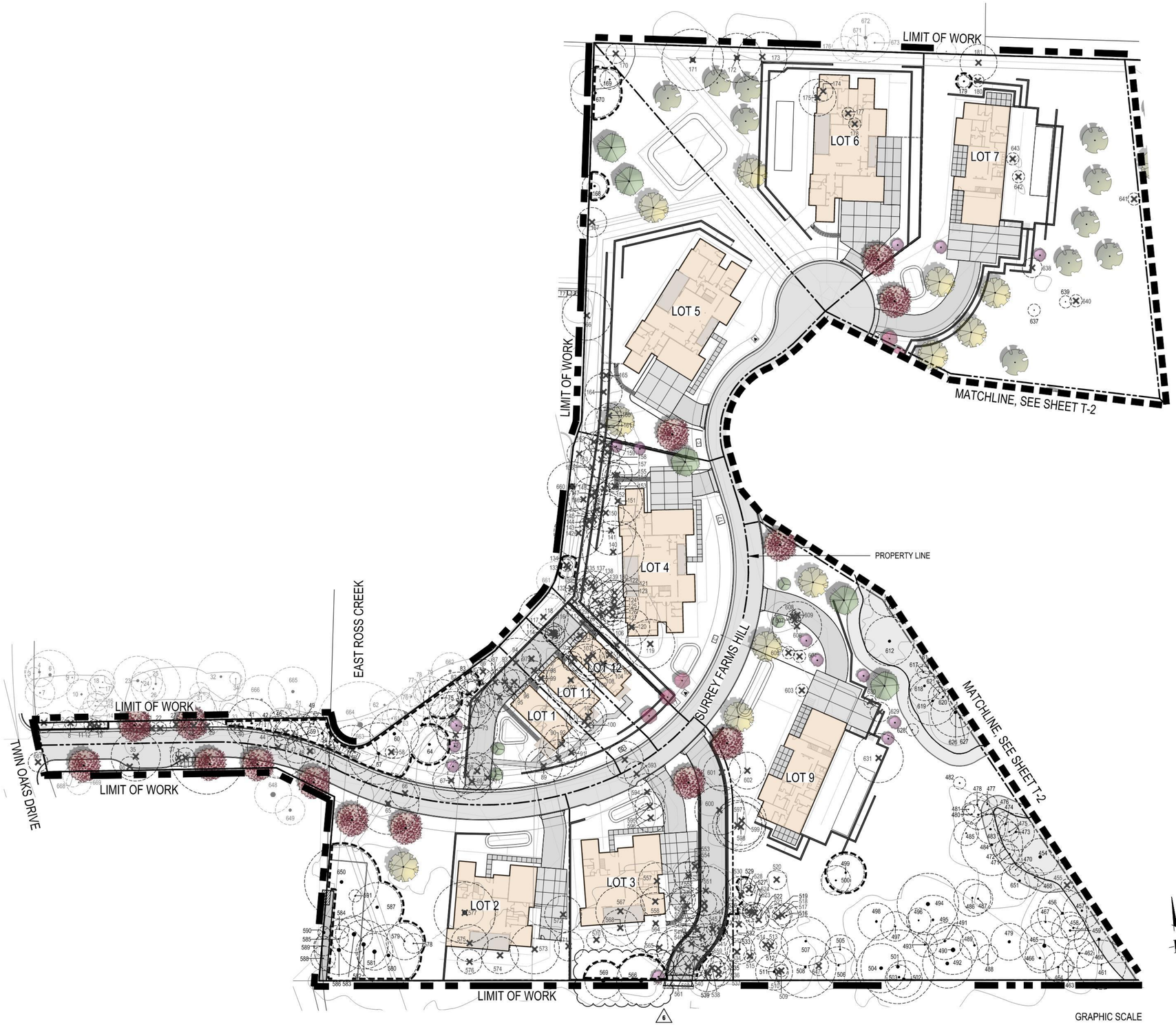
Methodology:

To convert Health and Structure Ratings: Dead = 0%, 1 = 10%, 2 = 30%, 3 = 50%, 4 = 70%, 5 = 90%.

Form ratings are interpreted from field notes and other ratings.

Functional limitations are considered generally good for the naturalized site, ie. available growing space, etc. Some considerations are species characteristics such as disease susceptibility, invasiveness, proximity to property lines, etc.

External limitations are considered generally good for the naturalized site. Some considerations are proximity to powerlines, etc.



NOTES:
1. SEE SHEET T-3 THRU T-7 FOR TREE EVALUATION TABLE
2. SEE SHEET T-8 THRU T-11 FOR TREE APPRAISAL TABLE
3. SEE SHEET T-12 FOR TREE NOTES AND TREE PROTECTION FENCING DETAIL

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-12)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	68	TWO - 24" BOX	136 - 24" BOX
	11' - 25'	101	THREE - 24" BOX	303 - 24" BOX
	26' - 40'	67	FOUR - 24" BOX OR TWO - 36" BOX	134 - 36" BOX
	41' - 55'	9	SIX- 24" BOX OR THREE- 36" BOX	27 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

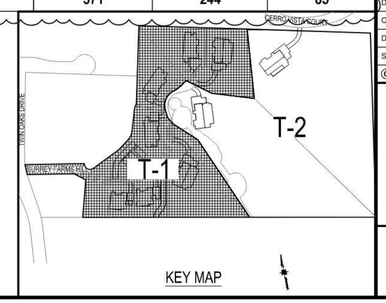
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	439	24" BOX
	161	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	40	24" BOX
	45	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	399	24" BOX
	116	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET T-12.

TREES PER LOT

LOT #	EXISTING TREES TO REMAIN	REMOVED TREES	PROPOSED TREES
LOT 1	12	46	7
LOT 2	15	14	7
LOT 3	4	37	2
LOT 4	0	46	5
LOT 5	3	6	5
LOT 6	0	8	7
LOT 7	3	7	14
LOT 8	77	6	11
LOT 9	73	32	13
LOT 10	184	19	13
LOT 11	0	9	0
LOT 12	0	14	1
TOTAL	371	244	85



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=40'

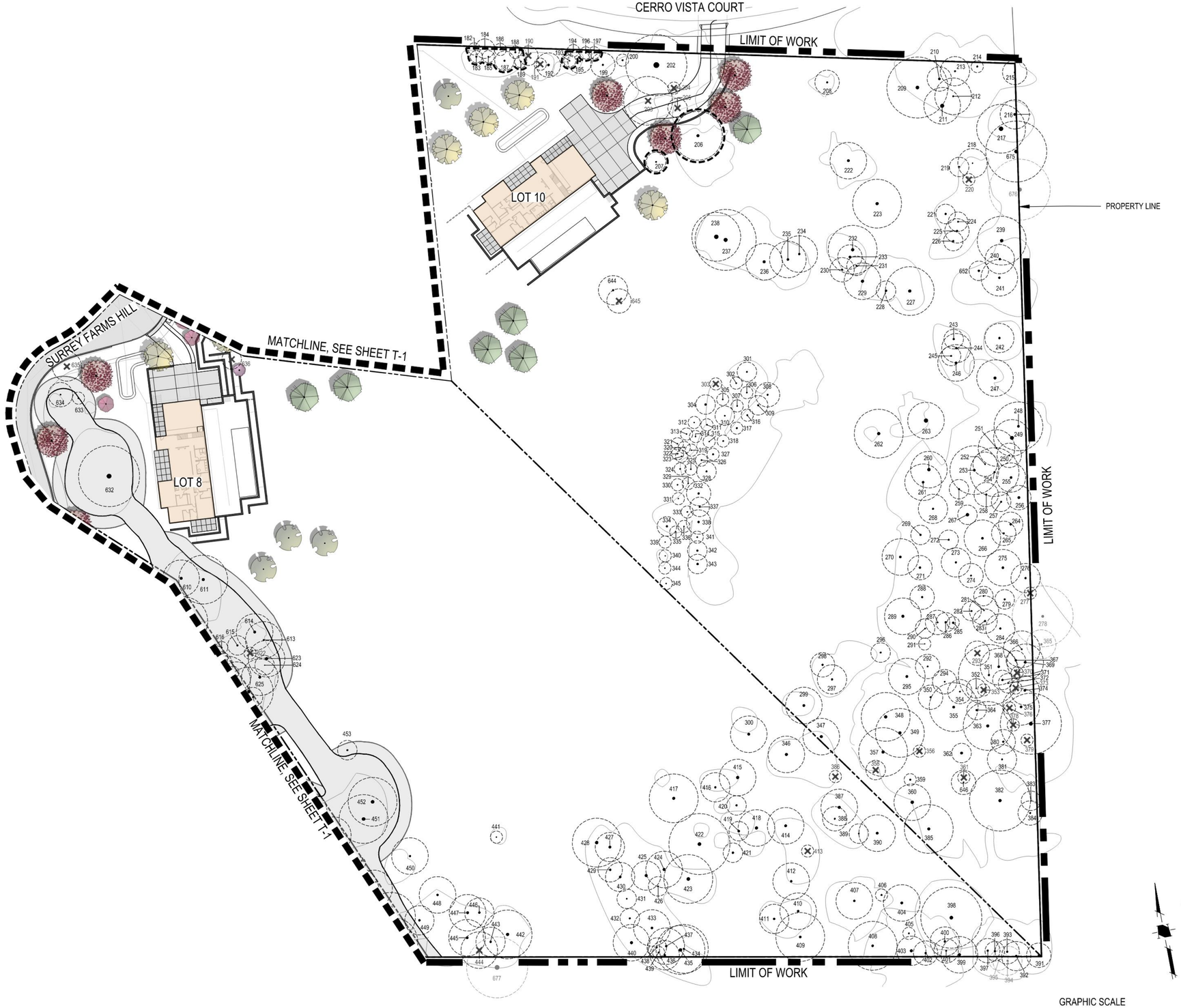
© HMH

OVERALL TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 10/17/2025 3:11 PM

S:\PROJECTS\4185\10\JAPLANNING\4185\10CL- OVERALL.DWG



NOTES:
1. SEE SHEET T-3 THRU T-7 FOR TREE EVALUATION TABLE
2. SEE SHEET T-8 THRU T-11 FOR TREE APPRAISAL TABLE
3. SEE SHEET T-12 FOR TREE PROTECTION DETAIL AND NOTES

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-12)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	68	TWO - 24" BOX	136 - 24" BOX
	11' - 25'	101	THREE - 24" BOX	303 - 24" BOX
	26' - 40'	67	FOUR - 24" BOX OR TWO - 36" BOX	134 - 36" BOX
	41' - 55'	9	SIX- 24" BOX OR THREE- 36" BOX	27 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

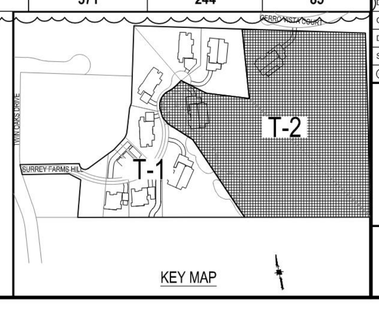
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	439	24" BOX
	161	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	40	24" BOX
	45	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	399	24" BOX
	116	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET T-12.

TREES PER LOT

LOT #	EXISTING TREES TO REMAIN	REMOVED TREES	PROPOSED TREES
LOT 1	12	46	7
LOT 2	15	14	7
LOT 3	4	37	2
LOT 4	0	46	5
LOT 5	3	6	5
LOT 6	0	8	7
LOT 7	3	7	14
LOT 8	77	6	11
LOT 9	73	32	13
LOT 10	184	19	13
LOT 11	0	9	0
LOT 12	0	14	1
TOTAL	371	244	85



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=40'

© HMH

OVERALL TREE MITIGATION AND PROTECTION PLAN

T-2

S:\PROJECTS\4185\10\LA\PLANNING\418510CL- OVERALL.DWG

PLOTTED: 10/16/2025 12:31 PM

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_DT	Inspect_TM	Notes	SAVE, REMOVE, OFF-SITE
1		Calocedrus decurrens	EXEMPT	11	34.55751919	28	14	14	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75	0.8	HDD	11	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53		topped	REMOVE
2	358	Calocedrus decurrens	X	11	34.55751919	27	14	14	M		X		4	4	4	No	M	3	3.5	5.5	13.75		HDD	11	#N/A	HIGH	None	40140	41866	11:50:53			OFF-SITE
3		Quercus agrifolia		6	18.84955592	20	12	10	G		X		4	4	4	No	G	5	4.5	3	7.5		HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		OFF-SITE
4	378	Quercus agrifolia	X	18	56.54866776	30	24	20	G	Leaning Tree	X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		OFF-SITE
5		Not Used		0	0				0						0	No	0	0	0	0	0		HDD	0	#N/A		nsmission and Prin	40136	41866	11:50:53	topped		SAVE
6	377	Quercus agrifolia	X	24	75.39822369	32	36	26	G			X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped		OFF-SITE
7		Quercus lobata		8	25.13274123	30	24	24	M	Leaning Tree	X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	nsmission and Prin	40136	41866	11:50:53	topped; cavity/decay		OFF-SITE
8	359	Calocedrus decurrens	X	6	18.84955592	18	10	10	M	Severe Decline	X		2	3	2.5	No	M	3	2.75	3	7.5		HDD	6	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
9		Quercus agrifolia		6	18.84955592	25	10	12	G		X		4	3	3.5	No	G	5	4.25	3	7.5		HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		OFF-SITE
10	376	Quercus agrifolia	X	13	40.8407045	20	21	27	G		X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		OFF-SITE
11	360	Calocedrus decurrens		6	18.84955592	12	12	9	M	Poor Pruning Technique	X		4	2	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		REMOVE
12		Calocedrus decurrens		8	25.13274123	9	9	3	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		REMOVE
13		Calocedrus decurrens		9	28.27433388	8	4	6	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4.5	11.25		HDD	9	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53			REMOVE
14		Quercus agrifolia		8	25.13274123	22	18	24	G		X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	branch decay; borers		OFF-SITE
15		Quercus agrifolia		5	15.70796327	20	6	20	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		OFF-SITE
16		Quercus agrifolia		5	15.70796327	20	6	15	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		OFF-SITE
17		Quercus agrifolia		5	15.70796327	20	14	21	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prin	40141	41866	11:50:53			OFF-SITE
18		Quercus agrifolia		5	15.70796327	20	14	21	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	None	40141	41866	11:50:53			OFF-SITE
19	574	Calocedrus decurrens	X	13	40.8407045	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE	nsmission and Prin	40141	41866	11:50:53			REMOVE
20		Calocedrus decurrens		8	25.13274123	21	12	12	M		X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	nsmission and Prin	40141	41866	11:50:53	trunk decay		REMOVE
21	365	Calocedrus decurrens	X	11	34.55751919	25	12	12	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prin	40141	41794	16:38:39	Mex. fan; volunteers nearby		REMOVE
22	366	Calocedrus decurrens	X	12	37.69911184	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE	nsmission and Prin	40141	41794	16:38:39			REMOVE
23	379	Quercus agrifolia	X	21	65.97344573	38	40	32	G		X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH	nsmission and Prin	40141	41794	16:38:39			OFF-SITE
24		Quercus agrifolia		6	18.84955592	30	14	12	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	3	7.5		HDD	6	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53			OFF-SITE
25		Quercus agrifolia	X	14	43.98229715	32	40	32			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	Primary	40136	41866	11:50:53			OFF-SITE
26		Quercus agrifolia		9	28.27433388	26	18	14		Leaning Tree	X		4	3	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH	None	40136	41866	11:50:53			OFF-SITE
27		Calocedrus decurrens		8	25.13274123	19	12	12			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	None	40136	41866	11:50:53			REMOVE
28	369	Calocedrus decurrens		9	28.27433388	23	14	14			X		4	4	4	No	M	3	3.5	4.5	11.25		HDD	9	#N/A	HIGH	None	40136	41866	11:50:53			REMOVE
29		Calocedrus decurrens	X	11	34.55751919	17	10	12		Previously Headed	X		3	2	2.5	Yes	M	3	2.75	5.5	13.75		HDD	11	#N/A	MODERATE	None	40136	41794	16:38:39			REMOVE
30		Quercus agrifolia		7	21.99114858	26	18	22			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH	Primary	40136	41866	11:50:53			OFF-SITE
31		Quercus lobata		6	18.84955592	30	10	14		Crowded Growing Conditions	X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53			OFF-SITE
32	381	Quercus agrifolia	X	18	56.54866776	30	40	35			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH	None	40136	41866	11:50:53	unknown		OFF-SITE
33		Quercus lobata		8	25.13274123	20	18	15			X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	Primary	40136	41866	11:50:53			OFF-SITE
34		Quercus agrifolia		4	12.56637061	20	10	8		Crowded Growing Conditions	X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH	Primary	40136	41866	11:50:53			OFF-SITE
35	363	Pinus halepensis	X	22	69.11503838	37	36	36			X		4	4	4	No	M-G	4	4	11	27.5		HDD	22	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay		REMOVE
36	537	Cupressus macrocarpa		7	21.99114858	25	12	15			X		4	4	4	No	P	1	2.5	3.5	8.75		HDD	7	#N/A	LOW	None	40136	41866	11:50:53	topped; root decay; roots cut		REMOVE
37		Ligustrum japonicum		4	12.56637061	15	12	12			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH	None	40136	41866	11:50:53			REMOVE
38	604	Quercus lobata		6	18.84955592	27	14	14			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53	basal decay		REMOVE
39		Quercus lobata	X	19	59.69026042	41	54	54			X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	HIGH	None	40136	41866	11:50:53			REMOVE
40	5	Calocedrus decurrens		7	21.99114858	18	8	12			X		2	4	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE	None	40136	41866	11:50:53			REMOVE
41	6	Quercus agrifolia	X	17	53.40707511	36	40	40			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	None	40136	41866	11:50:53			SAVE
42	7	Calocedrus decurrens		4	12.56637061	15	10	5		Severe Decline	X		1	3	2	No	M	3	2.5	2	5		HDD	4	#N/A	LOW	None	40136	41794	16:38:39	crown dieback		SAVE
43	8	Quercus agrifolia	X	14	43.98229715	33	44	40			X		3	3	3	No	G	5	4	7	17.5		HDD	14	#N/A	HIGH	None	40136	41866	11:50:53			REMOVE
44	9	Quercus agrifolia		6	18.84955592	45	6	12		Crowded Growing Conditions	X		2	2	2	No	G	5	3.5	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:36:53			REMOVE
45	10	Quercus agrifolia		8	25.13274123	40	15	20		Leaning Tree	X		3	3	3	Yes	G	5	4	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:36:52			REMOVE
46	11	Quercus agrifolia		7	21.99114858	30	10	14		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:36:48			SAVE
47		Quercus agrifolia		4	12.56637061	12	5	10		Leaning Tree	X		3	2	2.5	No	G	5	3.75	2	5		HDD	4	#N/A	HIGH	0	40375	41878	22:36:48			REMOVE
48	12	Quercus agrifolia	X	21	65.97344573	51	36	42			X		2	3	2.5	No	G	5	3.75	10.5	26.25		HDD	21	#N/A	HIGH	0	40375	41878	22:36:42			REMOVE
49		Quercus agrifolia		4	12.56637061	30	10	14		Crowded Growing Conditions	X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH	0	40375	41878	22:36:42			SAVE
50	14	Pinus halepensis		6	18.84955592	30	8	6			X		3	2	2.5	No	M-G	4	3.25	3	7.5		HDD	6	#N/A	MODERATE	0	40375	41878	22:36:39			OFF-SITE
51		Calocedrus decurrens		5	15.70796327	20	8	8			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:36:39			OFF-SITE
52		Juglans regia		8	25.13274123	25	5	18		Decay	X		1	2	1.5	No	G	5	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:26:11	Parking Lot	SAVE
53	13	Juglans hindsii	X	20	62.83185307	21	27	35		Severe Decline	X		2	2	2	No	G	5	3.5	10	25		HDD	20	#N/A	HIGH	0	40375	41878	22:25:39		REMOVE
54	16	Pinus halepensis	X	17	53.40707511	45	24	20		Stem Damage	X		3	2	2.5	No	M-G	4	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
55		Calocedrus decurrens		3	9.424777961	18	4	6			EXEMPT		4	4	4	No	M	3	3.5	1.5	3.75		HDD	3	#N/A	HIGH	0	40375	41878	22:36:25		REMOVE
56		Quercus lobata	X	22	69.11503838	47	33	35			X		3	4	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE	0	40375	41878	22:36:22		REMOVE
57	18	Quercus agrifolia	X	24	75.39822369	46	33	45				X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	0	27945	41878	20:14:45		SAVE
58	19	Quercus agrifolia		8	25.13274123	21	6	9		Dead	X		1	1	1	No	G	5	3	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:28:30		REMOVE
59		Quercus agrifolia		6	18.84955592	25	14	18		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3	7.5		HDD	6	#N/A	HIGH	0	27945	41878	20:14:45		SAVE
60	20	Quercus agrifolia	X	26	81.68140899	38	43	35				X	4	3	3.5	No	G	5	4.25	13	32.5		HDD	26	#N/A	HIGH	0	27945	41878	20:14:44		SAVE
61	22	Aesculus californica		7	21.99114858	27	15	10		Dead	X		1	1	1	No	G	5	3	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:28:23		OFF-SITE
62	23	Quercus agrifolia	X	13	40.8407045	32	20	23			X		5	5	5	No	G	5	5	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41878	22:28:24		OFF-SITE
63	21	Quercus agrifolia	X	23	72.25663103	37	25	28			X		4	3	3.5	No	G	5	4.25	11.5	28.75		HDD	23	#N/A	HIGH	0	40375	41878	22:35:56		OFF-SITE
64		Quercus lobata	X	20	62.83185307	44	26	22		Severe Decline	X		1	2	1.5	No	M	3	2.25	10	25		HDD	20	#N/A	LOW	0	40375	41878	22:35:47		SAVE
65		Quercus agrifolia	X	30	94.24777961	37	35	45			X		5	4	4.5	No	G	5	4.75	15	37.5		HDD	30	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
66	25	Quercus agrifolia	X	15	47.12388898	24	23	18		Poor Tree Structure	X		1	3	2	No	G	5	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE
67		Quercus agrifolia	X	16	50.26548246	32	25	20		Severe Decline	X		2	2	2	No	G	5	3.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE
68		Quercus agrifolia	X	15	47.12388898	47	28	20			X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	12	#N/A	HIGH	0	40375	41878	22:35:13		REMOVE
69	27	Quercus agrifolia	X	12	37.69911184	35	25	27		Leaning Tree	X		3	2	2.5	No	G	5	3.75	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE
70	29	Quercus agrifolia	X	16	50.26548246	48	28	25			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE
71	90	Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
72		Quercus agrifolia	X	16	50.26548246	48	25	23		Leaning Tree	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
73		Quercus lobata	X	19	59.69026042	46	27	45		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:49		REMOVE
74	36	Quercus lobata	X	19	59.69026042	46	22	34		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		REMOVE
75		Quercus lobata		9	28.27433388	35	23	26		Dead Wood	X		3	4	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE
76	31	Quercus agrifolia	X	10	31.41592654	33	15	12			X		5	5	5	No	G	5	5	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:34:40		OFF-SITE
77		Olea europaea		3	9.424777961	26	22	20		Severe Decline	EXEMPT		2	2	2	No	M	3	2.5	1.5	3.75		HDD	3	#N/A	LOW	0	40375	41878	22:28:24		OFF-SITE
78	32	Olea europaea		8	25.13274123	31	20	18			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:28:24		OFF-SITE
79		Quercus lobata	X	15	47.12388898	37	20	22		Severe Decline	X		1	2	1.5	No	M	3	2.25	7.5	18.75		HDD	15	#N/A	LOW	0	40375	41878	22:28:25		OFF-SITE
80	0	Quercus agrifolia	X	19	59.69026042	48	35	43			X		4	3	3.5	No	G	5	4.25	9.5	23.75		HDD	19	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE
81		Quercus lobata	X	25	78.53981634	45	33	25		Dead Limbs		X	3	2	2.5	No	M	3	2.75	12.5	31.25		HDD	25	#N/A	MODERATE	1	40459	41878	22:34:09		REMOVE
82		Quercus lobata	X	10	31.41592654	37	12	18			X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41878	22:34:03		REMOVE
83		Quercus lobata		5	15.70796327	23	12	10		Dead Wood	X		2	3	2.5	No	M	3	2.75	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41878	22:33:43		SAVE
84		Quercus agrifolia	X	13	40.8407045	33	20	22		Dead Wood	X		3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:33:43		REMOVE
85	40	Quercus lobata	X	16	50.26548246	33	26	18			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:33:34		REMOVE
86	44	Quercus agrifolia		8	25.13274123	22	13	20		Dead Wood	X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
87		Quercus agrifolia		5	15.70796327	22	20	13		Dead Wood	X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
88	45	Quercus agrifolia		7	21.99114858	23	21	16		Dead Wood	X		3	3	3	No	G	5	4	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
89	62	Quercus agrifolia	X	18	56.54866776	24	28	20		Poor Pruning Technique	X		3	2	2.5	No	G	5	3.75	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
90	63	Quercus agrifolia	X	19	59.69026042	28	26	18		Dead Wood	X		4	3	3.5	No	G	5	4.25	9.5	23.75		HDD	19	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
91	64	Quercus agrifolia	X	14	43.98229715	28	23	16			X		5	4	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
92	65	Quercus agrifolia	X	12	37.69911184	26	27	26		Dead Wood	X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
93	579	Quercus agrifolia		9	28.27433388	28	18	23			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH	None	40140	41866	11:50:53			REMOVE
94	46	Quercus lobata	X	18	56.54866776	42	35	33			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
95	607	Quercus agrifolia		3	9.424777961	18	4	5			EXEMPT		3	3	3	No	G	5	4	1.5	3.75		HDD	3	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
96	47	Quercus agrifolia	X	14	43.98229715	23	18	12			X		3	3	3	No	G	5	4	7	17.5		HDD	14	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped		REMOVE
97		Quercus agrifolia		7	21.99114858	23	12	10			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped		REMOVE
98	580	Quercus agrifolia		9	28.27433388	20	12	15			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped; cavity/decay		REMOVE
99	608	Quercus agrifolia		5	15.70796327	20	8	10		Co-Dominant Lead	X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
100	606	Quercus agrifolia		5	15.70796327	24	7	9			X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
101	1	Quercus lobata	X	19	59.69026042	42	27	25		Dead Wood	X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		REMOVE
102	4	Quercus agrifolia	X	13	40.8407045	28	27	18			X		5	4	4.5	No	G	5	4.75	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		REMOVE
103	49	Quercus lobata	X	26	81.68140899	34	22	38				X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed		REMOVE
104	76	Quercus agrifolia	X	10	31.41592654	30	12	16			X		4	3	3.5	No	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53			REMOVE
105		Quercus agrifolia		6	18.84955592	20	12	10			X		5	4	4.5	No	G	5	4.75	3	7.5		HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	branch decay; borers		REMOVE
106	75	Quercus agrifolia	X	23	72.25663103	44	35	33			X		5	4	4.5	No	G	5	4.75	11.5	28.75		HDD	23	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
107	68	Quercus lobata	X	10	31.41592654	36	25	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped		REMOVE
108		Quercus agrifolia	X	13	40.8407045	48	28	26		Poor Tree Structure	X		3	3	3	No	G	5	4	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prin	40141	41866	11:50:53			REMOVE
109		Quercus lobata	X	10	31.41592654	43	28	25		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE	None	40141	41866	11:50:53			REMOVE
110		Quercus agrifolia		4	12.56637061	20	17	10			X		5	3	4	No	G	5	4.5	2	5		HDD	4	#N/A	HIGH	nsmission and Prin	40141

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_DT	Inspect_TM	Notes	SAVE, REMOVE, OFF-SITE
151	121	Quercus lobata	X	21	65.97344573	54	33	31			X		4	4	4	No	M	3	3.5	10.5	26.25		HDD	21	#N/A	HIGH	0	27945	41878	20:14:44		REMOVE
152	122	Quercus agrifolia	X	15	47.1238898	40	5	4			X		3	3	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:28:23		REMOVE
153	586	Quercus lobata		5	15.70796327	15	5	4			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41878	22:28:24		REMOVE
154		Quercus agrifolia	X	12	37.69911184	16	12	13		Future Root Problems	X		4	2	3	No	G	5	4	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:35:56		REMOVE
155	126	Quercus agrifolia	X	18	56.54866776	16	23	13		Leaning Tree	X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
156	124	Quercus agrifolia	X	14	43.98229715	40	20	26			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
157	127	Quercus agrifolia	X	14	43.98229715	42	22	30			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE
158		Quercus agrifolia		6	18.84955592	12	4	3		Dead	X		1	1	1	No	G	5	3	3	7.5		HDD	6	#N/A	MODERATE	0	40375	41878	22:35:33		REMOVE
159	128	Quercus agrifolia	X	24	75.39822369	47	28	22		Leaning Tree		X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE
160	129	Quercus agrifolia	X	17	53.40707511	33	20	15		Leaning Tree	X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE
161	130	Quercus agrifolia	X	21	65.97344573	36	27	30			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE
162	131	Quercus agrifolia		8	25.13274123	25	7	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
163		Quercus agrifolia		9	28.27433888	25	18	10			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
164	132	Quercus lobata	X	22	69.11503838	35	27	20		Dead Limbs	X		4	4	4	No	M	3	3.5	11	27.5		HDD	22	#N/A	HIGH	0	40375	41878	22:34:49		REMOVE
165		Quercus lobata		7	21.99114858	23	6	5		Poor Tree Structure	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:34:50		REMOVE
166	589	Quercus lobata	X	16	50.26548246	31	21	34		Leaning Tree	X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:34:44		REMOVE
167		Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	3	3.5	No	G	5	4.25	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:34:40		REMOVE
168		Quercus agrifolia	X	16	50.26548246	25	16	18			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:28:24		SAVE
169		Quercus agrifolia		9	28.27433888	24	16	14			X		5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:28:24		SAVE
170		Quercus agrifolia	X	11	34.55751919	26	15	12			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:28:25		REMOVE
171		Quercus lobata	X	35	109.9557429	46	48	36				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE
172		Quercus agrifolia	X	34	106.8141502	33	40	32				X	5	4	4.5	No	G	5	4.75	17	42.5		HDD	34	#N/A	HIGH	1	40459	41878	22:34:09		REMOVE
173	593	Quercus agrifolia		9	28.27433888	27	32	32			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:03		REMOVE
174		Quercus agrifolia		9	28.27433888	6	7	10		Crowded Growing Conditions	X		3	2	2.5	No	G	5	3.75	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE
175		Quercus agrifolia	X	14	43.98229715	27	25	28			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE
176		Quercus agrifolia		7	21.99114858	17	20	18			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		OFF-SITE
177		Quercus agrifolia		5	15.70796327	15	8	6	X		X		5	5	5	No	G	5	5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
178		Quercus agrifolia		6	18.84955592	15	6	5			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
179		Quercus agrifolia	X	12	37.69911184	16	10	8			X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
180		Quercus agrifolia		6	18.84955592	13	10	7			X		5	4	4.5	No	G	5	4.75	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
181		Olea europaea	X	13	40.8407045	22	28	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
182		Pinus brutia var. eldarica		9	28.27433888	24	10	4		Severe Decline	X		2	2	2	No	M-G	4	3	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
183		Pinus brutia var. eldarica	X	11	34.55751919	22	7	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ransmission and Prin	40140	41866	11:50:53	topped	SAVE
184		Pinus brutia var. eldarica	X	14	43.98229715	28	13	10		Dead Wood	X		2	2	2	No	M-G	4	3	7	17.5		HDD	14	#N/A	MODERATE	None	40140	41866	11:50:53		SAVE
185		Pinus brutia var. eldarica		6	18.84955592	22	5	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	3	7.5		HDD	6	#N/A	MODERATE	ransmission and Prin	40140	41866	11:50:53	topped	SAVE
186	149	Pinus brutia var. eldarica		7	21.99114858	25	8	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE	ransmission and Prin	40140	41866	11:50:53	topped	SAVE
187	150	Pinus brutia var. eldarica	X	11	34.55751919	25	12	5		Poor Tree Structure	X		4	3	3.5	No	M-G	4	3.75	5.5	13.75		HDD	11	#N/A	HIGH	ransmission and Prin	40136	41866	11:50:53	topped	SAVE
188	151	Pinus brutia var. eldarica	X	11	34.55751919	26	8	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ransmission and Prin	40136	41866	11:50:53	topped	SAVE
189	152	Pinus brutia var. eldarica	X	10	31.41592654	32	8	10			X		4	4	4	No	M-G	4	4	5	12.5		HDD	10	#N/A	HIGH	ransmission and Prin	40136	41866	11:50:53	topped; cavity/decay	SAVE
190	153	Pinus brutia var. eldarica	X	11	34.55751919	25	13	10		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ransmission and Prin	40140	41866	11:50:53	topped	REMOVE
191		Pinus brutia var. eldarica		4	12.56637061	6	4	4		Severe Decline	X		2	2	2	No	M-G	4	3	2	5		HDD	4	#N/A	MODERATE	ransmission and Prin	40140	41866	11:50:53	topped	REMOVE
192	154	Pinus brutia var. eldarica	X	18	56.54866776	35	16	18			X		4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH	ransmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
193	155	Pinus brutia var. eldarica		5	15.70796327	23	6	10			X		4	4	4	No	M-G	4	4	2.5	6.25		HDD	5	#N/A	HIGH	ransmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
194	594	Calocedrus decurrens		8	25.13274123	23	8	10			X		4	4	4	No	M	3	3.5	4	10		HDD	8	#N/A	HIGH	ransmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
195	156	Pinus brutia var. eldarica	X	13	40.8407045	27	15	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH	ransmission and Prin	40140	41866	11:50:53		SAVE
196	157	Calocedrus decurrens		8	25.13274123	24	8	10			X		5	5	5	No	M	3	4	4	10		HDD	8	#N/A	HIGH	ransmission and Prin	40140	41866	11:50:53	branch decay; borers	SAVE
197		Calocedrus decurrens		6	18.84955592	15	8	6			X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	ransmission and Prin	40140	41866	11:50:53	topped	SAVE
198		Not Used		0	0	0	0	0					0	0	0	No	0	0	0	0	0	#N/A	#N/A	#N/A		ransmission and Prin	40140	41866	11:50:53	topped	
199	158	Pinus brutia var. eldarica	X	11	34.55751919	30	13	17			X		4	4	4	No	M-G	4	4	5.5	13.75		HDD	11	#N/A	HIGH	ransmission and Prin	40141	41866	11:50:53		SAVE
200		Pinus brutia var. eldarica	X	12	37.69911184	31	8	10			X		4	4	4	No	M-G	4	4	6	15		HDD	12	#N/A	HIGH	None	40141	41866	11:50:53		SAVE
201		Not Used		0	0										0	No	0	0	0	0	0					ransmission and Prin	40141	41866	11:50:53		
202	161	Quercus lobata	X	60	188.4955592	43	46	42				X	4	3	3.5	No	M	3	3.25	30	75		HDD	60	#N/A	MODERATE	ransmission and Prin	40141	41866	11:50:53	trunk decay	SAVE
203	160	Quercus lobata	X	17	53.40707511	26	34	35			X		3	4	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	ransmission and Prin	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE
204	163	Quercus lobata	X	10	31.41592654	19	10	5			X		4	3	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	ransmission and Prin	40141	41794	16:38:39		REMOVE
205	164	Quercus agrifolia		7	21.99114858	23	12	7		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	ransmission and Prin	40141	41794	16:38:39		REMOVE
206	383	Quercus lobata	X	21	65.97344573	30	32	37		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE	ransmission and Prin	40136	41866	11:50:53		SAVE
207	165	Quercus agrifolia		9	28.27433888	16	12	13			X		5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE
208		Quercus lobata	X	11	34.55751919	24	15	18			X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
209	167	Quercus agrifolia	X	28	87.9645943	41	36	43				X	4	3	3.5	No	G	5	4.25	14	35		HDD	28	#N/A	HIGH	None	40136	41866	11:50:53		SAVE
210		Quercus lobata	X	18	56.54866776	34	20	15		Severe Decline	X		2	2	2	No	M	3	2.5	9	22.5		HDD	18	#N/A	LOW	None	40136	41866	11:50:53		SAVE
211		Quercus lobata	X	32	100.5309649	47	28	30				X	3	3	3	Yes	M	3	3	16	40		HDD	32	#N/A	MODERATE	None	40136	41794	16:38:39		SAVE
212		Olea europaea	X	10	31.41592654	27	26	20			X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE
213	171	Olea europaea	X	12	37.69911184	34	21	18		Previous Limb Failure	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
214	172	Quercus lobata	X	11	34.55751919	28	8	10		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53	unknown	SAVE
215	595	Olea europaea		9	28.27433888	32	20	20			X		4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE
216	596	Quercus agrifolia	X	20	62.83185307	22	24	18			X		4	3	2.5	No	G	5	3.75	10	25		HDD	20	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE
217		Quercus lobata	X	35	109.9557429	38	36	32				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	SAVE
218		Olea europaea		5	15.70796327	16	12	22			X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE	None	40136	41866	11:50:53	topped; root decay; roots cut	SAVE
219		Quercus lobata		9	28.27433888	20	16	10		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53		SAVE
220	175	Quercus lobata		9	28.27433888	10	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53	basal decay	REMOVE
221		Quercus lobata	X	13	40.8407045	23	13	8		Severe Decline	X		2	2	2	No	M	3	2.5	6.5	16.25		HDD	13	#N/A	LOW	None	40136	41866	11:50:53		SAVE
222	398	Quercus lobata	X	19	59.69026042	32	25	27			X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
223		Quercus lobata	X	23	72.25663103	32	26	35			X		4	3	3.5	No	M	3	3.25	11.5	28.75		HDD	23	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
224	400	Quercus lobata	X	10	31.41592654	18	8	12		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW	None	40136	41794	16:38:39	crown dieback	SAVE
225		Quercus lobata	X	11	34.55751919	21	10	20		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53		SAVE
226	402	Quercus lobata	X	13	40.8407045	24	16	13		Severe Decline	X		3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:36:53		SAVE
227	392	Quercus lobata	X	28	87.9645943	37	33	36				X	4	4	4	Yes	M	3	3.5	14	35		HDD	28	#N/A	HIGH	0	40375	41878	22:36:52		SAVE
228	391	Quercus lobata	X	17.5	54.97787144	20	10	13		Poor Tree Structure	X		3	3	3	No	M	3	3	8.75	21.875		HDD	17.5	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE
229	390	Quercus lobata	X	24	75.39822369	33	26	18		Dead Wood		X	3	3	3	No	M	3	3	12	30		HDD	24	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE
230	393	Quercus lobata	X	14.5	45.55309348	20	18	10		Poor Tree Structure	X		3	3	3	No	M	3	3	7.25	18.125		HDD	14.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE
231		Quercus lobata	X	13.5	42.41150082	21	16	7		Severe Decline	X		3	3	3	No	M	3	3	6.75	16.875		HDD	13.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE
232		Quercus lobata	X	25.5	80.11061267	35	40	12				X	4	3	3.5	No	M	3	3.25	12.75	31.875		HDD	25.5	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE
233	395	Quercus lobata	X	17	53.40707511	28	18	13			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE
234		Quercus agrifolia	X	17.5	54.97787144	28	22	26			X		4	4	4	No	G	5	4.5	8.75	21.875		HDD	17.5	#N/A	HIGH	0	40375	41878	22:26:11	Parking Lot	SAVE
235	387	Quercus lobata	X	18.5	58.11946409	35	26	10		Dead Wood	X		3	3	3	No	M	3	3	9.25	23.125		HDD	18.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
236	386	Quercus lobata	X	23.5	73.82742736	34	28	25		Dead Wood	X		3	3	3	No	M	3	3	11.75	29.375		HDD	23.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
237		Quercus agrifolia	X	34	106.8141502	30	40	47		Crowded Growing Conditions		X	4	3	3.5	No	G	5	4.25	17	42.5		HDD	34	#N/A	HIGH	0	40375	41878	22:36:25		SAVE
238	385	Quercus lobata	X	35	109.9557429	40	33	30		Leaning Tree	X		4	3	3	No	M	3	3	17.5	43.75		HDD	35	#N/A	MODERATE	0	40375	41878	22:36:22		SAVE
239	177	Quercus lobata	X	25	78.53981634	35	21	32				X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE
240		Quercus lobata	X	18	56.54866776	35	21	24			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE	0	40375	41878	22:28:30		SAVE
241	180	Quercus lobata	X	34	106.8141502	35	24	25			X		4	3	3.5	No	M	3	3.25	17	42.5		HDD	34	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE
242		Quercus lobata	X	15	47.1238898	30	18	23			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	27945	41878	20:14:44		SAVE
243		Quercus lobata	X	14	43.98229715	25	15	12			X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:28:23		SAVE
244		Quercus lobata	X	20.5	64.4026494	28	16	22			X		3	3	3	No	M	3	3	10.25	25.625		HDD	20.5	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
245	184	Quercus lobata	X	11	34.55751919	15	6	12	X		X		4	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:35:56		SAVE
246		Quercus agrifolia	X	19	59.69026042	31	16	28	X		X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE
247	186	Quercus agrifolia	X	22	69.11503838	32	20	27	X		X		4	3	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE
248	187	Olea europaea	X	17	53.40707511	28	20	32	X	Dead Limbs	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:35:34		SAVE
249		Olea europaea	X	30	94.2477961	30	22	30	X	Severe Decline		X	2	2	2	No	M	3	2.5	15	37.5		HDD	30	#N/A	LOW	0	40375	41878	22:35:33		SAVE
250	189	Olea europaea		7	21.99114858	27	20	18	X		X		4	3	3.5	No	M	3	3.25	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:35:33		SAVE
251		Olea europaea	X	10	31.41592654	25	10	30		Future Root Problems	X		4	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41878	22:35:23		SAVE
252	193	Olea europaea		8	25.13274123	16	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:35:04		SAVE
253	192	Olea europaea	X	18	56.54866776	24	30	40			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:34:59		SAVE
254	191	Olea europaea	X	14	43.98229715	24	30	34	X		X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:34:59		SAVE
255	190	Quercus lobata	X	17	53.40707511	34	18	22	X		X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:34:49		SAVE
256	196	Quercus lobata	X	19	59.69026042	27	8	18		Dead Wood	X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		SAVE
257		Quercus lobata	X	12	37.69911184	26	15	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE
258	194	Quercus lobata	X	14	43.98229715	33	11	20	X	Dead Wood	X		3	3	3	No	M	3	3	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:34:40		SAVE
259		Quercus lobata	X	12	37.69911184	28	15	13	X	Poor Tree Structure	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
260		Quercus lobata	X	25	78.53981634	32	27	25	X	Poor Tree Structure		X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
261		Quercus lobata	X	17	53.40707511	25	18	26	X	Severe Decline	X		2	2	2	No	M	3	2.5	8.5	21.25		HDD	17	#N/A	LOW	0	40375	41878	22:28:25		SAVE
262	404	Quercus lobata	X	23	72.25663103	33	31	36	X		X		3	3	3	No	M	3	3	11.5	28.75		HDD	23	#N/A	MODERATE	0	40375	41878	22:34:08		SAVE
263	403	Quercus lobata	X	34	106.8141502	36	30	16		Severe Decline		X	2	2	2	No	M	3	2.5	17	42.5		HDD	34	#N/A	LOW	1	40459	41878	22:34:09		SAVE
264	198	Quercus lobata	X	15

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HI/WIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
301		Calocedrus decurrens	X	10	31.41592654	23	12	10			X		5	5	5	No	M	3	4	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
302		Calocedrus decurrens		7	21.99114858	17	8	8			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
303	456	Calocedrus decurrens		7	21.99114858	17	6	5		Dead	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		REMOVE
304	457	Calocedrus decurrens	X	15	47.1238898	21	10	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
305	458	Calocedrus decurrens		7	21.99114858	15	8	10		Severe Decline	X		3	2	2.5	No	M	3	2.75	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
306		Calocedrus decurrens		7	21.99114858	15	10	5		Dead Wood	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
307		Calocedrus decurrens		7	21.99114858	10	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		SAVE
308	454	Pinus brutia var. eldarica	X	11	34.55751919	30	10	18		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
309		Pinus brutia var. eldarica	X	12	37.69911184	30	12	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
310	462	Calocedrus decurrens		8	25.13274123	18	12	8		Severe Decline	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
311	464	Calocedrus decurrens		8	25.13274123	15	10	9		Severe Decline	X		3	2	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
312	463	Calocedrus decurrens		5	15.70796327	18	6	8			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
313		Calocedrus decurrens		6	18.84955592	7	6	6		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	0	40375	41878	22:33:34		SAVE
314		Calocedrus decurrens		5	15.70796327	8	7	7		Poor Tree Structure	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
315	505	Calocedrus decurrens		6	18.84955592	10	6	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
316	503	Pinus brutia var. eldarica	X	10	31.41592654	28	6	8		Severe Decline	X		2	2	2	No	M-G	4	3	5	12.5		HDD	10	#N/A	MODERATE						SAVE
317	504	Pinus brutia var. eldarica	X	11	34.55751919	31	10	8		Dead Wood	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
318		Pinus brutia var. eldarica	X	10	31.41592654	29	7	5		Poor Tree Structure	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
319	509	Calocedrus decurrens		5	15.70796327	10	4	6		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						SAVE
320	508	Calocedrus decurrens		6	18.84955592	18	6	6			X		3	4	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE
321		Calocedrus decurrens		5	15.70796327	8	4	5		Severe Decline	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
322		Calocedrus decurrens		8	25.13274123	10	6	5			X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE
323	515	Calocedrus decurrens		7	21.99114858	12	5	5		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						SAVE
324	517	Calocedrus decurrens		8	25.13274123	10	8	6			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE
325	518	Calocedrus decurrens		7	21.99114858	8	6	7		Poor Tree Structure	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE
326	514	Calocedrus decurrens		9	28.27433388	16	8	9		Poor Tree Structure	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
327	513	Pinus brutia var. eldarica	X	11	34.55751919	31	8	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
328		Pinus brutia var. eldarica	X	11	34.55751919	28	15	12		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
329		Calocedrus decurrens		5	15.70796327	10	8	6			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
330		Calocedrus decurrens		7	21.99114858	10	8	5			X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE
331		Calocedrus decurrens		6	18.84955592	18	8	6			X		4	4	4	No	M	3	3.5	3	7.5		HDD	6	#N/A	HIGH						SAVE
332		Pinus brutia var. eldarica	X	13	40.8407045	28	18	20			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
333		Calocedrus decurrens		7	21.99114858	12	8	6			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
334	526	Calocedrus decurrens	X	13	40.8407045	26	12	8			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
335	527	Calocedrus decurrens		5	15.70796327	8	7	3		Severe Decline	X		2	2	2.5	No	M	3	2.75	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
336	528	Calocedrus decurrens		6	18.84955592	8	4	4		Root Impact	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
337	529	Pinus brutia var. eldarica	X	12	37.69911184	28	13	14			X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE
338		Pinus brutia var. eldarica	X	15	47.1238898	30	20	18		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
339		Calocedrus decurrens		3	9.424777961	10	4	3			EXEMPT		3	3	3	No	M	3	3	1.5	3.75		HDD	3	#N/A	MODERATE						SAVE
340		Calocedrus decurrens		4	12.56637061	15	5	3			X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						SAVE
341		Pinus brutia var. eldarica		8	25.13274123	25	8	7		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE
342	535	Pinus brutia var. eldarica	X	14	43.98229715	27	12	10		Poor Tree Structure	X		3	3	3	No	M-G	4	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
343		Pinus brutia var. eldarica	X	15	47.1238898	28	15	10			X		3	3	3	No	M-G	4	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
344	533	Calocedrus decurrens		6	18.84955592	15	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
345		Calocedrus decurrens		6	18.84955592	10	5	5		Leaning Tree	X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE
346		Quercus lobata	X	21	65.97344573	30	27	22		Dead Wood	X		4	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE
347		Quercus lobata	X	21	65.97344573	40	24	27		Dead Wood	X		4	3	3.5	No	M	3	3.25	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE
348		Quercus douglasii	X	24	75.39822369	43	40	30			X	X	4	3	3.5	No	M-G	4	3.75	12	30		HDD	24	#N/A	HIGH						SAVE
349		Quercus douglasii	X	23	72.25663103	36	35	26			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
350	440	Quercus lobata	X	11	34.55751919	25	16	18		Dead Wood	X		4	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
351	214	Olea europaea	X	14	43.98229715	30	40	45			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE
352		Quercus douglasii		5	15.70796327	25	12	8		Severe Decline	X		2	3	2.5	No	M-G	4	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
353	225	Quercus lobata	X	14	43.98229715	20	6	5		Dead	X		1	1	1	No	M	3	2	7	17.5		HDD	14	#N/A	LOW						REMOVE
354		Quercus lobata	X	10	31.41592654	23	8	18			X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE
355	431	Quercus lobata	X	20	62.83185307	28	33	30			X		3	2	2.5	No	M	3	2.75	10	25		HDD	20	#N/A	MODERATE						SAVE
356		Snag		9	28.27433388	22	1	1		Dead	X		1	1	1	No	O	0	0	4.5	0		HDD	9	#N/A							REMOVE
357	443	Quercus douglasii	X	24	75.39822369	43	24	35				X	3	3	3	No	M-G	4	3.5	12	30		HDD	24	#N/A	HIGH						SAVE
358		Quercus lobata		8	25.13274123	15	1	11		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE
359	446	Quercus lobata	X	12	37.69911184	25	10	6		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE
360	447	Quercus lobata	X	25	78.53981634	38	25	24		Dead Limbs		X	3	3	3	No	M	3	3	12.5	31.25		HDD	25	#N/A	MODERATE						SAVE
361		Quercus lobata	X	18	56.54866776	23	1	1		Dead	X		1	1	1	No	M	3	2	9	22.5		HDD	18	#N/A	LOW						REMOVE
362	437	Quercus lobata	X	19	59.69026042	30	16	15		Poor Tree Architecture	X		3	2	2.5	No	M	3	2.75	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
363		Quercus agrifolia	X	21	65.97344573	32	35	36			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
364		Quercus lobata	X	13	40.8407045	31	15	13			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
365		Quercus lobata	X	13	40.8407045	35	22	10			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						OFF-SITE
366	210	Quercus lobata		9	28.27433388	15	12	27		Excessive Limb Weight	X		4	2	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
367	211	Quercus lobata	X	16	50.26548246	46	16	15		Dead Limbs	X		4	2	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE
368	213	Quercus lobata	X	17	53.40707511	32	26	22		Dead Wood	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
369	212	Quercus agrifolia	X	19	59.69026042	32	23	28			X		4	4	4	No	G	5	4.5	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
370	219	Snag		7	21.99114858	5	1	1		Dead	X		1	1	1	No	O	0	0	3.5	0		HDD	7	#N/A							REMOVE
371		Quercus lobata	X	15	47.1238898	50	15	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
372	221	Quercus lobata		8	25.13274123	43	12	15		Dead Wood	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE
373		Snag		8	25.13274123	22	1	1		Dead	X		1	1	1	No	O	0	0	4	0		HDD	8	#N/A							REMOVE
374	220	Olea europaea	X	18	56.54866776	38	23	20			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
375	223	Quercus lobata	X	18	56.54866776	26	28	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						SAVE
376		Quercus agrifolia	X	20	62.83185307	22	1	1		Dead	X		1	1	1	No	G	5	3	10	25		HDD	20	#N/A	MODERATE						REMOVE
377		Quercus agrifolia	X	30	94.24777961	35	45	35				X	4	4	4	No	G	5	4.5	15	37.5		HDD	30	#N/A	HIGH						SAVE
378		Quercus lobata		9	28.27433388	22	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW						REMOVE
379		Quercus agrifolia	X	10	31.41592654	14	2	10		Dead	X		1	1	1	No	G	5	3	5	12.5		HDD	10	#N/A	MODERATE						REMOVE
380		Pinus halepensis	X	13	40.8407045	34	13	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
381		Quercus lobata		9	28.27433388	25	23	15		Dead Wood	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
382		Quercus douglasii	X	23	72.25663103	36	43	50			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
383		Pinus halepensis		5	15.70796327	21	12	5		Co-Dominant Lead	X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	5	#N/A	HIGH						SAVE
384		Pinus halepensis	X	11	34.55751919	30	20	10			X		4	2	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
385		Quercus agrifolia	X	22	69.11503838	26	10	36		Severe Decline	X		2	2	2	No	G	5	3.5	11	27.5		HDD	22	#N/A	HIGH						SAVE
386		Quercus lobata	X	15	47.1238898	20	1	1		Dead	X		1	1	1	No	M	3	2	7.5	18.75		HDD	15	#N/A	LOW						REMOVE
387		Quercus douglasii	X	22	69.11503838	30	30	20		Sites of Decay	X		3	2	2.5	No	M-G	4	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE
388		Quercus douglasii	X	11	34.55751919	20	6	17			X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
389		Quercus douglasii		8	25.13274123	22	8	14			X		4	4	4	No	M-G	4	4	4	10		HDD	8	#N/A	HIGH						SAVE
390		Quercus douglasii	X	20	62.83185307	33	20	30			X		4	4	4	No	M-G	4	4	4	10	25		HDD	20	#N/A	HIGH						SAVE
391	439	Quercus lobata	X	13	40.8407045	28	20	15			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
392	230	Quercus lobata	X	17	53.40707511	34	21	20		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
393		Quercus lobata	X	14	43.98229715	27	10	20		Severe Decline	X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE
394	234	Quercus douglasii	X	12	37.69911184	33	22	18			X		4	3	3.5	No	M-G	4	3.75	6	15		HDD	12	#N/A	HIGH						OFF-SITE
395	235	Quercus douglasii	X	10	31.41592654	22	15	12			X		4	3	3.5	No	M-G	4	3.75	5	12.5		HDD	10	#N/A	HIGH						OFF-SITE
396		Quercus douglasii	X	13	40.8407045	22	14	10		Severe Decline	X		4	2	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
397		Quercus douglasii	X	13	40.8407045	31	18	13			X		3	3	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
398	236	Quercus douglasii	X	27	84.82300165	42	43	40				X	4	4	4	No	M-G	4	4	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
399		Quercus douglasii	X	21	65.97344573	35	20	25		Sites of Decay	X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
400		Quercus douglasii	X	15	47.1238898	36	24	20		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
401		Quercus douglasii	X	10	31.41592654	30	20	13		Leaning Tree	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
402		Quercus douglasii	X	13	40.8407045	39	20	18		Severe Decline	X		2	2	2	No	M-G	4	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
403		Quercus douglasii	X	22	69.11503838	45	22	24		Severe Decline	X		2	2	2	No	M-G	4	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE
404		Quercus douglasii	X	19	59.69026042	36	30	24			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
405		Quercus lobata	X	10	31.41592654	25	10	8		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW						SAVE
406		Quercus lobata	X	12	37.69911184	25	4	10		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE
407		Quercus douglasii	X	15	47.1238898	35	36	20		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE
408		Quercus lobata	X	17	53.40707511	34	27	40		Poor Tree Structure	X		3	2	2.5	No	M	3	2.75	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
409		Quercus douglasii	X	18	56.54866776	32	27	33			X		4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH						SAVE
410		Quercus douglasii	X	17	53.40707511	37	20	25			X		4	4	4	No	M-G	4	4	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
411		Quercus douglasii	X	16	50.26548246	30	17	23			X		4	4	4	No	M-G	4	4	8	20		HDD	16	#N/A	HIGH						SAVE
412		Quercus lobata	X	16	50.26548246	33	25	30			X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE
413	481	Quercus lobata		8	25.13274123	24	1	1		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE
414		Quercus douglasii	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
415		Quercus douglasii	X	23	72.25663103	32	28	24			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
416	489	Quercus lobata	X	14	43.98229715	30	17	22			X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
417	488	Quercus lobata	X	22	69.11503838	28	30	33		Dead Wood	X		3	3	3	No	M	3	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE
418		Quercus douglasii	X	23	72.25663103	38	22	27			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
419		Quercus lobata	X	17	53.40707511	34	15	13			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
420		Quercus lobata	X	14	43.98229715	26	15	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE
421	485	Quercus lobata	X	15	47.1238898	27	13	15		Severe Decline	X		2	2	2	No	M	3	2.5	7.5	18.75		HDD	15	#N/A	LOW						SAVE
422		Quercus lobata	X	28	87.9645943	42	44	28		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE
423		Quercus lobata	X	28	87.9645943	35	20	40		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE
424	486	Quercus douglasii	X	21	65.97344573	23	30	18			X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
425		Quercus douglasii	X	21	65.97344573	38	24	23		Leaning Tree	X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
426		Quercus douglasii		7	21.99114858	20	12	8			X		4	3	3	No	M-G	4	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
427		Quercus lobata	X	19	59.69026042	32	23	23			X		4	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
428		Quercus douglasii	X	25	78.53981634	41	30	35				X	4	3	3	No	M-G	4	3.5	12.5	31.25		HDD	25	#N/A	HIGH						SAVE
429	473	Quercus douglasii	X	16	50.26548246	28	15	18			X		4	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE
430		Quercus lobata	X	18	56.54866776	33	22	15			X		4

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
451	302	Quercus douglasii	X	28	87.9645943	47	33	35				X	3	3	3	No	M-G	4	3.5	14	35		HDD	28	#N/A	HIGH						SAVE
452		Quercus agrifolia	X	27	84.82300165	35	40	40				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
453	304	Quercus lobata	X	11	34.55751919	28	16	13			X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
454		Quercus agrifolia	X	26	81.68140899	35	30	30				X	4	4	4	No	G	5	4.5	13	32.5		HDD	26	#N/A	HIGH						SAVE
455		Snag	X	16	50.26548246	8	1	1		Dead	X		1	1	1	No	0	0	0	8	0		HDD	16	#N/A							REMOVE
456	258	Quercus agrifolia	X	20	62.83185307	45	35	30			X		3	3	3	No	G	5	4	10	25		HDD	20	#N/A	HIGH						SAVE
457		Quercus douglasii	X	16	50.26548246	45	30	20			X		3	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE
458	252	Quercus douglasii	X	11	34.55751919	35	15	18		Severe Decline	X		2	2	2	No	M-G	4	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
459	254	Quercus agrifolia	X	15	47.1238898	45	23	30		Severe Decline	X		2	2	2	No	G	5	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
460	249	Quercus agrifolia	X	21	65.97344573	36	38	30			X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
461		Quercus agrifolia	X	10	31.41592654	27	35	20			X		3	3	3	No	G	5	4	5	12.5		HDD	10	#N/A	HIGH						SAVE
462	253	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	5	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH						SAVE
463		Quercus agrifolia		5	15.70796327	15	10	10		Crowded Growing Conditions	X		3	4	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
464	255	Quercus agrifolia	X	15	47.1238898	30	22	20		Poor Tree Structure	X		4	2	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
465	256	Quercus agrifolia	X	32	100.5309649	47	38	37				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE
466	260	Quercus agrifolia	X	16	50.26548246	31	18	22		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH						SAVE
467	259	Quercus agrifolia	X	11	34.55751919	38	15	24			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
468		Quercus agrifolia		9	28.27433388	26	15	15			X		3	4	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
469		Not Used		0	0										0	No	0	0	0	0	0		HDD	0	#N/A							SAVE
470		Quercus lobata		3	9.424777961	23	6	5		Severe Decline	EXEMPT		2	2	2	No	M	3	2.5	1.5	3.75		HDD	3	#N/A	LOW						SAVE
471	540	Quercus agrifolia	X	14	43.98229715	30	16	13			X		4	3	3.5	No	G	5	4.25	7	17.5		HDD	14	#N/A	HIGH						SAVE
472		Quercus agrifolia		4	12.56637061	21	10	12			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE
473	541	Quercus agrifolia	X	15	47.1238898	40	28	20		Dead Wood	X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
474	543	Quercus agrifolia	X	13	40.8407045	40	18	15			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
475		Quercus agrifolia	X	12	37.69911184	37	10	13		Dead Wood	X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE
476		Quercus lobata	X	13	40.8407045	40	21	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
477		Quercus agrifolia	X	11	34.55751919	30	15	13			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
478	546	Quercus agrifolia	X	11	34.55751919	28	18	15			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
479	263	Quercus agrifolia	X	21	65.97344573	31	26	20		Dead Limbs	X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
480	545	Quercus agrifolia	X	10	31.41592654	31	15	12			X		5	4	4.5	No	G	5	4.75	5	12.5		HDD	10	#N/A	HIGH						SAVE
481		Quercus lobata		4	12.56637061	25	8	3		Crowded Growing Conditions	X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						SAVE
482		Quercus agrifolia		7	21.99114858	21	10	8			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
483	547	Quercus agrifolia	X	16	50.26548246	42	24	23			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE
484	548	Quercus agrifolia	X	18	56.54866776	36	45	37			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
485		Quercus agrifolia		9	28.27433388	26	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
486		Quercus agrifolia	X	12	37.69911184	24	27	15		Weak Crotch	X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
487		Quercus lobata	X	12	37.69911184	31	24	18		Dead Wood	X		4	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						SAVE
488		Heteromeles arbutifolia		4	12.56637061	15	15	15		Severe Decline	X		2	2	2	No	M	3	2.5	2	5		HDD	4	#N/A	LOW						SAVE
489	265	Quercus agrifolia	X	16	50.26548246	28	22	17			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE
490		Quercus agrifolia	X	36	113.0973355	55	36	40				X	4	4	4	No	G	5	4.5	18	45		HDD	36	#N/A	HIGH						SAVE
491	269	Quercus agrifolia	X	18	56.54866776	33	30	28			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
492	270	Quercus agrifolia	X	27	84.82300165	51	35	33				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
493	271	Quercus agrifolia	X	13	40.8407045	23	18	17			X		4	3	3.5	No	G	5	4.25	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
494	274	Quercus agrifolia	X	32	100.5309649	40	35	46				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE
495	273	Quercus lobata	X	17	53.40707511	45	30	35		Dead Limbs	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
496		Quercus lobata		9	28.27433388	24	18	15		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW						SAVE
497	279	Quercus lobata	X	10	31.41592654	30	15	22			X		3	4	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
498	293	Quercus agrifolia	X	17	53.40707511	34	30	28			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
499		Quercus agrifolia	X	15	47.1238898	26	28	26			X		5	4	4.5	No	G	5	4.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
500		Quercus lobata	X	12	37.69911184	27	23	15			X		4	3	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE						SAVE
501	278	Quercus agrifolia	X	26	81.68140899	37	55	60				X	3	3	3	No	G	5	4	13	32.5		HDD	26	#N/A	HIGH						SAVE
502		Quercus agrifolia	X	24	75.39822369	40	26	30				X	4	3	3.5	No	G	5	4.25	12	30		HDD	24	#N/A	HIGH						SAVE
503		Quercus agrifolia	X	15	47.1238898	35	20	15			X		4	3	3.5	No	G	5	4.25	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
504	280	Quercus agrifolia	X	27	84.82300165	33	30	35				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
505	294	Quercus lobata	X	10	31.41592654	37	18	22		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE
506		Quercus lobata	X	14	43.98229715	37	23	27			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE
507		Quercus lobata	X	16	50.26548246	40	35	27			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						SAVE
508		Quercus agrifolia	X	17	53.40707511	30	50	45			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
509		Quercus lobata	X	11	34.55751919	7	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
510	307	Quercus lobata		6	18.84955592	22	13	10			X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						REMOVE
511		Quercus lobata	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
512		Quercus lobata	X	13	40.8407045	40	25	27			X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
513		Quercus agrifolia		3	9.424777961	16	3	5			EXEMPT		4	4	4	No	G	5	4.5	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
514	306	Quercus lobata		7	21.99114858	33	5	6		Severe Decline	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
515		Quercus agrifolia		9	28.27433388	5	1	1		Dead	X		1	1	1	No	G	5	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE
516		Quercus agrifolia	X	10	31.41592654	33	18	13		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH						SAVE
517		Quercus agrifolia		9	28.27433388	28	15	10		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
518	310	Quercus lobata	X	18	56.54866776	32	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
519		Quercus agrifolia		5	15.70796327	10	8	7			X		5	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
520	568	Prunus dulcis		8	25.13274123	15	8	12		Dead	X		1	1	1	No	P-M	2	1.5	4	10		HDD	8	#N/A	LOW						REMOVE
521		Quercus douglasii		7	21.99114858	26	13	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
522	315	Quercus agrifolia	X	12	37.69911184	27	20	15			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
523		Quercus lobata	X	11	34.55751919	24	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
524	314	Quercus agrifolia		6	18.84955592	15	13	10			X		4	3	3.5	No	G	5	4.25	3	7.5		HDD	6	#N/A	HIGH						REMOVE
525		Quercus agrifolia		3	9.424777961	20	3	5			EXEMPT		5	4	4.5	No	G	5	4.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
526	313	Quercus lobata		7	21.99114858	15	1	1		Dead Wood	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW						SAVE
527	328	Quercus agrifolia		8	25.13274123	23	8	13			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE
528		Quercus agrifolia	X	10	31.41592654	23	10	10			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH						REMOVE
529		Quercus agrifolia		5	15.70796327	18	10	5			X		4	3	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
530	326	Quercus lobata	X	18	56.54866776	36	28	26			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
531	325	Quercus agrifolia	X	12	37.69911184	38	12	23			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE
532		Quercus lobata		9	28.27433388	31	15	13		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
533	317	Quercus agrifolia		9	28.27433388	32	22	12			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
534	318	Quercus lobata	X	12	37.69911184	32	16	10		Dead Wood	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						REMOVE
535	319	Quercus agrifolia		8	25.13274123	28	15	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH						SAVE
536	320	Olea europaea		5	15.70796327	31	18	13			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE
537		Olea europaea		4	12.56637061	16	18	16			X		4	2	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						REMOVE
538	321	Olea europaea		4	12.56637061	36	20	18			X		4	4	4	No	M	3	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE
539		Quercus agrifolia		4	12.56637061	15	10	10			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE
540	322	Quercus lobata	X	13	40.8407045	35	26	28		Poor Tree Structure	X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE
541		Quercus lobata	X	17	53.40707511	50	33	27		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE
542	587	Quercus agrifolia		7	21.99114858	22	6	13			X		3	2	2.5	No	G	5	3.75	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE
543	329	Quercus lobata		4	12.56637061	24	1	1		Severe Decline	X		2	1	1.5	No	M	3	2.25	2	5		HDD	4	#N/A	LOW						REMOVE
544	330	Quercus agrifolia		7	21.99114858	32	8	6			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE
545		Quercus lobata	X	13	40.8407045	34	1	2		Severe Decline	X		2	1	1.5	No	M	3	2.25	6.5	16.25		HDD	13	#N/A	LOW						REMOVE
546	334	Quercus agrifolia		8	25.13274123	28	12	10			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE
547	333	Quercus agrifolia	X	15	47.1238898	42	23	20			X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						REMOVE
548		Quercus lobata	X	11	34.55751919	38	12	8		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
549		Quercus lobata	X	15	47.1238898	36	20	20		Dead Wood	X		2	3	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE
550	301	Quercus agrifolia		9	28.27433388	22	20	20		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
551	343	Quercus lobata	X	17	53.40707511	40	34	30		Severe Decline	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE
552		Olea europaea		4	12.56637061	17	18	23			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
553	344	Quercus agrifolia	X	12	37.69911184	28	16	15			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE
554	609	Quercus agrifolia		8	25.13274123	25	13	11			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE
555	345	Quercus agrifolia		9	28.27433388	31	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
556	346	Quercus lobata	X	15	47.1238898	42	25	25		Dead Limbs	X		3	3	3	No	M	3	3	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE
557	347	Quercus lobata	X	18	56.54866776	30	28	31		Dead Limbs	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
558	348	Quercus lobata	X	13	40.8407045	27	24	22		Dead Limbs	X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE
559		Quercus lobata		9	28.27433388	34	12	6		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE
560		Quercus lobata	X	16	50.26548246	41	27	18			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						REMOVE
561		Olea europaea		8	25.13274123	26	23	20		Severe Decline	X		2	2	2	No	M	3	2.5	4	10		HDD	8	#N/A	LOW						REMOVE
562		Quercus lobata	X	26	81.68140899	48	35	40		Dead Wood		X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH						REMOVE
563	338	Quercus agrifolia		9	28.27433388	30	28	22			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
564	341	Quercus agrifolia	X	28	87.9645943	44	40	46				X	4	4	3.5	No	M	3	3.25	14	35		HDD	28	#N/A	MODERATE						REMOVE
565		Quercus lobata	X	17	53.40707511	45	35	25		Dead Limbs	X		4	4	4	No	M	3	3.5	13	32.5		HDD	17	#N/A	MODERATE						REMOVE
566	340	Quercus agrifolia	X	36	113.0973355	42	38	32				X	5	4	4.5	No	G	5	4.75	18	45		HDD	36	#N/A	HIGH						SAVE
567	342	Quercus lobata	X	24	75.39822369	40	30	25		Dead Wood	X		4	4	4	No	M	3	3.25	12	30		HDD	24	#N/A	MODERATE						REMOVE
568	352	Quercus lobata	X	35	109.9557429	55	40	40		Dead Wood	X		4	4	4	No	M	3	3.25	17.5	43.75		HDD	35	#N/A	MODERATE						REMOVE
569	564	Quercus agrifolia	X	35	109.9557429	42	30	30				X	4	3	3.5	No	M	3	3.25	17.5	43.75		HDD	35	#N/A	MODERATE						SAVE
570	355	Prunus dulcis		7	21.99114858	25	12	10		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						REMOVE
571	355	Quercus agrifolia	X	13	40.8407045	35	20	21			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE
572	610	Quercus agrifolia	X	11	34.55751919	24	23	25			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE
573	356	Quercus lobata	X	21	65.97344573	44	36	30		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						REMOVE
574		Quercus agrifolia	X	13	40.8407045	31	25	28		Dead Wood	X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE
575		Sambucus neomexicana	X	14	43.98229715	26	15	15		Previous Limb Failure	X		2	2	2	No	G	5	3.5	7	17.5		HDD	14	#N/A	HIGH						REMOVE
576		Quercus agrifolia	X	11	34.55751919	40	10	20			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE
577	85	Quercus agrifolia	X	38	119.3805208	48	40	42				X	5	4	4.5	No	G	5	4.75	19	47.5		HDD	38	#N/A	HIGH						REMOVE
578		Quercus agrifolia		8	25.13274123	28	13	16		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE
579	84	Sambucus neomexicana	X	10	31.41592654	31	27	23		Poor Tree Structure	X		2	2	2	No	G	5	3.5	5	12.5		HDD	10	#N/A	HIGH						REMOVE
580	82	Platanus racemosa	X	27	84.82300165	43	20	45		Sites of Decay		X	3	2	2.5	No	M-G	4	3.25	13.5	33.75		HDD	27	#N/A	MODERATE						SAVE
581		Platanus racemosa	X	34	106.8141502	47	25	30				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE
582		Platanus racemosa	X	34	106.8141502	60	26	40				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE
583		Platanus racemosa	X	36	113.0973355	45	30	27				X	4	3	3.5	No	M

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADJUS	TPZ_FT_R ADJUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
601	563	Quercus agrifolia	X	27	84.82300165	30	28	26				X	5	4	4.5	No	G	5	4.75	13.5	33.75		HDD	27	#N/A	HIGH						REMOVE
602	562	Quercus agrifolia	X	18	56.54866776	30	30	27			X		5	4	4.5	No	G	5	4.75	9	22.5		HDD	18	#N/A	HIGH						REMOVE
603		Quercus agrifolia		9	28.27433388	16	10	8			X		5	4	4.5	No	G	5	4.75	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
604		Pyrus calleryana		5	15.70796327	7	10	5		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
605		Olea europaea		3	9.424777961	7	10	6			EXEMPT		5	4	4.5	No	M	3	3.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
606	109	Quercus agrifolia	X	21	65.97344573	31	35	33			X		5	5	5	No	G	5	5	10.5	26.25		HDD	21	#N/A	HIGH						REMOVE
607		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
608		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
609		Quercus agrifolia		5	15.70796327	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						REMOVE
610		Quercus douglasii	X	21	65.97344573	36	28	25		Dead Wood	X		4	4	4	No	M-G	4	4	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
611	111	Quercus agrifolia	X	21	65.97344573	32	37	33			X		5	4	4.5	No	G	5	4.75	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
612		Quercus lobata	X	22	69.11503838	34	38	28		Dead Wood	X		4	3	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE
613	560	Quercus douglasii	X	12	37.69911184	34	25	23		Dead Limbs	X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE
614	559	Quercus agrifolia	X	19	59.69026042	34	27	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
615	555	Quercus agrifolia	X	12	37.69911184	28	12	10			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE
616	557	Quercus agrifolia		7	21.99114858	27	5	4			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
617	556	Quercus agrifolia		9	28.27433388	25	6	8		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
618		Quercus agrifolia	X	18	56.54866776	37	22	24		Co-Dominant Lead	X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
619		Quercus agrifolia	X	18	56.54866776	30	20	40			X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH						SAVE
620	553	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
621		Quercus agrifolia		6	18.8495592	35	10	8			X		4	4	4	No	G	5	4.5	3	7.5		HDD	6	#N/A	HIGH						SAVE
622		Quercus agrifolia		4	12.56637061	14	10	10		Dead	X		1	3	2	No	G	5	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE
623	552	Quercus agrifolia	X	24	75.39822369	34	30	28				X	5	4	4.5	No	G	5	4.75	12	30		HDD	24	#N/A	HIGH						SAVE
624		Olea europaea		4	12.56637061	20	10	15			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						SAVE
625	551	Quercus agrifolia	X	19	59.69026042	36	25	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
626	550	Quercus douglasii	X	25	78.53981634	40	28	37				X	4	3	3.5	No	M-G	4	3.75	12.5	31.25		HDD	25	#N/A	HIGH						SAVE
627		Quercus agrifolia	X	12	37.69911184	30	12	12			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
628		Quercus agrifolia		6	18.8495592	13	8	8			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH						SAVE
629		Quercus agrifolia	X	12	37.69911184	16	10	13			X		5	5	5	No	G	5	5	6	15		HDD	12	#N/A	HIGH						REMOVE
630		Quercus agrifolia		8	25.13274123	13	7	8			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						REMOVE
631	548	Quercus agrifolia	X	17	53.40707511	32	30	33			X		5	5	5	No	G	5	5	8.5	21.25		HDD	17	#N/A	HIGH						REMOVE
632	134	Quercus lobata	X	39	122.5272135	45	48	33		Dead limbs		X	4	3	3.5	No	M	3	3.25	19.5	48.75		HDD	39	#N/A	MODERATE						SAVE
633	382	Quercus lobata		9	28.27433388	27	8	5		Multiple Leaders	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
634		Quercus agrifolia		7	21.99114858	18	16	20			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
635	136	Quercus lobata	X	12	37.69911184	27	23	16			X		4	4	4	No	M	3	3.5	6	15		HDD	12	#N/A	HIGH						REMOVE
636		Prunus domestica		5	15.70796327	10	12	4		Severe Decline	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
637		Prunus domestica		4	12.56637061	8	8	4		Severe Decline	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE
638		Olea europaea		5	15.70796327	15	12	15			X		5	5	5	No	M	3	4	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE
639		Prunus domestica		4	12.56637061	6	4	3		Canker	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE
640		Prunus domestica		3	9.424777961	5	8	8		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
641		Prunus domestica		3	9.424777961	5	8	2		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
642		Prunus domestica		3	9.424777961	8	6	4		Drought Stress	EXEMPT		2	1	1.5	No	P-M	2	1.75	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
643	142	Prunus domestica		4	12.56637061	7	4	4		Canker	X		2	1	1.5	No	P-M	2	1.75	2	5		HDD	4	#N/A	LOW						REMOVE
644		Quercus agrifolia	X	14	43.98229715	15	17	22			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH						SAVE
645		Prunus domestica		5	15.70796327	16	8	20		Dead	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
646		Quercus agrifolia		8	25.13274123	15	13	20			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						SAVE
647		Prunus dulcis		9	28.27433388	16	15	13		Dead	X		1	1	1	No	P-M	2	1.5	4.5	11.25		HDD	9	#N/A	LOW						REMOVE
648		Phoenix dactylifera	X	44	138.2300768	24	20	25				X	5	5	5	No	M-G	4	4.5	22	55		HDD	44	#N/A	HIGH						OFF-SITE
649	572	Juniperus chinensis	X	23	72.25663103	24	22	21			X		5	4	4.5	No	G	5	4.75	11.5	28.75		HDD	23	#N/A	HIGH						OFF-SITE
650	299	Quercus agrifolia	X	28	87.9645943	62	60	40				X	5	5	5	No	G	5	5	14	35		HDD	28	#N/A	HIGH						SAVE
651		Quercus agrifolia	X	17	53.40707511	26	30	28			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
652		Quercus lobata	X	15	47.1238898	26	15	15			X		3	2	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE
653		Stump		9	28.27433388	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	4.5	11.25		HDD	9	#N/A	#VALUE!						SAVE
654	59	Stump		6	18.8495592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
655	53	Stump		6	18.8495592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
656	60	Stump		6	18.8495592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
657	57	Stump	X	15	47.1238898	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	7.5	18.75		HDD	15	#N/A	#VALUE!						SAVE
658	578	Stump	X	11	34.55751919	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	5.5	13.75		HDD	11	#N/A	#VALUE!						SAVE
659		Stump	X	17	53.40707511	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	8.5	21.25		HDD	17	#N/A	#VALUE!						SAVE
660		Quercus agrifolia	X	20	62.83185307	50	35	35			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						REMOVE
661		Quercus agrifolia	X	20	62.83185307	40	30	30			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						OFF-SITE
662		Quercus agrifolia	X	22	69.11503838	68	30	25		Leaning Tree	X		4	3	3.5	No	G	5	4.25	11	27.5		HDD	22	#N/A	HIGH						OFF SITE
663		Aesculus californica		7	21.99114858	28	30	15			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH						OFF SITE
664		Quercus lobata	X	45	141.3716694	73	62	65		Dead Limbs		X	3	3	3	No	M	3	3	22.5	56.25		HDD	45	#N/A	MODERATE						OFF SITE
665		Quercus agrifolia	X	24	75.39822369	68	40	40				X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH						OFF SITE
666		Quercus agrifolia	X	16	50.26548246	50	35	35			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						OFF SITE
667		Magnolia grandiflora		7	21.99114858	17	10	13		City Street Tree	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
668		Quercus lobata		6	18.8495592	24	8	15			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE						OFF-SITE
669		Quercus agrifolia	X	10	31.41592654	25	16	20			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH						OFF-SITE
670	590	Pinus radiata	X	50	157.0796327	50	36	36		Dead Limbs, Severed roots on		X	2	3	2.5	No	M-G	4	3.25	25	62.5		HDD	50	#N/A	MODERATE						SAVE
671		Quercus agrifolia		9	28.27433388	19	15	15			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						OFF-SITE
672		Eucalyptus globulus	X	25	78.53981634	45	15	33		Severe Decline	X		4	1	3	2	No	M	3	2.5	12.5	31.25		HDD	25	#N/A	LOW						OFF-SITE
673		Quercus agrifolia		9	28.27433388	17	15	16			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						OFF-SITE
674		Quercus lobata		6	18.8495592	17	10	12			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE						OFF-SITE
675		Quercus agrifolia	X	30	94.24777961	32	30	50		Leaning Tree		X	4	3	3.5	No	G	5	4.25	15	37.5		HDD	30	#N/A	HIGH						SAVE
676	598	Quercus agrifolia	X	34	106.8141502	36	50	50				X	4	4	4	No	G	5	4.5	17	42.5		HDD	34	#N/A	HIGH						OFF-SITE
677		Quercus lobata	X	40	125.6637061	50	50	40		Dead Limbs		X	3	3	3	No	M	3	3	20	50		HDD	40	#N/A	MODERATE						OFF-SITE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-7

S:\PROJECTS\4185\05LAP\PLANNING\4185\10CL- OVERALL.DWG

PLOTTED: 10/16/2025 12:32 PM

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(D/24)^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION%	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
1	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
2	Calocedrus decurrens	Incense Cedar	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	OFF-SITE
3	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 548	$ 600.00	$ 1,100	OFF-SITE
4	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	OFF-SITE
5	Not Used																			
6	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400	OFF-SITE
7	Quercus lobata	Valley Oak	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400	OFF-SITE
8	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	50	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 319	$ 600.00	$ 900	REMOVE
9	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 499	$ 600.00	$ 1,100	OFF-SITE
10	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,575	$ 600.00	$ 3,200	OFF-SITE
11	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	REMOVE
12	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	REMOVE
13	Calocedrus decurrens	Incense Cedar	9.0	63.62	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	REMOVE
14	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 975	$ 600.00	$ 1,600	OFF-SITE
15	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
16	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
17	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
18	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	OFF-SITE
19	Calocedrus decurrens	Incense Cedar	13.0	132.73	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	REMOVE
20	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400	REMOVE
21	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,676	$ 600.00	$ 2,300	REMOVE
22	Calocedrus decurrens	Incense Cedar	12.0	113.10	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,994	$ 600.00	$ 2,600	REMOVE
23	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,719	$ 600.00	$ 7,300	OFF-SITE
24	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	OFF-SITE
25	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,986	$ 600.00	$ 3,600	OFF-SITE
26	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	OFF-SITE
27	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	REMOVE
28	Calocedrus decurrens	Incense Cedar	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
29	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
30	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 747	$ 600.00	$ 1,300	OFF-SITE
31	Quercus lobata	Valley Oak	6.0	28.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 424	$ 600.00	$ 1,000	OFF-SITE
32	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	OFF-SITE
33	Quercus lobata	Valley Oak	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400	OFF-SITE
34	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	OFF-SITE
35	Pinus halepensis	Aleppo Pine	22.0	380.13	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,899	$ 600.00	$ 6,500	REMOVE
36	Cupressus macnocarpa	Monterey Cypress	7.0	38.48	70	70	80	73%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,719	$ 600.00	$ 2,300	REMOVE
37	Ligustrum japonicum	Japanese Privet	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 199	$ 600.00	$ 800	REMOVE
38	Quercus lobata	Valley Oak	6.0	28.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 449	$ 600.00	$ 1,000	REMOVE
39	Quercus lobata	Valley Oak	19.0	283.53	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,400	$ 600.00	$ 5,000	REMOVE
40	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	70	80	60%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 3,038.26	$ 1,823	$ 600.00	$ 2,400	REMOVE
41	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
42	Calocedrus decurrens	Incense Cedar	4.0	12.57	10	50	50	37%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 992.08	$ 364	$ 600.00	$ 1,000	SAVE
43	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE
44	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	REMOVE
45	Quercus agrifolia	Coast Live Oak	8.0	50.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 753	$ 600.00	$ 1,400	REMOVE
46	Quercus agrifolia	Coast Live Oak	7.0	38.48	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	SAVE
47	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	REMOVE
48	Quercus agrifolia	Coast Live Oak	21.0	346.36	30	50	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,886	$ 600.00	$ 5,500	REMOVE
49	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
50	Pinus halepensis	Aleppo Pine	6.0	28.27	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 399	$ 600.00	$ 1,000	OFF-SITE
51	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	OFF-SITE
52	Juglans regia	English Walnut	8.0	50.27	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 488	$ 600.00	$ 1,100	SAVE
53	Juglans hindsii	California Black Walnut	20.0	314.16	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	REMOVE
54	Pinus halepensis	Aleppo Pine	17.0	226.98	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,602	$ 600.00	$ 3,200	SAVE
55	Calocedrus decurrens	Incense Cedar	3.0	7.07	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 137	$ 600.00	$ 700	REMOVE
56	Quercus lobata	Valley Oak	22.0	380.13	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	REMOVE
57	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400	SAVE
58	Quercus agrifolia	Coast Live Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
59	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	SAVE
60	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,363	$ 600.00	$ 10,000	SAVE
61	Aesculus californica	California Buckeye	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	OFF-SITE
62	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 3,043	$ 600.00	$ 3,600	OFF-SITE
63	Quercus agrifolia	Coast Live Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900	OFF-SITE
64	Quercus lobata	Valley Oak	20.0	314.16	10	30	50	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 2,493	$ 600.00	$ 3,100	SAVE
65	Quercus agrifolia	Coast Live Oak	30.0	706.86	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 14,958	$ 600.00	$ 15,600	REMOVE
66	Quercus agrifolia	Coast Live Oak	15.0	176.72	10	50	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	REMOVE
67	Quercus agrifolia	Coast Live Oak	16.0	201.06	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,316.56	$ 2,305	$ 600.00	$ 2,900	REMOVE
68	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
69	Quercus agrifolia	Coast Live Oak	12.0	113.10	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,596	$ 600.00	$ 2,200	REMOVE
70	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,316.56	$ 3,900	$ 600.00	$ 4,500	REMOVE
71	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800	REMOVE
72	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,316.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
73	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
74	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
75	Quercus lobata	Valley Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
76	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,801	$ 600.00	$ 2,400	OFF-SITE
77	Olea europaea	Olive	3.0	7.07	30	30	70	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 57	$ 600.00	$ 700	OFF-SITE
78	Olea europaea	Olive	8.0	50.27	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 620	$ 600.00	$ 1,200	OFF-SITE
79	Quercus lobata	Valley Oak	15.0	176.72	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	OFF-SITE
80	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	REMOVE
81	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	REMOVE
82	Quercus lobata	Valley Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	REMOVE
83	Quercus lobata	Valley Oak	5.0	19.64	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	SAVE
84	Quercus lobata	Valley Oak	13.0	132.73	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
85	Quercus lobata	Valley Oak	16.0	201.06	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,316.56	$ 3,546	$ 600.00	$ 4,100	REMOVE
86	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
87	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 294	$ 600.00	$ 900	REMOVE
88	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 577	$ 600.00	$ 1,200	REMOVE
89	Quercus agrifolia	Coast Live Oak	18.0	254.47	50	30	60	47%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,141	$ 600.00	$ 3,700	REMOVE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(D/24)^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION%	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
90	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	60	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	REMOVE
91	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,122	$ 600.00	$ 3,700	REMOVE
92	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,294	$ 600.00	$ 2,900	REMOVE
93	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,234	$ 600.00	$ 1,800	REMOVE
94	Quercus lobata	Valley Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	REMOVE
95	Quercus agrifolia	Coast Live Oak	3.0	7.07	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 112	$ 600.00	$ 700	REMOVE
96	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE
97	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 679	$ 600.00	$ 1,300	REMOVE
98	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
99	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
100	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
101	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	REMOVE
102	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
103	Quercus lobata	Valley Oak	26.0	530.93	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 10,299	$ 600.00	$ 10,900	REMOVE
104	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
105	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 598	$ 600.00	$ 1,200	REMOVE
106	Quercus agrifolia	Coast Live Oak	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400	REMOVE
107	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900	REMOVE
108	Quercus agrifolia	Coast Live Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
109	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	REMOVE
110	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	50	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 233	$ 600.00	$ 800	REMOVE
111	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
112	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,579	$ 600.00	$ 3,200	REMOVE
113	Quercus agrifolia	Coast Live Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600	REMOVE
114	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
115	Quercus lobata	Valley Oak	4.0	12.57	50	50	80	60%	100%	100%	24" Box

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DIA/2)^2)*3.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*3.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
182	Pinus brutia var. eldarica	Afghan Pine	9.0	63.62	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 494	$ 600.00	$ 1,100	SAVE
183	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
184	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,194	$ 600.00	$ 2,800	SAVE
185	Pinus brutia var. eldarica	Afghan Pine	6.0	28.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	SAVE
186	Pinus brutia var. eldarica	Afghan Pine	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 244	$ 600.00	$ 800	SAVE
187	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
188	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
189	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
190	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 871	$ 600.00	$ 1,500	REMOVE
191	Pinus brutia var. eldarica	Afghan Pine	4.0	12.57	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 122	$ 600.00	$ 700	REMOVE
192	Pinus brutia var. eldarica	Afghan Pine	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	SAVE
193	Pinus brutia var. eldarica	Afghan Pine	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	SAVE
194	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 780	$ 600.00	$ 1,400	SAVE
195	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	SAVE
196	Calocedrus decurrens	Incense Cedar	8.0	50.27	90	90	80	87%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 922	$ 600.00	$ 1,500	SAVE
197	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	80	47%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 279	$ 600.00	$ 900	SAVE
198	Not Used																			
199	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	SAVE
200	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,194	$ 600.00	$ 2,800	SAVE
201	Not Used																			
202	Quercus lobata	Valley Oak	60.0	2827.44	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 74,792.24	$ 39,889	$ 600.00	$ 40,500	SAVE
203	Quercus lobata	Valley Oak	17.0	226.98	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	REMOVE
204	Quercus lobata	Valley Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
205	Quercus lobata	Valley Oak	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000	REMOVE
206	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	SAVE
207	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100	SAVE
208	Quercus lobata	Valley Oak	11.0	95.03	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
209	Quercus agrifolia	Coast Live Oak	28.0	615.75	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,859	$ 600.00	$ 11,500	SAVE
210	Quercus lobata	Valley Oak	18.0	254.47	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 2,468	$ 600.00	$ 3,100	SAVE
211	Quercus lobata	Valley Oak	32.0	804.25	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 12,765	$ 600.00	$ 13,400	SAVE
212	Olea europaea	Olive	10.0	78.54	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 873	$ 600.00	$ 1,500	SAVE
213	Olea europaea	Olive	12.0	113.10	50	30	50	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 907	$ 600.00	$ 1,500	SAVE
214	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 737	$ 600.00	$ 1,300	SAVE
215	Olea europaea	Olive	9.0	63.62	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 785	$ 600.00	$ 1,400	SAVE
216	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	30	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,546	$ 600.00	$ 4,100	SAVE
217	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 18,663	$ 600.00	$ 19,300	SAVE
218	Olea europaea	Olive	5.0	19.64	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 218	$ 600.00	$ 800	SAVE
219	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
220	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
221	Quercus lobata	Valley Oak	13.0	132.73	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,267	$ 600.00	$ 1,900	SAVE
222	Quercus lobata	Valley Oak	19.0	283.53	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	SAVE
223	Quercus lobata	Valley Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900	SAVE
224	Quercus lobata	Valley Oak	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400	SAVE
225	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 922	$ 600.00	$ 1,500	SAVE
226	Quercus lobata	Valley Oak	13.0	132.73	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,521	$ 600.00	$ 2,100	SAVE
227	Quercus lobata	Valley Oak	28.0	615.75	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 11,945	$ 600.00	$ 12,500	SAVE
228	Quercus lobata	Valley Oak	17.5	240.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 3,181	$ 600.00	$ 3,800	SAVE
229	Quercus lobata	Valley Oak	24.0	452.39	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,781	$ 600.00	$ 7,400	SAVE
230	Quercus lobata	Valley Oak	14.5	165.13	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,368.07	$ 2,184	$ 600.00	$ 2,800	SAVE
231	Quercus lobata	Valley Oak	13.5	143.14	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,786.36	$ 1,893	$ 600.00	$ 2,500	SAVE
232	Quercus lobata	Valley Oak	25.5	510.71	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 13,509.35	$ 9,006	$ 600.00	$ 9,600	SAVE
233	Quercus lobata	Valley Oak	17.0	226.98	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,602	$ 600.00	$ 4,200	SAVE
234	Quercus agrifolia	Coast Live Oak	17.5	240.53	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 4,666	$ 600.00	$ 5,300	SAVE
235	Quercus lobata	Valley Oak	18.5	268.80	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,110.46	$ 4,029	$ 600.00	$ 4,600	SAVE
236	Quercus lobata	Valley Oak	23.5	433.74	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,473.34	$ 6,502	$ 600.00	$ 7,100	SAVE
237	Quercus agrifolia	Coast Live Oak	34.0	907.92	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 15,211	$ 600.00	$ 15,800	SAVE
238	Quercus lobata	Valley Oak	35.0	962.12	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 14,422	$ 600.00	$ 15,000	SAVE
239	Quercus lobata	Valley Oak	25.0	490.88	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 8,657	$ 600.00	$ 9,300	SAVE
240	Quercus lobata	Valley Oak	18.0	254.47	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,488	$ 600.00	$ 5,100	SAVE
241	Quercus lobata	Valley Oak	34.0	907.92	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 16,011	$ 600.00	$ 16,600	SAVE
242	Quercus lobata	Valley Oak	15.0	176.72	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,428	$ 600.00	$ 4,000	SAVE
243	Quercus lobata	Valley Oak	14.0	153.94	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800	SAVE
244	Quercus lobata	Valley Oak	20.5	330.06	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,730.96	$ 5,239	$ 600.00	$ 5,800	SAVE
245	Quercus lobata	Valley Oak	11.0	95.03	70	30	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
246	Quercus lobata	Valley Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	SAVE
247	Quercus lobata	Valley Oak	22.0	380.13	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	SAVE
248	Olea europaea	Olive	17.0	226.98	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,382	$ 600.00	$ 3,000	SAVE
249	Quercus lobata	Valley Oak	30.0	706.86	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 6,856	$ 600.00	$ 7,500	SAVE
250	Olea europaea	Olive	7.0	38.48	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 475	$ 600.00	$ 1,100	SAVE
251	Olea europaea	Olive	10.0	78.54	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 824	$ 600.00	$ 1,400	SAVE
252	Olea europaea	Olive	8.0	50.27	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 589	$ 600.00	$ 1,200	SAVE
253	Olea europaea	Olive	18.0	254.47	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,455	$ 600.00	$ 4,100	SAVE
254	Olea europaea	Olive	14.0	153.94	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,090	$ 600.00	$ 2,700	SAVE
255	Quercus lobata	Valley Oak	17.0	226.98	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	SAVE
256	Quercus lobata	Valley Oak	19.0	283.53	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,250	$ 600.00	$ 4,900	SAVE
257	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
258	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
259	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	SAVE
260	Quercus lobata	Valley Oak	25.0	490.88	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,358	$ 600.00	$ 8,000	SAVE
261	Quercus lobata	Valley Oak	17.0	226.98	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 1,801	$ 600.00	$ 2,400	SAVE
262	Quercus lobata	Valley Oak	23.0	415.48	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 6,594	$ 600.00	$ 7,200	SAVE
263	Quercus lobata	Valley Oak	34.0	907.92	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 7,205	$ 600.00	$ 7,800	SAVE
264	Quercus lobata	Valley Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600	SAVE
265	Quercus lobata	Valley Oak	11.0	95.03	50	50	60	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	SAVE
266	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
267	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	SAVE
268	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
269	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
270	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
271	Quercus lobata	Valley Oak	16.0	201.06	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
272	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
273	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,715	$ 600.00	$ 3,300	SAVE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DIA/2)^2)*3.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*3.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
274	Quercus lobata	Valley Oak	9.0	63.62	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,122	$ 600.00	$ 1,700	SAVE
275	Quercus lobata	Valley Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
276	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800	SAVE
277	Quercus lobata	Valley Oak	12.0	113.10	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ -	$ 600.00	$ 600	REMOVE
278	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,094	$ 600.00	$ 6,700	OFF-SITE
279	Quercus lobata	Valley Oak	11.0	95.03	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900	SAVE
280	Quercus lobata	Valley Oak	8.0	50.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	SAVE
281	Umbellularia californica	California Bay	8.0	50.27	90	90	90	90%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 3,444	$ 600.00	$ 4,000	SAVE
282	Quercus lobata	Valley Oak	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
283	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
284	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
285	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600	SAVE
286	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600	SAVE
287	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
288	Quercus lobata	Valley Oak	14.0	153.94	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,493	$ 600.00	$ 2,100	SAVE
289	Quercus lobata	Valley Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	SAVE
290	Pinus halepensis	Afghan Pine	7.0	38.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 814	$ 600.00	$ 1,400	SAVE
291	Pinus halepensis	Afghan Pine	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
292	Pinus halepensis	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
293	Quercus lobata	Valley Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE
294	Pinus halepensis	Afghan Pine	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
295	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	SAVE
296	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
297	Pinus halepensis	Afghan Pine	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,650	$ 600.00	$ 3,500	SAVE
298	Pinus halepensis	Afghan Pine	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
299	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00

	SUBJECT TREE									REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
366	Quercus lobata	Valley Oak	9.0	63.62	70	30	30	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	SAVE
367	Quercus lobata	Valley Oak	16.0	201.06	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
368	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
369	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	SAVE
370	Snag	Snag	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	REMOVE
371	Quercus lobata	Valley Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
372	Quercus lobata	Valley Oak	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300	SAVE
373	Snag	Snag	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
374	Olea europaea	Olive	18.0	254.47	70	70	70	70%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,298	$ 600.00	$ 3,900	SAVE
375	Quercus lobata	Valley Oak	18.0	254.47	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
376	Quercus agrifolia	Coast Live Oak	20.0	314.16	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ -	$ 600.00	$ 600	REMOVE
377	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 10,471	$ 600.00	$ 11,100	SAVE
378	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
379	Quercus agrifolia	Coast Live Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE
380	Pinus halepensis	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
381	Quercus lobata	Valley Oak	9.0	63.62	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600	SAVE
382	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
383	Pinus halepensis	Afghan Pine	5.0	19.64	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 235	$ 600.00	$ 800	SAVE
384	Pinus halepensis	Afghan Pine	11.0	95.03	70	30	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,006	$ 600.00	$ 1,600	SAVE
385	Quercus agrifolia	Coast Live Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 3,687	$ 600.00	$ 4,300	REMOVE
386	Quercus lobata	Valley Oak	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600	SAVE
387	Quercus douglasii	Blue Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 12,540	$ 600.00	$ 13,100	SAVE
388	Quercus douglasii	Blue Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 4,100	$ 600.00	$ 4,700	SAVE
389	Quercus douglasii	Blue Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 2,679	$ 600.00	$ 3,300	SAVE
390	Quercus douglasii	Blue Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 23,915.82	$ 16,741	$ 600.00	$ 17,300	SAVE
391	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,592	$ 600.00	$ 2,200	SAVE
392	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,722	$ 600.00	$ 3,300	SAVE
393	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,412	$ 600.00	$ 2,000	SAVE
394	Quercus douglasii	Blue Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 5,453	$ 600.00	$ 6,100	OFF-SITE
395	Quercus douglasii	Blue Oak	10.0	78.54	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 3,787	$ 600.00	$ 4,400	OFF-SITE
396	Quercus douglasii	Blue Oak	13.0	132.73	70	30	70	57%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 4,581	$ 600.00	$ 5,200	SAVE
397	Quercus douglasii	Blue Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 5,120	$ 600.00	$ 5,700	SAVE
398	Quercus douglasii	Blue Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 43,586.58	$ 30,511	$ 600.00	$ 31,100	SAVE
399	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 10,547	$ 600.00	$ 11,100	SAVE
400	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
401	Quercus douglasii	Blue Oak	10.0	78.54	50	30	70	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 2,392	$ 600.00	$ 3,000	SAVE
402	Quercus douglasii	Blue Oak	13.0	132.73	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 2,425	$ 600.00	$ 3,000	SAVE
403	Quercus douglasii	Blue Oak	22.0	380.13	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 6,945	$ 600.00	$ 7,500	SAVE
404	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
405	Quercus lobata	Valley Oak	10.0	78.54	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 623	$ 600.00	$ 1,200	SAVE
406	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500	SAVE
407	Quercus douglasii	Blue Oak	15.0	176.72	50	30	30	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 4,933	$ 600.00	$ 5,500	SAVE
408	Quercus lobata	Valley Oak	17.0	226.98	50	30	30	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,202	$ 600.00	$ 2,800	SAVE
409	Quercus douglasii	Blue Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 13,560	$ 600.00	$ 14,200	SAVE
410	Quercus douglasii	Blue Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 17,279.18	$ 12,095	$ 600.00	$ 12,700	SAVE
411	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 10,714	$ 600.00	$ 11,300	SAVE
412	Quercus lobata	Valley Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
413	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
414	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
415	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
416	Quercus lobata	Valley Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
417	Quercus lobata	Valley Oak	22.0	380.13	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,698	$ 600.00	$ 6,300	SAVE
418	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
419	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
420	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,765	$ 600.00	$ 2,400	SAVE
421	Quercus lobata	Valley Oak	15.0	176.72	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	SAVE
422	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
423	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
424	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
425	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
426	Quercus douglasii	Blue Oak	7.0	38.48	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,465	$ 600.00	$ 2,100	SAVE
427	Quercus lobata	Valley Oak	19.0	283.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400	SAVE
428	Quercus douglasii	Blue Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 18,684	$ 600.00	$ 19,300	SAVE
429	Quercus douglasii	Blue Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 7,653	$ 600.00	$ 8,300	SAVE
430	Quercus lobata	Valley Oak	18.0	254.47	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,366	$ 600.00	$ 4,000	SAVE
431	Quercus lobata	Valley Oak	8.0	50.27	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	SAVE
432	Quercus douglasii	Blue Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
433	Quercus douglasii	Blue Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 12,269	$ 600.00	$ 12,900	SAVE
434	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,779	$ 600.00	$ 2,400	SAVE
435	Quercus agrifolia	Coast Live Oak	25.0	490.88	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,271	$ 600.00	$ 7,900	SAVE
436	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,571	$ 600.00	$ 9,200	SAVE
437	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
438	Quercus douglasii	Blue Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,660	$ 600.00	$ 2,300	SAVE
439	Quercus douglasii	Blue Oak	12.0	113.10	50	30	70	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
440	Quercus douglasii	Blue Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 10,611	$ 600.00	$ 11,200	SAVE
441	Prunus domestica	Plum	5.0	19.64	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 149	$ 600.00	$ 700	SAVE
442	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 10,770	$ 600.00	$ 11,400	SAVE
443	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
444	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600	REMOVE
445	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
446	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
447	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
448	Quercus douglasii	Blue Oak	15.0	176.72	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 7,623	$ 600.00	$ 8,200	SAVE
449	Quercus douglasii	Blue Oak	16.0	201.06	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 6,633	$ 600.00	$ 7,200	SAVE
450	Quercus douglasii	Blue Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 6,641	$ 600.00	$ 7,200	SAVE
451	Quercus douglasii	Blue Oak	28.0	615.75	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 46,875.00	$ 26,563	$ 600.00	$ 27,200	SAVE
452	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200	SAVE
453	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
454	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	SAVE
455	Snag	Snag	16.0	201.06	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ -	$ 600.00	$ 600	REMOVE
456	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 4,709	$ 500.00	$ 5,200	SAVE
457	Quercus douglasii	Blue Oak	16.0	201.06	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,673	$ 600.00	$ 9,300	SAVE

	SUBJECT TREE									REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
458	Quercus douglasii	Blue Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 2,170	$ 600.00	$ 2,800	SAVE
459	Quercus agrifolia	Coast Live Oak	15.0	176.72	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,402	$ 600.00	$ 2,000	SAVE
460	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
461	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	SAVE
462	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	90	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,258	$ 600.00	$ 3,900	SAVE
463	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 326	$ 600.00	$ 900	SAVE
464	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	SAVE
465	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500	SAVE
466	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
467	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	SAVE
468	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
469	Not Used																			
470	Quercus lobata	Valley Oak	3.0	7.07	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 56	$ 600.00	$ 700	SAVE
471	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
472	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	SAVE
473	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
474	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
475	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	SAVE
476	Quercus lobata	Valley Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
477	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
478	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
479	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
480	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,593	$ 600.00	$ 2,200	SAVE
481	Quercus lobata	Valley Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
482	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE#	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*3.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*3.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRICIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
539	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
540	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,404	$ 600.00	$ 2,000	REMOVE
541	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
542	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	REMOVE
543	Quercus lobata	Valley Oak	4.0	12.57	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
544	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	REMOVE
545	Quercus lobata	Valley Oak	13.0	132.73	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 819	$ 600.00	$ 1,400	REMOVE
546	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
547	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
548	Quercus lobata	Valley Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 754	$ 600.00	$ 1,400	REMOVE
549	Quercus lobata	Valley Oak	15.0	176.72	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	REMOVE
550	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
551	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
552	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	REMOVE
553	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	REMOVE
554	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
555	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
556	Quercus lobata	Valley Oak	15.0	176.72	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	REMOVE
557	Quercus lobata	Valley Oak	16.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	REMOVE
558	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	REMOVE
559	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	REMOVE
560	Quercus lobata	Valley Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
561	Olea europaea	Olive	8.0	50.27	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 399	$ 600.00	$ 1,000	REMOVE
562	Quercus lobata	Valley Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	REMOVE
563	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
564	Quercus lobata	Valley Oak	28.0	615.75	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,316	$ 600.00	$ 10,900	REMOVE
565	Olea europaea	Olive	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	REMOVE
566	Quercus agrifolia	Coast Live Oak	36.0	1017.88	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 21,540	$ 600.00	$ 22,100	SAVE
567	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
568	Sambucus nigra	Blue Elderberry	22.0	380.13	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	REMOVE
569	Quercus lobata	Valley Oak	35.0	962.12	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 16,118	$ 600.00	$ 16,700	SAVE
570	Pyrus calleryana	Ornamental Pear	7.0	38.48	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 879	$ 600.00	$ 1,500	REMOVE
571	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
572	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,011	$ 600.00	$ 2,600	REMOVE
573	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	REMOVE
574	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
575	Sambucus nigra ssp. caerulea	Blue Elderberry	14.0	153.94	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 3,516	$ 600.00	$ 4,100	REMOVE
576	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	REMOVE
577	Quercus agrifolia	Coast Live Oak	38.0	1134.12	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 30,000.00	$ 24,000	$ 600.00	$ 24,600	REMOVE
578	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
579	Sambucus nigra ssp. caerulea	Blue Elderberry	10.0	78.54	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 1,794	$ 600.00	$ 2,400	SAVE
580	Platanus racemosa	California Sycamore	27.0	572.56	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 7,573	$ 600.00	$ 8,200	SAVE
581	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,600	SAVE
582	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,600	SAVE
583	Platanus racemosa	California Sycamore	36.0	1017.88	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 17,053	$ 600.00	$ 17,700	SAVE
584	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	SAVE
585	Platanus racemosa	California Sycamore	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
586	Platanus racemosa	California Sycamore	31.0	754.77	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 19,965.37	$ 12,645	$ 600.00	$ 13,200	SAVE
587	Quercus lobata	Valley Oak	23.0	415.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,693	$ 600.00	$ 8,300	SAVE
588	Sequoia sempervirens	Coast Redwood	5.0	19.64	90	70	80	80%	80%	100%	24" Box	4.75	17.72	$ 300.00	$ 16.93	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
589	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
590	Washingtonia robusta	Mexican Fan Palm	22.0	380.13	90	70	80	80%	70%	100%	5' BTH	4.75	17.72	$ 400.00	$ 22.57	$ 8,580.61	$ 4,805	$ 600.00	$ 5,400	SAVE
591	Prunus dulcis	Almond	7.0	38.48	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 879	$ 600.00	$ 1,500	REMOVE
592	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
593	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
594	Quercus agrifolia	Coast Live Oak	16.0	201.06	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 4,255	$ 600.00	$ 4,900	REMOVE
595	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,393	$ 600.00	$ 3,000	REMOVE
596	Quercus agrifolia	Coast Live Oak	15.0	176.72	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,740	$ 600.00	$ 4,300	REMOVE
597	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,413	$ 600.00	$ 7,000	REMOVE
598	Quercus lobata	Valley Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 4,357	$ 600.00	$ 5,000	REMOVE
599	Quercus agrifolia	Coast Live Oak	20.0	314.16	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,648	$ 600.00	$ 7,200	REMOVE
600	Quercus agrifolia	Coast Live Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	REMOVE
601	Quercus agrifolia	Coast Live Oak	27.0	572.56	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 12,116	$ 600.00	$ 12,700	REMOVE
602	Quercus agrifolia	Coast Live Oak	18.0	254.47	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 5,385	$ 600.00	$ 6,000	REMOVE
603	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,346	$ 600.00	$ 1,900	REMOVE
604	Pyrus calleryana	Ornamental Pear	5.0	19.64	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 314	$ 600.00	$ 900	REMOVE
605	Olea europaea	Olive	3.0	7.07	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 150	$ 600.00	$ 700	REMOVE
606	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 8,246	$ 600.00	$ 8,800	REMOVE
607	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
608	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 600	REMOVE
609	Quercus agrifolia	Coast Live Oak	5.0	19.64	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 121	$ 600.00	$ 700	REMOVE
610	Quercus douglasii	Blue Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 18,457	$ 600.00	$ 19,100	SAVE
611	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 7,330	$ 600.00	$ 7,900	SAVE
612	Quercus lobata	Valley Oak	22.0	380.13	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	SAVE
613	Quercus douglasii	Blue Oak	12.0	113.10	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,879	$ 600.00	$ 5,500	SAVE
614	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
615	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	SAVE
616	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
617	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	SAVE
618	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300	SAVE
619	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
620	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
621	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	SAVE
622	Quercus agrifolia	Coast Live Oak	4.0	12.57	0	50	0	17%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 55	$ 600.00	$ 700	REMOVE
623	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 9,573	$ 600.00	$ 10,200	SAVE
624	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	SAVE
625	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
626	Quercus douglasii	Blue Oak	25.0	490.88	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 23,667	$ 600.00	$ 24,300	SAVE
627	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
628	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 673	$ 600.00	$ 1,300	SAVE
629	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,693	$ 600.00	$ 3,300	REMOVE
630	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	REMOVE
631	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 5,404	$ 600.00	$ 6,000	REMOVE
632	Quercus lobata	Valley Oak	39.0	1194.59	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 31,599.72	$ 20,013	$ 600.00	$ 20,600	SAVE
633	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
634	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500	SAVE
635	Quercus lobata	Valley Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	REMOVE
636	Prunus domestica	Plum	5.0	19.64	10	30	30	23%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 349	$ 600.00	$ 900	REMOVE
637	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
638	Olea europaea	Olive	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 467	$ 600.00	$ 1,100	REMOVE
639	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
640	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
641	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
642	Prunus domestica	Plum	3.0	7.07	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ 90	$ 600.00	$ 700	REMOVE
643	Prunus domestica	Plum	4.0	12.57	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 159	$ 600.00	$ 800	REMOVE
644	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,665	$ 600.00	$ 4,300	SAVE
645	Prunus domestica	Plum	5.0	19.64	0	30	30	20%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 299	$ 600.00	$ 900	REMOVE
646	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	SAVE
647	Prunus dulcis	Almond	9.0	63.62	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 4,842.95	$ -	$ 600.00	$ 600	REMOVE
648	Phoenix dactylifera	Date Palm	44.0	1520.53	90	90	90	90%	100%	100%	5' BTH	4.75	17.72	$ 800.00	$ 45.15	$ 68,644.88	$ 61,780	$ 600.00	$ 62,400	OFF-SITE
649	Juniperus chinensis	Chinese Juniper	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400	OFF-SITE
650	Quercus agrifolia	Coast Live Oak	28.0	615.75	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 14,659	$ 600.00	$ 15,300	SAVE
651	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,803	$ 600.00	$ 5,400	SAVE
652	Quercus lobata	Valley Oak	15.0	176.72	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	SAVE
653	Stump	Stump	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	SAVE
654	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600	SAVE
655	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600	SAVE
656	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600	SAVE
657	Stump	Stump	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600	SAVE
658

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY PD PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.T-2005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.T-2025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALLBE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.T-2010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

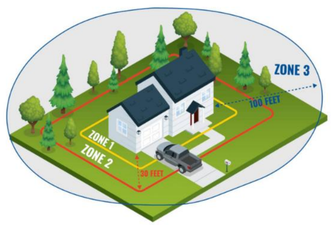
(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

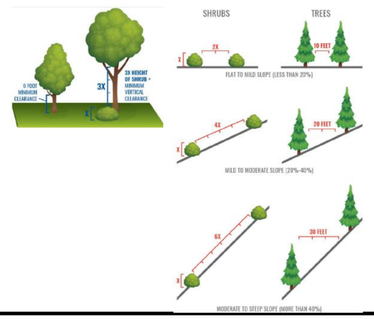
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

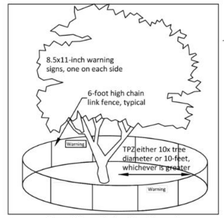
- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



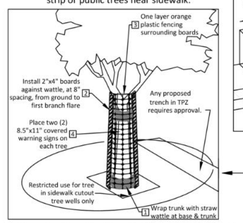
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



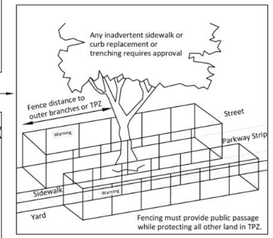
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

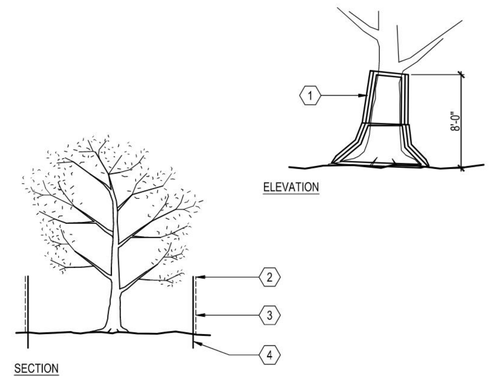


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131
(408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE NOTES AND TREE PROTECTION FENCING DETAIL

T-12

S:\PROJECTS\418510\PLAPLANNING\418510CL- OVERALL.DWG
PLOTTED: 10/16/2025 12:32 PM

October 28, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists
Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

I have reviewed the plans, most recently revised report, and response to prior comments. Enclosed are the most recent responses and history of comments. At this time I have no further comments on the report provided.

MEMORANDUM

To:	Richard Gessner	**Date:**	10/20/2025
From:	HMH	**Job No.:**	4185.10
Subject:	Response to 4th round Surrey Farms Consulting Arborist Review Letter		

October 14, 2025 Review

August 19, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists
Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

This letter is in response to the latest submission for 178 Twin Oaks Drive (Surrey Farms) dated July 25, 2025. Enclosed is the prior response and the applicant's response to that submission. Enclosed are the most recent peer review comments and recommendations.

Please see HMH Landscape October responses in GREEN below.

MEMORANDUM

1. **Comment: Lot 3:** Lot 3 has a retaining wall around the site and along the property boundary adjacent to 221 Brook Acres Drive. There are two large trees, one valley oak (*Quercus lobata*) and one coast live oak (*Quercus agrifolia*) located on 221 Brook Acres Drive not accounted for in the plans, survey, or tree detail. Trees within 30 feet of the property boundary are to be included in survey and arborist's report. There are many trees "off site" included in the report but these are not.

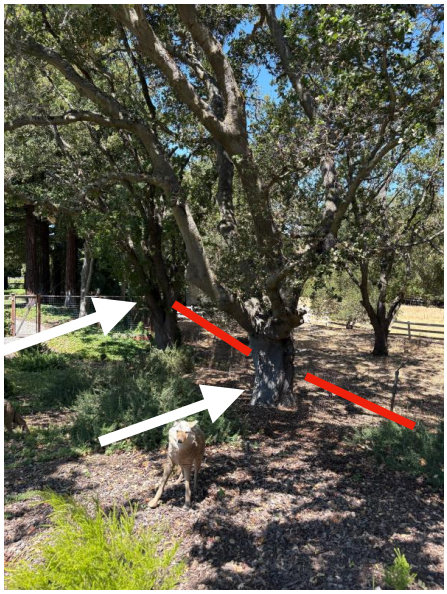


IMAGE 1: ADJACENT OAKS 221 BROOK ACRES

A. Recommendation: Tree protection for these two boundary trees is required. An adjustment to the wall location may be required as both trees are at or very close to the property boundary (Image 1). Include trees within 30 feet of the property in the plans and report.

B. Recommendation: Work performed within the drip line or twenty feet (20') of the trunks requires monitoring and documentation from the project arborist. Any work performed to the trees requires specifications in writing according to the most recent ANSI A300 document pertaining to the activity (Pruning, Soil Management etc.)

MEMORANDUM

HMH Response: Trees mentioned in comment are located within project boundary and called out in report and tagged for removal under numbers 566 and 569.

MCA: This item is currently unresolved. Ground observations of the tree locations do not appear to match was is indicated on the plans versus what is observed on site.

Recommendation: Please accurately locate the trees or verify their location accuracy. Please provide methodology used to obtain tree locations for the site. For example "the trees were surveyed by a California licensed engineer" or "trees were located with a GPS receiver with an error of "X" feet and plotted on a plan or aerial map".

HMH October Response: Please see the updated Landscape T-Sheets for lot 3 and the "Overall" for updated tree 566 and 569 tree locations. The 2 trees are now listed to remain and protect. This information is reflected in the updated Arborist report as well.

McClintock Landscape Horticultural Services used GPS to obtain the original tree locations as well as 3 specific known bench markers/monuments. All tree data for the Los Gatos project were gathered with iPads and iPhones running the ArborPro Software suite, enabling efficient real-time data entry and mapping. Each tree location was plotted directly onto the project's base map using integrated GPS functionality accurate within 1 meter. The location accuracy can change dramatically based on which base map is used, GPS location accuracy, and the quality of the base map image.

HMH's licensed Survey team directed Michael's team to use the 3 known benchmarks based on existing data per HMH's survey work located adjacent to the site, specifically at the cul-de-sac of Longmeadow Drive close to the project. The coordinates provided by Michael's team were inputted by the HMH survey team based on the 3 known benchmarks.

In some cases under heavy canopy coverage GPS coordinates can be offset by approximately 3 to 6 meters, which may explain any perceived discrepancies in this particular location. While such variance is a known limitation of GPS data collection, it has not previously presented an issue in past inventories to Michael Gladden's knowledge. Ariel views and data do reflect localized heavy canopy coverage in this portion of the site. We do believe that the discrepancy in the location of trees #566 and #569 are anomalies. Checks were performed, shifting the trees globally to observe alignment, which yielded results supporting the anomaly related to trees #566 and #569.

MEMORANDUM

2. **Comment: Plan Sheet and Report Discrepancies:** There are few discrepancies between the report disposition table and the plan sheets. The following need to be consistent:

   Tree #191 is labeled as "remove" in the report and "save" in the plan sheet.

   Trees #192, #195, #199, #202, and #585 are all labeled as "save" in the report and "remove" in the plan sheets.

A. Recommendation: Revise the plans and/or report to be consistent throughout the documents.

2. HMH Response: Trees on planning sheets have been updated to match the arborist report and landscape plans- Tree #191 as remove, Trees #192, #195, #199, #202, and #585 are all labeled as "save".

MCA: Accepted

3. **Comment: Dead Trees marked for retention: T**rees #393, #303, #353, #356, #358, #361, #370, #373, #376, #378, #379, #645, #640, #641, and #647 are labeled as to be in "Dead" condition but are listed as "Save" trees. It is possible to retain these dead trees for various reasons including wildlife habitat, if they don't pose an unreasonable risk to life or property.

A. Recommendation: Indicate and revise the plans and report to be consistent if changes are made to the disposition of these trees. If they are to be retained provide a Level 2: Basic Tree Risk Assessment to ensure public safety.

3. HMH Response: Trees listed above are updated to be removed, planning, landscape sheets and arborist report reflect these updates.

MCA: Accepted

MEMORANDUM

4. **Comment: Number Count Summary:** The inventory sheet and report contains 677 rows of data and the report summarizes twenty-nine (29) species. The summary in the report is incorrect or indicates incorrect counts. The report does not summarize the relevant tree data.

   52 trees are listed as "Off Site".
   37 trees are "Exempt" but only 11 are listed as "Exempt". There are an additional 26 that should be labeled "Exempt", which are primarily plums, olives, almonds, and one English walnut.
   4 spaces are labeled "not used"
   7 "stumps" are recorded.
   31 "dead" trees are recorded.

   The inventory implies twenty-nine (29) species, but there are really twenty-six (26). Twenty-two (22) of the twenty-six (26) are "Protected" by the ordinance when you remove the four "Exempt" species.

A. **Recommendation:** Correct the species summary in the report to reflect 26 overall and 22 "Protected". Include all plums, olives, English walnut, and almonds less than 18 inches in diameter as "Exempt" in the table per the Town Ordinance.

HMH Response: Arborist report "Tree Summary" has been updated to correctly reflect noted quantities above.

MCA: "Summary of Findings" on page 9 of the report has not been updated and still contains erroneous data including quantity of trees and quantity of species. There is no summary of tree "Protected", "Large Protected", "Exempt". This section of the report has not been updated. Recommendation: Update the report page 9 to provide the correct data including a summary of trees to be removed and retained along with what has been expressed and provided above in comment 4.

HMH October Response: Please see the updated Arborist report on page 9 with the requested information, including the categories listed in item 4 above.

4. **Comment: Mitigation:** The replacement trees indicated are 582. It is not clear where this number was derived from. The table at the end of the report indicates 551 replacements are required, eighty-five (85) total replacements are to be installed per the Landscape Plans, and the remaining 466 will still required mitigation. A total of 223 trees are indicated for removal.

HMH Response: 582 trees are not currently indicated on the landscape plans. A total of 551 replacements are calculated in the on-site tree mitigation table in the overall mitigation and protection plan landscape sheets.

MEMORANDUM

MCA: How many trees are indicated for removal and how many calculated replacements are required? How many replacements are shown on the plans?

HMH October Response: Listed on the "Overall" Landscape Plan T-Sheets ("Tree Mitigation Summary Table") and the updated Arborist report: 224 Trees are to be removed. 85 trees are proposed (40-24" box, 45-36" box). Required Trees: 439-24" box, 161-36" box.

5. **Recommendation:** See recommendations in comment 8 and be consistent with the report and plan sheets for replacement trees.

6. **Formatting:** The arborist report states the correct date of "Revision 3" on the title page. However, there are artifact dates of November 23, 2024, December 15, 2024 scattered throughout, and then no header, footer, dates or page numbers for the new appraisal data sheets and included T sheets in the report.

A. **Recommendation:** Upon next update revise headers, footers, page numbers, and dates for clarity.

HMH Response: Arborist report reflects latest date for headers, footers, and page numbers.

MCA: Accepted

6. **Comment:** All Landscape Plans need to be updated to include tree identification number locations within the plans.

A. **Recommendation:** Update landscape plans accordingly to reflect tree location/ID numbers.

HMH Response: Landscape plan sheets now have updated existing protected tree ID locations per request.

MCA: Accepted

7. **Comment:** Include the following summaries in the arborist's report:

A. **Recommendation:** Include the total quantity of trees on site with trunk diameters greater than four inches at fifty-four inches above grade, and the total quantity of those species.

B. **Recommendation:** Include a summary of the total quantity of trees considered "Protected" or Large Protected" on site.

C. **Recommendation:** Include a summary of the total quantity of "Protected" or "Large Protected" trees on site proposed for removal.

MEMORANDUM

D. Recommendation: Include the total quantity of trees required for replanting on site pursuant the Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.

E. Recommendation: Include the total quantity of trees proposed to be planted on site, and be sure this amount is consistent with the submitted Landscape Plans.

8. HMH Response: Arborist report updated with requested summaries in the "Tree Summary" table following tree tag data. Required trees indicated on "T" sheets.

MCA: Partial acceptance, Items D and E need to be included. Items A, B, and C along with quantity of trees removed and retained needs to be updated on Page 9 of the report.

HMH October Response: Items D and E, as related to required and proposed trees, are now listed on page 9 of the updated Arborist report. Items A, B, and C along with quantities are now updated in the Arborist report.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified - Valid to 2029

October 14, 2025 Review

August 19, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

This letter is in response to the latest submission for 178 Twin Oaks Drive (Surrey Farms) dated July 25, 2025. Enclosed is the prior response and the applicant's response to that submission. Enclosed are the most recent peer review comments and recommendations.

1. **Comment: Lot 3:** Lot 3 has a retaining wall around the site and along the property boundary adjacent to 221 Brook Acres Drive. There are two large trees, one valley oak (*Quercus lobata*) and one coast live oak (*Quercus agrifolia*) located on 221 Brook Acres Drive not accounted for in the plans, survey, or tree detail. Trees within 30 feet of the property boundary are to be included in survey and arborist's report. There are many trees "off site" included in the report but these are not.



IMAGE 1: ADJACENT OAKS 221 BROOK ACRES

A. **Recommendation:** Tree protection for these two boundary trees is required. An adjustment to the wall location may be required as both trees are at or very close to the property boundary (Image 1). Include trees within 30 feet of the property in the plans and report.

B. **Recommendation:** Work performed within the drip line or twenty feet (20') of the trunks requires monitoring and documentation from the project arborist. Any work performed to the trees requires specifications in writing according to the most recent ANSI A300 document pertaining to the activity (Pruning, Soil Management etc.)

. HMH Response: Trees mentioned in comment are located within project boundary and

called out in report and tagged for removal under numbers 566 and 569.

MCA: This item is currently unresolved. Ground observations of the tree locations do not appear to match was is indicated on the plans versus what is observed on site.

Recommendation: Please accurately locate the trees or verify their location accuracy. Please provide methodology used to obtain tree locations for the site. For example "the trees were surveyed by a California licensed engineer" or "trees were located with a GPS receiver with an error of "X" feet and plotted on a plan or aerial map".

2. **Comment: Plan Sheet and Report Discrepancies:** There are few discrepancies between the report disposition table and the plan sheets. The following need to be consistent:

   Tree #191 is labeled as "remove" in the report and "save" in the plan sheet.

   Trees #192, #195, #199, #202, and #585 are all labeled as "save" in the report and "remove" in the plan sheets.

A. **Recommendation:** Revise the plans and/or report to be consistent throughout the documents.

2. HMH Response: Trees on planning sheets have been updated to match the arborist report and landscape plans- Tree #191 as remove, Trees #192, #195, #199, #202, and #585 are all labeled as "save".

MCA: Accepted

3. **Comment: Dead Trees marked for retention:** Trees #393, #303, #353, #356, #358, #361, #370, #373, #376, #378, #379, #645, #640, #641, and #647 are labeled as to be in "Dead" condition but are listed as "Save" trees. It is possible to retain these dead trees for various reasons including wildlife habitat, if they don't pose an unreasonable risk to life or property.

A. **Recommendation:** Indicate and revise the plans and report to be consistent if changes are made to the disposition of these trees. If they are to be retained provide a Level 2: Basic Tree Risk Assessment to ensure public safety.

3. HMH Response: Trees listed above are updated to be removed, planning, landscape sheets and arborist report reflect these updates.

MCA: Accepted

4. **Comment: Number Count Summary:** The inventory sheet and report contains 677 rows of data and the report summarizes twenty-nine (29) species. The summary in the report is incorrect or indicates incorrect counts. The report does not summarize the relevant tree data.

   52 trees are listed as "Off Site".
   37 trees are "Exempt" but only 11 are listed as "Exempt". There are an additional 26 that should be labeled "Exempt", which are primarily plums, olives, almonds, and one English walnut.
   4 spaces are labeled "not used"
   7 "stumps" are recorded.
   31 "dead" trees are recorded.

   The inventory implies twenty-nine (29) species, but there are really twenty-six (26). Twenty-two (22) of the twenty-six (26) are "Protected" by the ordinance when you remove the four "Exempt" species.

A. **Recommendation:** Correct the species summary in the report to reflect 26 overall and 22 "Protected". Include all plums, olives, English walnut, and almonds less than 18 inches in diameter as "Exempt" in the table per the Town Ordinance.

4. HMH Response: Arborist report "Tree Summary" has been updated to correctly reflect noted quantities above.

MCA: "Summary of Findings" on page 9 of the report has not been updated and still contains erroneous data including quantity of trees and quantity of species. There is no summary of tree "Protected", "Large Protected", "Exempt". This section of the report has not been updated.

Recommendation: Update the report page 9 to provide the correct data including a summary of trees to be removed and retained along with what has been expressed and provided above in comment 4.

5. **Comment: Mitigation:** The replacement trees indicated are 582. It is not clear where this number was derived from. The table at the end of the report indicates 551 replacements are required, eighty-five (85) total replacements are to be installed per the Landscape Plans, and the remaining 466 will still required mitigation. A total of 223 trees are indicated for removal.

5. HMH Response: 582 trees are not currently indicated on the landscape plans. A total of 551 replacements are calculated in the on-site tree mitigation table in the overall mitigation and protection plan landscape sheets.

MCA: How many trees are indicated for removal and how many calculated replacements are required? How many replacements are shown on the plans?

6. **Recommendation:** See recommendations in comment 8 and be consistent with the report and plan sheets for replacement trees.

6. **Formatting:** The arborist report states the correct date of "Revision 3" on the title page. However, there are artifact dates of November 23, 2024, December 15, 2024 scattered throughout, and then no header, footer, dates or page numbers for the new appraisal data sheets and included T sheets in the report.

A. **Recommendation:** Upon next update revise headers, footers, page numbers, and dates for clarity.

6. HMH Response: Arborist report reflects latest date for headers, footers, and page numbers.

MCA: Accepted

7. **Comment:** All Landscape Plans need to be updated to include tree identification number locations within the plans.

A. **Recommendation:** Update landscape plans accordingly to reflect tree location/ID numbers.

7. HMH Response: Landscape plan sheets now have updated existing protected tree ID locations per request.

MCA: Accepted

8. **Comment:** Include the following summaries in the arborist's report:

A. **Recommendation:** Include the total quantity of trees on site with trunk diameters greater than four inches at fifty-four inches above grade, and the total quantity of those species.

B. **Recommendation:** Include a summary of the total quantity of trees considered "Protected" or Large Protected" on site.

C. **Recommendation:** Include a summary of the total quantity of "Protected" or "Large Protected" trees on site proposed for removal.

D. **Recommendation:** Include the total quantity of trees required for replanting on site pursuant the Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.

E. **Recommendation:** Include the total quantity of trees proposed to be planted on site, and be sure this amount is consistent with the submitted Landscape Plans.

8. HMH Response: Arborist report updated with requested summaries in the "Tree Summary" table following tree tag data. Required trees indicated on "T" sheets.

MCA: Partial acceptance, Items D and E need to be included. Items A, B, and C along with quantity of trees removed and retained needs to be updated on Page 9 of the report.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified - Valid to 2029

May 13, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Summary

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations.

The previous arborist's report provided by McClintock Landscape Horticultural Services (arborist Michael Gladden) dated December 15, 2024. New information and plans were provided.

- There are no specific tree protection measures regarding those proposed for retention - Sec. 29.10.1000. New property development. (c). **Not Completed:** The design and civil plans still have not been indicated as reviewed by the arborist. There is boiler plate protection information in the plan set and fence locations placed on the T sheets
- The table in the report does not properly indicate the disposition of each tree including "Protected" or "Large Protected". - 29.10.1000. New property development (a)(3). Sec. 29.10.0970. Exceptions. (1) or (2). **Not completed:** The tree table in the report was no not updated and still indicates several "Protected" trees as "Exempt". Unless the trees meet the criteria in 29.10.0970. Exceptions. (1) or (2) they would be considered "Protected." There was a new data sheet provided that does contain this information but it is not consistent or housed in one consolidated arborist report.
- Tree appraisals were performed and values provided per- 29.10.1000. New property development. (c)(3) **Not completed:** but still performed incorrectly. The Appraisal was provided by HMH and states the 10th edition the Guide for Plant Appraisal was used. The appraisals do not use the Western Chapter Supplement 2004 for tree size or those now provided in SelecTree website (same information). There is no discussion as to how the condition ratings provided in the McClintock report were translated to percentages used in the HMH calculations. "Functional and External Limitations" do not appear to follow the guidance in the tenth edition either, and all depreciation factors were indicated to be .6 or .7 (60% or 70%). The result significantly undervalued trees. For example tree #227 (valley oak in good condition with 24 inch trunk diameter) as appraised using the tenth edition, while using the HMH provided depreciation factors, would result in a rounded depreciated value of $8,100. However the HMH report stated this tree as valued at $2,118.00.

- No specific development plans were reviewed or indicated or any assessment of impacts (remove or retain). **Partially completed:** The disposition of removal and retention is now provided in the supplemental sheet but needs to be consistent and housed in one consolidated updated arborist's report.
- The plan sheets provide unacceptable tree protection specifications including fence details and materials. **Completed:** Sheets have been updated to reflect the Town's requirements.

Completed: The plan set now contains the required Tree Preservation Instructions (Sheet T-1) sheet Sec. 29.10.1000. New property development. (c) (1) or a Landscape Plan indicating replanting information consistent with the Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.

Observations to be Resolved, and Recommendations

Tree Data Sheets: The overall plan set needs to include the overall data sheets with all the trees, however for each individual lot only the trees on that lot and those directly adjacent that could be affected should be included. At this point each lot plan sheet includes the overall data sheet with all the trees.

Tree Tables on sheets 2.2 and T-1 need to be consistent with the same information, preferably as they appear on sheet 2.2. The T-1 sheet does not include critical information such as species, trunk diameter and other information as included in 2.2.

All plans require the tree numbers to be placed on those plans whether trees are to be removed or retained.

Appraisals: The appraisals need to be performed according to the 10th edition the Guide for Plant Appraisal Trunk Formula Technique. This has not been done correctly to date and trees are significantly under values with incorrect "Replacement Tree Sizes", "Replacement Cost" and unjustified "Functional" and "External Limitations". There is no consistency between the tree condition ratings within the report that use a 1-4 scale and the actual percentages required to perform the appraisal calculations.

Final Arborist Report: The arborist report from December of 2024 provided by McClintock has not been updated and only untethered supplements have been supplied. The final arborist report needs to be updated and housed in one document including the tree inventory, assessment, protection guidelines and specifications, appraisal data and results, expected impacts, and disposition of the trees.

Lot 1: Trees #1, #8, #11 and #41 are all four to six feet from a proposed newly constructed road, it does not appear these trees have any chance to survive construction of that infrastructure and al the other trees in the same trajectory are labeled as removals. Please explain how and why these trees will survive construction.

There is nothing affecting Large protected tree #60 yet it is proposed for removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lot 2: There does not appear to be anything affect trees #585 and #578. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Tree #36 is not likely to survive construction impacts, please indicate how this tree will be protected throughout construction or label it for removal.

Lot 3: Tree #569 does not appear to have any construction impacts around it causing its removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lot 4: Both save trees on this site, #106 and #133, are atop retaining walls and will not survive construction. Please indicate how these trees will be protected throughout construction or label them for removal.

Lot 5: There appears to be a tree adjacent to the driveway with no I.D. number. On the T-1 sheet it looks like it could be a replacement tree, however it also shows up on the grading plans. Please confirm this tree is present or not and if not it should not be on the grading plan.

Lot 6: Tree #170 does not appear to have any construction impacts around it causing its removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lot 7: No remarks.

Lot 8: No tree table on sheet 2.2, keep plan sets consistent with tree tables on the same sheets with the same data.

Trees #610, #622, and #616 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lot 9: Trees #509, #510, #513, #514, #515, #517, #518, #521, #523, #524, #525, #528, #529, #530, #531, #534, #617, #620, #621, and #627 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lot 10: No tree table on sheet 2.2, keep plan sets consistent with tree tables on the same sheets with the same data.

Trees #182, #183, #186, #188, #190, #192, #195, and #199 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Lots 11 and 12: No remarks.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified - Valid to 2029

SUCCESS BUILT ON SERVICE, QUALITY, & COMMITMENT
SINCE 1976

July 28th 2025
Job No. 4185.10

Erin Walters
Richard Gessner
Town of Los Gatos

Re: Twin Oaks | Surrey Farms Arborist Review and Responses

HMH Response to Comments provided by Richard J. Gessner and Erin Walters.

Dear Team:

This letter is in response to plan check comments made on the document titled, "Arborists review" dated May 13, 2025. The HMH responses are in **Green** font below.

Sincerely,

Shawn Taylor
HMH Landscape
Landscape Architecture Manager
PLA 6755

178 Twin Oaks Drive Arborist's Review May 13, 2025

May 13, 2025

Erin Walters
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists
Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

Summary

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations.

The previous arborist's report provided by McClintock Landscape Horticultural Services (arborist Michael Gladden) dated December 15, 2024. New information and plans were provided.

- There are no specific tree protection measures regarding those proposed for retention - Sec. 29.10.1000. New property development. (c). **Not Completed:** The design and civil plans still have not been indicated as reviewed by the arborist. There is boiler plate protection information in the plan set and fence locations placed on the T sheets

  HMH Response: The following note has been added to page 3 of the updated Arborist report:

  **Note: Grading and Planting Plans were reviewed as of June I, 2025. All reviewed plans appear typical and appropriate. However, the Project Arborist should be present during excavation activities within tree protection zones to ensure proper procedures are followed.*

  All detailed tree protection information, notes and details are on the "T" sheets within the Landscape Plans. Additionally, the following is stated for future prescriptive measures needed during the construction phase of the project:

  (6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

178 Twin Oaks Drive Arborist's Review May 13, 2025

- The table in the report does not properly indicate the disposition of each tree including "Protected" or "Large Protected". - 29.10.1000. New property development (a)(3). Sec. 29.10.0970. Exceptions. (1) or (2). **Not completed:** The tree table in the report was no not updated and still indicates several "Protected" trees as "Exempt". Unless the trees meet the criteria in 29.10.0970. Exceptions. (1) or (2) they would be considered "Protected." There was a new data sheet provided that does contain this information but it is not consistent or housed in one consolidated arborist report.

  HMH Response: The Arborist report "June 4, 2025, Revision 2" has been updated per your direction.

- Tree appraisals were performed and values provided per- 29.10.1000. New property development. (c)(3) **Not completed:** but still performed incorrectly. The Appraisal was provided by HMH and states the 10th edition the Guide for Plant Appraisal was used. The appraisals do not use the Western Chapter Supplement 2004 for tree size or those now provided in SelecTree website (same information). There is no discussion as to how the condition ratings provided in the McClintock report were translated to percentages used in the HMH calculations. "Functional and External Limitations" do not appear to follow the guidance in the tenth edition either, and all depreciation factors were indicated to be .6 or .7 (60% or 70%). The result significantly undervalued trees. For example tree #227 (valley oak in good condition with 24 inch trunk diameter) as appraised using the tenth edition, while using the HMH provided depreciation factors, would result in a rounded depreciated value of $8,100. However the HMH report stated this tree as valued at $2,118.00.

  HMH Response: The tree appraisals have been corrected. The formula has been updated to match the 10th edition Guide for Plant Appraisal. SelecTree was used for the approximate cross-sectional area for the LCANT. A methodology explanation was added to the end of the appraisals explaining what criteria was used in converting the ratings from the report to the appraisals.

- No specific development plans were reviewed or indicated or any assessment of impacts (remove or retain). **Partially completed:** The disposition of removal and retention is now provided in the supplemental sheet but needs to be consistent and housed in one consolidated updated arborist's report.

  HMH Response: The Arborist report "June 4, 2025, Revision 2" has been updated per your direction, showing this additional information as consistent with the "T" sheets in the Landscape Sheets.

178 Twin Oaks Drive Arborist's Review May 13, 2025

- The plan sheets provide unacceptable tree protection specifications including fence details and materials. **Completed:** Sheets have been updated to reflect the Town's requirements.

Completed: The plan set now contains the required Tree Preservation Instructions (Sheet T-1) sheet Sec. 29.10.1000. New property development. (c) (1) or a Landscape Plan indicating replanting information consistent with the Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.

Observations to be Resolved, and Recommendations

Tree Data Sheets: The overall plan set needs to include the overall data sheets with all the trees, however for each individual lot only the trees on that lot and those directly adjacent that could be affected should be included. At this point each lot plan sheet includes the overall data sheet with all the trees.

HMH Response: The Landscape "T" sheets for each lot are updated to list the specific associated lot information extracted from the overall tree data.

Tree Tables on sheets 2.2 and T-1 need to be consistent with the same information, preferably as they appear on sheet 2.2. The T-1 sheet does not include critical information such as species, trunk diameter and other information as included in 2.2.

HMH Response: The Landscape "T" sheets for each lot are updated to list the specific associated lot critical information as listed/recommended above.

All plans require the tree numbers to be placed on those plans whether trees are to be removed or retained.

Appraisals: The appraisals need to be performed according to the 10th edition the Guide for Plant Appraisal Trunk Formula Technique. This has not been done correctly to date and trees are significantly under values with incorrect "Replacement Tree Sizes", "Replacement Cost" and unjustified "Functional" and "External Limitations". There is no consistency between the tree condition ratings within the report that use a 1-4 scale and the actual percentages required to perform the appraisal calculations.

HMH Response: The tree appraisals have been corrected. The formula has been updated to match the 10th edition Guide for Plant Appraisal. SelecTree was used for the approximate cross-sectional area for the LCANT. A methodology explanation was added to the end of the appraisals explaining what criteria was used in converting the ratings from the report to the appraisals.

178 Twin Oaks Drive Arborist's Review May 13, 2025

Final Arborist Report: The arborist report from December of 2024 provided by McClintock has not been updated and only untethered supplements have been supplied. The final arborist report needs to be updated and housed in one document including the tree inventory, assessment, protection guidelines and specifications, appraisal data and results, expected impacts, and disposition of the trees.

HMH Response: The Arborist report has been updated to contain the specific information as listed/recommended above.

Lot 1: Trees #1, #8, #11 and #41 are all four to six feet from a proposed newly constructed road, it does not appear these trees have any chance to survive construction of that infrastructure and al the other trees in the same trajectory are labeled as removals. Please explain how and why these trees will survive construction.

There is nothing affecting Large protected tree #60 yet it is proposed for removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. The disposition updates shown are:

Removed	1,8,11
Saved	60

Lot 2: There does not appear to be anything affect trees #585 and #578. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

Tree #36 is not likely to survive construction impacts, please indicate how this tree will be protected throughout construction or label it for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. The disposition updates shown are:

Saved	585, 578
Removed	36

178 Twin Oaks Drive Arborist's Review May 13, 2025

Lot 3: Tree #569 does not appear to have any construction impacts around it causing its removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Some trees are removed as related to utility easement conflicts with canopy and additional agency comments. The disposition updates shown are:

Removed 566

Lot 4: Both save trees on this site, #106 and #133, are atop retaining walls and will not survive construction. Please indicate how these trees will be protected throughout construction or label them for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. Additionally, some trees are removed as related to utility easement conflicts with canopy. The disposition updates shown are:

Removed 106, 133, 163

Lot 5: There appears to be a tree adjacent to the driveway with no I.D. number. On the T-1 sheet it looks like it could be a replacement tree, however it also shows up on the grading plans. Please confirm this tree is present or not and if not it should not be on the grading plan.

HMH Response: This tree is a proposed replacement tree and counted toward mitigation. It shall be removed from the grading plan. Tree 167 now shown for removal based on canopy conflicts with proposed utility easements and additional agency comments.

Lot 6: Tree #170 does not appear to have any construction impacts around it causing its removal. Please indicate how this tree meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. Additionally, some trees are removed as related to utility easement conflicts with canopy. The disposition updates shown are:

Removed 170, 171, 172

Lot 7: No remarks.

178 Twin Oaks Drive Arborist's Review May 13, 2025

Lot 8: No tree table on sheet 2.2, keep plan sets consistent with tree tables on the same sheets with the same data.

Trees #610, #622, and #616 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: Sheet 2.2 data had to continue to 2.3 due to number of trees and site size. The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. The disposition updates shown are:

Saved: 610, 622, 616, 624

Lot 9: Trees #509, #510, #513, #514, #515, #517, #518, #521, #523, #524, #525, #528, #529, #530, #531, #534, #617, #620, #621, and #627 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. Additionally, some trees are removed as related to utility easement conflicts with canopy. The disposition updates shown are:

Saved	617, 620, 621, 627
Saved	500, 647
Removed	531, 530

Lot 10: No tree table on sheet 2.2, keep plan sets consistent with tree tables on the same sheets with the same data.

Trees #182, #183, #186, #188, #190, #192, #195, and #199 do not appear to have any construction impacts around them causing removal. Please indicate how these trees meets Town findings for removal since there are no construction or arboricultural reasons for removal.

HMH Response: The listed trees have been re-evaluated for retention and disposition. Certain tree removals or associated thinning/pruning are associated with Hillside Development Guidelines for Fire Prevention. The disposition updates shown are:

Saved	182, 184, 186, 186, 188 192
Saved	195, 199, 202
Removed	191

178 Twin Oaks Drive Arborist's Review May 13, 2025

Lots 11 and 12: No remarks.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified - Valid to 2029

EXISTING CONDITION

PROPOSED VIEW

178 Twin Oaks - Los Gatos, CA

View 1



EXHIBIT 10

VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





178 Twin Oaks - Los Gatos, CA

View 2



VisionScape IMAGERY
A Visualization Firm

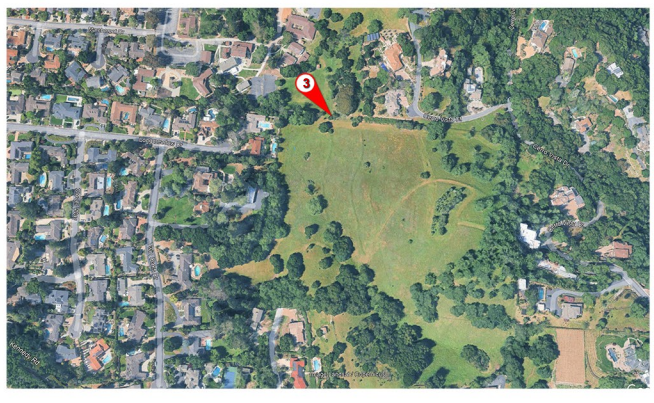
visionscapeimagery.com





178 Twin Oaks - Los Gatos, CA

View 3



VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





178 Twin Oaks - Los Gatos, CA

View 4



VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





178 Twin Oaks - Los Gatos, CA

View 5



VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com

This Page Intentionally Left Blank

From: Karen Ettinger <[redacted]>
Sent: Sunday, February 9, 2025 7:45 PM
To: Council <Council@losgatosca.gov>
Cc: Planning <Planning@losgatosca.gov>; msayoc@losgatosca.gov; Rob Rennie <RRennie@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>
Subject: SB330 & "Builder's Remedy" Projects

[EXTERNAL SENDER]

Please do not succumb to developers with greedy eyes on our sacred local environment under State Bill 330 mandates with their "Builder's Remedy" projects designated New Town, Ace, Blossom Hill, Capri, Union 76, etc.!

Town residents (& business owners who wisely know that our town's unique village character draws tourism) are counting on you to disallow such inner-city style density and high-rise structures that close in our beautiful open skies and mountain vistas.

The imposition of universal density across our state is a threat to quality of life in California. The threats to our very existence were made obvious by the disastrous firestorms that have wiped out so much in our state's southern communities recently.

Dense housing increases statistical risks:

>that more accidents can occur (such as a fire in an apartment kitchen or garage)

>that more innocent people can be affected (with closer and more numerous neighbors)

>that emergency responses will be more difficult (to reach and provide)

>that escape is hampered (by congestion)

>that illnesses are more likely to spread

>that garbage & sewage can back up

>that water & power supplies can fail

>that air quality can deteriorate

>that natural animal & vegetal environments can be destroyed.

As Los Gatos homeowners since 1969 and town residents since 1968, my family values local uniqueness — as well as the different characters of **all** communities that contribute to our state's diversity of heritages and lifestyles.

We welcome neighbors of any culture, faith, ethnicity, sexuality or social status; but we ask you to defend local density and design restrictions that preserve the quality of life in which all of us have invested hard work and resources.

Although homelessness is a serious concern that I share, it has many causes other than "lack of housing supply." Universal density development will not help those most vulnerable and needy (those disabled by mental illness and/or addiction, those untrusting of offered help, some who dislike structured living, etc.) — they need better public and charitable assistance programs.

For others, I believe the lack of affordable housing supply is caused more by the predominance of ownership by real estate investor groups and individuals — some out of state and country — whose only motive for ownership is to profit by renting or "flipping" sales of multiple properties ***at "whatever the market will bear".*** In my opinion, such ownerships should be limited by law if we are really to solve the problem of housing monopoly and affordability.

Please stand up to state mandates on local zoning regulations and join other local governments in doing so.

With thanks for your service to Los Gatos,

Karen Ettinger

Sent from my iPhone

From: Jon Witkin [redacted]
Sent: Sunday, March 30, 2025 11:57 AM
To: Joel Paulson <jpaulson@losgatosca.gov>
Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>; Susan Burnett [redacted]
Subject: 178 twin oaks drive proposed development

[EXTERNAL SENDER]

3-30-2025
Joel Paulson
Community development director
Town of Los Gatos
110 east Main Street
Los Gatos, ca. 95030
Copy to Whelan, Mullin and Walters

Hi Joel

My first letter was for the allowed two minutes at the Tuesday town council meeting. That agenda item has been removed from the meeting. I thought I should forward it. The second Letter is what my attorney thought was important for your consideration. We are already experiencing extreme congestion during certain periods. Anything we can accomplish to minimize this project size and impact would be appreciated.

Thank you
Jon witkin
[redacted]

3-28-2025
Erin Walters
Twin Oaks Subdivision

This effort is a real cannibalization of California SB 330 housing law. Approximately ten $10m dollar homes will do nothing to help solve our housing crisis. It will further deteriorate Our family home and neighborhood. 100% more traffic on Twin Oaks drive and 30% more traffic on longmeadow drive. These street feed into Kennedy road where already three to four time a day residents will have to wait 3 to 4 signal light cycles to merge onto los gatos boulevard. We are not located near a transit hub.Two 20% below market townhomes are farcical.

We all enjoy a beautifully sloped hillside behind our homes. It is very steep and included Ross Creek and a naturally riparian corridor for local animal life. Approximately 350 trees and natural ponding basins for hillside runoff exist. Twice we have experienced mud flow runoffs from that hillside.

Our family has lived here since 1955 and has appreciated responsible growth. These SB 330 projects will make our weekend summer traffic a daily reality. Our town council used to look out for the current residents best interests. I think it is a real mistake to support these activities. Cal Fire has recently designated this area a high fire zone hazard area. We can now only wait unit we become the next Palisades disaster area. I implore the town to return to common sense decisions.

Thank You
Jon Witkin

Sec. 29.40.155. - Intent.
The purpose and intent of the RC zone is to enhance the quality of life in the Town through the protection of open space, special land forms, scenic areas, watershed, wildlife and vegetation; to restrict access to and within these certain designated areas, to restrict the intensity of activity and development, to limit residential density, to reduce fire hazards in the hillside areas which are under Williamson Act contract with the Town, and to provide for open space in the form of parks, playgrounds, and other community facilities.
(Ord. No. 1316, § 4.22.010, 6-7-76)

Sec. 29.40.230. - Intent.
The intent and purpose of the HR zone is to provide for an orderly, harmonious development of the foothills and mountains resulting in the minimum amount of disturbance of the natural terrain through existing residential density to the natural slope to encourage and provide incentive for excellence in design principles and engineering techniques, and to provide for a variety of dwelling types where land assembly and a unified development scheme are more appropriate. Slope-density regulations will be utilized to assist in relating the intensity of development to the steepness of terrain in order to minimize grading, removal of vegetation, runoff, erosion, geologic hazards, fire hazards, and to help ensure utilization of land in balance with its natural capabilities to support development.
(Ord. No. 1316, § 4.24.010, 6-7-76)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 1, 2025 9:55 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15863 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	*Field not completed.*
Last Name	*Field not completed.*
Email Address (Required)	[redacted]
Phone Number	*Field not completed.*
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	143-151 E. Main St
Message (Required)	Letter to Council requesting EIR for SB 330 projects
Add An Attachment if applicable	scan0789.pdf

Email not displaying correctly? View it in your browser.

LAW OFFICES OF
BRENT N. VENTURA
Inactive
[redacted]

April 30, 2025

Mayor Matthew Hudes and
Honorable Town Councilmembers
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: **Every SB330 Builders Remedy Projects Currently Pending Approval in Los Gatos**

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
15459-16392 Los Gatos Blvd.
15349-15367 Los Gatos Blvd.
15171 Los Gatos Blvd
14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Councilmembers,

Please accept this communication as a respectful plea to the Council to adopt a much more aggressive posture in reviewing all of these SB 330 applications. The current cautious and conservative review process, will fail to fully inform yourselves as decision makers of all the impacts and health and safety risks that these projects will impose on our community, especially when evaluated .cumulatively

The Town should demand and insist that an EIR be conducted to identify all the impacts posed by these projects, whether in reviewing each individual application, especially the more massive developments, or at a minimum, preparation of an EIR to review the cumulative impacts all these projects will impose on a community such as ours with very limited resources.

Some of the impacts that are not being reviewed in any depth at all during the current review process include the impacts on the Town's ability to fight urban wildfire, wildfire evacuation ability, building beyond the capacity of our urban waters supply system to sustain firefighting against wildfire, building beyond the capacity of our sewage system, building in known floodzones, cumulative impacts on our the capacities and service levels that can be sustained by our educational, roadway, emergency responders ,and capital improvement systems.

These items address health and safety issues directly affecting current residents and the Town as a whole. Health and safety issues as Town wide objective review standards. These are not issues affecting design or building standards. Health and Safety issues are protected review issues under the language of SB330 . That statutory language recited protects the Town in taking action to gain information to promote public health and safety.through the environmental review process.

SB330 does not preclude a California jurisdiction from requiring EIRs for builder remedy projects. I have completed some research, and I am unaware of any subsequent legislation that has been adopted by the State that specifcally prevents jurisdictions from requiring Environmental Impact Reports on any SB 330 development application. If I am misinfomed here, I apologize, But what I have heard is that the Governor's Emergency Declaration relating solely to the affected LA wildire area, somehow, now prohibits agencies from demanding EIRs be prepared for any builders remedy projects. I strongly disagree. I believe the legal representatives of these applicants are attempting to intimidate and threaten our elected officials by claiming legal rights that have not yet been granted.

So unless there is specific legislation changing the original scope and rights specified in SB 330, this Council should and must proceed to demand EIRs to protect public health and safety. I firmly believe whatever financial risks you fear, will be acceptable to your constituents. The people of this community want to protect our unique quality of life, and insure the ongoing health and safety of all residents. The very people you represent would rather the Town fight these projects undermining public health and safety, than have its elected leaders throw its hand into the air, saying "there is nothing we can do."

It is a time for strong leadership and accepting some risks for the future well being of all. Courage not fear. The people of this community will rally behind you!

Respectfully submitted,

Brent N. Ventura

BRENT N. VENTURA

BNV/bt

RECEIVED
MAY 02 2025
TOWN OF LOS GATOS
PLANNING DIVISION

LAW OFFICES OF
BRENT N. VENTURA
Inactive
[redacted]

May 1, 2025

Mayor Matthew Hudes and
Honorable Town Councilmembers
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: **Every SB 330 Builders Remedy Projects Currently Pending Approval in Los Gatos**

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
15459-16392 Los Gatos Blvd.
15349-15367 Los Gatos Blvd.
15171 Los Gatos Blvd
14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Councilmembers,

Since the filing period for SB 330 projects has terminated, and while the review process has commenced and is underway, there have been two critically significant changes to the health and safety, as well as the sustainability of residential habitation in identified portions of Los Gatos. Both of these critically significant public health and safety changes occurred after January 1, 2025.

The first of these was two urban wildfires in the Los Angeles metropolitan area that manifested current Fire Codes and Standards are inadequate for emergency responders to save life or property. Firefighting resources proved woefully inadequate, and the urban/municipal water supply was exhausted briefly after the conflagration commenced. Also, the rapid spread of wildfire in the urbanized, densely populated areas, which occurred in quarter mile leaps, by windblown embers illustrated the extreme risk of wildfire spreading from wildfire risk zones into heavily urbanized, densely populated areas, once thought completely safe from the threat, creates entirely new threats and health and safety issues when considering community development.

The second critical change after 1/1/25 occurred when CALFIRE finalized its maps identifying in Los Gatos the zones of severe wildfire risk. As you are well aware, the land area of Los Gatos at risk of severe wildfire was greatly increased than what previous analysis had predicted. There are some SB 330 projects proposed that are either within, adjacent to or within a half mile a severe wildfire risk zone. The idea of greatly intensifying residential densities in areas identified as subject ot severe wildfire risk is objective grounds to question the health and safety of proceeding with these projects.

Whether these facts alone give the Town valid legal grounds to deny these projects, is an open legal question. But it does seem prudent for the Town to make inquiry, and require the State and/or HCD to issue clear guidance to jurisdictions reviewing these projects, as to whether public health and safety are protected and satisfied by allowing the construction of high density residential towers immediately adjacent or within a half mile of severe wildfire risk zones. If the State mandates these projects despite the patent and severe risks, than at least the Town should be indemnified from liability. The State should immunize jurisdictions for compelling them to approve high density residential projects under SB 330 when doing so clearly raise very significant health and safety risks to both current and future residents of the community.

Regardless, while the Town seeks to gain clarity from HCD, the State or the Courts on these health and safety concerns. Los Gatos as an independent government entity in California can proceed independently without any prior authorization, to act, on an Emergency basis, and immediately protect the health and safety of its current residents

by enacting a new Fire Building Code.

My legal research indicates that the Town as its own independent legal government entity in California has the right to enact and adopt its own, specific fire building codes that reflect the specific risks, geography, climate, and topography of our jurisdiction. Los Gatos is not obligated to adopt and implement any national or Statewide Fire Code. The Town has the legal authority to draft, adopt, and implement its own Fire Code reflecting the very specific Firefighting risks facing the hillside community with 3 different severe wildfire risk zones within our borders.

The Town is currently endangering the health and safety of its citizens, to whom they have a sworn duty to protect, by delegating the Building Fire Permit authority to a Central Fire clerk, working with an outdated Fire Code that was drafted and implemented without absolutely any consideration of the health and safety issues::

- The zones of severe wildfire risk coming down from the hillsides directly into Downtown Los Gatos;

- That the LA wildfires showed the urban water supply system failed leaving firefighters without sufficient water pressure and adequate water supply to fight the wildfire;

-That emergency evacuation Notices failed, and first responders were unsuccessful in evacuating in the region exposed to fire resulting in extremely high deaths and injuries;

- That the Los Angeles conflagration was spread from burning areas to areas up to a half a mile away that were uninvolved in the initial firestorm by windblown burning embers which firefighters had no ability to contain;

- That to now build very high density, high rise residential towers within, adjacent to, or within a half mile of severe wildfire risk zones presents an imminent, clear and present danger to public health and safety;

Los Gatos needs to immediately adopt a new, current Fire Building Code that

incorporates and mitigates the harsh realities and lessons from the tragic LA wildfires, as well area the large area of the community identified as being located within a severe wildfire risk zone.

If Los Gatos does not act independently and immediately,it will take years for the administrative process to collaborate and develop a new statewide firefighting building code to incorporate the recent lessons learned. Los Gatos needs to immediately take the leash of this beast, and on an emergency basis, inlight of the imminent clear and present threat to public health and safety adopt a new Fire Building Code that all new construction projects in Los Gatos must satisfy in order to obtain necessary permits before any construction can commence.

I make note that it from my review of some of the revised development plans submitted for some of the taller projects (6-13 story towers), to supply only that towers fire suppression needs, will significantly lower the water pressure available to the surrounding neighborhood!. The plans also indicate the specifics on their Fire suppression plans will be "deferred" until the time of sumbittal of the permits.. This appears to be an obfuscation and misleading the Town and Central Fire of the wildfire and firefighting risks addressed in this correspondence.

There is no requirement under state law that existing homeowners and neighborhoods should have their emergency water pressure reduced in order to facilitate these SB 330 projects. In fact, the underlying guidance in SB 330 is that these projects should proceed only where consistent with insuring the general health and safety of current residents.

While these residential towers with their fully sprinkled fire suppression systems and metal facades may be immune form wildfire risks, they accomplish same only by compromising the water pressure and water supply available for firefighters to suppress fire in the surrounding neighborhoods.

I urge the Town Council to immediately address this issue. From my limited research and without any specific expertise, can advise that the following measures must be incorporated into Los Gatos' new Fire Building Code

- Every new construction over 35' in height located within, or within one-half mile of any severe risk wildfire zone, must have an independent water supply system on site such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.
- Every new construction over 55' in height, more than one-half mile away from any severe wildfire risk zone, must have an independent water supply system on site such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.

Thank you for your courteous consideration of this matter.

Respectfully submitted,

BRENT N. VENTURA

BNV/bt

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, May 14, 2025 4:33 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15928 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Brent
Last Name	Ventura
Email Address (Required)	[redacted]
Phone Number	[redacted]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	178 Twin Oaks Rd.
Message (Required)	Letter requesting EIR for project
Add An Attachment if applicable	scan0791.pdf

Email not displaying correctly? View it in your browser.

ITEM NO. 1.

LAW OFFICES OF
BRENT N. VENTURA
Inactive
[redacted]

May 12, 2025

Mayor Matthew Hudes and
Honorable Town Council Members
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: Every SB330 Builders Remedy Projects Currently Pending Approval in Los Gatos:

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
15459-16392 Los Gatos Blvd.
15349-15367 Los Gatos Blvd.
15171 Los Gatos Blvd
14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Council Members,

Please accept this communication as a respectful plea to the Council to adopt a much more aggressive posture in reviewing all of these SB 330 applications. The current cautious and conservative review process, will fail to fully inform yourselves as decision makers of all the impacts on health and safety risks that these projects will impose on our community, especially when evaluated cumulatively.

The Town should insist that an EIR be conducted to identify all the impacts posed by these projects, rather than reviewing each individual application, especially the more massive developments. Or at a minimum, preparation of an EIR to

review the cumulative impacts all these projects will impose on a community such as ours with very limited resources.

Some of the impacts that are not being reviewed in any depth at all, during the current review process, include: the impacts on the Town's ability to fight urban wildfire, wildfire evacuation ability, building beyond the capacity of our urban waters supply system (to sustain fire fighting against wildfire), building beyond the capacity of our sewage system, building in known flood zones, cumulative impacts on our the capacities and service levels that can be sustained by our educational, roadway, emergency responders, and capital improvement systems.

These items address Health and Safety issues directly affecting current residents and the Town as a whole. Health and Safety issues should be a Town wide objective review standard. These are not issues affecting design or building standards. Health and Safety issues are protected review issues under the language of SB330. That statutory language recited protects the Town in taking action to gain information to promote public health and safety through the environmental review process.

SB 330 does not preclude a California jurisdiction from requiring EIRs for builder remedy projects. I have completed some research and I am unaware of any subsequent legislation that has been adopted by the State that specifically prevents jurisdictions from requiring Environmental Impact Reports on any SB 330 development application. If I am misinformed here, I apologize. But what I have heard is that the Governor's Emergency Declaration relating solely to the affected LA wildfire area, somehow, now prohibits agencies demanding EIRs be prepared for any Builders Remedy Projects. I strongly disagree. I believe the legal representatives of these applicants are attempting to intimidate and threaten our elected officials by claiming legal rights that have not yet been granted.

So unless there is specific legislation changing the original scope and rights specified in SB 330, this Council should and must proceed to demand EIRs to protect public health and safety. I firmly believe whatever financial risks you fear, will be acceptable to your constituents. The people of this community want to protect our unique quality of life and ensure the ongoing health and safety of all residents. The very people you represent would rather the Town fight these projects undermining public health and safety, then have its elected leaders throw its hand into the air and say, "There is nothing we can do."

It is a time for strong leadership and accepting some risks for the future well being of all. Courage not fear. The people of this community will rally behind you!

Respectfully submitted,

BRENT N. VENTURA

From: Brent Ventura [redacted]
Sent: Monday, May 19, 2025 2:57 PM
To: Council <Council@losgatosca.gov>
Subject: Attached Letter on need for Town to Consider adopting New Fire Building Code for projects exceeding 35; and 55'

[EXTERNAL SENDER]
Different code requirements depending upon building height and proximity to wildfire severity zone as determined by CalFire earlier this year.

--
Law Offices of BRENT N. VENTURA
[redacted]

[CONFIDENTIALITY NOTICE: THIS E-MAIL IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED. IT MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL, PRIVILEGED OR EXEMPT FROM DISCLOSURE. ANY UNAUTHORIZED DISCLOSURE OR DISSEMINATION OF THIS E-MAIL IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY RETURN E-MAIL OR PHONE.]

LAW OFFICES OF
BRENT N. VENTURA
Inactive
[redacted]

May 13, 2025

Mayor Matthew Hudes and
Honorable Town Council Members
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

Re: Every SB 330 Builders Remedy Projects Currently Pending Approval in Los Gatos:

101 S Santa Cruz Ave.
14288 Capri Dr.
15300- 15330 Los Gatos Blvd.
14849 Los Gatos Blvd.
5459-16392 Los Gatos Blvd
15349-15367 Los Gatos Blvd
15171 Los Gatos Blvd

14917-14925 Los Gatos Blvd
101 Blossom Hill Rd.
16492 Los Gatos Blvd.
143-151 E. Main St.
16250-16270 Burton Road
980 University Ave.
101 S. Santa Cruz Ave.
178 Twin Oaks Rd.
14789 Oka Rd.

Dear Mayor Hudes and Honorable Council Members,

Since the filing period for SB 330 projects has expired and the review process has first of which was two urban wildfires in the Los Angeles metropolitan area that manifested current fire codes and standards that identified inadequacies for emergency responders to save life and property. Firefighting resources proved woefully inadequate and the urban/municipal water supply was exhausted briefly after the conflagration commenced.The extreme risk of wildfire spreading in wildfire risk zones can be seen in the rapid spread of wildfire in the urbanized and densely populated areas that occurred in quarter-mile leaps by windblown embers.These areas, once thought completely safe from the threat, helped with the

consideration of community development by illustrating entirely new threats to health and safety issues.

The second critical change after 1/1/25 that occurred was when CALFIRE finalized its zone maps, identifying Los Gatos zones to be at severe wildfire risk. As you are well aware, the land area of Los Gatos indicated to be at risk for severe wildfire has greatly increased from what previous analysis had predicted. There are some SB 330 projects proposed that are either within, adjacent to, or within a half mile of a severe wildfire risk zone. The idea of greatly intensifying residential densities in areas identified as subject to severe wildfire risk is objective grounds to question the health and safety of proceeding with these projects. commenced, there have been two critically significant changes to the health and safety and the sustainability of residential habitation in identified portions of Los Gatos. Both of these critically significant public health and safety changes occurred after January 1, 2025.

Whether these facts alone give the Town valid legal grounds to deny these projects is an open legal question, but it does seem prudent for the Town to make inquiry and require the State and/or HCD to issue clear guidance to jurisdictions reviewing these projects. It must be brought into question and consideration whether public health and safety is protected and satisfied by allowing the construction of high density residential towers immediately adjacent to or within a half mile of severe wildfire risk zones.

If the State mandates these projects despite the patent and severe risks, then the Town should be indemnified from liability at least. The State should immunize jurisdictions for compelling them to approve high-density residential projects under SB 330 when doing so clearly raises very significant health and safety risks to both current and future residents of the community.

Regardless, Los Gatos as an independent government entity in California can proceed independently, without any prior authorization, to act on an Emergency basis and immediately protect the health and safety of its current residents by enacting a new Fire Building Code.

My legal research indicates that the Town, as its own independent legal government entity in California, has the right to enact and adopt its own specific Fire Building Codes that reflect the specific risks- geography, climate, and topography- of our jurisdiction. Los Gatos is not obligated to adopt and implement any national or Statewide Fire Code. The Town has the legal authority to draft, adopt, and implement its own Fire Code reflecting the very specific firefighting risks facing a hillside community with 3 different severe wildfire risk zones within its borders.

The Town is currently endangering the health and safety of its citizens, to whom they have a sworn duty to protect, by delegating the Building Fire Permit authority to a Central Fire Clerk working with an outdated Fire Code that was drafted and implemented without absolutely any consideration of the health and safety issues pertaining to:

- The severe wildfire risk zones coming down from the hillsides directly into Downtown Los Gatos;

- The LA wildfires that showed the urban water supply system failure, leaving firefighters without sufficient water pressure and adequate water supply to fight the wildfire;

-The emergency evacuation Notice failure and first responders being unsuccessful in evacuating the region exposed to fire, thus resulting in extremely high deaths and injuries;

- That the Los Angeles conflagration spread, burning areas up to a half a mile away that were uninvolved in the initial firestorm by windblown burning embers, which firefighters had no ability to contain;

- That building very high density high rise residential towers within, adjacent to, or within a half mile of severe wildfire risk zones presents an imminent, clear and present danger to public health and safety.

Los Gatos needs to immediately adopt a new Fire Building Code that incorporates and mitigates the harsh realities and lessons from the tragic LA wildfires. It must also account for the large area of the community identified to be located within a severe wildfire risk zone.

If Los Gatos does not act independently and immediately, it will take years for the administrative process to collaborate and develop a new statewide Firefighting Building Code to incorporate the recent lessons learned. Los Gatos needs to immediately take the leash of this beast on an emergency basis. In light of the imminent, clear, and present threat to public health and safety, Los Gatos should adopt a new Fire Building Code that all new construction projects in Los Gatos must satisfy in order to obtain necessary permits before any construction can commence.

From my review of some of the revised development plans submitted for some of the taller projects that are 6-13 story towers, they indicate that the supply of water is only to that tower's fire suppression needs and will significantly lower the water pressure available to the surrounding neighborhood. The plans also indicate the specifics on their Fire Suppression Plans will be "deferred" until the time of submission of the permits. This appears to be an obfuscation and is misleading the Town and Central Fire of the wildfire and firefighting risks addressed in this correspondence.

There is no need or requirement under state law that existing homeowners and neighborhoods should have their emergency water pressure reduced in order to facilitate these SB 330 projects. In fact, the underlying guidance in SB 330 is that these projects should proceed only where consistent with insuring the general health and safety of current residents.

While these residential towers, with their sprinkler fire suppression systems and metal facades may be less prone to wildfire risks, they compromise the water pressure and water supply available for firefighters to suppress fire in the surrounding neighborhoods.

I urge the Town Council to immediately address this issue. From my limited research and without any specific expertise, I can advise that the following measures must be incorporated into Los Gatos' new Fire Building Code:

• Every new construction over 35' in height, located within a half mile of any severe risk wildfire zone must have an independent water supply system on site. Its fire suppression system must be independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on-site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.

• Every new construction over 55' in height, more than a half mile away from any severe wildfire risk zone must have an independent water supply system on site, such that its fire suppression system is independent of the existing urban water system and will not affect either the available water supply or water pressure to any of the surrounding area. Such on site water supply system shall include dual gravity fed tanks and dual mechanically supplied water for its internal firefighting needs sufficient to suppress fire for 2 hours.

Thank you for your courteous consideration of this matter.

Respectfully submitted,

BRENT N. VENTURA

BNV/bt

From: Shani Kleinhaus <shani@scvbirdalliance.org>
Sent: Friday, October 17, 2025 12:17 PM
To: Erin Walters <EWalters@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: Matthew Dodder <director@scvbirdalliance.org>; James Eggers <james.eggers@sierraclub.org>; Katja Irvin <[redacted]>; Jill Fordyce [redacted]
Subject: Comments on Initial Study/Mitigated Negative Declaration for Surrey Farms Estates (SCH No. 2025090920)

[EXTERNAL SENDER]

Dear Ms. Walters and Members of the Planning Commission,

The Santa Clara Valley Bird Alliance (SCVBA) and the Sierra Club Loma Prieta Chapter (SCLP) respectfully submit the following comments on the Initial Study/Mitigated Negative Declaration (IS/MND).

Respectfully,

Shani Kleinhaus, Ph.D.

Environmental Advocate

Santa Clara Valley Bird Alliance

22221 McClellan Rd.

Cupertino, CA 95014

650-868-2114

shani@scvbirdalliance.org

SCVBA
Santa Clara Valley
BIRD ALLIANCE

Erin Walters, Senior Planner
ewalters@losgatosca.gov

Planning Commission
planning@losgatosca.gov

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

October 17, 2025

Subject: Comments on Initial Study/Mitigated Negative Declaration for Surrey Farms Estates (SCH No. 2025090920)

Dear Ms. Walters and Members of the Planning Commission,

The Santa Clara Valley Bird Alliance (SCVBA) and the Sierra Club Loma Prieta Chapter (SCLP) respectfully submit the following comments on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Surrey Farms Estates Subdivision at 178 Twin Oaks Drive. SCVBA is a nonprofit organization dedicated to the protection of birds, other wildlife, and their habitats across Santa Clara County. The Sierra Club mission is to promote the responsible use of the earth's ecosystems and resources.

As conservation organizations with members who live, recreate, and observe wildlife in Los Gatos and the Ross Creek watershed, we have a direct and substantial interest in ensuring full compliance with the California Environmental Quality Act (CEQA). Our long history of engagement in environmental review involving riparian corridors, oak woodlands, and hillside developments reflects our commitment to protecting regional biodiversity and ecological integrity. Given the project's location adjacent to critical habitat and wildlife movement corridors, rigorous environmental review is essential.

Based on our review of the IS/MND and the recent October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), we find substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated. As detailed below, the IS/MND fails to address the jurisdictional status of an on-site ephemeral drainage, potential dewatering of riparian habitat, habitat fragmentation for wildlife, impacts from lighting and collision hazards to birds, and procedural conflicts with CEQA's fair argument standard.

For these reasons, the Town must withdraw the IS/MND and prepare a full Environmental Impact Report (EIR) to ensure adequate environmental review in compliance with CEQA.

Project Overview and Summary of Environmental Concerns

The proposed Surrey Farms Estates project would subdivide approximately 17.5 acres within a hillside area at 178 Twin Oaks Drive, to construct multiple single-family residences, internal roadways, driveways, and associated infrastructure. The site includes oak woodland, sloped topography, and an ephemeral drainage feature that ultimately conveys runoff toward Ross Creek. Despite the project's location within an ecologically sensitive transition zone between existing development and natural hillside habitat, the IS/MND concludes that all potential impacts can be mitigated to less-than-significant levels without the preparation of an Environmental Impact Report (EIR).

However, substantial evidence in the record, including evidence provided in the October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), demonstrates that the project may cause significant environmental impacts that have not been fully evaluated or mitigated. These include, but are not limited to:

- **Hydrologic impacts** to a potentially jurisdictional ephemeral creek, including diversion of contributing stormwater flows that may result in dewatering of riparian vegetation,

- **Loss and fragmentation of biological habitat**, including oak woodland, wildlife corridors, and breeding/nesting habitat for birds, raptors, and pollinators such as Crotch's Bumble Bee,

- **Unaddressed light pollution and bird collision risks** associated with hillside residential development and night lighting at the wildland–urban interface, and

- **Procedural deficiencies under CEQA**, including reliance on deferred mitigation, absence of required agency consultation, and disregard of substantial evidence submitted by a responsible agency.

Under CEQA's "fair argument" standard (Guidelines §§15064, 15065), the existence of substantial evidence supporting a reasonable possibility of significant effects mandates preparation of an EIR. The presence of unresolved agency disagreement, particularly from the RWQCB, a responsible agency with jurisdiction over waters of the State, further compels elevation of environmental review. These omissions provide substantial evidence of a fair argument that the project may have a significant effect on the environment, requiring preparation of an EIR under CEQA Guidelines §§15064 and 15065.

Accordingly, SCVBA and SCLP submit that adoption of a Mitigated Negative Declaration would be legally improper, and that a full Environmental Impact Report is required to analyze, disclose, and mitigate the project's hydrologic, ecological, and cumulative impacts.

I. Hydrology and Waters of the State: Dewatering, Jurisdiction, and RWQCB Conflict

The IS/MND fails to properly evaluate or mitigate significant hydrologic impacts to an on-site ephemeral drainage that is subject to potential jurisdiction by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW). The document relies exclusively on a determination by the U.S. Army Corps of Engineers regarding federal jurisdiction, while omitting State jurisdictional standards under the Porter-Cologne Water Quality Control Act and Fish and Game Code §1602.

A. Unresolved Jurisdiction over Waters of the State

The IS/MND asserts that the on-site ephemeral drainage is "non-jurisdictional," yet it provides no confirmation or concurrence from RWQCB or CDFW. This omission directly conflicts with the RWQCB's October 2025 comment letter, which reiterates the agency's ongoing concern:

> "Ten years after our initial comment letter, we remain concerned that the extent of waters subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife… has not been confirmed… Until jurisdiction is determined, the Project should assume that the ephemeral creek is a water of the State."

Waters of the State are defined independently of federal jurisdiction and include seasonal and ephemeral drainages under the Porter-Cologne Act. Failure to acknowledge jurisdiction of a State-regulated waterway constitutes a procedural and substantive CEQA flaw, as the project may require Waste Discharge Requirements (WDRs) or Clean Water Act §401 certification from RWQCB, and a Lake and Streambed Alteration Agreement (LSAA) from CDFW.

B. Diversion and Dewatering of Riparian Flow

Current site hydrology supports riparian vegetation and wildlife habitat along the ephemeral drainage. The IS/MND proposes bioretention basins and pervious pavements designed to **divert**

stormwater runoff into storm drains, away from the natural drainage. As RWQCB emphasizes:

> "Stormwater runoff that currently supports riparian vegetation along the ephemeral creek would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation, a significant impact to the creek."

The MND does not contain any hydromodification management analysis, despite the Town's obligations under the Municipal Regional Stormwater Permit (MRP). No measures are provided to maintain base flows, protect channel stability, or preserve riparian hydrology.

C. Inconsistency with the Los Gatos General Plan

The Los Gatos General Plan calls for protection of riparian corridors, habitat connectivity, and natural hydrologic functions. An ephemeral creek that supports riparian growth is subject to these protections, and cannot be dismissed without agency consultation or hydrological analysis.

D. Lack of Enforceable Maintenance and Ownership Measures

The IS/MND defers long-term maintenance to a future homeowners' association (HOA), without identifying:

- Responsibility for inspection and repair of stormwater infrastructure,
- Funding mechanisms for hydrologic mitigation, or
- Standards for performance over time.

Deferred mitigation violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits mitigation dependent on undefined future actions.

Conclusion on Hydrology

Because substantial evidence demonstrates the potential for significant hydrologic impacts - including dewatering of a State-regulated waterway - CEQA mandates preparation of an Environmental Impact Report. The IS/MND must be withdrawn or recirculated to address these deficiencies.

II. Bird Collisions with Glass

Bird collisions with glass are one of the leading human-caused sources of bird mortality in North America. Scientists estimate that up to one billion birds die each year in the United States from collisions with buildings and transparent or reflective surfaces. This is not a marginal issue; it is a primary driver in the continent-wide decline of bird populations, including species already stressed by habitat loss, climate change, and drought.

Birds do not perceive glass as a barrier. They see reflected sky or vegetation and attempt to fly through it, or they see a direct line of habitat through a structure and follow a "line of flight", often fatally. While some environmental documents briefly acknowledge reflective glass, a truly protective approach must also address clear glass and see-through conditions, such as parallel glass façades or corridors that create direct flight paths through structures, as well as stand-alone glass elements such as balcony railings.

These features can be especially hazardous in hillside or riparian-edge developments, where migrating and resident birds move through tree canopy or along drainages. Local oak woodland and creek corridors serve as flyways for warblers, thrushes, towhees, and raptors, species that cannot adapt to invisible barriers.

Los Gatos General Plan Recognizes Bird Collision Risk

Importantly, the **Town of Los Gatos 2040 General Plan explicitly acknowledges bird collisions as a serious environmental concern** and commits to requiring safer building design. Under the *Environment and Sustainability Element*, the Town states:

> *"Require new development to increase bird safety by reducing hazardous building and architectural elements, and including bird safe and lighting design."*

The General Plan further anticipates a dedicated **Bird Safety Ordinance** to reduce collisions with windows and regulate hazardous materials and lighting:

> *"Adopt a Bird Safety Ordinance to reduce bird collisions with windows… regulate building design and lighting implementation."*

Despite these commitments, the environmental document does not analyze bird collision hazards nor propose any bird-safe measures for glazing, transparency, or façade design. This absence creates a direct inconsistency between the project and the Town's adopted policy direction.

Architectural Collision Hazards That Must Be Addressed

Basic bird-safe design is especially critical in hillside and riparian-edge developments where migratory routes cross tree canopies and drainages. Hazardous features include:

- **Expansive reflective glass** facing vegetation
- **Parallel or transparent façades** creating "line-of-flight" conditions, and
- **Glass balcony railings, corner glazing, and atriums** that create illusions of open passage

These features are known to cause high-speed bird strikes, a long-term operational impact that CEQA requires agencies to identify and mitigate.

CEQA Requires Addressing Operational Wildlife Mortality

CEQA evaluates not only temporary construction effects but long-term biological impacts from the operation of the built environment. Because bird-glass collision mortality is foreseeable, preventable, and recognized in Town policy, it must be mitigated at the project level through enforceable measures such as patterned glazing, reduced reflectivity, and design alterations to eliminate see-through corridors.

Conclusion

Given the Town of Los Gatos' explicit policy to **"increase bird safety by reducing hazardous building elements,"** it is essential that this project incorporate bird-safe architectural standards. Absent such measures, the project would perpetuate a known and significant source of avoidable wildlife mortality, inconsistent with both CEQA and the Town's own General Plan.

III. Artificial Lighting (ALAN) and Impacts on Wildlife and Ecological Health

Artificial Light at Night (ALAN) poses significant and well-documented impacts on wildlife, ecological function, and human health. While the environmental document discusses lighting only from an aesthetic or glare perspective, the evaluation of lighting impacts on **biological resources**, including migratory birds, nocturnal wildlife, and ecosystems is warranted. Light is not merely a visual issue, it is a biological force that disrupts circadian systems, navigation, foraging, predator-prey behavior, and reproductive timing.

Los Gatos General Plan: Lighting is a Biological Resource Concern

The **Town of Los Gatos 2040 General Plan** expressly recognizes lighting as an environmental impact affecting wildlife, not just visual character. Under the *Environment and Sustainability Element*, the Town directs:

> *"Require the design of building, street, landscape, and parking area lighting to improve safety, energy efficiency,* ***protection of the night skies (dark sky***

***protections), biological resources**, and environmental soundness."*

The General Plan also calls for a **Dark Skies Ordinance** to minimize ecological disruption:

> *"Adopt a Dark Skies Ordinance ... to regulate exterior lighting, skyglow, and impacts to wildlife."*

Despite these adopted policy commitments, the MND does not analyze lighting impacts on wildlife movement, riparian corridors, or nocturnal species. It treats lighting solely in terms of visual compatibility with surrounding homes, overlooking its ecological consequences.

Scientific Basis: Why ALAN Is an Ecological Impact

Peer-reviewed research has shown that nighttime lighting causes the following:

- **Disorients migrating birds**, pulling them off-route into developed areas where collision risk increases,
- **Disrupts circadian hormones** in wildlife and humans by suppressing melatonin,
- **Alters predator–prey dynamics**, favoring some species (rats, crows) over others (owls, bats), and
- **Reduces insect populations**, which cascades upward to birds and bats reliant on them.

Blue-rich light (high CCT LEDs) is especially harmful. The spectral range of 4000–5000K commonly used in development has been linked to higher disorientation and physiological stress in wildlife. Warm-spectrum lighting at **2700 Kelvin or below** significantly reduces ecological disruption.

Location Sensitivity: Hillsides and Riparian Zones

Lighting impacts are particularly severe at the **urban–wildland interface**, such as hillside developments bordering Ross Creek and oak woodland. These areas support nighttime movement of the following:

- Owls (Great Horned, Barn Owl),
- Bats and nocturnal pollinators, and

- Migratory thrushes, warblers, and tanagers navigating by starlight.

General Plan implementation guidance even identifies **riparian corridor lighting** as an ecological concern requiring directional control:

> *"Require careful lighting design in and near natural riparian corridors to direct light away and maximize the distance between nighttime lighting and the corridor."*

This heightened sensitivity is entirely absent in the MND.

Recommended Mitigation – Consistent with General Plan

To comply with CEQA and align with General Plan sustainability goals, outdoor lighting should incorporate the following:

- **Full shielding and downward direction** (no uplight, no spill into habitat),
- **2700K or lower color temperature** to minimize harmful blue light,
- **Automatic shut-off or curfews after 10:00 PM**, except motion-activated security lighting, and
- **No unshielded façade or landscape lighting** near riparian or canopy edges.

Conclusion on Lighting

By omitting wildlife analysis and relying solely on human visual standards, the MND fails to address a documented environmental impact recognized in both science and Town policy. Effective lighting mitigation must protect ecological function, not just visual ambiance. A full EIR is warranted to evaluate operational lighting impacts in this sensitive hillside and riparian environment.

IV. Biological and Wildlife Impacts: Habitat Loss, Fragmentation, and Special-Status Species

The IS/MND fails to adequately assess significant and irreversible impacts to biological resources, including native woodland habitat, wildlife movement corridors, nesting birds, and special-status pollinators. The project lies within a transitional zone between developed hillside residences and the Ross Creek watershed, an area known to support raptors, migratory songbirds, and oak-associated wildlife. The document's reliance on generic pre-construction surveys does not satisfy CEQA's requirements for identification, analysis, and mitigation of long-term habitat impacts.

A. Oak Woodland and Habitat Fragmentation

The project would remove a substantial number of mature coast live oaks and associated understory vegetation. Oak woodlands provide critical foraging, roosting, and nesting habitat for species such as Acorn Woodpecker, American Kestrel, Red-Shouldered Hawk, and multiple migratory warblers. Despite the scale of proposed vegetation clearing, the IS/MND does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface.

Fragmentation of woodland habitat at this location poses long-term ecological consequences, including reduced canopy continuity, loss of acorn mast availability, and disruption of species movement between hillside and riparian zones. CEQA requires disclosure and mitigation of such impacts (Guidelines §15380), which the MND does not provide.

B. Riparian Dependency and Loss of Hydrologic Support

The IS/MND acknowledges the presence of an ephemeral drainage but incorrectly concludes there will be no biological impact. As documented by the RWQCB, the project's stormwater design would redirect runoff away from the drainage, depriving the riparian system of seasonal hydrology:

> "Stormwater runoff that currently supports riparian vegetation… would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation."

The biological effects of hydrologic alteration, loss of vegetative cover, reduced insect prey availability, and increased temperature exposure, were not analyzed.

C. Nesting Birds and Raptors: Inadequate Mitigation

The site supports habitat suitable for breeding birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code §3503. However, the IS/MND proposes only seasonal nest surveys, deferring species protection to future conditions. CEQA prohibits reliance on deferred mitigation in place of substantive analysis. Permanent loss of nesting and roosting habitat is not mitigated by temporal surveying.

Raptor species such as Red-tailed Hawk, Cooper's Hawk, and Great Horned Owl are known to utilize this region. The MND does not analyze displacement, loss of hunting perches, or effects on prey availability.

D. Special-Status Pollinators: Omission of Crotch's Bumble Bee

The IS/MND omits any analysis of special-status invertebrates, including **Crotch's Bumble Bee (Bombus crotchii)**, a California Endangered Species Act (CESA) Candidate species. This omission violates CEQA Guidelines §15380, which requires treatment of candidate species as threatened or endangered. Oak-woodland and chaparral-edge habitats within Santa Clara County are within the known range of this species.

No botanical or pollinator surveys appear to have been conducted.

Conclusion on Biological Impacts

The MND fails to disclose the scale of habitat conversion, analyze biological connectivity, or mitigate for permanent ecological loss. Substantial evidence supports a fair argument that the project may have significant biological impacts, requiring a full Environmental Impact Report.

V. CEQA Procedural Failures: Reliance on an MND is Legally Improper

The IS/MND for Surrey Farms Estates does not comply with the procedural requirements of the California Environmental Quality Act (CEQA). Multiple deficiencies in analysis, consultation, and mitigation demonstrate that reliance on a Mitigated Negative Declaration is legally improper. Under CEQA's "fair argument" standard, the presence of substantial evidence supporting a significant impact mandates preparation of an Environmental Impact Report (EIR).

A. Failure to Apply the Fair Argument Standard

CEQA Guidelines §15064(f)(1) requires an EIR where substantial evidence indicates a project may have a significant effect on the environment, even if the lead agency believes impacts can be mitigated. In this case, expert agency evidence from the RWQCB clearly disputes the MND's conclusions on hydrology and biological impacts. Disagreement among experts requires an EIR, not an MND.

B. Deferral of Mitigation and Absence of Performance Standards

The IS/MND repeatedly defers mitigation to future plans, HOA oversight, or permitting processes, without defining performance standards or enforceable obligations. This violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits reliance on unspecified or future mitigation, particularly where long-term resource impacts are involved (e.g., habitat loss, hydrology modification).

Examples of impermissible deferral include the following:

- Stormwater operation and maintenance left to an undefined HOA,

- Lack of binding commitments to preserve riparian flow or tree canopy, and
- Absence of defined mitigation ratios for habitat or tree removal.

C. Failure to Recirculate After New Substantial Evidence (RWQCB 2025 Letter)

The October 2025 RWQCB comment letter introduces substantial new evidence that the project may significantly impact waters of the State. Under CEQA Guidelines §15088.5, a lead agency must recirculate an environmental document when new information shows the project will result in new or substantially more severe impacts than previously disclosed. The Town did not recirculate, thereby depriving decision-makers and the public of a full review.

D. Misapplication of Housing Laws Does Not Exempt CEQA

While the project appears to invoke the Builder's Remedy provisions under Government Code §65589.5, CEQA remains fully applicable. Housing law does not waive or reduce CEQA review. Courts have consistently held that compliance with CEQA is mandatory and independent of zoning or housing authorization. The IS/MND's approach suggests environmental review is secondary to entitlement, which is legally incorrect.

Conclusion on Procedural Failures

The procedural shortcomings of the IS/MND, combined with substantive omissions in hydrology, biology, and lighting, render it legally indefensible under CEQA. A full Environmental Impact Report (EIR) is required to ensure compliance with state environmental law and to provide accurate assessment, disclosure, and mitigation of the project's impacts.

VI. Conclusion and Request for Preparation of an Environmental Impact Report

For the reasons outlined in the sections above, the Santa Clara Valley Bird Alliance finds that the Initial Study/Mitigated Negative Declaration for the Surrey Farms Estates project is inadequate under CEQA. Substantial evidence in the record, including technical comment from the Regional Water Quality Control Board, demonstrates that the project may cause significant environmental impacts that have not been fully analyzed, disclosed, or mitigated. These include potential dewatering of Waters of the State, permanent loss of biological habitat, wildlife disturbance from lighting, and unmitigated operational effects.

Under CEQA Guidelines §§15064 and 15065, a Mitigated Negative Declaration cannot be adopted where substantial evidence supports a fair argument of significant impact. Furthermore, CEQA Guidelines §15088.5 requires recirculation when new information indicates the potential for new or more severe impacts, as is the case with RWQCB's October 2025 letter.

Accordingly, SCVBA and SCLP respectfully requests the following from the Town of Los Gatos:

1. **Withdraw the Mitigated Negative Declaration**,

2. **Recirculate the environmental document** to incorporate agency concerns and hydrologic and biological analysis, and

3. **Prepare a full Environmental Impact Report (EIR)** that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed.

   The EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat, as required under CEQA.

We appreciate the opportunity to provide these comments and remain available to participate in future consultation, provide biological expertise, and ensure that environmental review for this site reflects the region's ecological values and legal standards. Please include these comments in the administrative record for this project.

Respectfully,

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Bird Alliance

Katja Irvin, AICP
Guadalupe Group Conservation Chair
Sierra Club Loma Prieta Chapter

From: Jill Fordyce <j[redacted]
Sent: Monday, November 17, 2025 8:04 AM
To: Corvell Sparks <CSparks@losgatosca.gov>
Cc: Craig Fordyce <[redacted]>; Bill Meleyco <[redacted]>; Jon Witkin <j[redacted]>; Erin Walters <EWalters@losgatosca.gov>
Subject: Follow up on Drainage Issues & History of Surrey Farms

[EXTERNAL SENDER]

Hi Corvell,

Thank you for meeting with us a couple weeks ago. I apologize for the delay in getting this information to you. As we mentioned during the meeting, we have a sump pump on our property that runs regularly due to water flow/ groundwater flow, even when there is no rain. When there is rain, we have to sandbag the fence between our property and the hill (Dodge property); we have had our pool flood and fill with mud and dirt; and we are able to see the above-ground natural flow of Ross Creek. For your reference, I have attached:

(1) The History of Surrey Farms document

(2) Link to video and photos of water from hill during rainstorm

If there is any other information or documentation I can provide, please let me know. Additionally, if you would like to set up a site visit, we are happy to accommodate.

Kind regards,

Jill Fordyce

[redacted]

I. History of Surrey Farms Neighborhood and Previous Development Proposals for This Site

In 1956, the original Surrey Farms Development CC&Rs were recorded. In the mid-1970's, the last four houses on Longmeadow (185-191) were built. Around this same time, the Town was considering making Longmeadow a through-street, connecting to Kennedy and Shannon. That project was ultimately denied, primarily due to neighborhood resistance to the idea of transforming the quiet, closed Surrey Farms neighborhood into a thoroughfare. Around this time, it appears that similar proposals to extend Cerro Vista and Brooke Acres were also denied, making all three of these neighborhoods "cul de sac neighborhoods."

In September 1974, residents of the Surrey Farms neighborhood submitted a petition regarding "the future of Longmeadow Drive as it affects Surrey Farm." Discussing the proposed development of the last four homes on the street, Mrs. Lila June McGrath wrote: "If this proposed development assures the termination (i.e., deadend) of the road added onto Longmeadow Drive in the vicinity of Ross Creek, our grievance is diminished. This was the plan originally submitted by the developers with the blessing of the town government. If, on the other hand, this added-on road, at Longmeadow Dr. paves the way to ultimately turning Longmeadow Drive into a through-way from Kennedy Road to Shannon Road, the residents of Surrey Farm would strongly oppose the attachment of any public road..."

Mrs. McGrath sites three areas of concern held by the Surrey Farms residents of the mid-1970s: *"(1) the possible destruction of Surrey Farm as we now enjoy it and as we were assured it would remain; (2) the potential increase in pedestrian and traffic hazard; (3) A thought that the termination of Longmeadow Drive at Ross Creek might be a wholesome, intelligent and most*

logical place to call a halt to this never ending maze of interlocking roadway, and to this checkerboard square mentality we seem to be facing."

Ultimately, the Town agreed with Mrs. McGrath, and our home (191 Longmeadow Drive) and the Meleyco home (189 Longmeadow) became the end of Longmeadow, in a cul de sac, terminating any thought that Longmeadow—and indeed Surrey Farms—would have a connecting street.

On February 2, 1975, Bob and Dorothy Dodge and the Town of Los Gatos entered into a Land Conservation Contract with regard to the property in question, which now constituted the backdrop of the entire, and fully-developed Surrey Farms neighborhood. The contract itself stated that*: "The property is located in an agricultural preserve established by the Town."* The intent of the original Land Conservation Contract was to preserve the rural quality of the land, recognizing that the maintenance of open space and land of rural character holds significant value. It also gave a significant tax benefit to the landowner. This property has never been used for agricultural purposes, at least since 1948 (according to the Town), which pre-dates the Williamson Act contract.

On March 19, 1975, just after the Land Conservation Contract was signed and the decision to terminate Longmeadow was made, the Town Council approved the four-lot subdivision at the end of Longmeadow.

On May 8, 1975, a Cerro Vista Court extension road was denied by the Planning Commission. Thereafter, residents of Brooke Acres reasoned there would no longer be a road to connect to, and requested that Brooke Acres also be developed as a cul de sac "for the health, safety and welfare of the surrounding neighborhood, also by reasons of Sec. 1.4 Purpose of Ord. 867 (Zoning)."

On June 16, 1975, an ordinance was passed by the Town Council to rezone the hillside from HR-1:20 to RC.

In 1975, 187 Longmeadow was built.

On January 1, 1976, the first term of the Williamson commenced.

In 1976, 185, 189 and 191 Longmeadow were built.

These last four residences were constructed to end Longmeadow Drive in a manner that would assure that Surrey Farms would not encroach on Ross Creek and the floodplain and would not have a through street; and the proposal to create roads from Cerro Vista and Brooke Acres were denied and, thus all three surrounding neighborhoods became landlocked.

Prior to purchasing our home at 191 Longmeadow Drive in February 1999, we went to the Town and inquired as to the likelihood of the hill (proposed project site) being developed. Noting that it was Resource Conservation space, the clerk told us “not in your lifetime.” In 2016, the applicant herein submitted an application to cancel the Williamson Act Contract and to approve a ten-home planned development on the site. In August 2017, the Town prepared an EIR on the proposed project. According to the IS/MND, “although the project has since changed and the EIR was never certified by the Town, the setting of the site has remained the same and, thus, a number of the technical reports associated with the former project and 2017 EIR remain applicable to the proposed project.” (IS/MND p. 6)

On October 9, 2016, we submitted comments in response to the DEIR, which discussed all of the problems with regard to the project. Those comments are incorporated into the EIR as “Letter D - Fordyce Family” (pages 2-44 to 2-92). (The Town’s response to our comments can be found in the EIR at pages 2-93 to 2-108). We also submitted a response to the RDEIR on June 19, 2017, and to the Final EIR on February 28, 2018. Given that a number of the technical

reports associated with the former project are relied upon for the current project, we request that those documents, as well the entirety of the previous EIR be included in the record herein.

On May 1, 2018, the Town Council voted unanimously to decline a request to cancel the Williamson Act contract, thereby rejecting the proposed project. In reaching this decision, the Town Council acknowledged that the Williamson Act contract would expire in April 2025 and expressed a desire to find a way to permanently preserve the hill as open space and/or create a development plan that preserves a majority of the hillside as open space. The Town Council also specifically acknowledged that rural hillsides like this are part of the Town's essential identity and should be preserved.

In 2023, Robson Homes submitted a proposal to subdivide this same property into 12 parcels and construct 11 detached single family residences, 11 ADU's, and 2 BMP units in the form of attached single-family residential units to the town's Conceptual Development Advisory Committee (Application CD-23-001). In response to a notification and call for comments by the Conceptual Development Advisory Committee, we provided our 2018 submission in opposition to the previous proposed development, which outlined many of the issues confronting *any* proposed development of the property. The Conceptual Development Committee expressed the following concerns regarding the proposed Robson project: too many homes; the potential for even more structures with ADUs; the increase in traffic; fire access; the potential for increased water runoff; the loss of open space; the need for hillside preservation and wildlife corridors; overall impacts to environment and existing neighborhood; impact of increased density on fire safety and rain/erosion; a single ingress and egress. One commissioner noted that in 2023, the project has to be evaluated differently than in 2018 because of SB 9 and ADU's, noting that there would have to be a fair amount of less units. Another stated that there must be fewer homes for

many reasons including ingress/egress/access, the “real burden” on the neighborhood, and the water and drainage issues. Another summarized the recommendations of the Conceptual Design Committee as follows: the number of units proposed is excessive; the fire risk is severe; there should be the bare minimum for density; and the development needs to comply with hillside standards and guidelines. (Conceptual Development Advisory Committee Meeting April 12, 2023).

It should also be noted that before the proposed Robson development was before the Conceptual Design Advisory Committee, we were approached by Robson Homes to determine what they could do to mitigate the effects of the proposed project on the neighborhood. This included, among other things, discussion of a grove of trees in between the proposed development and the property lines along Longmeadow and Twin Oaks, and the possibility of deeding a portion of land to adjacent properties to ensure privacy.

To date, we have not been approached by the developer of the current proposed project to determine what, if anything, could be done to lessen the impact on the neighborhood and specifically, the homes directly adjacent to the site. We are unaware of this current proposed project going before the Conceptual Development Advisory Committee; therefore, this is our first opportunity to formally present our concerns with regard to the current proposed project to the Town.

One final note: over the years, many of us have been told by original Surrey Farms residents that there was a deal struck between the Town of Los Gatos and Bob Dodge during the time he was developing the neighborhood. According to that deal, he would get a certain density if the hill was preserved as resource conservation space and the rural backdrop to the developed neighborhood. I have not been able to find evidence of this deal in Town records, as the Planning

Commission and Town Council documents from this time period are sparse and not digitized; however, it should be noted that the Williamson Act contract entered into between Bob and Dorothy Dodge and the Town included the language: *"The property is located in an agricultural preserve established by the Town."*

From: [redacted]
Sent: Friday, December 5, 2025 4:34 PM
To: Ewalters@logatosca.gov <Ewalters@logatosca.gov>
Subject: 178 Twin Oaks Drive

Dear Ms. Walters,

The purpose of this note is to express serious concern about the Bioretention Basin (pond, man made wetland) proposed for this development.

In my judgment, the need for this pond is a clear indicator that the drainage from the proposed development will exceed the natural drainage capability of the land. The proposed development should be modified to eliminate this pond. Examples of options that should be considered are reducing the scope of the development such that the drainage will not require the pond or redesigning the drainage system, so it is completely underground (i.e. connecting it to the storm drain system serving the rest of Surrey Farm).

The pond as proposed will cause the accumulation of stagnant water which in turn will cause infestation of mosquitoes. The risk of West Nile Virus Disease transmitted by mosquitoes, which can be neurologically damaging as well as fatal, is unacceptable near the neighborhoods and school surrounding the proposed development. The lack of clarity about who will be responsible for the operation and maintenance of the pond will only exacerbate this risk.

In summary, the Planning Commission should direct the developer to create an alternative plan that will not require this pond and which will not have risk of flooding of the adjoining communities.

Sincerely Yours,

Christopher Bajorek
[redacted]
Los Gatos, CA 95032

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Surrey Farms Estates Subdivision Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the IS/MND for the proposed project, prepared by the Town of Los Gatos. This MMRP is intended to be used by Town staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the IS/MND that was prepared for the proposed project. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

The proposed project IS/MND presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the proposed project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the Town of Los Gatos. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The Town will be responsible for monitoring compliance.

MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the item number, the checklist questions the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
III. Air Quality					
III-a; III-b	Conflict with or obstruct implementation of the applicable air quality plan; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	*III-1* *The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project.* *Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:* • *The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.* • *Idling shall be limited to five minutes or less in accordance with the In-Use Off-*	Town of Los Gatos Parks and Public Works Department	Prior to improvement plans approval or prior to the initiation of ground disturbance associated with the off-site sidewalk improvements	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site. • *Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.* *Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.*			
IV. Biological Resources					
IV-a	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	California Red-Legged Frog *IV-1* *Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.* *IV-2* *If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek If California red-legged frog is encountered	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		IV-3 During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department. <u>White-Tailed Kite and Other Nesting Raptors and Migratory Birds</u> *IV-4 If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	During construction activities Within seven days prior to tree removal or ground disturbing activities, if such activities are scheduled to commence during the nesting season (February 1st through August 31st)	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.			
		Pallid Bat and Townsend's Big-Eared Bat			
		IV-5 Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.	Town of Los Gatos Planning Division	Up to one year prior to the commencement of construction activities	
		IV-6 If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic	Town of Los Gatos Planning Division	Within seven days prior to the start of construction activities, if potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. *If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies.* *If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* San Francisco Dusky-Footed Woodrat *IV-7 A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet.*	Town of Los Gatos Planning Division	Between 30 and 14 days prior to the onset of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department. *Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* <u>American Badger</u> *IV-8 During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other*	Town of Los Gatos Planning Division	During the course of the pre-construction surveys for other species	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		mitigations for the protection of badgers shall not be warranted. *If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers.* *Additionally, all workers shall attend a "tailgate" training that includes a description of the species, a brief summary of the species' biology, and minimization measures and instructions on what to do if American badger is observed.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Burrowing Owl *IV-9* *A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary.* *Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division	Within 14 days prior to the start of construction and within 24 hours prior to the start of construction	
IV-e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	*IV-10* *Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is*	Town of Los Gatos Planning Division	Prior to the start of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
			granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.			
V. Cultural Resources						
V-b; V-c	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or disturb any human remains, including those interred outside of dedicated cemeteries?	*V-1*	*If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell*	The Town of Los Gatos Community Development Department	During construction, if historic, archaeological, or paleontological resources are encountered during subsurface excavation activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		artifacts or features, including hearths, structural remains, or historic dumpsites. *If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.*			
		V-2 *If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will*	Town of Los Gatos Community Development Department Santa Clara County Coroner NAHC, if the Santa Clara County Coroner determines remains are Native American	During construction, if human remains, or other remains that are potentially human, are found	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
			notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.			
VII. Geology and Soils						
VII-aii; VII-aiii; VII-c; VII-d	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; or seismic-related ground failure, including	*VII-1*	*Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of*	Town of Los Gatos Town Engineer	Prior to approval of any grading or improvement plans for the project	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	liquefaction; or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	*the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.*			
X. Hydrology and Water Quality					
X-a	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	*X-1* *Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e., the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with*	Town of Los Gatos Engineering Division Town of Los Gatos Building Department	Prior to any ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. The project applicant shall submit a letter to the Town prepared by the qualified biologist confirming completion of the flagging for review and approval prior to commencement of any ground disturbance. Interim erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.			
XIII. Noise					
XIII-a	Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	*XIII-1* *For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.*	Town Engineer Town of Los Gatos Community Development Department	During any construction proposed within 25 feet of a noise-sensitive receptor	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
XIII-b	Generate excessive groundborne vibration or groundborne noise levels?	*XIII-2* *Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.*	Town of Los Gatos Community Development Department	During any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas	
XVII. Transportation					
XVII-b	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	*XVII-1* *Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos Community Development Department for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:* • *Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and* • *Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.* *The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and*	Town of Los Gatos Town Engineer	Concurrent with submittal of final project improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.			
XVIII. Tribal Cultural Resources					
XVIII-a; XVIII-b	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial	*XVIII-1* *Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

RESPONSES TO COMMENTS

INTRODUCTION

This Responses to Comments document contains comments received during the public review period of the Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration (IS/MND).

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to the comments for consideration by the Town decision-makers.

BACKGROUND

The Town of Los Gatos used the following methods to solicit public input on the IS/MND: a Notice of Completion of the IS/MND was posted with the State Clearinghouse on September 19, 2025. The IS/MND was distributed to applicable public agencies, responsible agencies, and interested individuals. In addition, copies of the document were made available at the Town of Los Gatos Town Hall, located at 110 East Main Street. Electronic copies of the IS/MND were also available on the Town's website at the following page: https://www.losgatosca.gov/DocumentCenter/Index/2227. The public review period ended October 8, 2025.

LIST OF COMMENTERS

The Town of Los Gatos received 24 comment letters during the public review period of the IS/MND for the proposed project. The comment letters were received from the following agencies and individuals, and are included in the Responses to Comments section below:

Agencies

Letter 1 ..... San Francisco Bay Regional Water Quality Control Board

Individuals

Letter 2 ..... Ken and Pat Arendt
Letter 3 ..... Sameer Bidichandani and Shabina Mirajkar
Letter 4 ..... Jim and Karen Brown
Letter 5 ..... Jill and Craig Fordyce (1 of 2)
Letter 6 ..... Jill and Craig Fordyce (2 of 2)
Letter 7 ..... David and Karri Greenfield
Letter 8 ..... Georgette and Michael Harrell
Letter 9 ..... Monica and Lotfi Herzi
Letter 10 ..... Paul Krug
Letter 11 ..... Raj Kumar
Letter 12 ..... Donna and Roger Maltbie
Letter 13 ..... Bruce and Jackie McCombs

Letter 14 ..... Darcie and Tom McNeil
Letter 15 ..... Kathy Meleyco
Letter 16 ..... Malea and Mike Mordaunt
Letter 17 ..... Huipeng Ren and Tingting Yang
Letter 18 ..... Philip Shanker
Letter 19 ..... Dan Sherbeck (1 of 2)
Letter 20 ..... Dan Sherbeck (2 of 2)
Letter 21 ..... Susan and Brad Stahl
Letter 22 ..... Eric van Miltenburg and Lori Owen
Letter 23 ..... Jon Witkin (through Camas J. Steinmetz)
Letter 24 ..... Grant Zamudio

RESPONSES TO COMMENTS

The Responses to Comments below include each comment letter received regarding the Surrey Farms Estates Subdivision Project IS/MND, as well as responses to each comment. Each bracketed comment letter has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

Where revisions to the IS/MND text were made, new text is double underlined and deleted text is ~~struck through~~. All such revisions to the IS/MND are minor and merely clarify, amplify, or make insignificant modifications that do not affect the adequacy of the conclusions presented therein. CEQA Guidelines Section 15073.5 states the following regarding recirculation requirements for negative declarations:

> (c) Recirculation is not required under the following circumstances:
>
> (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
>
> (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
>
> (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
>
> (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Based on the above, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted.

California Water Boards

Gavin Newsom
Governor

Yana Garcia
Secretary for Environmental Protection

San Francisco Bay Regional Water Quality Control Board

October 6, 2025

Town of Los Gatos
Attn: Erin Walters, Senior Planner
110 E. Main Street
Los Gatos, CA 95030
Email: EWalters@losgatosca.gov

Initial Study / Mitigated Negative Declaration, 178 Twin Oaks, Surrey Farms Estates Subdivision Project
SCH No. 2025090920

Dear Ms. Walters

This is the third comment letter provided by San Francisco Bay Regional Water Quality Control Board (Water Board) staff on proposals to develop a residential subdivision at 178 Twin Oaks Drive in the Town of Los Gatos (Project). We provided comments on the Draft Environmental Impact Report (DEIR) on October 8, 2015, and comments on a recirculated DEIR on June 12, 2017 (See Attachments). As we note below in our comments on the Initial Study / Mitigated Negative Declaration (ISMND), 10 years after our initial comment letter, we remain concerned that the extent of waters subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife (CDFW) in the ephemeral creek at the Project site has not been confirmed and that State jurisdictional waters may be impacted by the proposed Project. In addition, we have concerns with the proposed post construction stormwater treatment measures, which may be difficult to inspect and may also dewater the ephemeral channel.

1-1

Comment 1. The ISMND does not acknowledge the potential need to obtain approvals from the Water Board and CDFW.
The Water Board and CDFW have not been asked to confirm the full extent of jurisdictional waters of the State associated with the ephemeral creek channel at the Project site. If the Project will impact a jurisdictional ephemeral creek either through fill of a portion of the creek or through disconnecting the creek from its watershed, approvals will be necessary from the Water Board and CDFW.

1-2

Comment 2. Section IV, Biological Resources, asserts that the ephemeral creek is not a water of the State without providing documentation that State agencies concur with this assertion.
The ISMND includes the following text on Page 48.

Letter 1 cont.

> The on-site ephemeral drainage with swales was determined not to be considered jurisdictional water of the U.S. or the State. Nonetheless, as shown in Figure 3, the proposed project would be designed to incorporate a minimum 10-foot buffer between the proposed development and the vegetation surrounding the ephemeral drainage. As such, the ephemeral drainage with swales would not be directly impacted by the proposed project. Similarly, as discussed above, the proposed project would retain the 100- to 110-foot flood easement between the development footprint and Ross Creek. Therefore, the proposed project would not result in the disturbance of any on-site wetlands.

The ISMND notes that the U.S. Army Corps of Engineers (Corps) has determined that the ephemeral creek is not a water of the U.S. However, no documentation is provided that the Water Board or CDFW have determined that the ephemeral creek is not a water of the State. Until the Water Board and CDFW have assessed the jurisdictional status of the ephemeral creek, the Project should assume that the ephemeral creek is a water of the State.

1-2 cont.

The ISMND states that a 10-foot buffer will be established along vegetation adjacent to the ephemeral creek. However, a topographic map of the Project site provided on the Town of Los Gatos' (Town's) website indicates that the channel appears to extend upstream from the uppermost cluster of vegetation. Based on the topographic map, the footprint of the access road may fill the upper portion of the ephemeral creek. If this is the case, the road should be redesigned to completely avoid the upper end of the ephemeral creek or mitigation should be proposed for impacting the ephemeral creek.

Also, as discussed below in Comment 5, the proposed stormwater treatment infrastructure appears to divert the runoff that currently sustains the ephemeral creek into the bioretention areas and pervious pavement. From the bioretention areas and pervious pavement, the treated runoff would be discharged to the municipal storm drain system. This will deprive the ephemeral creek of the hydrology necessary to sustain the preserved vegetation along the creek. We encourage the Project to redesign the proposed post-construction stormwater treatment system to direct treated runoff back to the ephemeral creek.

At this time, we disagree with the conclusion presented on page 49 of the ISMND, that asserts that the proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

Comment 3. The proposed use of pervious pavement may not be appropriate at the Project site.

1-3

Text on page 73 in Section X, Hydrology and Water Quality, states that:

> A portion of the internal roadway, as well as the proposed driveways, would be lined with pervious pavement to allow for stormwater infiltration.

1-3 cont.

However, it is not clear from the ISMND if the soils at the Project site are sufficiently permeable to make the use of pervious pavement an effective form of treatment or if the steep topography of portions of the Project site is appropriate for the use of pervious pavement. Pervious pavements shouldn't be used on slopes greater than 5 percent (without underdrains) or 16 percent (with underdrains). Please provide the slopes of the roads and driveways at which pervious pavement is proposed, along with the permeability of the underlying soils at the site. If underdrains are required for the pervious pavement, please include designs for the underdrains.

Comment 4. The ISMND does not identify the responsible party for operation and maintenance of stormwater treatment infrastructure or the treatment proposed to mitigate the impact of hydrograph modification.

As a permittee under the Municipal Regional Stormwater NPDES Permit (MRP) (Order No. R2-2022-0018, as amended; NPDES Permit No. CAS612008), the Town must ensure that stormwater runoff from new areas of impervious surfaces is treated in conformance with Section C.3 of the MRP. In addition to confirming that proposed treatment measures are appropriately sized and designed, the Town must confirm that the Project's stormwater treatment measures are operated and maintained in conformance with the requirements of the MRP.

1-4

For a new subdivision, it is easiest to confirm the proper operation and maintenance of stormwater treatment measures if they are maintained by a Homeowners Association (HOA), rather than individual homeowners. And there is also less risk of damage to the bioretention areas if the bioretention areas and any necessary hydromodification management measures are located on land that is held in fee title by the HOA. The Covenants, Contracts, and Restrictions (CC&Rs) for the HOA provide a legally binding mechanism for ensuring that stormwater treatment and management measures are operated and maintained in conformance with the requirements of the MRP.

To facilitate the Town's ability to inspect bioretention areas for proper operation and maintenance, the bioretention areas should be visible from public roadways. In the current design, the bioretention areas at Lots 5, 6, and 10 would be difficult to inspect from the roadway.

Finally, the ISMND lacks a discussion of hydromodification management measures. Section X should be revised to discuss the need for MRP-compliant hydromodification measures.

Comment 5. The proposed stormwater treatment measures will dewater the preserved ephemeral creek channel.

1-5

Page 16 of the ISMND contains the following text:

> Following on-site treatment, stormwater flows would be directed to the existing 27- and 36-inch storm drains located north and west of the site, respectively.

Letter 1 cont.

1-5 cont.

Stormwater runoff that currently supports riparian vegetation along the ephemeral creek would be diverted to storm drains. This could deprive riparian vegetation along the ephemeral creek of sufficient water to sustain the vegetation. We urge the Project design team to redesign the stormwater treatment system to discharge treated runoff of the ephemeral creek. Diverting water away from the ephemeral creek channel would be a significant impact to the creek.

Sincerely,

Brian K. Wines

1-6

Brian Wines
Water Resource Control Engineer
Watershed Management Division

Attachments
October 8, 2015, Comments on the DEIR
June 12, 2017, Comments on the recirculated DEIR

cc:
State Clearinghouse, state.clearinghouse@opr.ca.gov
CDFW
Jason Faridi, Jason.faridi@wildlife.ca.gov
Emily Galli, Emily.galli@wildlife.ca.gov

CALIFORNIA Water Boards

EDMUND G. BROWN JR. GOVERNOR

MATTHEW RODRIQUEZ SECRETARY FOR ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

October 8, 2015
CIWQS Place ID No. 818654

Sent via electronic mail: No hardcopy to follow

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Attn: Marni Moseley (MMosely@losgatosca.gov)

Subject: Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006, Town of Los Gatos, Santa Clara County
SCH No. 2012072027

Dear Ms. Moseley:

San Francisco Bay Regional Water Quality Control Board (Water Board) staff has reviewed the *Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006* (DEIR). The DEIR assesses potential impacts associated with approving a General Plan Amendment that would allow the 17.55-acre site at 170 Twin Oaks Drive to be developed with 10 single-family residences. Water Board staff have the following comments on the ISMND.

Comment 1. Section 4.3, Biological Resources. The extent of waters of the State should be verified.
Water Board staff encourage the project proponent to contact U.S. Army Corps of Engineers (Corps) regulatory staff, California Department of Fish and Wildlife (CDFW) staff, and Water Board staff to confirm the jurisdictional status of the ephemeral headwater tributary to Ross Creek at the Project site. If the apparent full apparent extent of the ephemeral creek is a jurisdictional water of the State, then the Project should be redesigned to avoid the channel to the maximum extent practicable. When we review applications for permits to fill waters of the State, we require that the applicant demonstrate that all opportunities to avoid or minimize fill in waters of the State have been avoided. The project proponent should not assume that all proposed fill at the project site will be authorized by the Water Board.

Comment 2. Section 4.3, Biological Resources. Mitigation Measure 4.3-7, of the DEIR does not include a concrete mitigation proposal and is, therefore, inadequate.
For proposed impacts to the ephemeral channel, Mitigation Measure 4.3-7 consists of the following:

a. Prior to initiation of project construction, the project proponent shall secure a verified jurisdictional determination from the USACE.

Letter 1 cont.

b. For impacts to federally regulated waters of the U.S. that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CWA. The project proponent shall comply with all permit conditions, as specified by the USACE. Mitigation ultimately required by the USACE could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.

c. For impacts to waters of the State or other State-regulated habitats that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CFGC Section 1602 and Porter Cologne, as applicable. Section 1602 applies to impacts to the ephemeral swale that drains into Ross Creek, while Porter-Cologne would apply to impacts to waters of the State that are not also waters of the US subject to regulation by USACE under the Clean Water Act. The project proponent shall comply with all permit conditions (including monitoring of any restoration plantings for long-term survivorship), as specified by the CDFW and RWQCB. Mitigation ultimately required by the CDFW/ RWQCB could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.

Applying for permits from the resource agencies prior to impacting jurisdictional waters is a legal requirement, but it is not a mitigation measure. The DEIR lacks concrete proposals for mitigation. Therefore, the DEIR fails to demonstrate that the project's impacts to waters of the State can be mitigated to less than significant levels. Without a revision to include concrete mitigation proposals, it is likely that the DEIR will not be adequate to support the issuance of State permits for impacts to the ephemeral channel.

In a CEQA document, a project's potential impacts and proposed mitigation measures should be presented in sufficient detail for readers of the CEQA document to evaluate the likelihood that the proposed remedy will actually reduce impacts to a less than significant level. CEQA requires that mitigation measures for each significant environmental effect be adequate, timely, and resolved by the lead agency. In an adequate CEQA document, mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding instruments (CEQA Guidelines Section 15126.4). Mitigation measures to be identified at some future time are not acceptable. It has been determined by court ruling that such mitigation measures would be improperly exempted from the process of public and governmental scrutiny which is required under the California Environmental Quality Act. While it is true that any impacts to waters of the State would require permit(s) from the Water Board, compliance with regulatory requirements is not in itself a mitigation measure. CEQA documents should identify impacts associated with a project and propose specific mitigation measures in sufficient detail for persons reviewing the CEQA document to assess the feasibility and adequacy of the proposed mitigation measures. This kind of assessment is not possible on the basis of the information provided in the DEIR.

According to the DEIR, a culverted portion of Ross Creek abuts the project site. The project proponent is encouraged to consider options for daylighting the portion of the Ross Creek at the project site. This may provide appropriate mitigation for any impacts to the ephemeral creek channel that the resource agencies determine to be unavoidable. Opportunities for creek

Letter 1 cont.

daylighting are very rare. Since the Project site is currently undeveloped, there may be unique opportunities for revising the project design to allow for creek daylighting.

Please contact me at (510) 622-5680 or brian.wines@waterboards.ca.gov if you have any questions. All future correspondence regarding this Project should reference the CIWQS Place ID Number indicated at the top of this letter.

Sincerely,

Brian Wines
Water Resources Control Engineer
Watershed Division

cc: State Clearinghouse (state.clearinghouse@opr.ca.gov)

Letter 1 cont.

CALIFORNIA Water Boards

EDMUND G. BROWN JR. GOVERNOR

MATTHEW RODRIQUEZ SECRETARY FOR ENVIRONMENTAL PROTECTION

San Francisco Bay Regional Water Quality Control Board

June 12, 2017
CIWQS Place ID No. 818654

Sent via electronic mail: No hardcopy to follow

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Attn: Jennifer Armer (jarmer@losgatosca.gov)

Subject: Partial Recirculated Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006, Town of Los Gatos, Santa Clara County
SCH No. 2012072027

Dear Ms. Armer:

On October 8, 2015, San Francisco Bay Regional Water Quality Control Board (Water Board) staff submitted comments on the *Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006* (DEIR). The October 8, 2015, letter is included as an attachment to this letter. The DEIR circulated for comment in 2015 assessed potential impacts associated with approving a General Plan Amendment that would allow the 17.55-acre site at 170 Twin Oaks Drive to be developed with 10 single-family residences. In 2015, Water Board staff expressed concerns with respect to the unconfirmed jurisdictional status of an ephemeral channel at the project site and the lack of an actual mitigation proposal for impacts to waters of the State at the Project site.

In May of 2017, the Town of Los Gatos issued a *Partial Recirculated Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application* PD-10-006 (PRDEIR). Section 1.2 of the PRDEIR provides the reason for recirculation.

> In the time since the Draft EIR was released for public review (August 26, 2015 to October 9, 2015), the project applicant received correspondence from the United States Army Corps of Engineers (USACE) confirming the amount of jurisdictional Waters of the U.S. Waters of the U.S. are regulated by the USACE. The Draft EIR assumed that the ephemeral swale that traverses the western portion of the site would be jurisdictional waters. Following a site visit by USACE personnel in June 2016, the Army Corps of Engineers prepared a letter stating the extent of the jurisdictional Waters of the U.S. consisted of a 342-square foot (0.008-acre) area in the northwestern corner of the site. The ephemeral swale was determined not be jurisdictional Waters of the U.S.

Water Board staff are providing comments on the PRDEIR that explain why the issues raised in the October 8, 2015, comment letter on the DEIR have not been sufficiently resolved in the PRDEIR.

Comment 1. Section 4.3, Biological Resources. The extent of waters of the State should be verified.

In the October 8, 2015, comment letter, Water Board staff encouraged the project proponent to contact the U.S. Army Corps of Engineers (Corps) regulatory staff, California Department of Fish and Wildlife (CDFW) staff, and Water Board staff to confirm the jurisdictional status of the ephemeral headwater tributary to Ross Creek at the Project site. Since 2015, the project proponent has contacted the Corps, and in June of 2016 the Corps determined that the ephemeral headwater tributary was not a water of the U.S. According to text on page 4.3-12 of the PRDEIR:

> An ephemeral swale crosses the middle of the property, conveying sheet flow to the northwestern corner of the site, where it is collected in a storm drain system that outfalls into Ross Creek. ~~While only incised portions of the ephemeral swale are expected to qualify as waters of the U.S.,~~ It is assumed the entire swale ~~is expected to~~ would qualify as a waters of the State, given that it conveys concentrated flows from an off-site watershed to a named tributary. As such, impacts to this feature are expected to be regulated by the CDFW pursuant to the LSAPs and the RWQCB pursuant to Porter-Cologne.

In addition, Page 4.3-46 of the PRDEIR contains the following text:

> Preliminary input from the CDFW (D. Johnston, e-mail dated 7/17/2012) indicates that impacts to the ephemeral swale would require authorization under the Lake and Streambed Alteration Program (CFGC Section 1600, et seq.). Work within the ephemeral swale is also expected to require issuance of a water quality certification under Section 401 of the Clean Water Act and the State Porter Cologne Act and either individual or general waste discharge requirements from the RWQCB ~~pursuant to Porter-Cologne~~ (see Section 4.5, Hydrology and Water Quality, Impact and Mitigation Measure 4.5-1). Implementation of Mitigation Measures 4.3-7a and 4.3.7b, and ~~C~~conformance with Applicable Federal and State Regulations and Jurisdictional Waters Mitigation, would ensure that project-related impacts on surface waters would be reduced to less than significant.

Therefore, the PDREIR continues to treat the ephemeral swale as a water of the State, subject to CDFW and Water Board jurisdiction. When the project proponent applies to the Water Board for permits for impacts to the ephemeral channel, Water Board staff will request that the Project be redesigned to avoid the channel to the maximum extent practicable. Water Board staff will require that the applicant demonstrate that all opportunities to avoid or minimize fill in waters of the State have been avoided. The project proponent should not assume that all proposed fill at the project site will be authorized by the Water Board.

When the DEIR was circulated, the ephemeral channel was assumed to be subject to Corps, CDFW, and Water Board jurisdiction. At the time that the PRDEIR was circulated, the ephemeral channel was assumed to be subject to CDFW and Water Board jurisdiction. It is not clear why establishing the absence of federal jurisdiction over the ephemeral channel, while continuing to assume State jurisdiction over the channel, was a sufficiently significant change to justify the circulation of a partially recirculated DEIR.

Letter 1 cont.

Comment 2. Section 4.3, Biological Resources. Mitigation Measures 4.3-7a and 4.3-7b, of the PRDEIR do not include a concrete mitigation proposal and are, therefore, inadequate. For proposed impacts to the ephemeral channel, the PRDEIR includes two mitigation Measures; Mitigation Measure 4.3-7a, which was Mitigation Measure 4.3-7 in the DEIR, and new Mitigation Measure 4.3-7b. Mitigation Measure 4.3-7a consists of the following:

a. Prior to initiation of project construction, the project proponent shall secure a verified jurisdictional determination from the USACE.
b. For impacts to federally regulated waters of the U.S. that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CWA. The project proponent shall comply with all permit conditions, as specified by the USACE. Mitigation ultimately required by the USACE could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.
c. For impacts to waters of the State or other State-regulated habitats that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CFGC Section 1602 and Porter Cologne, as applicable. Section 1602 applies to impacts to the ephemeral swale that drains into Ross Creek, while Porter-Cologne would apply to impacts to waters of the State that are not also waters of the US subject to regulation by USACE under the Clean Water Act. The project proponent shall comply with all permit conditions (including monitoring of any restoration plantings for long-term survivorship), as specified by the CDFW and RWQCB. Mitigation ultimately required by the CDFW/ RWQCB could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.

Mitigation Measure 4.3-7b consists of the following:

***Mitigation Measure 4.3.7b, Jurisdictional Waters Mitigation**: The project applicant shall implement avoidance, minimization, and compensation measures to reduce impacts on jurisdictional waters and riparian habitats to a less than significant level. If avoidance of jurisdictional waters is not feasible, the project applicant shall implement one or more of the following options to the satisfaction of the Community Development Director and the applicable the appropriate [sic] federal and State regulatory agencies.*

Option 1: Mitigation Banking

Prior to the issuance of a grading permit or improvement plan, the applicant shall provide to the satisfaction of the Community Development Director, a letter from a qualified mitigation bank showing that the appropriate mitigation credits for wetland habitat have been purchased at a replacement-to-loss ratio of 2:1. The mitigation bank must be a habitat mitigation bank approved by the appropriate federal and State regulatory agencies. Additionally, the habitat mitigation bank must be within the same watershed (or other hydrological connection, to the satisfaction of the resource agencies listed in Mitigation Measures 4.3-7a above) of which Ross Creek is located.

Option 2: Wetland Creation

Prior to the issuance of a grading permit or improvement plan, the applicant shall provide to the satisfaction of the Community Development Director, a mitigation plan that results in the creation of new habitat as replacement for habitat lost or enhance the quality of existing habitat for native plants and wildlife. Mitigation measures shall include replacement of riparian and aquatic habitat at a replacement-to-loss ratio of up to 2:1 for permanent acreage impacts (up to two acres created for each acre permanently impacted) as well as reseeding or replanting of vegetation in temporarily disturbed areas according to a site-specific mitigation plan. At a minimum, this plan shall identify mitigation areas, a planting plan, site maintenance activities, success criteria, and remedial measures to compensate for lack of success. The mitigation goal shall be to create and enhance riparian or aquatic habitats with habitat functions and values greater than or equal to those existing in the impact zone. This could include enhancing the ephemeral drainages to increase their wetland and riparian value, which would benefit native wildlife in the region.

A detailed Habitat Mitigation and Monitoring Plan, including specific success criteria, shall be developed and submitted to permitting agencies during the permit process. The mitigation area shall be monitored in accordance with the plan approved by the permitting agencies. The basic components of the monitoring plan consist of final success criteria, performance criteria, monitoring methods, data analysis, as-built plans, monitoring schedule, contingency/remedial measures, and reporting requirements.

The Habitat Mitigation and Monitoring Plan shall at a minimum:

- *Define the location of all restoration/creation activities;*
- *Provide evidence of suitable water availability (e.g., from precipitation and surface runoff) to support any created wetland and riparian habitats;*
- *Identify the species, amount and location of plants to be installed;*
- *Identify time of year for planting and method for supplemental watering during the establishment period;*
- *Identify the monitoring period which should be not less than five years for wetland restoration and not less than five years for riparian restoration, defines success criteria that shall be required for the wetland restoration to be deemed a success;*
- *Identify adaptive management procedures that accommodate the uncertainty that comes with restoration projects. These include (but not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by native wildlife; etc.;*
- *Define management and maintenance activities (weeding of invasive, providing for supplemental water, repair of water delivery systems, etc.); and,*
- *Provide for surety in funding the monitoring and ensuring that the created wetland and riparian habitats fall within lands to be preserved and managed into perpetuity.*

Option 3: Wetland Restoration

Prior to the issuance of a grading permit or improvement plan, the applicant shall provide to the satisfaction of the Community Development Director, a wetland restoration plan that results in the daylighting of a portion of Ross Creek on the project site. Currently a portion of Ross Creek is conveyed through an underground culvert on the project site. The project applicant, with the concurrence of the resource agencies (listed in Mitigation

Measures 4.3-7a above) and the Santa Clara Valley Water District proposed, shall remove the culvert (daylight) from a portion of Ross Creek on the project site. The restoration plan shall include replacement of riparian and aquatic habitat at a replacement-to-loss ratio of up to 2:1 for permanent acreage impacts. The wetland restoration plan shall include a hydrological report, prepared by a qualified civil engineer to demonstrate that the restored creek has been designed such that it is compatible with the upstream point of connection, the design is appropriate for the specific stretch of Ross Creek, and that it has been designed to accommodate the appropriate flood conditions. The restoration plan shall also include a Habitat Mitigation and Monitoring Plan.

A detailed Habitat Mitigation and Monitoring Plan, including specific success criteria, shall be developed and submitted to permitting agencies during the permit process. The mitigation area shall be monitored in accordance with the plan approved by the permitting agencies. The basic components of the monitoring plan consist of final success criteria, performance criteria, monitoring methods, data analysis, as-built plans, monitoring schedule, contingency/remedial measures, and reporting requirements.

The Habitat Mitigation and Monitoring Plan shall at a minimum:

- *Define the location of all restoration/creation activities;*
- *Provide evidence of suitable water availability (e.g., from precipitation and surface runoff) to support any created wetland and riparian habitats;*
- *Identify the species, amount and location of plants to be installed;*
- *Identify time of year for planting and method for supplemental watering during the establishment period;*
- *Identify the monitoring period which should be not less than five years for wetland restoration and not less than five years for riparian restoration, defines success criteria that shall be required for the wetland restoration to be deemed a success;*
- *Identify adaptive management procedures that accommodate the uncertainty that comes with restoration projects. These include (but not limited to) measures to address colonization by invasive species, unexpected lack of water, excessive foraging of installed wetland plants by native wildlife; etc.;*
- *Define management and maintenance activities (weeding of invasive, providing for supplemental water, repair of water delivery systems, etc.); and,*
- *Provide for surety in funding the monitoring and ensuring that the created wetland and riparian habitats fall within lands to be preserved and managed into perpetuity.*

Water Board staff are not aware of any mitigation bank capable of providing mitigation credits for impacts to the ephemeral channel. At present there are no mitigation banks with a service area that includes the project site. Therefore, Option 1 is not a viable mitigation option.

In the October 8, 2015, comment letter, Water Board staff made the following statements:

> Applying for permits from the resource agencies prior to impacting jurisdictional waters is a legal requirement, but it is not a mitigation measure. The DEIR lacks concrete proposals for mitigation. Therefore, the DEIR fails to demonstrate that the project's impacts to waters of the State can be mitigated to less than significant levels. Without a revision to include concrete mitigation proposals, it is likely that the DEIR will not be adequate to support the issuance of State permits for impacts to the ephemeral channel.

> In a CEQA document, a project's potential impacts and proposed mitigation measures should be presented in sufficient detail for readers of the CEQA document to evaluate the likelihood that the proposed remedy will actually reduce impacts to a less than significant level. CEQA requires that mitigation measures for each significant environmental effect be adequate, timely, and resolved by the lead agency. In an adequate CEQA document, mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding instruments (CEQA Guidelines Section 15126.4). Mitigation measures to be identified at some future time are not acceptable. It has been determined by court ruling that such mitigation measures would be improperly exempted from the process of public and governmental scrutiny which is required under the California Environmental Quality Act. While it is true that any impacts to waters of the State would require permit(s) from the Water Board, compliance with regulatory requirements is not in itself a mitigation measure. CEQA documents should identify impacts associated with a project and propose specific mitigation measures in sufficient detail for persons reviewing the CEQA document to assess the feasibility and adequacy of the proposed mitigation measures. This kind of assessment is not possible on the basis of the information provided in the DEIR.

Option 2 does not provide sufficient detail to satisfy the concerns raised in the October 2015 comment letter. Option 2 proposes to create new habitat as replacement for habitat lost or enhance the quality of existing habitat. However, the text of Option 2 does not identify property available to the project proponent for a mitigation project and does not describe an actual mitigation project. In the absence of an actual mitigation project, Water Board staff is not able to determine if Option 2 would provide sufficient mitigation for the project's impacts to the ephemeral channel.

Option 3 consists of daylighting a culverted section of Ross Creek. Water Board staff had encouraged the project proponent to consider the feasibility of daylighting a culverted section of Ross Creek in the October 2015 comment letter. Option 3 should be improved by assessing how much land around the existing culvert would be necessary to establish a geomorphically stable daylighted reach of Ross Creek, and verifying that the project proponent has sufficient control over this land to support successful daylighting of the culverted reach and placing a conservation easement or deed restriction over the daylighted reach. Also, for a channel mitigation project, impacts and mitigation should be quantified in linear feet, rather than surface area.

Comment 3. Section 4.3, Biological Resources. Mitigation Measures 4.3-8 of the PRDEIR do not include a concrete mitigation proposal and is, therefore, inadequate.
As mitigation for impacts to riparian habitat near Ross Creek and the fill of part of the ephemeral channel at the projects site, the PRDEIR provides Mitigation Measure 4.3-8.

> *Mitigation for the placement of fill into the ephemeral swale is outlined in Mitigation Measure 4.3-7, above. Construction in and adjacent to Ross Creek and the ephemeral swale requires conformance to the Town's adopted sections of the Guidelines and Standards for Land Use Near Streams. In order to conform to these guidelines, the following measures shall be implemented:*
>
> - *Protection of the riparian zone shall be assured by establishment of an appropriate riparian corridor buffer. Based on site conditions, channel geomorphology, slope, size of watershed, and type of habitat, a minimum*

riparian setback of 25 feet from the top of bank or outer edge of the riparian zone, whichever is greater, would provide for an appropriate protection of the habitat values and water quality associated with Ross Creek.

- *Based on site conditions, channel geomorphology, slope, size of watershed, and type of habitat, a minimum riparian setback of 10 feet from the top of bank of the incised portion of the ephemeral swale and outer oak canopy edge would provide for an appropriate protection of the habitat values and water quality. It is recognized that the placement of fill into the ephemeral swale is necessary to construct Streets A and B. At these locations, there is no habitat meeting the definitions of "riparian vegetation" or "stream/channel/creek" as provided in the Guidelines. As such, this portion of the proposed project is not in conflict with the Guidelines. Mitigation for these impacts is specified in Mitigation Measure 4.3-7.*

a. Grading and culvert construction to accommodate the construction of Street B would result in impacts on the portions of the ephemeral swale that are incised and situated directly beneath the canopy of mature oak woodland. Such grading and construction at this location would not necessarily conflict with the Guidelines, but would be subject to review and permitting requirements by the regulatory agencies. Mitigation for these impacts is specified in Mitigation Measure 4.3-7.

b. A 10-foot wide protective easement shall be recorded over the length of the preserved swale across Lot 9. No grading, filling, or trenching shall be permitted within this easement.

c. Orange construction fencing or a similar visual barrier shall be installed to prevent accidental grading or movement of equipment beyond what is specified on the grading plans and approved under the grading permit.

d. Construction activities shall conform to the Town of Los Gatos' Tree Protection Ordinance, as required in Mitigation Measure 4.3-10, Tree Mitigation and Monitoring Plan.

As Water Board staff noted in Comment 2, above, Mitigation Measures 4.3-7a and 4.3-7b are not yet sufficient to establish that impacts to waters of the State at the ephemeral channel can be mitigated to a less than significant level. Since Mitigation Measure 4.3-8 relies on Mitigation Measures 4.3-7a and 4.3-7b to provide mitigation for impacts to the ephemeral channel, the PRDEIR has not demonstrated that impacts to the ephemeral channel can be mitigated to less than significant levels.

Please contact me at (510) 622-5680 or brian.wines@waterboards.ca.gov if you have any questions. All future correspondence regarding this Project should reference the CIWQS Place ID Number indicated at the top of this letter.

Letter 1 cont.

Sincerely,

Brian Wines
Water Resources Control Engineer
Watershed Division

Attachment: October 8, 2015, Comment letter on the DEIR

cc: State Clearinghouse (state.clearinghouse@opr.ca.gov)
CDFW, Brenda Blinn (brenda.blinn@wildlife.ca.gov)
CDFW, Kristin Garrison (kristin.garrison@wildlife.ca.gov)

CALIFORNIA Water Boards

Edmund G. Brown Jr. Governor

Matthew Rodriquez Secretary for Environmental Protection

San Francisco Bay Regional Water Quality Control Board

October 8, 2015
CIWQS Place ID No. 818654

Sent via electronic mail: No hardcopy to follow

Town of Los Gatos
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Attn: Marni Moseley (MMosely@losgatosca.gov)

Subject: Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006, Town of Los Gatos, Santa Clara County
SCH No. 2012072027

Dear Ms. Moseley:

San Francisco Bay Regional Water Quality Control Board (Water Board) staff has reviewed the *Draft Environmental Impact Report, Surrey Farm Estates, 170 Twin Oaks Drive, Planned Development Application PD-10-006* (DEIR). The DEIR assesses potential impacts associated with approving a General Plan Amendment that would allow the 17.55-acre site at 170 Twin Oaks Drive to be developed with 10 single-family residences. Water Board staff have the following comments on the ISMND.

Comment 1. Section 4.3, Biological Resources. The extent of waters of the State should be verified.
Water Board staff encourage the project proponent to contact U.S. Army Corps of Engineers (Corps) regulatory staff, California Department of Fish and Wildlife (CDFW) staff, and Water Board staff to confirm the jurisdictional status of the ephemeral headwater tributary to Ross Creek at the Project site. If the apparent full apparent extent of the ephemeral creek is a jurisdictional water of the State, then the Project should be redesigned to avoid the channel to the maximum extent practicable. When we review applications for permits to fill waters of the State, we require that the applicant demonstrate that all opportunities to avoid or minimize fill in waters of the State have been avoided. The project proponent should not assume that all proposed fill at the project site will be authorized by the Water Board.

Comment 2. Section 4.3, Biological Resources. Mitigation Measure 4.3-7, of the DEIR does not include a concrete mitigation proposal and is, therefore, inadequate.
For proposed impacts to the ephemeral channel, Mitigation Measure 4.3-7 consists of the following:

a. Prior to initiation of project construction, the project proponent shall secure a verified jurisdictional determination from the USACE.

b. For impacts to federally regulated waters of the U.S. that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CWA. The project proponent shall comply with all permit conditions, as specified by the USACE. Mitigation ultimately required by the USACE could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.

c. For impacts to waters of the State or other State-regulated habitats that cannot be avoided, the applicant shall apply for and receive authorization pursuant to CFGC Section 1602 and Porter Cologne, as applicable. Section 1602 applies to impacts to the ephemeral swale that drains into Ross Creek, while Porter-Cologne would apply to impacts to waters of the State that are not also waters of the US subject to regulation by USACE under the Clean Water Act. The project proponent shall comply with all permit conditions (including monitoring of any restoration plantings for long-term survivorship), as specified by the CDFW and RWQCB. Mitigation ultimately required by the CDFW/ RWQCB could include on-site habitat creation, off-site habitat creation, purchase of credits from an approved habitat mitigation bank, and/or payment of in-lieu fees to an approved conservation organization for wetland habitat enhancement of preservation activities.

Applying for permits from the resource agencies prior to impacting jurisdictional waters is a legal requirement, but it is not a mitigation measure. The DEIR lacks concrete proposals for mitigation. Therefore, the DEIR fails to demonstrate that the project's impacts to waters of the State can be mitigated to less than significant levels. Without a revision to include concrete mitigation proposals, it is likely that the DEIR will not be adequate to support the issuance of State permits for impacts to the ephemeral channel.

In a CEQA document, a project's potential impacts and proposed mitigation measures should be presented in sufficient detail for readers of the CEQA document to evaluate the likelihood that the proposed remedy will actually reduce impacts to a less than significant level. CEQA requires that mitigation measures for each significant environmental effect be adequate, timely, and resolved by the lead agency. In an adequate CEQA document, mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding instruments (CEQA Guidelines Section 15126.4). Mitigation measures to be identified at some future time are not acceptable. It has been determined by court ruling that such mitigation measures would be improperly exempted from the process of public and governmental scrutiny which is required under the California Environmental Quality Act. While it is true that any impacts to waters of the State would require permit(s) from the Water Board, compliance with regulatory requirements is not in itself a mitigation measure. CEQA documents should identify impacts associated with a project and propose specific mitigation measures in sufficient detail for persons reviewing the CEQA document to assess the feasibility and adequacy of the proposed mitigation measures. This kind of assessment is not possible on the basis of the information provided in the DEIR.

According to the DEIR, a culverted portion of Ross Creek abuts the project site. The project proponent is encouraged to consider options for daylighting the portion of the Ross Creek at the project site. This may provide appropriate mitigation for any impacts to the ephemeral creek channel that the resource agencies determine to be unavoidable. Opportunities for creek

Letter 1 cont.

daylighting are very rare. Since the Project site is currently undeveloped, there may be unique opportunities for revising the project design to allow for creek daylighting.

Please contact me at (510) 622-5680 or brian.wines@waterboards.ca.gov if you have any questions. All future correspondence regarding this Project should reference the CIWQS Place ID Number indicated at the top of this letter.

Sincerely,

Brian Wines
Water Resources Control Engineer
Watershed Division

cc: State Clearinghouse (state.clearinghouse@opr.ca.gov)

LETTER 1: BRIAN WINES, SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

Response to Comment 1-1

The commenter refers to an "ephemeral creek channel." The referenced ephemeral creek channel historically supports water only in storm events.

Under Impact 3.3.11, the Biological Evaluation Report prepared for the proposed project by LOA (included as Appendix B to the IS/MND) states: "…the proposed project will not directly impact Ross Creek, the intermittent ephemeral drainage, or the seasonal wetland drainage feature. Therefore, the project will not result in impacts to waters or sensitive habitat under the jurisdiction of the USACE, CDFW, or RWQCB." The foregoing conclusion was confirmed by the project engineer, is based on the current project plans, and is adequately reflected in the IS/MND.

In addition, as discussed within Section IV, Biological Resources, of the IS/MND, a site visit was conducted on May 14, 2025, by LOA, a professional biological consulting firm under contract with the Town's environmental consultant for the project, to confirm the characteristics of the on-site ephemeral drainage as part of the Biological Evaluation (which was conducted to identify on-site habitats and the likelihood of special-status species occurrence). Pages 48 and 49 of the IS/MND include the following discussion, with revisions shown in response to the comment:

> ~~The on-site ephemeral drainage with swales was determined not to be considered jurisdictional water of the U.S. or the State. Nonetheless, a~~As shown in Figure 3, the proposed project would be designed to incorporate a minimum 10-foot buffer between the proposed development and the vegetation surrounding the ephemeral drainage. As such, the ephemeral drainage with swales would not be directly impacted by the proposed project. Similarly, as discussed above, the proposed project would retain the 100- to 110-foot flood easement between the development footprint and Ross Creek. Therefore, the proposed project would not result in the disturbance of any on-site wetlands.

The design of the proposed project, inclusive of the aforementioned buffer, would ensure that no direct impacts would occur to the on-site ephemeral drainage. Thus, whether or not the ephemeral drainage is subject to RWQCB jurisdiction would not change the conclusions of the IS/MND.

It is recognized that the 10-foot buffer intersects with a proposed public utility easement along the internal roadway at the northernmost end of the ephemeral drainage. Underground utilities are not proposed within the easement area, and thus, no ground disturbance would occur within the easement area. Nonetheless, construction of the internal roadway would occur in close proximity to the northern edge of the ephemeral drainage. The potential indirect effects of this construction on water quality of the ephemeral drainage, should it receive flow from a precipitation event, would be addressed through implementation of the erosion control measures of the Storm Water Pollution Prevention Plan (SWPPP), required by Mitigation Measure X-1 on page 74 of the IS/MND. In response to RWQCB concerns, the Town has made the following amplifications to Mitigation Measure X-1:

> *X-1* *Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San*

Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e., the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. The project applicant shall submit a letter to the Town prepared by the qualified biologist confirming completion of the flagging for review and approval prior to commencement of any ground disturbance. ~~Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included~~. Interim erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division ~~of the Parks and Public Works Department and the Building Department~~ shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

The above revisions serve as minor amplifications to Mitigation Measure X-1.

Response to Comment 1-2

Please see Response to Comment 1-1 above.

Response to Comment 1-3

Section 6.13.1 of the Geotechnical and Geologic Hazard Investigation (GGHI) prepared for the proposed project (included as Appendix D to the IS/MND) includes the possibility of using pervious pavement when discussing stormwater treatment designs. Except for Lots 7, 8, and 10, the maximum slope of the proposed pervious pavement areas is 3.5 percent. The lots include pervious pavers on the private driveways, which are shown with a maximum slope of 15 percent on the grading plan. According to the geotechnical report, underdrains are required for all pervious

paver installations, with which the proposed project would comply. Overall, as stated on page 73 of the IS/MND, the proposed project would comply with the requirements of the SWRCB and the RWQCB, and would meet C.3 Standards related to stormwater treatment, which would be ensured through a condition of approval and as part of the Town's review of final project plans.

Response to Comment 1-4

The Covenants, Conditions, and Restrictions (CC&Rs) include language that a maintenance agreement be put in place between the Town and the property owner, requiring the owner to operate and maintain all on-site stormwater treatment infrastructure. The City will require the owner to operate and maintain all on-site stormwater treatment infrastructure as a Condition of Approval.

With respect to the placement of the proposed bioretention basins and proximity to public roadways, all of the proposed lots would front a private roadway. The maintenance agreement will include language allowing Town personnel to access each bioretention area periodically as required for inspection purposes.

Hydromodification management for the project site was discussed under question c.i-iii within Section X, Hydrology and Water Quality, of the IS/MND. In addition, a Bay Area Hydrology Model (BAHM) report was prepared for the proposed project by Balance Hydrologics (see Appendix A to this document), which was submitted to, and reviewed by, the Town. Page 76 of the IS/MND is hereby revised as follows to incorporate additional details from the BAHM report:

> Furthermore, as discussed above, following project development, stormwater runoff from each on-site DMA would be directed into an associated bioretention area located adjacent to each lot, which would be lined with an impermeable liner. Following on-site treatment, stormwater flows would be metered out into the existing 27- and 36-inch storm drains located north and west of the site, respectively. The proposed on-site stormwater infrastructure would be sized to meet Provision C.3.g of the County's Municipal Regional Stormwater NPDES permit (MRP), which requires new development to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations.
>
> In order to calculate the project's ability to meet flow-duration frequency requirements while also meeting the required water quality treatment standards, a Bay Area Hydrology Model (BAHM) report was prepared for the proposed project by Balance Hydrologics.[1] As discussed therein, site runoff would be directed to one of nine proposed bioretention basins that provide both water quality treatment and flow-duration control. Each bioretention area has been designed in accordance with the standard design criteria outlined in the C.3 Stormwater Handbook. Specifically, each basin was modeled with six inches of surface ponding, 18 inches of biotreatment soil media, and 12 inches of drain rock. A four-inch underdrain would collect the treated water, which would then be metered through a two-inch orifice integrated into the storm drain overflow structure. The two-inch orifice is required to meet the hydromodification management criteria. The modeling conducted as part of the BAHM report showed that the basins would biofilter an approximate average of 90 percent of the mean annual runoff. Such filtration rates are well in excess of the minimum 80 percent required by the MRP. As such, the BAHM report concluded that the proposed stormwater management facilities would provide effective water-quality treatment and flow-duration controls for the full range of flows, from one-tenth of the two-year flood event up to the 10-year event.

[1] Balance Hydrologics. *Summary of BAHM Modeling for the Surrey Farm Project, Town of Los Gatos*. July 31, 2025.

Based on the above, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. Consequently, implementation of the proposed project would result in a ***less-than-significant*** impact.

Response to Comment 1-5

The ephemeral drainage/drainage swale historically supports water only during storm events. As shown in Figure 15 of the IS/MND (On-Site Habitats), the ephemeral drainage/drainage swale does not extend across the entirety of the site; the downstream end of the ephemeral drainage currently tapers off at the northernmost extent, which occurs on Lot 8, near the proposed roadway. As shown in the proposed Site Plan (included as Figure 3 in the IS/MND), the project was purposefully designed to avoid the on-site aquatic features, including the ephemeral drainage. The majority of Lot 8, which is located upslope and to the east of the drainage, and that currently sheet flows towards the drainage during storm events, would remain undisturbed. This upslope area is shown as Drainage Management Area (DMA) B in the Stormwater Control Plan sheet of the BAHM report. Similarly, much of the upslope areas on Lot 9, located on the western side of the drainage, would not be disturbed. Accordingly, development of the proposed project would not be expected to substantially alter the amount of stormwater entering the ephemeral drainage/drainage swale during storm events, as those upslope areas that would remain undisturbed would continue to sheet flow to the drainage.

As part of the Biological Evaluation Report, LOA mapped the trees within the ephemeral drainage/drainage swale as mixed oak woodland habitat, not as riparian habitat. According to LOA, the trees within the drainage would not be negatively impacted by the project's current stormwater plan.

Response to Comment 1-6

The attachments to the comment letter are related to a previous project proposal that, while located on the same site, was not approved by the Town. Because the attached comments are on a separate CEQA analysis than the IS/MND prepared for the proposed project, the comments are not directly applicable to the proposed project and are considered more for context and reference. Therefore, responses to the attached comments are not required or provided. In addition, LOA reviewed the biological reconnaissance, wetland evaluation, three-season floristic survey, and tree inventory prepared for the 2017 EIR as part of their preparation of the Biological Evaluation for the proposed project. Therefore, the same reports that were used to inform the 2017 EIR were considered as part of the proposed project.

Letter 2

From: Patricia Arendt <[redacted]>
Sent: Wednesday, October 8, 2025 5:08 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farms Project

[EXTERNAL SENDER]

We vote against this project. The email content below describes completely the risks and hazards asscíated with this project. The fire danger for this project and as a result the entire Town is of utmost concern. It was submitted by another resident of Los Gatos.

2-1 Thank you.

Ken and Pat Arendt

2-2 Fire Risk: According to the SCCFD, the project is in a Very High Fire Hazard Severity Zone. Ingress/egress, evacuation routes, and increased risk of fire associated with development are key issues. The SCCFD has not yet approved site access or water supply. Removal of Trees: The arborist report indicates that there are 546 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement **2-3** trees. Applicant proposes to plant 85 replacement trees and pay in-lieu fees for the remainder. Protected Species Will Lose Their Habitat: Due to the grading, construction, and removal of trees, multiple protected species will be harmed or displaced, including the California red-legged fog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl. Multiple Lot Size, Building Height, and Setback Exceptions are Requested: The applicant is asking for reduced lot size and increased home size throughout the **2-4** project. Most notably, one of the three homes directly visible from the end of Longmeadow is proposed to be nearly 41' tall, when the maximum height is 25 feet under the Hillside Design Standards & Guidelines. Grading and Erosion Issues: Although the site is located in **2-5** a county Geologic Hazard Zone, with risks of landslide, liquefaction, and potentially compression soils and fault rupture hazard areas, the applicant requests multiple cut, fill,

Letter 2 cont.

2-5 cont. and grading exceptions. According to the IS/MND a final erosion and sediment control plan has yet to be prepared in conjunction with the project. There is, therefore, currently no plan to protect us from the potential risks to health and safety associated with the excessive grading, cut, fill, and construction on steep slopes in a Geologic Hazard Zone. Drainage and Water Issues: We already have drainage issues at the end of Longmeadow. The project will introduce 62,224 sf of impervious surfaces. The project proposes various bioretention areas, including one large one to be located directly adjacent to Hillbrook School and two homes. The drainage issues have also not been fully analyzed because of the lack of a final erosion and sediment control plan. In addition to our concern regarding flooding and

2-6 erosion, we are also concerned with the safety issues and hazards related to the introduction of a bioretention pond adjacent to the school and our homes. Noise and Traffic: Construction is expected to go on for at least two years. During that time, there will be an unmitigable increase in noise and traffic, creating health and safety issues for Surrey

2-7 Farms residents and Hillbrook School. After construction, there will be twelve additional households using Twin Oaks, Longmeadow, and Kennedy for ingress and egress. Traffic in the Kennedy corridor is already a significant issue. This project is tentatively scheduled to be reviewed by the Planning Commission at the November 13, 2025 Planning Commission

2-8 hearing. In addition to submitting written comments, it is helpful to show up and speak to our neighborhood concerns.

LETTER 2: KEN AND PAT ARENDT

Response to Comment 2-1

Please see Responses to Comments 2-2, 2-5, and 2-6. The comments will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 2-2

As noted on page seven of the IS/MND, the Builder's Remedy status of the project allows the project vested rights to be subject only to the applicable ordinances, policies, and standards in place at the time the project application was submitted. While the site is currently identified by the California Department of Forestry and Fire Protection (CAL FIRE) as being within a High Fire Hazard Severity Zone (FHSZ), at the time of project application, the site was mapped within a Very High FHSZ. Page 102 of the IS/MND is hereby revised accordingly:

a-d. According to maps prepared as part of the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within an SRA; however, the site is located within a Very High FHSZ.[2]

The project site is currently undeveloped and contains scattered oak woodlands throughout. Development of the proposed residential uses would include the clearing of on-site fuel sources and, thus, is not anticipated to increase wildfire risks at the site relative to the existing conditions within the project site. Additionally, the proposed project would be required to comply with all applicable requirements of the CFC through the installation of fire sprinkler systems, fire hydrants, and other applicable requirements. In addition, the proposed project would be subject to the requirements of Chapter 7A of the CBC which include, but are not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. The proposed project would also be situated near existing roads, water lines, and other utilities, which would reduce risks related to wildfire due to the existing development generally acting as a fuel break because of a lack of natural debris (e.g., vegetation).

Wildfire risks are not anticipated to be exacerbated during project operation, as the anticipated residential uses typically do not involve operational components that would increase the risk of wildfire. Development of the site for residential uses would help to reduce the risk of wildland fire in the area due to site improvements, such as roadways, driveways, and irrigated landscaping, which would reduce readily combustible vegetation. Additionally, pursuant to Mitigation Measure VII-1, the project design would be required to show that final grading or improvement plans incorporate all recommendations included within the site-specific GGHI prepared for the proposed project to ensure slope stability at the project site. Furthermore, as shown in Figure 16 of the IS/MND, the proposed project locates the residences outside of the areas of the site with the steepest slopes. Although some slopes occur within the project site, the on-site slopes are limited in size and are not sufficient to facilitate rapid spread of wildfire, as compared to mountainous areas with slopes sufficiently large enough to accommodate rapid spread of wildfire. As a result, the proposed project would not exacerbate wildfire risks due to slope. The off-site improvement areas do not include significant slopes.

As discussed in Section IX, Hazards and Hazardous Materials, of this IS/MND implementation of the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically

interfere with the Town's EOP, particularly with any emergency evacuation routes. Furthermore, the proposed project would not include land uses or operations that could impair implementation of the plan. While the long-term maintenance of the proposed roadways, water and wastewater infrastructure, and other utilities would not exacerbate fire risks, the activities associated with the initial construction and placement of the utilities and infrastructure could cause a temporary increase in fire risks due to the use of heavy equipment, which would contain combustible materials such as fuels, oils, and ignition sources. However, the project contractor would be required to comply with all applicable health and safety standards, including the California Health and Safety Codes and local Town ordinances regulating the handling, storage, and transportation of hazardous materials. Compliance with such standards would help to minimize the potential for accidental conditions, including fire.

~~Additionally, the Santa Clara County Fire Department~~ SCCFD has also adopted Genasys Protect (formerly known as Zonehaven) to provide specific, timely and accurate information regarding evacuations within the County. Genasys Protect divides geographic regions into smaller zones to help simplify evacuations. In the event of a wildfire or public safety emergency, fire department and law enforcement agencies will issue evacuation orders and other protective actions for impacted areas. Genasys Protect is a web-based platform that provides real-time evacuation updates. The project site is located within Zone LGA-008, which includes the area north of Kennedy Road, south of Blossom Hill Road, east of Los Gatos Boulevard, and west of Short Road and Brooke Acres Drive.[2]

Therefore, the proposed project would not be expected to be subject to or result in substantial adverse effects related to wildfires, and a ***less-than-significant*** impact would occur.

As shown above, the foregoing revisions elaborate on the discussion within Section XX, Wildfire, of the IS/MND, but do not result in any new significant impacts or substantial increase in impact significance from what was identified in the IS/MND. Page 70 of the IS/MND is hereby also revised as follows to ensure consistency with the revisions shown above:

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS/MND. As noted therein, the project site is not located within a State Responsibility Area (SRA). However, the site is located within a Very High Fire Hazard Severity Zone (FHSZ).[3]

As noted within Section XX, Wildfire, of the IS/MND, development of the proposed residential uses would include the clearing of on-site fuel sources and is therefore not anticipated to increase wildfire risks relative to the existing site conditions. In particular, the IS/MND notes that the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's Emergency Operation Plan (EOP), particularly with any emergency evacuation routes. Further, in addition to the proposed access points from Twin Oaks Drive and Cerro Vista Court (for Lot 10 only), as noted on page 70 of the IS/MND, the proposed project would include a 20-foot-wide emergency vehicle access (EVA) route extending south from the site to connect to Brooke Acres Drive. Following construction of

[2] Protect Genasys. *Genasys Protect*. Available at: https://protect.genasys.com/zones/US-CA-XSC-LGA-008. Accessed May 2025.

[3] California Department of Forestry and Fire Protection. *Santa Clara County: State Responsibility Area Fire Hazard Severity Zones*. Effective April 1, 2024.

the EVA route, construction trips could use the roadway. During project operations, the EVA route could also be used for egress during evacuation scenarios. Furthermore, the project improvement plans would be submitted to the Town for review by the Town, which would ensure compliance with the California Fire Code (CFC) and California Building Code (CBC).

Response to Comment 2-3

Removal of trees does not violate the Town's Tree Protection Ordinance. The Ordinance allows for tree removal, provided that certain conditions are met. The discussion under question IV-e of the IS/MND acknowledges that the proposed project would not meet the on-site tree replacement requirements. As a result, the IS/MND includes a mitigation measure (IV-9) requiring compliance with the Town of Los Gatos Tree Protection Ordinance. For example, the mitigation requires the project applicant to pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code.

According to LOA, the proposed project would result in a small loss of habitat for the various wildlife species that occur regionally. Many of the species currently using the site would continue to use the site for movement or daily activities, as less than half of the site would be impacted, and less than half of the on-site woodlands would be impacted. Therefore, while some oak woodland habitat would be impacted, the amount is negligible on a regional scale; those species currently using woodland habitat within the impact area would be able to use woodland habitat in the unimpacted areas of the site or elsewhere regionally. In addition, Mitigation Measures IV-1 through IV-9 as set forth in the IS/MND would ensure that significant impacts related to adverse effects on the special-status species listed by the comment would not occur.

Response to Comment 2-4

The comment does not address the adequacy of the IS/MND. However, the IS/MND does address the proposed height in comparison to the Hillside Development Standards and Guidelines on page 21 as follows:

> As discussed above, the proposed project currently includes subdivision of the 17.55-acre project site into 12 lots and the subsequent development of 12 single-family residences. The project site is identified as a Hillside Area pursuant to the Hillside Development Standards and Guidelines. The foregoing standards and guidelines include requirements related to hillside grading, development intensity, architectural design, landscape design, and other site elements such as fences, walls, and driveway entries. The project has been designed such that several residential lots would comply with a number of Hillside Development Standards and Guidelines, including standards related to the Least Restrictive Development Areas (LRDAs), the maximum allowable floor area ratio (FAR) for the site, and the location of the proposed residences within the lots. For example, nine of the 12 proposed residences would be located within the LRDAs, where the slopes are less than 30 percent, consistent with the Hillside Development Standards.
>
> However, because the project is invoking Builder's Remedy, compliance with all of the Town's guidelines, policies, or programs is not required unless noncompliance constitutes a significant health or safety risk. As such, multiple aspects of the project are not in compliance with the Hillside Development Standards and Guidelines, such as the extent of grading and maximum heights. Regarding the latter, it should be noted that seven of the residential lots (Lot 1 and Lots 7 through 12) would only exceed the maximum height of 25 feet by approximately one to two feet, and Lots 7 through 10 would be located on the upper sloped portions of the project site. Thus, an effort has been made to minimize the height exceedance on the proposed residential lots that may be more visible.

In addition, Figure 11 of the IS/MND shows the existing and proposed view of the project site as seen from Longmeadow Drive. As noted on page 23 of the IS/MND, the majority of the project site would remain screened by the existing trees and vegetation and the proposed project would not conflict with existing regulations related to views of the Hillside Area from Longmeadow Drive. Therefore, the IS/MND appropriately concluded that the proposed project would not conflict with applicable Hillside Development Standards and Guidelines regulations governing scenic quality.

Response to Comment 2-5

Potential impacts related to geology and soils, including the risks of landslide, liquefaction, and fault rupture, are discussed in Section VII of the IS/MND. As discussed therein, the project site is located in a zone designated as having a "low" fault rupture hazard potential and is considered to be outside recognized fault zones. Similarly, the site is not located within County- or State-designated liquefaction hazard zones. Finally, Mitigation Measure VII-1 requires the project to incorporate the recommendations of the GGHI prepared for the proposed project, which would require the proposed project to be designed sufficient to ensure that impacts related to soil instability would not occur.

With respect to the erosion and sediment control plan required by Mitigation Measure X-1, the measure and associated plan require interim erosion control measures to be carried out during project construction. The specifics of such measures would be reviewed and approved by the Town of Los Gatos Engineering Division of the Parks and Public Works Department prior to ground-disturbing activities associated with the project. As specified on page 73 of the IS/MND, the erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Implementation of such erosion control methods would ensure that impacts related to drainage and erosion would not occur.

In addition, monitoring for erosion and sediment control is required by Mitigation Measure X-1 and by the Construction General Permit. Such monitoring would be performed by a qualified professional and would ensure the control measures are performing adequately.

Response to Comment 2-6

Bioretention basins are standard features of development projects and, as noted on page 12 of the IS/MND, would be sized and designed to meet the Town's C.3 Stormwater Standards design criteria, which require new development to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations, thereby ensuring flooding would not occur. Bioretention basins filter stormwater runoff naturally through percolation, and do not pond water or result in long-term standing water. Thus, the proposed bioretention basins would not result in any safety concerns.

Response to Comment 2-7

Project construction noise is evaluated on pages 80 through 82 within question XIII-a of the IS/MND. As discussed therein, noise levels associated with project construction at the nearest existing single-family residences could exceed the applicable noise level standards. Mitigation Measure XIII-1 requires the project implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume instead of using a fixed volume.

Such measures are consistent with Mitigation Measure N-1 in the Town's General Plan EIR and would reduce potential impacts related to construction noise to a less-than-significant level.

With respect to ingress and egress routes, as well as roadway safety, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's EOP. Increased traffic from project construction would be temporary and cease upon buildout of the proposed project. As presented on page 82 of the IS/MND, generally, a doubling in traffic volumes is required to increase traffic noise levels by 3.0 dB, which is the level at which an increase in noise is generally perceptible. The proposed project would generate approximately 113 trips per day. Although traffic volume data for the roadways adjacent to the project site is not available, an average of 799 daily trips were recorded during the Spring 2024 trimester at Hillbrook School near the site's northwestern corner. Even under the conservative assumption that the traffic volumes at Hillbrook School are representative of the traffic on the nearest roadways in the project vicinity, the proposed project would not double traffic volumes on local roadways and, thus, would not substantially increase traffic noise in the project vicinity.

Response to Comment 2-8

The comment does not address the adequacy of the IS/MND.

Letter 3

From: Sameer Bidichandani [redacted]
Sent: Thursday, October 9, 2025 11:06 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Shabina Mirajkar [redacted]
Subject: Comments Regarding Proposed 12-Home Surrey Farms Development by home owner next door to the proposed site

[EXTERNAL SENDER]

Hi Erin,

We live at [redacted] and have a few concerns regarding the proposed development at 178 Twin Oaks Drive.

We fully understand that some building will take place at this site though are concerned about the size and scope of the development and the impact it will have on both the hillside and existing home-owners in Surrey Farms.

Our top concern is the single point of access which means that every single construction truck and truckload of dirt/asphalt/concrete/building supplies will come screaming down Longmeadow Drive to the Twin Oaks entrance. While there would be an added cost to the builders, there needs to be a second entrance beyond Longmeadow Drive which will also help with emergency access (and exit) during a potential fire event (and the entrance on Olde doesn't count here as no large construction vehicle would use this entrance). Placing the entire traffic burden on Longmeadow Drive residents isn't reasonable - simply add a second entrance from one of the other potential access sites/roads. A temporary entrance directly from Kennedy during construction (while challenging) would be least impactful.

3-1

One additional recommendation/request (augmenting my prior input on spreading the construction traffic impact beyond Longmeadow Drive) is to push 40% of the construction traffic (including new road construction) to Brooke Acres. Clearly the Brooke Acres neighborhood won't be supportive (any more than Surrey Farms is excited about all the traffic coming down Longmeadow), but this would be a more equitable sharing of the construction pain involved here for all existing residents. If one home will be built connected to Cerro Vista (10% of the homes), then splitting the remaining construction vehicles/traffic between Longmeadow Drive and Cerro Vista would dramatically reduce the impact on Surrey Farms.

Like many neighbors, we also remain concerned with fire hazards, drainage, harm to biological resources, protected species and wildlife, degradation of the hillside,

3-2

3-2 cont.

noncompliance with Hillside Development Standards and Hillside Specific Plan, removal of protected trees, interference with the Riparian Habitat (Ross Creek), pollution (light, air, noise), traffic, and encroachment on protected wetlands. Builders Remedy should not be an excuse to trample all legitimate zoning concerns and the mitigation details do not provide sufficient detail to remedy these concerns.

Finally, as we fully expect some building to happen in the future, we'd like to see the builders provide a nice trail navigating the entire property.

3-3

We would be happy to provide further detail on these concerns.

Thank you for the consideration here.

Regards,

Sameer Bidichandani & Shabina Mirajkar

[redacted], Los Gatos, CA 95032

LETTER 3: SAMEER BIDICHANDANI AND SHABINA MIRAJKAR

Response to Comment 3-1

In addition to the proposed access points from Twin Oaks Drive and Cerro Vista Court (for Lot 10 only), as noted on page 70 of the IS/MND, the proposed project would include a 20-foot-wide EVA route extending south from the site to connect to Brooke Acres Drive. Following construction of the EVA route, construction trips could use the roadway.

Response to Comment 3-2

According to CEQA Guidelines Section 15088, "The level of detail contained in the response, however, may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment." Thus, when a commenter expresses general concerns, such as the proposed project would result in "more traffic", "effects on water quality", or "increased noise", a specific response is not offered.

Rather, the commenter is referred to the sections where the referenced general concern is evaluated in detail. For example, project-related impacts related to biological resources, such as trees, habitats, or protected species, are evaluated in Section IV, Biological Resources, of the IS/MND. Potential impacts related to drainage are discussed under Section X, Hydrology and Water Quality, and impacts related to evacuation and fire risk are discussed under Sections IX, Hazards and Hazardous Materials, and XX, Wildfire, of the IS/MND. Light pollution and consistency with the applicable Hillside Standards and Guidelines policies are discussed under Section I, Aesthetics, of the IS/MND; potential impacts related to air pollutant and greenhouse gas (GHG) emissions associated with the proposed project are discussed under Sections III, Air Quality, and VIII, Greenhouse Gas Emissions, of the IS/MND; and Section XIII, Noise, addresses potential impacts related to construction and operational noise.

Potential impacts related to transportation are discussed under Section XVII, Transportation, of the IS/MND. As discussed therein, traditionally, lead agencies used level of service (LOS) to assess the significance of impacts related to transportation. LOS represents a qualitative description of the traffic operations experienced by the driver at an intersection or along a roadway segment. However, pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018, which became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. Thus, pursuant to CEQA Guidelines Section 15064.3, vehicle miles traveled (VMT) is now used, rather than LOS, to assess the significance of transportation impacts under CEQA. As discussed under question XVII-b, the proposed project would result in a less-than-significant impact related to VMT with implementation of Mitigation Measure XVII-1.

The comment does not provide substantial evidence supporting why the mitigation measures set forth in the IS/MND would not be sufficient. In addition, the proposed project would be subject to all existing objective development regulations.

The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 3-3

The comment does not address the adequacy of the IS/MND and has been noted for the record. It should be noted that the addition of a trail is not proposed as part of the project, anticipated or planned for the site, nor required by the Town. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 4

-----Original Message-----
From: Karen Brown [redacted]>
Sent: Thursday, October 9, 2025 3:11 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farm Estates Project

[EXTERNAL SENDER]

Dear Ms. Walters,

We are writing to give our views on the proposed Surrey Farm Estates project.

We have been homeowners in Surrey Farm for over 28 years and we feel that this project will have a major negative impact on our neighborhood.

4-1

As proposed, many trees will have to be removed to make room for this subdivision. It is known that there are protected species living in the hills and trees in this neighborhood and they will be displaced. This was once protected space for wildlife.

There are CC&R's in place for Surrey Farm that all neighbors have had to adhere to when remodeling our aging homes. With few exceptions from the origination of the neighborhood, 2 story homes are not permitted.

4-2

There are known water problems and fire safety issues that impact us all. In case of evacuation there is only one viable entrance/exit from this neighborhood.

4-3

The noise and traffic that will be created during construction will be overwhelming and greatly disruptive to all neighbors, who range from elderly couples who have lived here since these homes were new to young families with small children that play, ride bikes, scooters... and walk their dogs in this neighborhood. This project will place an unfair burden on all of us.

4-4

Thank you for your time and attention,

Jim and Karen Brown

Blueberry Hill Drive

Surrey Farm

LETTER 4: JIM AND KAREN BROWN

Response to Comment 4-1
Please see Response to Comment 3-2.

Response to Comment 4-2
Please see Responses to Comments 2-4 and 23-12.

Response to Comment 4-3
The comment does not provide sufficient explanation regarding “known water problems and fire safety issues” to provide a detailed response. Please see Responses to Comments 2-2 and 3-2.

Response to Comment 4-4
Please see Responses to Comments 2-7 and 3-2.

Letter 5

From: Jill Fordyce [redacted]
Sent: Wednesday, October 8, 2025 4:27 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce [redacted]>; Bill Meleyco [redacted]>;
Jon Witkin [redacted]
Subject: 178 Twin Oaks, Proposed Surrey Farms Estates Subdivision Project

[EXTERNAL SENDER]

Hi Erin,

Attached please find our comments with regard to the Mitigated Negative Declaration prepared for 178 Twin Oaks, Proposed Surrey Farms Subdivision Project. Can you please confirm receipt?

Thank you,

Jill Fordyce

Letter 5 cont.

Dear Ms. Walters and Town of Los Gatos Planning Commission,

We have lived in Surrey Farms since 1999 and raised our five children in our home at the end of Longmeadow Drive. We are immediate adjacent neighbors to the proposed project, and as various development plans have come before the town over the last decade, we have consistently voiced our support for preservation of the rural hillside and the Surrey Farms neighborhood. We are now writing in response to the Notice of Intent to adopt a Mitigated Negative Declaration

5-1 (MND) for the proposed 178 Twin Oaks, Surrey Farms Subdivision Project. This project, as detailed in the MND was submitted under SB 330 "Builder's Remedy." Specifically, we are writing to encourage the town to: (1) Prepare a full Environmental Impact Report (EIR) to study the vast environmental effects of this proposed project, including harm to aesthetics, air quality, biological resources, geology and soils, hydrology and water quality, noise, and wildfire risk; and (2) To require the applicant to comply with all objective federal, state, and local guidelines and standards.

After reviewing the Initial Study/MND, we believe the Town cannot lawfully adopt an MND under the California Environmental Quality Act (CEQA) because substantial evidence supports a fair argument that the project may have environmental impacts. The proposed

5-2 development of twelve homes on a rural hillside poses several environmental impacts that cumulatively cannot be reduced to a less-than-significant level through mitigation measures. CEQA therefore requires preparation of an EIR. (It should be noted that when this proposed project came before the town in 2016 for a proposed ten homes, the Town required an EIR.)

In the Letter of Justification dated January 10, 2025, the applicant states that it is

5-3 requesting 153 waivers (9-16 per lot) from the town development standards. Specifically, the applicant requests waivers relative to grading and tree removal to accommodate the development

5-3 cont.

of homes ranging in size from 5775 SF to 6170 SF. In addition, waivers are requested for reduction in lot sizes, increase in home size (including square footage and height), reduced setbacks, unquantified exceptions to cut and fill, removal of protected trees, exceptions regarding grading and construction within the dripline of trees, grading within areas that are greater than 25%, and exceptions to the LRDA. (A list of the requested exceptions is attached hereto as Exhibit A).

5-4

Los Gatos has a right, and indeed a duty, to require adherence to all applicable objective standards. Given the applicant's reliance on Builder's Remedy to construct a twelve-home subdivision on a hillside that has been Resource Conservation Space since 1975, there is even more reason to require strict adherence to all objective standards and codes. Compliance with these standards and codes are the only way to ensure that the Town, the environment, and the neighborhood are protected.

I. Summary of Argument

In an effort to be comprehensive, we have submitted lengthy comments herein. Here is a brief summary of some of the issues we consider most important, all of which are more thoroughly discussed below.

5-5

Fire Risk: According to the SCCFD, the project is in a Very High Fire Hazard Severity Zone (VHFHSZ). Ingress/egress, evacuation routes, and increased risk of fire associated with development are key issues. The SCCFD has not yet approved site access or water supply. The IS/MND misclassifies the site as being located in an HFHSZ, thereby calling into question reliance on any of its findings relative to fire risk.

5-6

Removal of Trees: The arborist report indicates that there are 546 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing

Letter 5 cont.

5-6 cont. to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement trees. Applicant proposes to plant 85 replacement trees and pay in-lieu fees for the remainder.

5-7 **Protected Species Will Lose Their Habitat:** Due to the grading, construction, and removal of trees, multiple protected species will be harmed or displaced, including the California red-legged fog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl.

5-8 **Multiple Lot Size, Building Height, and Setback Exceptions are Requested:** The applicant is asking for reduced lot size and increased home size throughout the project. Most notably, one of the three homes directly visible from the end of Longmeadow is proposed to be nearly 41' tall, when the maximum height is 25 feet under the Hillside Design Standards & Guidelines.

5-9 **Grading and Erosion Issues:** Although the site is located in a county Geologic Hazard Zone, with risks of landslide, liquefaction, and potentially compression soils and fault rupture hazard areas, the applicant requests multiple cut, fill, and grading exceptions. According to the IS/MND a final erosion and sediment control plan has yet to be prepared in conjunction with the project. There is, therefore, currently no plan to protect us from the potential risks to health and safety associated with the excessive grading, cut, fill, and construction on steep slopes in a Geologic Hazard Zone.

5-10 **Drainage and Water Issues:** We already have drainage issues at the end of Longmeadow. The project will introduce 62,224 sf of impervious surfaces. The project proposes various bioretention areas, including one large one to be located directly adjacent to Hillbrook

5-10 cont.

School, and the Fordyce and Meleyco homes. The drainage issues have also not been fully analyzed because of the lack of a final erosion and sediment control plan. In addition to our concern regarding flooding and erosion, we are also concerned with the safety issues and hazards related to the introduction of a bioretention pond adjacent to the school and our homes.

5-11

Noise and Traffic: Construction is expected to go on for at least two years. During that time, there will be an unmitigable increase in noise and traffic, creating health and safety issues for Surrey Farms residents and Hillbrook School. After construction, there will be twelve additional households using Twin Oaks, Longmeadow, and Kennedy for ingress and egress. Traffic in the Kennedy corridor is already a significant issue.

II. History of Surrey Farms Neighborhood and Previous Development Proposals for This Site

5-12

In 1956, the original Surrey Farms Development CC&Rs were recorded. In the mid-1970's, the last four houses on Longmeadow (185-191) were built. Around this same time, the Town was considering making Longmeadow a through-street, connecting to Kennedy and Shannon. That project was ultimately denied, primarily due to neighborhood resistance to the idea of transforming the quiet, closed Surrey Farms neighborhood into a thoroughfare. Around this time, it appears that similar proposals to extend Cerro Vista and Brooke Acres were also denied, making all three of these neighborhoods "cul de sac neighborhoods."

In September 1974, residents of the Surrey Farms neighborhood submitted a petition regarding "the future of Longmeadow Drive as it affects Surrey Farm." Discussing the proposed development of the last four homes on the street, Mrs. Lila June McGrath wrote: "If this proposed development assures the termination (i.e., deadend) of the road added onto Longmeadow Drive in the vicinity of Ross Creek, our grievance is diminished. This was the plan originally submitted by the developers with the blessing of the town government. If, on the other

hand, this added-on road, at Longmeadow Dr. paves the way to ultimately turning Longmeadow Drive into a through-way from Kennedy Road to Shannon Road, the residents of Surrey Farm would strongly oppose the attachment of any public road..."

Mrs. McGrath sites three areas of concern held by the Surrey Farms residents of the mid-1970s: *"(1) the possible destruction of Surrey Farm as we now enjoy it and as we were assured it would remain; (2) the potential increase in pedestrian and traffic hazard; (3) A thought that the termination of Longmeadow Drive at Ross Creek might be a wholesome, intelligent and most logical place to call a halt to this never ending maze of interlocking roadway, and to this checkerboard square mentality we seem to be facing."*

5-12 cont.

Ultimately, the Town agreed with Mrs. McGrath, and our home (191 Longmeadow Drive) and the Meleyco home (189 Longmeadow) became the end of Longmeadow, in a cul de sac, terminating any thought that Longmeadow—and indeed Surrey Farms—would have a connecting street.

On February 2, 1975, Bob and Dorothy Dodge and the Town of Los Gatos entered into a Land Conservation Contract with regard to the property in question, which now constituted the backdrop of the entire, and fully-developed Surrey Farms neighborhood. The contract itself stated that*: "The property is located in an agricultural preserve established by the Town."* The intent of the original Land Conservation Contract was to preserve the rural quality of the land, recognizing that the maintenance of open space and land of rural character holds significant value. It also gave a significant tax benefit to the landowner. This property has never been used for agricultural purposes, at least since 1948 (according to the Town), which pre-dates the Williamson Act contract.

Letter 5 cont.

On March 19, 1975, just after the Land Conservation Contract was signed and the decision to terminate Longmeadow was made, the Town Council approved the four-lot subdivision at the end of Longmeadow.

On May 8, 1975, a Cerro Vista Court extension road was denied by the Planning Commission. Thereafter, residents of Brooke Acres reasoned there would no longer be a road to connect to, and requested that Brooke Acres also be developed as a cul de sac "for the health, safety and welfare of the surrounding neighborhood, also by reasons of Sec. 1.4 Purpose of Ord. 867 (Zoning)."

On June 16, 1975, an ordinance was passed by the Town Council to rezone the hillside from HR-1:20 to RC.

In 1975, 187 Longmeadow was built.

5-12 cont.

On January 1, 1976, the first term of the Williamson commenced.

In 1976, 185, 189 and 191 Longmeadow were built.

These last four residences were constructed to end Longmeadow Drive in a manner that would assure that Surrey Farms would not encroach on Ross Creek and the floodplain and would not have a through street; and the proposal to create roads from Cerro Vista and Brooke Acres were denied and, thus all three surrounding neighborhoods became landlocked.

Prior to purchasing our home at 191 Longmeadow Drive in February 1999, we went to the Town and inquired as to the likelihood of the hill (proposed project site) being developed. Noting that it was Resource Conservation space, the clerk told us "not in your lifetime." In 2016, the applicant herein submitted an application to cancel the Williamson Act Contract and to approve a ten-home planned development on the site. In August 2017, the Town prepared an EIR on the proposed project. According to the IS/MND, "although the project has since changed and

Letter 5 cont.

the EIR was never certified by the Town, the setting of the site has remained the same and, thus, a number of the technical reports associated with the former project and 2017 EIR remain applicable to the proposed project." (IS/MND p. 6)

On October 9, 2016, we submitted comments in response to the DEIR, which discussed all of the problems with regard to the project. Those comments are incorporated into the EIR as "Letter D - Fordyce Family" (pages 2-44 to 2-92). (The Town's response to our comments can be found in the EIR at pages 2-93 to 2-108). We also submitted a response to the RDEIR on June 19, 2017, and to the Final EIR on February 28, 2018. Given that a number of the technical reports associated with the former project are relied upon for the current project, we request that those documents, as well the entirety of the previous EIR be included in the record herein.

5-12 cont.

On May 1, 2018, the Town Council voted unanimously to decline a request to cancel the Williamson Act contract, thereby rejecting the proposed project. In reaching this decision, the Town Council acknowledged that the Williamson Act contract would expire in April 2025 and expressed a desire to find a way to permanently preserve the hill as open space and/or create a development plan that preserves a majority of the hillside as open space. The Town Council also specifically acknowledged that rural hillsides like this are part of the Town's essential identity and should be preserved.

In 2023, Robson Homes submitted a proposal to subdivide this same property into 12 parcels and construct 11 detached single family residences, 11 ADU's, and 2 BMP units in the form of attached single-family residential units to the town's Conceptual Development Advisory Committee (Application CD-23-001). In response to a notification and call for comments by the Conceptual Development Advisory Committee, we provided our 2018 submission in opposition to the previous proposed development, which outlined many of the issues confronting *any*

Letter 5 cont.

5-12 cont.

proposed development of the property. The Conceptual Development Committee expressed the following concerns regarding the proposed Robson project: too many homes; the potential for even more structures with ADUs; the increase in traffic; fire access; the potential for increased water runoff; the loss of open space; the need for hillside preservation and wildlife corridors; overall impacts to environment and existing neighborhood; impact of increased density on fire safety and rain/erosion; a single ingress and egress. One commissioner noted that in 2023, the project has to be evaluated differently than in 2018 because of SB 9 and ADU's, noting that there would have to be a fair amount of less units. Another stated that there must be fewer homes for many reasons including ingress/egress/access, the "real burden" on the neighborhood, and the water and drainage issues. Another summarized the recommendations of the Conceptual Design Committee as follows: the number of units proposed is excessive; the fire risk is severe; there should be the bare minimum for density; and the development needs to comply with hillside standards and guidelines. (Conceptual Development Advisory Committee Meeting April 12, 2023).

It should also be noted that before the proposed Robson development was before the Conceptual Design Advisory Committee, we were approached by Robson Homes to determine what they could do to mitigate the effects of the proposed project on the neighborhood. This included, among other things, discussion of a grove of trees in between the proposed development and the property lines along Longmeadow and Twin Oaks, and the possibility of deeding a portion of land to adjacent properties to ensure privacy.

To date, we have not been approached by the developer of the current proposed project to determine what, if anything, could be done to lessen the impact on the neighborhood and specifically, the homes directly adjacent to the site. We are unaware of this current proposed

5-12 cont.

project going before the Conceptual Development Advisory Committee; therefore, this is our first opportunity to formally present our concerns with regard to the current proposed project to the Town.

III. The Town is Required to Apply All Appropriate Objective Standards to the Proposed Project

Pursuant to SB 330, while the Town cannot deny the project solely for zoning inconsistency if the project meets affordability thresholds, Builder's Remedy does not override building codes, fire codes, CEQA, the Hillside Standards & Guidelines (HDS&G) or objective health and safety standards.

Pursuant to Ca. Govt Code s. 65589.5 (j)(1): A local agency shall not disapprove a housing development project…unless it makes written findings based upon a preponderance of the evidence in the record that: (A) The housing development project would have a specific, adverse impact upon the public health or safety; and (B) There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the project or the reduction of density.

5-13

"Specific, adverse impact" is defined as: "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

"Feasible" means "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Gov't Code s. 65589.5 (d)(2); Pub. Res. Code s. 21061.1). A project is not considered infeasible under the HAA if it is merely less profitable. The California Department of Housing and Community Development (HCD), in its 2024 Builder's Remedy and

HAA guidance, stated: "Infeasibility means the project cannot reasonably proceed, not merely that it would yield lower profits or returns." (HCD, Builder's Remedy FAQ (2024 update), p. 6).

It is well-documented that the applicable building and fire codes, the HDS&G, CEQA, and Los Gatos Tree Protection Ordinance exist to protect and promote the health and safety of our community. The location of the project in a Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA) requires compliance with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code. (SCCFD Developmental Review Comments dated 8/12/25).

The HDS&G Protects the Health & Safety of the Community

5-13 cont.

Specifically, the HDS&G's objectives include:

1. Minimize risk of geologic failure, fire, and floods.
2. Ensure projects fit the site and avoid physical hazards.
3. Maintain safe access and emergency service standards.
4. Preserve drainage and vegetation to prevent erosion and flood hazards.

The Town has identified the following key hazards in hillside zones: wildfire, landslides and erosion, seismic shaking and fault rupture, and flooding from hillside drainage. The following HDS&G standards are tied directly to health and safety: Chapter 2 includes standards embedded in constraints mapping, including identification of hazard areas. Chapter 3 includes Site Planning standards relating to grading/ cut & fill, drainage, driveways & parking; fire/ safety (HDS&G p. 20-23). Chapter 5 includes Architectural Design standards relating to fire safety, height and setback, and structural/noncombustible material constraints. (HDS&G p. 32-35).

Letter 5 cont.

5-13 cont.

The Tree Protection Ordinance Protects the Health & Safety of the Community

The proposed project is subject to the town's Tree Protection Ordinance (Chapter 29), the stated objective of which is as follows: "Tree protection preservation is necessary for the health and welfare of the citizens of the Town of Los Gatos in order to … minimize spread of disease to healthy trees, conserve scenic beauty, prevent erosion of topsoil, protect against flood hazards, counteract pollutants in the air, and generally maintain the climatic and ecological balance of the area." (From Ordinance 2332, amending Chapter 29; Los Gatos Municipal Code, Section 29.10.0950). Preservation of trees protects the community by:

1. Mitigation of physical hazards (erosion, landslides, flooding).
2. Fire risk reduction.
3. Preservation of air quality (air pollutant removal, climate moderation).
4. Safety from wind forces.

CEQA Protects the Health & Safety of the Community

The stated objective of CEQA is to ensure that public agencies and the public are informed about the potential environmental effects of proposed projects before decisions are made and actions are taken. Several of CEQA's foundational policies explicitly relate to preserving health, safety, and welfare of the community, including:

1. Preventing the elimination of fish and wildlife habitats essential to human welfare.
2. Ensuring that major consideration is given to preventing environmental damage to life-supporting natural systems.
3. Safeguarding the environment to maintain the health, safety, and comfort of people living in California.

(CA Public Resources Code section 21001-02).

Letter 5 cont.

By preserving natural systems (air, water, soil, biological communities), CEQA aims to maintain the environmental conditions necessary for human health, clean air, and safe water supplies. Environmental degradation directly impacts respiratory, waterborne, and ecosystem-related health risks.

5-13 cont.

Grading and height limits, required setbacks, tree protection, height and ridgeline protection, retaining walls, site elements, landscaping, tree protection, erosion control, and fire safety codes are all objective, quantifiable standards that were adopted to protect the health and safety of our community. Accordingly, the Town can and should insist that the proposed project comply with these standards.

IV. The Proposed Project Will Cause Significant Environmental Effects and Requires Preparation of an EIR

The MND lists the environmental factors that are potentially affected by the proposed development as: Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, Cultural Resources, Transportation, Air Quality, and Tribal Cultural Resources. Notably, it does not include Aesthetics or Wildfire as potentially affected factors. CEQA establishes a low threshold for requiring an EIR: if there is substantial evidence, including reasonable inferences,

5-14

supporting a fair argument that a project may cause a significant environmental effect, an EIR is mandatory (CA Pub. Res. Code s. 21080, 21082.2; CEQA Guidelines s. 15064 (f)(1)). The "fair argument" standard is intentionally low, designed to ensure environmental impacts are fully studied. The factors are addressed below in the order they were presented in the Environmental Checklist in the IS/MND as follows: Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services, Transportation, Wildfire, and Mandatory Findings of Significance (Cumulative Impacts).

The Proposed Project Will Significantly Impact the Aesthetics of the Site and the Surrounding Neighborhoods

The IS/MND found less than significant impact as to aesthetics with the proposed development. According to the IS/MND, "Multiple aspects of the project are not in compliance with the Hillside Development Standards and Guidelines, such as the extent of grading and maximum heights." As to the noncompliance with the maximum height limitations "…it should be noted that seven of the residential lots would only exceed the maximum heigh of 25 feet by approximately 1-2 feet….." (IS/MND p. 21).

Figure 11 depicts the existing view of the project site in comparison to the view of the project site with the proposed development. The view from Longmeadow Drive with the proposed development is altered from a rural landscape to three towering homes above the already existing neighborhood. Lot 5, in particular, proposes a home over 40 feet high (more than 15 feet over the maximum height) directly behind and above our home, the Meleyco home, and the Witkin home. These new, large homes will dominate the landscape and the foreground at the end of Longmeadow Drive.

5-15

According to the IS/MND, "[t]he majority of the project site would remain screened by existing trees and vegetation. The proposed project would not conflict with existing regulations related to view of the Hillside Area from Longmeadow Drive. Because the proposed project would not substantially affect view of the Hillside are from Longmeadow Drive, the proposed project would not conflict with applicable Hillside Development Standards and Guidelines regulations governing scenic quality." (IS/MND p.23-4). We strongly encourage Town staff, planning commissioners, and council members to view not only Figure 11, but to view the property in person to understand the effect of constructing three large homes directly behind the already existing homes at the end of Longmeadow. Privacy and views are completely eliminated,

Letter 5 cont.

5-15 cont. and there is no screening and/or vegetation proposed to protect the neighbors at the end of Longmeadow and Twin Oaks.

Additionally, the aesthetics of the large bioretention pond directly adjacent to our home,

5-16 the Meleyco home, and Hillbrook School should also be considered and is not discussed herein. (See discussion of possible bioretention pond hazards herein at pp. 23-24).

The hillside does not contain any current unnatural source of light; construction of a neighborhood on the hill will create multiple new sources of substantial light and glare. The IS/MND states that the project site is currently undeveloped and surrounded by existing residences and the Hillbrook School. "Therefore, existing sources of light and glare including, but not limited to, headlights on cars and trucks travelling along nearby roadways and private driveways, exterior light fixtures, and interior light spilling through windows, are present with in the project vicinity. Therefore, while the development of the project site with 12 single-family residences would add new sources of light and glare to the site, such sources would be similar in

5-17 nature to the existing surrounding conditions and would not adversely affect day or nighttime view in the area." (IS/MND p. 28).

Further, it states that, because the homes must comply with the Town's building codes and HDS&G, there will minimal aesthetic harm from sources of light. However, this fails to take into account that the site is and has always been a natural hill that is currently 100% dark at night, so all new sources of light will be prominent; the town code cannot control car lights, which will shine directly into our homes at the base of the hill; and the homes and streets of the proposed development, with all of their interior and exterior lighting, are located directly above our homes.

Letter 5 cont.

5-18 Because the entire backdrop to Surrey Farms would be changed from an open, grassy hill, to a neighborhood with twelve homes, the potential for as many ADUs, cars, lights, streets, and other infrastructure, the proposed project will substantially impact scenic vistas, damage scenic resources, and degrade the visual character of the site and its surroundings.

The Proposed Project Will Adversely Affect the Air Quality in the Area

According to the IS/MND the proposed project will have a less than significant impact with mitigation incorporated on air quality. (IS/MND 31). The project anticipated commencing in September 2025, with construction taking place over approximately two years. During grading, a total of 10,878 cubic yards (CY) of soil would be exported from the site and 21,082 CY would be imported. (IS/MND p. 32). The combined emissions of the on-site and off-site construction activities could exceed the BAAQMD threshold of significance for NOx.

5-19 The mitigation proposed to prevent this outpouring of pollutants and dust into the neighborhood below is to water exposed areas two times a day, to require all haul trucks to be covered, to limit the vehicle speed to 15 mph on unpaved roads, to limit idling time, to maintain construction equipment, and to post a sign of who to call with dust complaints. (IS/MND p. 33-4). These mitigation efforts will at best minimally reduce what we expect that will be a constant source of dust, pollution, and runoff in our backyard for at least a period of two years. We already have drainage issues at the base of the hill, and now to mitigate dust, the solution proposed is to water twice a day. What will happen to the new, constant runoff down the hill and onto our properties and into our neighborhood is not addressed in the IS/MND.

Additionally, it is noted that the construction activities will be occurring within 50 feet of the Hillbrook School, the population of which (children) are particularly vulnerable. The major pollutants of concern are localized carbon monoxide emissions and TAC emissions. (IS/MND p.

5-19 cont.

35-6). The IS/MND concludes, however, that because the emissions would not adversely affect "a substantial number of people", a less than significant impact would result. The current enrollment at Hillbrook School is over 400 students. The Hillbrook sports field is directly adjacent to the site.

The Proposed Project Will Irrevocably Harm Biological Resources

5-20

According to the IS/MND, the project will have a "less than significant impact with mitigation incorporated" as it relates to: "habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service" and "conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance." The Project was deemed to have a less than significant impact on "any riparian habitat", "federally protected wetlands", and interference with "movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors." (IS/MND p. 39).

Protected Species Will Be Harmed and Displaced

5-21

According to the IS/MND, the proposed project has a potential to result in adverse effects to nine special-status wildlife species, as well as additional nesting raptors and migratory birds (California red-legged frog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl.) As with all the wildlife affected or potentially affected by this proposed development, the destruction of their natural habitat cannot be mitigated. 223 trees will be removed and countless others "impacted" by the development.

5-22 The California red-legged frog is a California "species of special concern." Ross Creek may be suitable for dispersal and foraging habitat for the species and, given the potential for the frog to be present within the site, on-site construction activities could result in a potentially significant adverse impact. (IS/MND p. 43).

5-23 The white-tailed kite and golden eagle are both California Fully Protected species. The purple martin is a California "species of special concern." According to the Biological Evaluation, the project site provides suitable foraging habitat for both species. "In addition to the suitable foraging habitat provided by the project site for white-tailed kite, golden eagle, and purple martin, as well as the marginally suitable nesting habitat for the white-tailed kite, the site contains existing trees that could provide nesting habitat for raptors and migratory birds protected by MBTA. Construction activities that adversely affect the nesting success of raptors and migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds constitute a violation of State and federal laws. Thus, if such species occur on-site during the breeding season, project construction activities could result in an adverse effect to species protected under the MBTA. (IS/MND p. 43-4).

5-24 The San Francisco dusky-footed woodrat is a California "species of special concern." During the field survey conducted as part of the Biological Evaluation, San Francisco dusky-footed woodrat nests were observed on-site, within the "oak woodland understory in the north portion of the site." As such, if construction activities were to occur within this habitat, the project could result in adverse impacts to the San Francisco dusky-footed woodrat. (IS/MND p. 44).

5-25 It should be noted that in the previous DEIR on this property, ten target species were determined to have the potential to occur within the study area. Those include one federally

5-25 cont.

listed species (California red-legged frog), one State fully protected species (white-tailed kite), and eight other special-status species (foothill yellow legged frog, Cooper's hawk, sharp shined hawk, Bell's sage sparrow, loggerhead shrike, Nuttall's woodpecker, Allen's hummingbird, pallid bat). One large stick nest was observed on the project site, potentially belonging to a great–horned owl and two barn owls were also observed. Both are protected raptor species. Furthermore, according to the previous DEIR, although they are not expected to occur on site, the presence of an additional 16 target species could not be entirely ruled out.

5-26

The mitigation measures include surveying for presence of any of the protected species by a qualified biologist prior to commencement of "ground disturbing activities", tree removal, or vegetation clearing. Mitigation also includes ceasing activities until the protected species "moves out" or is "relocated." It is unclear how these mitigation measures can compensate for the essential destruction of the habitat of these special species who live among the oaks and woodlands on the site. None of the mitigation measures can reduce the impact of the habitat being altered and destroyed. There is notably no effort to preserve the habitat.

The Proposed Project Requires the Removal of 223 Protected Trees

5-27

The Arborist Report determined there are 603 on-site trees measuring four inches or greater in diameter, consisting of 26 species. 546 of the on-site trees qualify for protection under the town's Tree Protection ordinance. "According to the proposed Tree Mitigation and Protection Plan, 223 protected trees would be removed, which would require a total of 551 replacement trees to be planted on-site pursuant to the Town of Los Gatos Tree Protection Ordinance. A total of 85 trees are proposed to be planted on-site, which would not meet the on-site tree replacement requirements." (IS/MND p. 50). Given that the proposed project would result in the removal of protected trees, including mixed oak woodland, and would not meet the on-site tree replacement

requirements, a potentially significant impact could occur related, in particular, to tree preservation.

In order to mitigate the damage caused by the removal of 223 protected trees, the applicant proposes the following: applicant shall obtain a permit to remove protected trees and if the tree is in good condition, they will pay for removal and the planting of replacement trees. Because the applicant does not intend to meet the tree replacement requirement, they will pay appropriate in-lieu fees (IS/MND p. 50-1). Therefore, the proposed development would remove over 40% of the protected trees on the property. Although the ordinance would require applicant to "replace" those trees by planting 551 new trees, the applicant proposes to only add 85 (about 15% of what would be required.) As indicated above, protected species rely on these trees for nesting, food, and habitat. The sheer volume of the removal coupled with the minimal replacement cannot be mitigated by the payment of fees. The trees and the species that rely on them will be irrevocably harmed. Additionally, the stability of the geology and soils, will also be called into question once this long-existing vegetation is cleared.

5-27 cont.

In *Save the Agoura Cornell Knoll v. City of Agoura*, 46 Cal. App. 5th 665 (2020), the court held that there was substantial evidence that the city's MND did not adequately analyze the significant impacts that the subject project may have on the site's oak trees, nor did it effectively mitigate those potential impacts to a less than significant level. In that case, the court noted that native oak trees are considered a valuable resource by the California Department of Fish and Wildlife and were protected by Agoura Hills' Oak Tree Ordinance. (*Id.* at p. 16) The Agoura ordinance is comparable to the Los Gatos ordinance, in that it provides for the protection and replacement of oak trees that are disturbed or removed by development. In the Agoura case, the city adopted an MND, concluding that the project would have significant impacts on the site's

oak trees, but that such impacts would be reduced to less than significant with two mitigation measures. One provided for the replacement of oak trees removed during the project development, and where onsite replacement is not feasible, it allowed for an in-lieu fee to be paid to the city to acquire land to plant new oak trees.

Prior to the issuance of a grading permit, Agoura's Oak Tree Consultant and Appellant's landscape architect each described the risk that the mass grading would result in a water deficit to the oak trees at the project site. A tree advocacy group objected to the in-lieu fee option noting that this mitigation would allow the applicant to pay a fee in lieu of replacement of destroyed trees, which would be a "tremendous loss to your community." It urged the city to reconsider the measure because it would allow eliminating 59% of the city protected Valley Oak and Coast Live Oak trees on this site simply by paying a fee. They further noted that this "does not mitigate the loss of oak woodlands on the site and will result in a new loss of oak trees. Even if trees are replanted, grading and drainage alterations to the site will reduce the ability of replanted oak trees to survive…" (Id. at 17).

5-27 cont.

The appellant in *Agoura* contended that an EIR was not necessary to consider the project's potential impacts to native oak trees because the mitigation measures were effective. The court, however, disagreed. (Id. at 17-18). Specifically, the court pointed to the ineffectiveness of replanting trees on the site where there were both risks of mass grading and no provision for mitigating the loss of water for the retained or replacement trees. Additionally, there was substantial evidence that once these woodland areas are destroyed, they cannot be restored. "To date, there have been no successful restorations of oak woodlands. It is relatively easy to plant oak trees, but the extensive ecological network and soils that make a forest from

those trees has thus far been impossible to recreate." (*Id.* at 18, quoting letter from Resource Conservation District of the Santa Monica Mountains).

The court noted that, in addition to the loss of the trees, the flora and fauna that are part of the oak forest are also lost. The court further pointed out that even though the city allowed for in-lieu fees, it does not relieve the city of its obligation to analyze the in-lieu fee measure under CEQA to determine if it adequately mitigates this project's impacts to a point where clearly no significant effect on the environment would occur. (Id. at 19).

5-27 cont.

In addition to the CEQA cause of action, the petition alleged a cause of action for violation of the city's Oak Tree Ordinance. The trial court granted the petition, concluding that the oak tree permit issued by the city violated the ordinance's prohibition on the removal of more than 10% of the total estimated tree canopy. (*Id.* at 21).

The *Agoura* case is instructive to the case herein. The facts are remarkably similar. There is a tree protection ordinance that is violated. There is an inadequate analysis under CEQA as to the impact of the removal of those trees. The mitigation measures herein are limited to a fraction of the replanting obligations, and payment of in-lieu fees. As in *Agoura*, the mitigation is insufficient to compensate for the loss of the trees, the loss of the habitat the trees provide, and the alteration of the geology and soils due to the removal of vegetation. As the expert noted in *Agoura*, once these trees are removed, the ecological network and soils cannot be recreated.

The Proposed Project Will Have a Detrimental Effect on the Site Geology and Soils, Including the Potential for Landslides

5-28

The IS/MND indicates that there is less than significant impact with mitigation incorporated as to the following issues: seismic-related ground failure, including liquefaction; landslides; and unstable soil, creating substantial direct or indirect risks to life or property. (IS/MND p. 59). The California Geological Survey (CGS) Mapping shows that all or a portion of

the site lies within a landslide hazard area, and hazard mapping by Santa Clara County indicates that the eastern half of the site is within a county landslide hazard zone; USGS mapping shows that there were "many landslides" in the area containing the project site. (IS/MND p. 61).

The proposed project requests multiple waivers in order to exceed the maximum allowable grading, cut and fill pursuant to the HDS&G. According to IS/MND Section 6 of the Geotechnical and Geologic Hazard Investigation (GGHI), discusses various requirements related to earthwork, including temporary and permanent cut and fill slopes, subgrade preparation, wet soil stabilization material for fill, compaction requirements and backfill. "Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing including slopes could cause a significant impact related to slope instability." (IS/MND p. 61).

5-28 cont.

Undocumented fill was encountered in the southwestern section of the site, the presence of which could cause settlement due to the variable nature and consistency of undocumented fills. Therefore, potential adverse impacts related to subsidence/settlement could occur. (IS/MND p. 61). The GGHI further concluded that moderately expansive soils generally blanket the project site, resulting in potential hazards or risks related to expansive soils. The study concludes that the proposed project could result in potential hazards or risks related to landslides, lateral spreading, subsidence, and/or soil expansion, and a potentially significant impact could occur.

To mitigate these potential impacts, prior to approval of any grading or improvement plans, a licensed engineer shall review the plans to ensure the engineering recommendations are adequately incorporated to the satisfaction of the Town's Engineer. (IS/MND p. 63). Given the excess of grading and fill requested for this project, in contravention of the standards identified by the HDS&G, it is unclear what this proffered mitigation actually provides. It appears to be a

"future determined" mitigation. It is clearly stated in the IS/MND that there are inherent risks to construction of a project on this site. The applicant is asking for exceptions to these standards, which are designed to protect us from these risks. We are requesting that the Town abide by its objective and necessary standards relative to grading and fill.

5-28 cont.

According to the map of Santa Clara County Geologic Hazard Zones (Twin Oaks / Los Gatos), the project parcel lies within designated Geologic Hazard Zones, including landslide, liquefaction, and potentially compressible soils and fault rupture hazard areas. Under Santa Clara County policy, development within these zones requires geologic review and site-specific investigation. The presence of multiple overlapping hazards constitutes substantial evidence that the project may result in significant environmental impacts, triggering the requirement for a full EIR under CEQA. The property sits on steep slopes in a region with documented landslide and erosion hazards (see USGS and Santa Clara County hazard maps.) The site's steep slopes create elevated risks of slope instability, erosion, and mass movement, especially under grading and vegetation removal. The IS/MND fails to adequately evaluate slope stability under grading, vegetation removal, and increased stormwater runoff. These hazards and the failure to mitigate them in a meaningful way represents substantial evidence of potentially significant environmental effects, requiring full evaluation in an EIR.

Drainage is a Pre-existing Problem That Will Be Made Worse by This Project

5-29

In January 1975, when the last four homes on Longmeadow were constructed, the Assistant Planning Director acknowledged that this four lot subdivision at the end of Longmeadow included lots of varying sizes due to the flood plain area required by Ross Creek, which lies directly behind what is now our home (191 Longmeadow) and the Meleyco home (189 Longmeadow). Ross Creek is identified in the IS/MND as part of the riparian woodland.

Letter 5 cont.

According to the IS/MND, "consistent with the Town's Standards and Guidelines for Land Use Near Streams, the proposed project would include a 25-foot riparian setback from the top-of-bank of Ross Creek and incorporate the 100-110 foot flood easement from Ross Creek. As such according to the site plan prepared for the proposed project, development with the riparian woodland area is not proposed, and Ross Creek would not be directly impacted by the proposed project." (IS/MND p. 48).

Approximately 62,224 square feet of the project site will be covered by impervious surfaces. The Town requires projects that create or alter 10,000 or more square feet of impervious area to contain and treat all stormwater runoff from the project site. Stormwater runoff would be directed into various bioretention areas, one of which is located at the base of the hill in between our home, the Meleyco home, and Hillbrook School.

5-29 cont.

The conclusion of the initial study as it relates to hydrology and water quality is: "…because a final erosion and sediment control plan has not yet been prepared for the proposed project, the proposed project could result in the violation of water quality standards or degradation of water quality during construction, and a potentially significant impact would occur." (IS/MND p. 73) The mitigation measure is essentially to prepare and submit this plan. This is insufficient. What if the plan is prepared and does result in the violation of water quality standards? What then is the mitigation? This issue is not sufficiently evaluated, as it relies on further study as a mitigation measure.

There is No Plan for Sediment and Erosion Control During Construction

5-30

According to the IS/MND, during construction, topsoil will be exposed, and the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality downstream. The SWRCV regulates

stormwater discharges associated with construction activities where clearing, grading or excavation results in a land disturbance of one or more acres. The project is required to show coverage under the State's General Protection Permit, which in turn, requires applicant to prepare a Storm Water Pollution Prevention Plan. (IS/MND p. 71). The project is also required to comply with Chapter 12 of the Town's Municipal Code, which includes standards for managing stormwater runoff during "construction and operation."

Approval of an erosion and sediment control plan by the Town Engineer is required. Final erosion and sediment control plans would be required to comply with the recommendations of the civil engineer, engineering geologist, or landscape architect involved in preparation for the town grading plans, as well as any and all standards and specifications adopted by the Town Engineer for the control of erosion and sedimentation. "*Because a final erosion and sediment control plan has not yet been prepared for the proposed project, proper compliance with the aforementioned regulations cannot be ensured at this time, and the proposed project could discharge sediment or urban pollutants through soil erosion, violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction."* (IS/MND p. 72) Again, there is not enough information due to the lack of a final erosion and sediment control plan. This is significant because it defers any actual mitigation to a known environmental impact—one that has the potential to directly affect the health and safety of the adjacent neighbors, including a school.

5-30 cont.

There is No Plan for Sediment and Erosion Control During Operation

5-31

Following the buildout of the proposed twelve homes and associated roadways and infrastructure, approximately 62,224 sf of the project site would be covered by impervious surfaces; the remaining 702,502 sf of the project site would remain unpaved. The project would

Letter 5 cont.

install an on-site stormwater drainage system to collect and treat the on-site runoff. The project is subject to both County and Town standards. Applicant proposes multiple bioretention areas, including a large one in the corner of the property adjacent to Hillbrook School, the Meleyco home, and our home. Because a final erosion and sediment control plan has not yet been prepared for the proposed project, the project could result in the violation of water quality standards or degradation of water quality during construction, and a *potentially significant* impact would occur. (IS/MND p. 73). Again, the mitigation measure proposed is only preparation of the required plan.

While the IS/MND lays out possible interim erosion, sediment control, and stormwater runoff measures, there is no plan; currently, there are retaining walls and bioretention ponds, and a "stormwater drainage system to capture and treat on site runoff", all of which create their own problems. The conclusion of the IS/MND is that because a compliant plan will ultimately be required, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation or flooding, exceed stormwater capacity or create additional sources of potential runoff. As mentioned above, drainage is a pre-existing problem in Surrey Farms. Water naturally runs from the hillside into the neighborhoods, and can be quite substantial after significant rains, as shown in this video taken after a rainstorm in February 2019. Link to water flow video.

5-31 cont.

In addition to the increased volume of water coming down the hill due to the introduction of grading and impervious surfaces, we have concerns about the health and safety of having a bioretention basin at the base of the hill adjacent to Hillbrook School, the Meleyco home, and our home. We don't understand how this works, i.e., where does the water ultimately go? What happens if the basin fills? Where is the water redirected? Who is maintaining the basin? As the

5-32

5-32 cont.

proposed plan has not yet been prepared, we don't understand exactly how it functions. How is water treated on-site? Does that involve additional mechanical/noise/pollution impacts that are not addressed in the IS/MND? And what are the remedies if this new system fails, and/or the water is directed into our yards or the adjacent schoolyard? What safety measures will be employed to protect the neighborhood and the school from the potential dangers inherent in a body of water? Another fundamental question that has not been answered by the IS/MND, is how significantly the grading of the hillside, the construction of homes and roads, and the removal of vegetation will affect the amount of water accumulating in the northwestern portion of the property. We are gravely concerned about the potential for flooding and mudslides. These issues are not adequately addressed by the MND. The applicant has not provided an adequate solution to protect our neighborhood from flooding, erosion, drainage issues, and proposed consequences to health and safety caused by the grading, construction, and removal of natural vegetation in an environment where drainage is already a significant issue.

The Project Will Significantly Increase the Noise in the Surrounding Areas

5-33

According to section XIII of the IS/MND, the Town has concluded that there is "a less than significant impact with mitigation incorporated" as to the generation of increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (and) generation of excessive groundborne vibration or groundborne noise levels. "Sensitive noise receptors" in proximity of the site include residences and schools. (IS/MND p. 79). According to Section 16.20.035 of the Town's Municipal Code, between the hours of 8:00 a.m. and 6:00 p.m. weekdays, and 9:00 a.m. and 4:00 p.m. Saturdays, construction is allowed if it meets one of the following noise limitations: (1) no individual piece of equipment shall produce a noise level exceeding 85 dba at

25 feet; (2) the noise level at any point outside the property plane shall not exceed 85 dba. The Town's General Plan establishes a maximum outdoor noise limit of 55 dB for residential land uses within the Town.

The project construction noise will include the use of heavy equipment as well as noise generated by increased truck traffic in neighborhood roadways. At a distance of 25 feet, construction of the project will generate noise levels up to 94 db. As a result, the proposed project would not meet the first noise limitation. As for the second noise limitation, because there are sensitive receptors located approximately 50 feet from the project site boundaries, noise levels at the existing single-family residences could exceed 85 dba during construction activities. (IS/MND p. 81). Without the limitations required by Mitigation Measure N-1 in the General Plan EIR, the proposed construction activities could result in the generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local noise ordinance.

5-33 cont.

The IS/MND finds no substantial noise increase beyond that created during construction because the proposed residences would be compatible with adjacent existing residential uses. The IS/MND concludes that a potentially significant impact would occur because of the construction noise. (IS/MND p. 82). The mitigation measure proposed is "construction staging areas to create distance between construction-related noise sources and noise-sensitive receptors" and "additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/condition phases of construction". Proposed on-site construction activities would occur at a distance of approximately 50 feet from the nearest residence to the west of the site. (IS/MND p. 84). Table 7 indicates the effects of the vibrations on people and buildings, concluding that the proposed project could expose people to or generate excessive groundborne

5-33 cont. vibration or groundborne noise levels, and a potentially significant impact could occur. (IS/MND p. 84). The mitigation measure proposed to reduce this impact appears to only relate to the off-site improvement areas and proposes "preconstruction crack documentation and construction vibration monitoring."

While it is a given that the project will cause an increase in noise and vibration during construction (for two years or more), it will also increase noise and vibration after the new neighborhood is constructed. Instead of hearing birds, frogs, and other wildlife, we will hear cars, alarms, cars, people, phones, radios, televisions, parties, and possibly a water treatment facility. According to the IS/MND, it will be comparable to current residential noise. It must be

5-34 recognized, however, that there is no noise from "residential activities" at the end of Longmeadow and the homes along Twin Oaks. Other than wildlife, the only noise we typically hear is children on the field at Hillbrook School, and occasionally, because of the way sound travels down the hill, we can hear telephones and people speaking from the one house on Cerro Vista directly above Hillbrook and visible from our yard. To go from essentially no noise to a neighborhood full of noise, with sound that travels downhill, will impact all the homes at the end of Longmeadow, along Twin Oaks, and I expect Cerro Vista and Brooke Acres, as well.

Construction of the project will affect our home and our way of life in Surrey Farms. The construction will not create havoc for a few months, but for years. The mitigation measures provide no relief. Construction, with its accompanying dirt, dust, pollution, and noise are allowed

5-35 for ten hours a day on weekdays, and eight hours a day on weekends. It appears that nearly every waking hour of the day our home life will be exposed to construction noise, for an indefinite period of time. This will prevent use of our backyard by our family, including our grandchildren who should not be exposed to the dust, noise, and pollution. Whereas many of us in the

5-35 cont. neighborhood also work from home, there will be virtually no respite from the noise, dust, and pollution and the activities of both daily homelife, and work will be disrupted.

The Proposed Project Will Likely Have an Impact on Public Services

The IS/MND concludes that there is a less than significant impact on public services, including schools, fire protection, and police protection because there are only twelve new homes proposed, which would result in "an increase of approximately 29 residents." (IS/MND p. 89). It is unclear where this figure comes from but seems to be a miscalculation based even on simply the size of the homes. Is the presumption that these homes would have an average of only 2.42 people? This seems to be an unreasonable presumption given that nine of these homes are between 5775 SF to 6170 SF and offsite parking includes room for 86 additional vehicles. To adequately study the impacts on public services, importantly those that directly impact health and safety, this presumption must be further evaluated by the Town.

5-36

The Proposed Project Conflicts with CEQA Guidelines Relative to Transportation

The proposed project is expected to exceed the applicable VMT (vehicle miles traveled) threshold required under the Town threshold and CEQA, creating a potential significant impact. To counteract this excess in VMT, the applicant is required to submit off-site improvement plans for the construction of new sidewalks on Blossom Hill Road and Fisher Avenue. It is unclear how these off-site improvements mitigate the increase in VMT. Access for emergency equipment is achieved through a connection to Twin Oaks Drive known as Surrey Farms Hill. There is a proposed EVA from Brook Acres Drive. In order to access either of these, emergency vehicles will be required to traverse Kennedy Road and Longmeadow Drive, both of which are two lane roads.

5-37

The traffic analysis does not account for the cumulative projects recently proposed in Los Gatos. Even without these future developments, it should be noted that there are already summer days when the beach traffic creates gridlock on Kennedy, Shannon, Englewood, Los Gatos Boulevard, and Highway 9, preventing and/or delaying a simple outing to the grocery store or pharmacy from Surrey Farms. On a regular school day, if you leave at the wrong time, you can sit for four or five lights at Kennedy and Los Gatos Boulevard. Evacuation and daily traffic impacts must be analyzed together, taking into consideration all of the current pending projects.

5-38

We also ask the town to consider the effects of construction traffic on our neighborhood. We anticipate that development of the infrastructure and twelve individual homes would result in years of trucks, dust, pollution, and traffic up and down Longmeadow all day every day, changing the landscape of our neighborhood for this generation of residents.

5-39

This Proposed Project Will Increase the Risk of Wildfire in a Very High Fire Hazard Severity Zone

According to section XX of the IS/MND, there is a less than significant impact to wildfire risks. According to the Cal Fire–designated Fire Hazard Severity Zone map, the project parcel is located within a Very High Fire Hazard Severity Zone (VHFHSZ). In the SCCFD Developmental Review Comments, the project was approved with the following conditions: "Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes." (SCC Fire Department Developmental Review Comments, August 12, 2025). The IS/MND misclassifies the site as being located in an HFHSZ, thereby calling into question reliance on any of its findings relative to fire risk. ("…the project site is not located within an SRA; however, the site is located within a High FHSZ") (IS/MND at p. 102).

5-40

Letter 5 cont.

5-40 cont.

According to the SCCFD Developmental Review Comments, the site is in both a VHFHSZ and an LRA.

Development in VHFHSZ areas pose increased wildfire ignition, spread, and evacuation risks. CEQA requires analysis of emergency access, fire response capacity, and evacuation feasibility, which cannot be adequately addressed through an MND. The site is served by Twin Oaks, Longmeadow Drive, and Kennedy Road, which is narrow, winding, and already congested during peak hours.

In February 2025, Cal Fire updated fire hazard severity maps for the first time since 2011 and Los Gatos' fire risk has spiked since 2011, with more than 1,000 acres in the red. (Freimarck, San Jose Spotlight, March 29, 2025). Vice Mayor Rob Moore is quoted in the article stating that, although Builder's Remedy takes away a lot of discretion from the local government, "There are still important regulations that remote developments have to comply with, and I hope that anything that is proposed in a very high fire zone understands Los Gatos' position as a community that is deeply concerned about our risk of wildfire."

A site inside the VHFHSZ is subject to California Building Code Ch. 7A (wildfire resistant construction); Defensible space vegetation management requirements (Ca. Pub. Res. Code s. 4290-91); and emergency access standards (road width, slope, fire truck turnarounds, water supply for firefighting). There will also be insurance implications, i.e., will the homes that are developed even be able to obtain fire insurance? The risk of wildfire increases with the introduction of a population into a rural environment, as most fires are caused by humans. The likelihood of fire in this VHFHSZ is increased by the proposed project.

State law and fire hazard mapping require that new subdivisions in High Fire Zones have multiple evacuation routes, adequate water infrastructure, fuel breaks, defensible space around

5-40 cont.

structures, etc. There are 70+ homes in Surrey Farms. There are significantly more homes along Kennedy Road between Surrey Farms and Los Gatos Boulevard. In the event of wildfire, all of these homes would need to be evacuated and the exit routes from the new development would be insufficient. The condition listed in the SCCFD Developmental Review Comments indicates that is unclear whether the proposed project meets any of the requirements listed therein, including access and water supply. A full EIR is required to analyze wildfire evacuation, water supply/fire flow, and cumulative safety risks. The Town cannot lawfully approve a project with unavoidable wildfire risks under HAA's health and safety exception.

The Proposed Project Will Add to Significant Cumulative Impacts in the Town

5-41

CEQA requires evaluation of cumulative impacts, not just the project in isolation. The MND ignores cumulative wildfire evacuation, traffic congestion, and infrastructure strain from multiple projects under review in Los Gatos. Under SB 330, there are currently three approved projects and twelve pending applications for a total of 1611 proposed residential units in Los Gatos, in addition to the twelve proposed by this project. At a minimum, some of these projects will increase the flow of traffic in the Kennedy corridor. We request that an EIR examine the proposed project in conjunction with the additional projects approved and pending to fully understand the scope of the impact on the Town, the environment, and our neighborhood.

The Mitigation Measures Are Uncertain and Insufficient

5-42

Many mitigation measures included in the IS/MND are insufficient, lack performance standards, and/or are deferred to future studies and plans. CEQA prohibits deferring or weakening mitigation. Given the lack of plans with regard to erosion, drainage, soils, and wildfire planning, it also calls into question whether this application was properly deemed complete. For these reasons, we believe the MND is legally inadequate, and we request that the

Letter 5 cont.

5-42 cont.

Town prepare a full EIR to thoroughly analyze these issues, evaluate feasible alternatives, and identify enforceable mitigation. Further, we request that the Town decline the multiple exceptions and waivers requested by the applicant and enforce all objective standards relative to the proposed project.

Very truly yours,

Jill & Craig Fordyce

[redacted]

October 8, 2025

Letter 5 cont.

EXHIBIT A

Combined List of Exceptions Requested by Applicant

Here is the list of the exceptions the applicant is requesting as to each specific lot. We could not locate a list of exceptions as to the entirety of the project, including infrastructure, roads, drainage, utilities, etc., so this only covers the exceptions requested for the individual lots. This information is taken from the twelve individual "Development Standards Matrix" submitted by applicant.

Lot 1:

Reduce minimum required lot size

Requesting additional height to 27'7"

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill*

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"**

Grading within areas that are greater than 25%

Lot 2:

Reduce minimum required lot size

Requesting additional height to 32'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced rear setback

Requesting reduced side setback

Exceeding cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Letter 5 cont.

Lot 3:

Reduce minimum required lot size

Requesting additional height to 38'

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Exception from LRDA for 30% slope

Lot 4:

Reduce minimum required lot size

Requesting additional height to 37'3"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Lot 5:

Reduce minimum required lot size

Requesting additional height to 40'10"***

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Letter 5 cont.

Requesting reduced front setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 6:

Reduce minimum required lot size

Requesting additional height to 33'10"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced rear setback

Requesting reduced off street parking count

Exception from LRDA for 30% slope

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 7:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Proposed driveway exceeds 15% max

Portion of pool within area greater than 30% slope

Letter 5 cont.

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of building/motorcourt/yard are within areas greater than 30% slope and landslide hazard areas

Grading within areas that are greater than 25%

Lot 8:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Proposed driveway exceeds 15% max

Portion of pool within area greater than 30% slope

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 9:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of building/motor court/yard are within areas greater than 30% slope and landslide hazard areas

Grading within areas that are greater than 25%

Letter 5 cont.

Lot 10:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of house is within areas greater than 30% slope and landslide hazard area, portion of driveway in area over 30% slope

Lot 11:

Reduce minimum required lot size

Requesting additional height to 27'8"

Requesting additional floor area

Requesting reduced side setbacks

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Lot 12:

Reduce minimum required lot size

Requesting additional height to 27'4"

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setbacks

Exceeding minimum cut and fill

Letter 5 cont.

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

*The Development Standards Matrix for multiple lots state that the developer is "exceeding the minimum cut and fill from Table 1, page 20 HDSG. The site development strategy and road alignment servicing lots 1-9, 11 and 12 requires fill." Further it states that items S2-S10 "intend to be met and will provide more detail once construction document (sic) are prepared." We don't understand what this means; it appears to be an unquantified request.

**The Development Standards Matrix for Lots 1-12 each state that "visual impact of tree removal shall be submitted with plans" and "plans note an exception to 'no grading or construction within dripline of tree.'" This is another unquantified request.

***Lot 5 is directly above/behind our home. It is the tallest home by far at over 40 feet and will be looking directly down into our home and yard.

LETTER 5: JILL AND CRAIG FORDYCE (1 OF 2)

Response to Comment 5-1
The comment is introductory and does not address the adequacy of the IS/MND. Please see the following responses to specific comments.

Response to Comment 5-2
The comment generally states that the Town cannot lawfully adopt an MND under CEQA because substantial evidence supports a fair argument that the project may have environmental impacts. The comment does not provide any substantial evidence supporting this claim. Please see the following responses to more specific comments.

Response to Comment 5-3
The comment identifies the waivers being requested for the project but does not provide any substantial evidence how the waivers result in significant environmental impacts.

Response to Comment 5-4
Per Government Code Section 65589.5, the Town can impose objective development standards so long as those standards meet the following criteria:

1) Appropriate to, and consistent with, meeting the local agency's share of its Regional Housing Needs Allocation;
2) Applied to facilitate and accommodate development at the density permitted on the site and proposed by the applicant; and
3) Meet the definition of "objective" in that they involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant and the public official.

In addition, no objective standard can be applied if it will render the project "infeasible" (unless the project will have a specific adverse impact on public health or safety and there is no feasible method to mitigate or avoid the impact). The statute defines "feasible" as capable of being accomplished successfully within a reasonable period, considering economic, environmental, social, and technological factors. The Town decision-makers, at a public hearing, will consider whether the project will have a specific adverse impact on public health or safety and whether there is no feasible method to mitigate or avoid the impact. The IS/MND prepared for the project provides substantial evidence that all potentially significant project-related environmental impacts can be mitigated.

In an effort to make this clearer in the IS/MND, the following revision is made to page 16 of the IS/MND:

> Architecture and Site Plan Review
> The Town's ~~Building Division~~ Community Development Department is responsible for a plan review of all new construction, additions, and remodels for both commercial and residential properties, as well as construction inspection services for projects including electrical, plumbing and mechanical installations. Plan review ensures compliance with applicable State and local codes, policies, guidelines, and standards of all residential and commercial structures within the Town limits, including the Hillside Development Standards and Guidelines. As described in the Town's Code, the purpose of Architecture and Site

> Plan Review through the Planning Division is to regulate the height, width, shape, proportion, siting, exterior construction and design of buildings to ensure that they are architecturally compatible with their surroundings. Section 29.20.150 of the Town Code lists the matters that the Town must consider when reviewing applications for Architecture and Site Approval. ~~The Town's review is limited to objective standards only, pursuant to SB 330 and Builder's Remedy.~~

The above revision is intended to clarify the Town's authority and does not affect the conclusions of the IS/MND.

Response to Comment 5-5

Please see Response to Comment 2-2.

With respect to water supply, page 99 of the IS/MND includes the following discussion:

> As discussed in Section X, Hydrology and Water Quality, of this IS/MND, while the on-site development of 12 proposed single-family residences would increase water usage beyond the current on-site water demand, the relatively minor increase in water usage would not be considered substantial, as the Santa Clara Subbasin has an operational storage capacity of approximately 350,000 AF per year, and both SCWVD and SJW have sufficient water supplies through 2045. The project would also comply with Chapter 26.40 of the Town's Municipal Code, which contains the Town's Water Efficient Landscape Ordinance.

Fire water would be included within the project's anticipated water supplies.

Response to Comment 5-6

Please see Response to Comment 2-3.

Response to Comment 5-7

Please see Response to Comment 2-3.

Response to Comment 5-8

Please see Response to Comment 5-15.

Response to Comment 5-9

Engineering level detail, such as a final erosion and sediment control plan, is not required as part of CEQA review (*Dry Creek Citizens Coalition v. County of Tulare* (1999) 70 Cal.App.4th 20, 26.).

Pursuant to Mitigation Measure X-1, a final erosion and sediment control plan would be reviewed and approved by the Town of Los Gatos Engineering Division prior to any ground-disturbing activities. In addition, a SWPPP must be approved by the RWQCB and is submitted after project approval before operations begin, not for review during the CEQA process.

Response to Comment 5-10

As discussed under question X-c.i-iii on pages 75 and 76 of the IS/MND, the proposed on-site stormwater infrastructure would be sized to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations, consistent with Provision C.3.g of the County's Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) permit. Therefore, the new impervious surfaces are not anticipated to result in significant impacts related to altering the drainage pattern of the site.

With respect to the proposed bioretention basins, each bioretention area has been designed in accordance with the standard design criteria outlined in the County C.3 Stormwater Handbook. Town personnel would be able to access each bioretention area periodically as required for inspection purposes. Therefore, the bioretention basins are not anticipated to create any safety issues or hazards.

Response to Comment 5-11

Please see Response to Comment 2-7.

Response to Comment 5-12

The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 5-13

Please see Response to Comment 5-4.

Response to Comment 5-14

Please see Response to Comment 5-2.

Response to Comment 5-15

As shown in Figure 11 of the IS/MND, existing trees along Longmeadow Drive currently obscure views of the site. Because the trees are not proposed for removal as part of the proposed project, such screening effects would be maintained, and the IS/MND's conclusion is accurate. Notwithstanding, substantial degradation of views of the site is not the relevant question as that would be the appropriate inquiry, pursuant to Appendix G, Section I c., if the site were within a non-urbanized area. Furthermore, privacy and private views are not protected pursuant to CEQA as noted in Footnote 6 on page 23 of the IS/MND.

As noted on page 21 of the IS/MND, the project site is within an urbanized area, and thus, the relevant threshold is whether the project would conflict with applicable zoning and other regulations governing scenic quality. As noted on page 23 of the IS/MND:

> From an aesthetics perspective, it is reasonable to conclude that not every conflict with a scenic regulation would result in a significant aesthetic impact, pursuant to CEQA. Because the Hillside Development Standards and Guidelines contain standards related to preserving views of hillsides, computer-generated photo simulations of the project were prepared from public viewpoints. Although the simulated public viewpoints do not coincide with the Town's designated Hillside Area viewing areas, the simulations were prepared to meet the Town's Height Pole, Flagging, Netting, and Signage Policy For Additions and New Construction Policy and are used herein to facilitate an understanding as to whether the project's deviations from Hillside Development Standards are consequential from an aesthetics perspective. Potential views of the project site from public spaces were determined to include views from Longmeadow Drive (Figure 11, View #1), which is located west of the project site; from the Hillbrook School campus north of the site (Figure 12, View #2); from Cerro Vista Court (Figure 13, View #3); and from Brooke Acres Drive, south of the project site (Figure 14, View #4).
>
> Figure 11 presents the existing view of the project site in comparison to the view of the project site with development of the proposed project from View #1. As shown in the figure,

> the existing view of the site from Longmeadow Drive consists of the street frontages and existing trees associated with the existing single-family residences, as well as the existing vegetation on the project site in the background. With the proposed project, the view from Longmeadow Drive would include a partial view of three of the 12 proposed single-family residences in the background. The majority of the project site would remain screened by the existing trees and vegetation. The proposed project would not conflict with existing regulations related to views of the Hillside Area from Longmeadow Drive. Because the proposed project would not substantially affect views of the Hillside Area from Longmeadow Drive, the proposed project would not conflict with the applicable Hillside Development Standards and Guidelines regulations governing scenic quality.

Response to Comment 5-16

The existing visual character or quality of public views of the site and its surroundings would not be substantially degraded by bioretention basins, which are standard features of development projects and generally appear coherent with the rest of a developed site.

Response to Comment 5-17

The relevant threshold pursuant to Appendix G, Section I d. is whether the project would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The Town acknowledges that the project would increase lighting in the area, including lighting from headlights. However, there is no substantial evidence showing that vehicle trips from 12 new homes would be considered substantial, and furthermore, the CEQA threshold is focused on protecting nighttime views of the area, not interior private living spaces of adjacent homes.

Response to Comment 5-18

Please see Responses to Comments 5-15 and 5-17.

As discussed on page 20 of the IS/MND:

> Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The General Plan EIR identifies southward views of the Santa Cruz Mountains and ridgelines as the primary protected scenic vistas within the Town. Due to the heavily-wooded nature of the Town, scenic views are most prominent from the southbound lanes of the Town's major north-south running streets. The project site is located in an area of the Town that is heavily obscured from view due to intervening topography and vegetation. Therefore, views of the Santa Cruz Mountains would not be obstructed by project development. In addition, due to the intervening topography and vegetation described above, views of any other potential ridgelines beyond the project site are not visible from the surrounding roadways.
>
> At a local level, the Town does not identify any roadways as scenic routes. In addition, while State Route (SR) 17 is designated as eligible for listing as a State Scenic Highway, State Scenic Highways are not located within the Town of Los Gatos.[5] The project site is located approximately 1.06 miles east of SR 17 and is obscured from view through various natural features and existing development. Therefore, the proposed project would not have the potential to damage scenic resources within the vicinity of a State Scenic Highway.

Response to Comment 5-19

The NOx-related impact would only occur if the off-site sidewalk improvements were constructed concurrently with the on-site project components. Mitigation Measure III-1 address this by restricting construction of the off-site sidewalk from occurring simultaneously with the on-site construction of the proposed project, or alternatively, ensuring that all construction equipment greater than 50 horsepower to be used in construction of the off-site sidewalk improvements shall be Tier 4 final off-road construction equipment.

The measures listed by the comment to manage construction dust emissions are standard measures implemented by all projects within the Bay Area Air District (BAAD). The BAAD Basic Construction Mitigation Measures (BCMMs) were developed to ensure continued attainment of ambient air quality standards (AAQS) or to work towards attainment of AAQS for which the area is currently designated nonattainment. The watering of exposed surfaces does not involve sufficient amounts of water to generate runoff, but is a standard procedure intended to dampen surfaces enough to reduce dust generation when such surfaces are disturbed during project construction.

With respect to pollutants of concern, as discussed under question III-c of the IS/MND, the proposed project meets the screening criteria for localized carbon monoxide (CO) emissions established by BAAD. As discussed on page 37 of the IS/MND, toxic air contaminants (TACs) generally result in health risks when populations are exposed to high concentrations over extension periods of time (e.g., 30 years or greater). Despite the proximity of the Hillbrook School, the construction period would be temporary and would occur over a short duration as compared to the length of time required for health risks to occur. In addition, all construction equipment and operation thereof would be regulated by the California Air Resources Board (CARB) and their In-Use Off-Road Diesel Vehicle Regulation, which would reduce emissions associated with off-road diesel vehicles and equipment.

Response to Comment 5-20

The comment summarizes the findings of the IS/MND and does not address the adequacy of the document. Therefore, further response is not necessary.

Response to Comment 5-21

Mitigation Measures IV-1 through IV-9 would reduce the potential impacts to the species listed within the comment by ensuring thorough surveys for the presence of the species are conducted (as well as avoidance and minimization steps to take if the species are identified). In addition, the IS/MND includes a mitigation measure requiring compliance with the Town's Tree Protection Ordinance. Payment of in-lieu fees to the Town Tree Replacement Fund is allowed by the ordinance. Pursuant to Section 29.10.0985 of the Town's Municipal Code, the funds generated by payment of such fees would be used at the Town's discretion to add or replace trees on public property in the vicinity of the project site; add or replace trees or landscaping on other Town property; or support the Town's urban forestry management program.

Response to Comment 5-22

The comment summarizes the findings of the IS/MND and does not address the adequacy of the document. Mitigation Measures IV-1 through IV-3 address potential impacts to the California red-legged frog. Therefore, further response is not necessary.

Response to Comment 5-23

The comment summarizes the findings of the IS/MND and does not address the adequacy of the document. Mitigation Measure IV-4 addresses potential impacts to protected raptor and migratory bird species. Therefore, further response is not necessary.

Response to Comment 5-24

The comment summarizes the findings of the IS/MND and does not address the adequacy of the document. Mitigation Measure IV-7 addresses potential impacts to protected San Francisco dusky-footed woodrat. Therefore, further response is not necessary.

Response to Comment 5-25

The analysis of special-status wildlife species, which starts on page 42 of the IS/MND, was informed by the Biological Evaluation prepared for the proposed project. The EIR prepared for the project site referred to by the comment was prepared in August 2017, more than eight years ago from the time of the IS/MND. A recent field survey of the project site was conducted on December 19, 2024, as part of the Biological Evaluation to identify on-site habitats and to determine the likelihood of any occurrences of special-status species. An additional site visit was conducted on May 14, 2025, to confirm the characteristics of the on-site ephemeral drainage. A literature review of various biological databases was also conducted to assess the suitability of on-site habitats.

In addition, the mitigation measures included within the IS/MND would provide protection to the species listed in the comment. Although the species listed within the comment were not specifically identified as having a high potential to occur on-site by the Biological Evaluation and, thus, were not specifically analyzed under question IV-a, the required measures within Mitigation Measures IV-3 and IV-4 through IV-6 would also reduce any potential impacts to any unlikely occurrences of the species.

Response to Comment 5-26

Please see Response to Comment 2-3.

Response to Comment 5-27

Please see Response to Comment 2-3 above.

The proposed project does not include mass grading, nor does the site include forest land as defined in PRC Section 12220(g). The standards of a tree protection ordinance of a separate city from the Town, such as the City of Agoura Hills, would not apply to the proposed project.

The arborist report was revised during the public review period, during which the total number of on-site trees and the project's potential impacts were revised. According to the revised Arborist Report, the new inventory identified a total of 673 individual trees over four inches in diameter, 630 of which qualify for some level of protection under the Town's tree protection ordinance and 43 of which are exempted.[4] Of the total, 244 trees would be removed (223 of which would qualify as protected) and 371 trees would be retained.

[4] McClintock Landscape Horticultural Services. *Certified Arborist Report, Tree Preservation Plan, Surrey Farms, Project #4185.10, Los Gatos, CA 95032*. October 16, 2025, Revision 5.

Page 50 of the IS/MND is hereby revised to reflect the findings of the revised Arborist Report:

> As discussed above, mixed oak woodland is present throughout the project site, some of which would be impacted by the proposed development. In order to determine if on-site trees proposed for removal qualify for protection under the provisions of the Town's Municipal Code, an Arborist Report was prepared for the site by McClintock Landscape Horticultural Services (McClintock) (see Appendix C), which has been peer reviewed by Monarch Consulting Arborists. During a site tree survey conducted of the project site, the Arborist Report identified ~~603~~ 673 on-site trees measuring four inches or greater in diameter at breast height (DBH), consisting of 26 species. According to the Arborist Report, ~~546~~ 630 of the on-site trees qualify for protection under the Town's Tree Protection Ordinance.
>
> According to the Tree Mitigation and Protection Plan prepared for the proposed project, 223 protected trees would be removed, which would require a total of 551 replacement trees to be planted on-site, pursuant to the Town of Los Gatos Tree Protection Ordinance. A total of 85 trees are proposed to be planted on-site, which would not meet the on-site tree replacement requirements (see Figure 8 and Figure 9). Thus, payment of in-lieu fees consistent with Division II of Chapter 29.10 of the Town's Municipal Code would be required to mitigate for the shortfall in on-site tree replacement.

Because the number of protected trees proposed for removal has not changed, further revisions to the IS/MND are not necessary. As discussed therein, compliance with the project's Tree Mitigation and Protection Plan and the mitigation measures within the IS/MND would ensure that significant impacts related to conflicts with the Town's tree ordinance do not occur.

Response to Comment 5-28

As shown in Figure 16 of the IS/MND, the proposed project locates the residences outside of the areas of the site with the steepest slopes. Such siting significantly reduces the potential for the effects discussed by the comment.

In addition, the GGHI was included in the IS/MND as Appendix D. The GGHI was subject to a Geologic and Geotechnical Peer Review conducted by the Town's consulting geotechnical firm, Cotton, Shires, and Associates, Inc. (CSA), and Cornerstone subsequently prepared an Interim Response to Geotechnical Peer Review to respond to the comments and resolve identified concerns. The GGHI included review of geotechnical literature and available conceptual layouts, a site visit in August 2024, the drilling of six test borings to depths between 10 and 20 feet, and the excavation of six test pits.

During the excavation of test pits, evidence of either shallow or deep-seated landslide deposits were not observed, and field features indicative of slope failure and instability were not observed during the site reconnaissance. As such, the GGHI concluded that the underlying slopes of the project site are relatively stable and, thus, the landslide hazard is considered low to moderate. In addition, the peer review of the GGHI notes that the majority of the proposed residences (i.e., Lots 1, 2, 4, 5, 8, 9, 10, 11, and 12) are outside of the indicated on-site slopes (see Figure 16). While the proposed lots would exceed the maximum allowable graded cut or fill for each lot pursuant to the Hillside Development Standards and Guidelines, the proposed earthwork activities are accounted for in the analysis of the project-specific GGHI. Specifically, Section 6 of the GGHI discusses various requirements related to earthwork, including, but not limited to, temporary and permanent cut and fill slopes, subgrade preparation, wet soil stabilization, material for fill, compaction requirements, and trench backfill. Compliance with such requirements would ensure

that the earthwork activities associated with the proposed project would be acceptable and would lead to instability. Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing inclined slopes could cause a significant impact related to slope instability (IS/MND, pg. 61).

Mitigation Measure VII-1 has been included in the IS/MND to ensure that all geotechnical recommendations in the GGHI are incorporated into grading and improvement plans. It is not necessary to list all recommendations in the mitigation measure. The summary nature of Mitigation Measure VII-1 is a standard approach intended to eliminate excessively technical details from the text of the IS/MND. The measure relies upon the authority of the Town as the lead agency, as well as all applicable CBSC standards, the combination of which would ensure potential impacts related to geological and soil hazards are reduced to a less-than-significant level.

Response to Comment 5-29

Please see Responses to Comments 5-9 and 5-10.

Response to Comment 5-30

Please see Response to Comment 5-9.

Response to Comment 5-31

Please see Response to Comment 5-9.

Response to Comment 5-32

Bioretention is a way to clean and filter stormwater runoff naturally through percolation, or the slow movement of water through the pores in soil or permeable rock. As noted on page 12 of the IS/MND, the stormwater bioretention basins would be sized and designed to meet the Town's C.3 Stormwater Standards design criteria. Such standards are intended to ensure new development controls stormwater runoff pollutant discharges. Following on-site treatment, stormwater flows would be metered out from the bioretention areas into the existing 27- and 36-inch storm drains located north and west of the site, respectively. As discussed within Response to Comment 1-4, a maintenance agreement would be put in place between the Town and the future property owners requiring the owners to operate and maintain all the stormwater treatment infrastructure.

Potential impacts related to flooding are analyzed within question X-c.i-iii. Based on the design of the bioretention areas, as well as the proposed retaining walls, which would serve to prevent erosion, the IS/MND concluded that the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff.

Response to Comment 5-33

The comment summarizes the findings of the IS/MND and does not address the adequacy of the document. Mitigation Measure XIII-1 includes the requirements of the Town's General Plan EIR's Mitigation Measure N-1. Therefore, further response is not necessary.

Response to Comment 5-34

A water treatment facility is not proposed as part of the project; therefore, noise or vibration from such a source would not occur at the site or surrounding areas.

It is acknowledged that noise would result from residential activity, but there is no evidence to suggest that residential noise from the project would be any different from the residential noise associated with the surrounding residential neighborhoods. Further, any level of increased noise is not the relevant CEQA threshold used to determine impact significance. The Town of Los Gatos has numerical noise thresholds, and substantial evidence supports that these levels would not be exceeded by the operation of the proposed project.

Response to Comment 5-35

As discussed under Response to Comment 5-19, the proposed project would implement the BAAQMD BCMMs to reduce dust generation and manage pollutant emissions.

With respect to construction noise, Mitigation Measure XIII-1 requires multiple measures to reduce noise at the existing sensitive receptors. Specifically, any construction proposed within 25 feet of a noise-sensitive receptor would be required to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume instead of using a fixed volume. In addition, the project would implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors.

Response to Comment 5-36

As discussed on page 86 of the IS/MND within Section XIV, Population and Housing, the IS/MND used the average household size as estimated by the Town's 2040 General Plan (2.4 persons per household). Using this average household size, the proposed project would result in a maximum increase of 29 residents within the Town (2.4 persons per household x 12 proposed residences = 28.8 residents). Such figures are consistent with the Town's approach to estimating population increases.

It should be noted that the 86 total on-site parking spaces include both off-street parking and 27 garage parking spaces. Parking is not generally an indication of the number of residents associated with the project.

Response to Comment 5-37

The methods used to determine Mitigation Measure XVII-1 are discussed on page 94 of the IS/MND. As discussed therein, the VMT Technical Memorandum coordinated with Town staff and identified the off-site improvement locations where feasible pedestrian network improvements could occur as part of the proposed project. The foregoing sidewalk connection improvements would be consistent with the planned improvements identified within the Town's 2020 Bicycle and Pedestrian Master Plan.

In order to assess the VMT reduction potential associated with the, the VMT Technical Memorandum included a quantitative analysis using the California Air Pollution Control Officers Association (CAPCOA) Handbook (Measure T-17: Provide Pedestrian Network Improvements). The Handbook provides methods to assess potential benefits of different climate vulnerability reduction measures, as well as measures that can be implemented to improve health and equity. In the case of the proposed project, the associated off-site sidewalk improvements would encourage alternative modes of travel, thereby reducing VMT.

Response to Comment 5-38

Contrary to the comment, cumulative impacts to traffic are discussed within the IS/MND, on page 105 under question XXI-b as follows:

> With respect to cumulative transportation impacts, public concerns have been raised about increased congestion, particularly along Los Gatos Boulevard, where several of the SB 330 projects are located. Pursuant to the CEQA Guidelines Section 15064.3, environmental analysis documents must use VMT rather than LOS as the metric to analyze transportation impacts. Section 21099(b)(2) of the California PRC states that "automobile delay, as described solely by level of service or similar measures of vehicle capacity or traffic congestion, shall not be considered a significant impact on the environment." The State's requirement to transition from LOS to VMT is instead aimed at promoting infill development, public health through active transportation, and a reduction in GHG emissions. Overall, the transition from LOS alters the focus of CEQA analysis from congestion to more physical impacts on the environment related to vehicle trips. Accordingly, impacts related to traffic congestion are not required to be evaluated pursuant to CEQA, and thus, are appropriately not addressed herein.

In addition, potential impacts to evacuation are discussed under question IX-f within Section IX, Hazards and Hazardous Materials, as well as under Section XX, Wildfire, of the IS/MND. As discussed therein, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's adopted EOP, particularly with any emergency evacuation routes.

Response to Comment 5-39

The comment is conclusory and does not address the adequacy of the IS/MND. Please see Responses to Comments 5-19 and 5-37 for further discussion. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 5-40

Please see Response to Comment 2-2. In addition, the roadways noted within the comment were all designed consistent with the Town standards, which accommodate for emergency vehicles. Further, as noted on page 70 of the IS/MND, the proposed project would include a 20-foot-wide EVA route extending south from the site to connect to Brooke Acres Drive. The EVA route would result in an additional point of access reserved specifically for emergency response vehicles.

With respect to regulations applicable to the proposed project, as noted on page 102 of the IS/MND, the proposed project would be required to comply with all applicable requirements of the CFC, including the installation of fire sprinkler systems, fire hydrants, and other applicable requirements, as well as the requirements of Chapter 7A of the CBC, including the use of ignition-resistant materials and glazed exterior windows and doors. The Builder's Remedy status of the project does not affect the applicability of the foregoing requirements, which would reduce potential impacts related to wildfire.

Contrary to the comment, the likelihood of wildfire would be reduced by development of the project due to the clearing of on-site fuel sources (i.e., vegetation and trees). The proposed project would also be situated near existing roads, water lines, and other utilities, which would reduce risks related to wildfire.

Emergency evacuation scenarios are discussed under question IX-f within Section IX, Hazards and Hazardous Materials, as well as under Section XX, Wildfire, of the IS/MND. As discussed therein, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's adopted EOP, particularly with any emergency evacuation routes.

Response to Comment 5-41

The comment does not address the adequacy of the IS/MND. Cumulative impacts are discussed within the IS/MND under question XXI-b within Section XXI, Mandatory Findings of Significance. Please see Responses to Comments 4-3 and 5-38.

Response to Comment 5-42

The comment states that many mitigation measures included in the IS/MND are insufficient, lack performance standards, and/or are deferred to future studies and plans, but provides no substantial evidence to support this position. Please see Responses to Comments 5-9, 5-28, 5-30, and 5-40.

Letter 6

From: Jill Fordyce <[redacted]>
Sent: Thursday, October 9, 2025 3:02 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce [redacted]; Jon Witkin [redacted]>; Bill Meleyco [redacted]
Subject: 178 Twin Oaks - Photo/ Video Addendum to Fordyce Letter

[EXTERNAL SENDER]

Hi Erin,

6-1

Attached please find a Photo Addendum to accompany our letter regarding the proposed 178 Twin Oaks development. The photo depicts the hillside, wildlife, trees, neighborhood, and water flow after rain. The last photo of the deer standing beneath the story poles is from July 2012.

Here are three additional video links.

This video is from this morning, illustrating typical noise on the hill.

This video depicts water flow after a rainstorm.

This video also depicts water flow after a rainstorm.

Can you confirm that you will be able to disseminate the digital (video) evidence to the planning commissioners? Thank you for your assistance and for including this email and attached photo addendum with our letter.

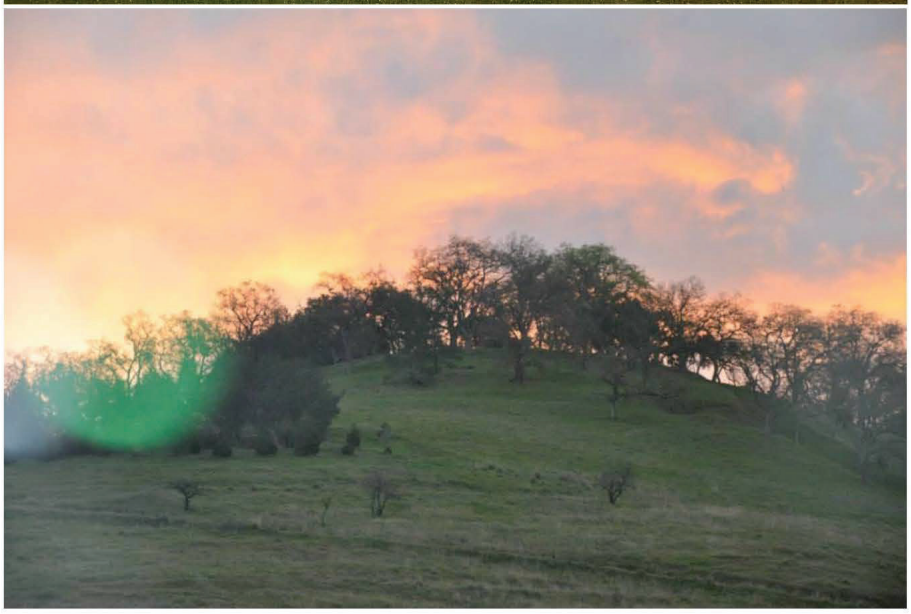
Kind regards,

Jill & Craig Fordyce

[redacted]

Letter 6 cont.





Letter 6 cont.





Letter 6 cont.





Letter 6 cont.



LETTER 6: JILL AND CRAIG FORDYCE (2 OF 2)

Response to Comment 6-1

The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 7

From: David Greenfield [redacted]
Sent: Saturday, October 4, 2025 12:46 PM
To: Erin Walters <EWalters@losgatosca.gov>; Karri Greenfield [redacted]
Subject: Re: Feedback regarding proposed development at 178 Twin Oaks Drive

[EXTERNAL SENDER]

Hi Erin,

One additional recommendation/request (augmenting my prior input on spreading the construction traffic impact beyond Longmeadow Drive) is to push 40% of the construction traffic (including new road construction) to Brooke Acres. Clearly the Brooke Acres neighborhood won't be supportive (any more than Surrey Farms is excited about all the traffic coming down Longmeadow), but this would be a more equitable sharing of the construction pain involved here for all existing residents. If one home will be built connected to Cerro Vista (10% of the homes), then splitting the remaining construction vehicles/traffic between Longmeadow Drive and Cerro Vista would dramatically reduce the impact for Surrey Farms.

Thank you for the consideration here.

Regards,

7-1

Dave & Karri Greenfield

On Sat, Sep 27, 2025 at 1:19 PM David Greenfield <[redacted]> wrote:

Hi Erin,

We live at [redacted] and have a few concerns regarding the proposed development at 178 Twin Oaks Drive.

We fully understand that some building will take place at this site, though we are concerned about the size and scope of the development and the impact it will have on both the hillside and existing home-owners in Surrey Farms.

Our top concern is the single point of access which means that every single construction truck and truckload of dirt/asphalt/concrete/building supplies will come screaming down

Letter 7 cont.

7-1 cont. Longmeadow Drive to the Twin Oaks entrance. While there would be an added cost to the builders, there needs to be a second entrance beyond Longmeadow Drive which will also help with emergency access (and exit) during a potential fire event (and the entrance on Olde doesn't count here as no large construction vehicle would use this entrance). Placing the entire traffic burden on Longmeadow Drive residents isn't reasonable - simply add a second entrance from one of the other potential access sites/roads. A temporary entrance directly from Kennedy during construction (while challenging) would be least impactful.

7-2 Like many neighbors, we also remain concerned with fire hazards, drainage, harm to biological resources, protected species and wildlife, degradation of the hillside, noncompliance with Hillside Development Standards and Hillside Specific Plan, removal of protected trees, interference with the Riparian Habitat (Ross Creek), pollution (light, air, noise), traffic, and encroachment on protected wetlands. Builders Remedy should not be an excuse to trample all legitimate zoning concerns and the mitigation details do not provide sufficient detail to remedy these concerns.

7-3 Finally, as we fully expect some building to happen in the future, we'd like to see the builders provide a nice trail navigating the entire (currently) undeveloped property.

We would be happy to provide further detail on these concerns.

Regards,

David & Karri Greenfield

[redacted] Los Gatos, CA 95032

LETTER 7: DAVID AND KARRI GREENFIELD

Response to Comment 7-1

Please see Responses to Comments 3-1 through 3-3. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 7-2

Please see Response to Comment 3-2 related to general comments on environmental concerns.

Response to Comment 7-3

Please see Response to Comment 3-3.

Letter 8

From: Gigi Harrell [redacted]
Sent: Thursday, October 2, 2025 12:04 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Comments for 178 Twin Oaks Development

[EXTERNAL SENDER]

Hi Erin,

We live at [redacted] and would like to share several concerns regarding the proposed development at 178 Twin Oaks Drive. We understand and expect that some building will occur at this site, but we are requesting that modifications be made to the current plan to ensure it is both safer and more sustainable for the community.

8-1

Our primary concern is the single point of access. As currently planned, years of heavy construction traffic would be routed down Longmeadow Drive—a residential road not designed or rated for such loads. This poses safety risks for neighbors, including children, and will cause significant damage to the roadway. We strongly recommend establishing a separate entrance to mitigate this issue. Based on the plot of land, an entrance from Kennedy Road appears feasible and would improve both resident safety and emergency access. If the town does not require a separate entrance for approval, we request that the town and developer implement a robust traffic calming and safety plan. Please note that Olde Road is too narrow and steep to serve as a viable alternative access point.

8-2

Additionally, we are concerned about the overall size and scope of the development, particularly the potential impacts on the hillside in Surrey Farms. It is critical that this project not create additional hazards for the community. Specifically, we are concerned about increased fire risk, drainage issues, impacts to biological resources and protected species, degradation of the hillside, potential noncompliance with the Hillside Development Standards and Hillside Specific Plan, removal of protected trees, disruption to Riparian Habitat (Ross Creek), pollution (light, air, noise), increased traffic, and encroachment on protected wetlands.

8-3

Thank you for your time and attention in reviewing these concerns. We look forward to seeing modifications that ensure this development is a safe and responsible use of town land.

Regards,

Georgette & Michael Harrell

[redacted], Los Gatos, CA 95032

LETTER 8: GEORGETTE AND MICHAEL HARRELL

Response to Comment 8-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 8-2
Please see Response to Comment 3-1.

Response to Comment 8-3
Please see Response to Comment 3-2 related to general comments on environmental concerns.

Letter 9

From: Lotfi Herzi [redacted]>
Sent: Thursday, October 9, 2025 9:36 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farm/Dodge proposed development

[EXTERNAL SENDER]

Dear Ms. Walters,

9-1 My husband and I moved to Los Gatos from Washington State in 2011 when our children were in middle school and high school. Even today, I drive up Longmeadow Drive and pinch myself because I am living in my dream home and neighborhood. Now that our children are successfully "launched," we find ourselves at the precipice of deciding whether LG is our forever home, or not. Unfortunately, the proposed development gives us substantial pause.

9-2 We are located across from Twin Oaks Drive on Longmeadow. I can't even imagine the noise, dirt, and scattered wildlife becoming a daily occurrence. Today, we are blessed with a green space to our east where we often wake up to wild turkeys, deer, quail, rabbits, and the occasional wildcat. I cannot fathom the impact ten homes plus ten ADUs would take on their habitat.

9-3 Mr. Dodge has stated that he will build access to this parcel of land for development. This is unconscionable. Within mere weeks, our existing streets would be destroyed with myriad construction vehicles. Also, if this development would indeed be benefiting our town, why aren't other access points being considered? Our neighborhood should not bear the brunt of any of this construction.

9-4 I implore you and the entire city council to reconsider approving this development. I recognize the need for more housing in our state. But at what cost? I am not even addressing the impact on traffic or other infrastructures (schools, etc.) in our town. California is known for its natural beauty and enviable whether. We should try our best to keep this beauty intact for our town as well.

Letter 9 cont.

9-4 cont.

We echo all the concerns outlined by our neighbors. Access points, protecting wildlife, noncompliance with Hillside Development Standards and Hillside Specific Plan, and removal of protected trees to name a few. This proposed development needs to be reevaluated in the least, stopped at best.

Please take in consideration all my neighbors and our concerns. Thank you for your time.

Sincerely,

Monica and Lotfi Herzi

[redacted]

Los Gatos, CA 95032

LETTER 9: MONICA AND LOTFI HERZI

Response to Comment 9-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 9-2
Please see Response to Comment 3-2 related to general comments on environmental concerns. In addition, the wildlife species mentioned by the commenter are common species that are not afforded special-status requiring review pursuant to CEQA.

Response to Comment 9-3
Please see Responses to Comments 3-1 and 3-2. The comment does not provide details to explain how the "existing streets would be destroyed" by construction vehicles. Heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed project.

Response to Comment 9-4
Please see Response to Comment 3-2 related to general comments on environmental concerns. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 10

From: [redacted]
Sent: Wednesday, October 8, 2025 4:03 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Proposed 12-Home Surrey Farms Development

[EXTERNAL SENDER]

I am a 45 year owner of [redacted] I have read all the concerns about this project as presented by Jill Fordyce in an email to me as copied below and do state here that I have all the same concerns. All these concerns need to be addressed satisfactorily before the project is approved.

Fire Risk: According to the SCCFD, the project is in a Very High Fire Hazard Severity Zone. Ingress/egress, evacuation routes, and increased risk of fire associated with development are key issues. The SCCFD has not yet approved site access or water supply.

Removal of Trees: The arborist report indicates that there are 546 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement trees. Applicant proposes to plant 85 replacement trees and pay in-lieu fees for the remainder.

10-1

Protected Species Will Lose Their Habitat: Due to the grading, construction, and removal of trees, multiple protected species will be harmed or displaced, including the California red-legged fog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl.

Multiple Lot Size, Building Height, and Setback Exceptions are Requested: The applicant is asking for reduced lot size and increased home size throughout the project. Most notably, one of the three homes directly visible from the end of Longmeadow is proposed to be nearly 41' tall, when the maximum height is 25 feet under the Hillside Design Standards & Guidelines.

Grading and Erosion Issues: Although the site is located in a county Geologic Hazard Zone, with risks of landslide, liquefaction, and potentially compression soils and fault

Letter 10 cont.

10-1 cont.

rupture hazard areas, the applicant requests multiple cut, fill, and grading exceptions. According to the IS/MND a final erosion and sediment control plan has yet to be prepared in conjunction with the project. There is, therefore, currently no plan to protect us from the potential risks to health and safety associated with the excessive grading, cut, fill, and construction on steep slopes in a Geologic Hazard Zone.

Drainage and Water Issues: We already have drainage issues at the end of Longmeadow. The project will introduce 62,224 sf of impervious surfaces. The project proposes various bioretention areas, including one large one to be located directly adjacent to Hillbrook School, and the Fordyce and Meleyco homes. The drainage issues have also not been fully analyzed because of the lack of a final erosion and sediment control plan. In addition to our concern regarding flooding and erosion, we are also concerned with the safety issues and hazards related to the introduction of a bioretention pond adjacent to the school and our homes.

Noise and Traffic: Construction is expected to go on for at least two years. During that time, there will be an unmitigable increase in noise and traffic, creating health and safety issues for Surrey Farms residents and Hillbrook School. After construction, there will be twelve additional households using Twin Oaks, Longmeadow, and Kennedy for ingress and egress. Traffic in the Kennedy corridor is already a significant issue.

Sincerely, Paul Krug

LETTER 10: PAUL KRUG

Response to Comment 10-1

Please see Responses to Comments 5-6 through 5-11.

Letter 11

-----Original Message-----
From: Raj Kumar [redacted]
Sent: Wednesday, October 8, 2025 1:57 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: [redacted]
Subject: 12 Home Surrey Farms development

[EXTERNAL SENDER]

Hi Erin

11-1

We live on Twin Oaks Drive. I want to register the fact that we are not thrilled about the 12-home development project on our street. This will add lots of traffic in our quiet neighborhood, not to mention other environmental impacts on the flora and fauna. The construction period will also be very disruptive with heavy machinery and trucks etc.

I would like to request that we reduce the scope of the project to not allow more than 6 homes at best.

Thanks for your attention!

Regards

Raj

Sent from my iPhone

LETTER 11: RAJ KUMAR

Response to Comment 11-1

Please see Response to Comment 3-2 related to general comments on environmental concerns. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 12

-----Original Message-----
From: ROGER MALTBIE <[redacted]>
Sent: Thursday, October 9, 2025 3:59 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Building project on Twin Oaks

[EXTERNAL SENDER]

We are Donna & Roger Maltbie and have lived at [redacted] for 38 years. We have serious concerns regarding the building project on Twin Oaks Drive.

12-1 Water issues have always been an issue in our Surrey Farms neighborhood. Many of the residents have pumps and fans underneath their homes to deal with excessive underground water.

12-2 We have concern about traffic in our quiet neighborhood. A traffic survey taken this summer is not indicative of real world traffic on our street. Many residents are away for the summer, on vacation, as well as children are not in school with the added activities that increase traffic flow on our streets.

Over the years we have enjoyed our proximity to the open space behind Twin Oaks Drive. We have witnessed deer, bobcats, possum, turkey's, foxes, eagles, owl's, etc.

12-3 We moved into this neighborhood for a reason 38 years ago. We certainly don't want the sanctity and peace of the neighborhood we call home to be forever altered in a negative way for all its resident's.

Sincerely,

Donna Maltbie

Roger Maltbie

LETTER 12: DONNA AND ROGER MALTBIE

Response to Comment 12-1
Please see Response to Comment 3-2 related to general comments on environmental concerns.

Response to Comment 12-2
Please see Response to Comment 3-2 related to general comments on environmental concerns. It is unclear what traffic survey the commenter is referring to. As discussed in detail in Section XVII, Transportation, of the IS/MND, the analysis of impacts related to transportation within the IS/MND is based on a VMT Technical Memorandum prepared for the proposed project by TJKM (included as Appendix E to the IS/MND). Traffic counts within the project area were not required or relied upon for the analysis.

Response to Comment 12-3
The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 13

From: Bruce McCombs <[redacted]>
Sent: Wednesday, October 8, 2025 8:04 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: RE: Thank you!

[EXTERNAL SENDER]

Dear Erin,

Here is the letter that my wife and I have written in support of a neighborhood walking path, which we hope might be included in the proposed Twin Oaks Development. If the path were to be considered by the Town, my wife and I would be very happy to offer some additional input for what we believe would be a very worthwhile addition to the project.

13-1

Thank you very much for your time, and please feel free to contact me at any time should you have any questions or comments.

Sincerely,

Bruce McCombs
[redacted]

Letter 13 cont.

Wednesday, October 8, 2025

Ms. Erin Walters
Senior Planner
Town of Los Gatos Planning Department
October 7, 2025

Dear Ms. Walters:

My name is Bruce McCombs, and I'm a life-long resident of the Town of Los Gatos. My wife and I live at [redacted], and we are writing today in support of a neighborhood walking path which we hope will be included as part of the proposed Twin Oaks Development. As we learned first-hand, more than 30 years ago in our own neighborhood, when the Kennedy Court Development was first built back in 1995, the addition of a walking path completely transformed our neighborhood, bringing neighbors together, and allowing us to get to know one another on a very casual and informal basis. We believe that the addition of a neighborhood walking path to the proposed Twin Oaks Development would provide the same positive outcome, as it would provide a safe place for residents of the neighborhood to enjoy the outdoors, and at the same time, to get some heart-healthy exercise. We believe that a brief visit to the walking path which surrounds the Kennedy Court Development, will provide all of the evidence you and the Town might need, in order to support this very worthwhile neighborhood-friendly proposal.

13-1 cont.

We are grateful for this opportunity to strongly support this very valuable and much-needed addition to our neighborhood.
Sincerely,
Bruce and Jackie McCombs

LETTER 13: BRUCE AND JACKIE MCCOMBS

Response to Comment 13-1

The comment does not address the adequacy of the IS/MND. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 14

-----Original Message-----
From: Darcie McNeil <[redacted]>
Sent: Wednesday, October 8, 2025 3:32 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Tom McNeil [redacted]
Subject: Surrey farms proposal

[EXTERNAL SENDER]

Hi Erin!

14-1 We live at [redacted]. We have many concerns about the scope of the project being proposed at twin creeks.

Besides maintaining the beautiful hills and over populating our already over populated town, there are safety concerns.

There is only one viable outlet to our neighborhood as Olde Rd. Cannot handle large trucks which is Longmeadow. If there is a fire or flood there are serious safety hazards. The construction trucks going up and down through the neighborhood will cause much obstruction in terms of noise, traffic on one road, and safety concerns with many workers in the quiet, small neighborhood.

14-2 My grandparents were the first of our family to live in Los Gatos and boy have times changed. From such a small quaint town to now mansions and obnoxious amounts of housing going up everywhere taking over the beautiful hills in our town. Already the traffic to Santa Cruz causes issues as we all know. Not sure why we need even more people populating our town.

If this does happen we sincerely hope you consider two things. One is adding a new road to access the hillside for construction and for the new homes to access their homes instead of the long trip down Longmeadow. This will provide a sense of security that if a fire or flood arises everyone gets out safety without traffic jams or even worse being trapped in our neighborhood with only one outlet.

Letter 14 cont.

14-3 Second if it is built, it would be nice to provide a hiking trail in the hills nearby for all of the neighborhood to enjoy.

14-4 As we do not like the idea of the construction as it disrupts the wildlife habitats, adds to light, air and noise pollution, disrupts wetlands, adds more traffic, adds to drainage concerns in an already troubled flood area, adds safety concerns.... We hope that if you do approve it you take into consideration our concerns and take steps to mitigate them. Another access road and new trail system would definitely make things a bit easier to digest.

Thanks much,

Darcie and Tom McNeil

LETTER 14: DARCIE AND TOM MCNEIL

Response to Comment 14-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 14-2
Please see Response to Comment 3-2 related to general comments on environmental concerns. Please also see Responses to Comments 2-2, 2-7, and 3-1. Impacts related to flooding are addressed in the IS/MND under Section X. As discussed therein, the project site is not located within a Federal Emergency Management Agency (FEMA) floodplain and, thus, development of the proposed project would not result in any impacts related to flooding.

Response to Comment 14-3
The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 14-4
Please see Response to Comment 3-2, as well as Response to Comment 14-2 above.

Letter 15

Erin Walters, Senior Planner
Town of Los Gatos

September 20, 2025

Re: 178 Twin Oaks Drive/ Surrey Farms Estates

Dear Ms. Walters,

I am unclear as to the current relationship between the Town and the state with respect to SB-330, and what control the Town actually has over its future. But I did want to tell you of my concerns regarding this development, and ask, "What would the Town's people want?"

15-1 The construction and placement of homes on this natural hillside would have an adverse effect on the people of the Town by increasing traffic, noise, and glare. It would detract from open space and vistas, and endanger wildlife. If throughout the town, structures and lighting were visible on all hillsides, the eye would have no place to rest. There would be a monotonous, continuous view of development. This would detract from the quality of life in Los Gatos. Under the General Plan's Guiding Principals is "to protect and enhance the natural environment and biotic communities that define Los Gatos…" General Plan ENV-1 states "To promote and protect viewsheds and scenic resources…..to encourage the protection of key view corridors…to preserve the natural landscape and views of the surrounding hillsides."

15-2 The people of the town are already fed up with the traffic in Los Gatos. Locating increased construction and housing, with their accompanying support services, away from main arteries of transportation only increases traffic in our residential neighborhoods leading to those main arteries.

To the residents of Surrey Farms, these adverse effects would be magnified, along with the potential for flooding, the increased construction creating dirt and dust, the danger from more residents using limited egress routes in case of fire in our

Letter 15 cont.

"high risk fire" area, and the safety issues on our Surrey Farms neighborhood roads due to increased traffic.

The increase in traffic on Surrey Farm's streets will be substantial and significant. It would be felt by us residents in the form of increased noise, safety risks, dirt and pollution. Many large trucks will be driving up and down our streets for several years as this project would build out. Our two-lane streets with cars parked along them would become one-lane streets as numerous large trucks travel up and down them. After the build out, increased traffic would continue. These large houses would have gardeners, housekeepers, deliveries being made, parents taking children to school and activities, etc. And would these new homes be allowed to build ADU's? The addition of more units (and hardscape) would further magnify the problems. All of these impacts adversely affect the quality of our lives.

15-2 cont.

The development would substantially degrade the visual character or quality of the site and its surroundings. The developer wants to take a hillside in its natural state, grade it, and fill it with structures, lighting, hardscape. The developer's colored renditions of the proposed houses on the hill do not give a true picture of the slope of the hillside and the proposed houses relationship within the hill. Rather, it depicts a flat picture that seems to have little impact on the surrounding neighborhoods. Ariel photographs taken from a high position do not paint a clear picture either.

15-3

The visual impact of this project would greatly affect us residents of Surrey Farms. Driving up Longmeadow, as well as from other viewpoints within the Town, instead of seeing hillsides with natural vegetation; turkey, deer and coyote roaming; and birds soaring searching for prey, we would see large structures, glare from interior and exterior lighting, reduced natural landscape. For us at 189 Longmeadow, we would no longer have a view of the hillside. Our view would now be of the houses on lots 5,6,7, and 10. And they would have the view right into our backyard, family room, kitchen, dining room and master bedroom. So much for our privacy!

Letter 15 cont.

15-3 cont. With respect to the proposed landscape plan, should this project, in any form, be approved, screening trees, such as redwoods, at a minimum of 30' would need to be planted on the property line between our home and the Dodge property to reduce glare, noise, dirt and dust, and to provide us some amount of privacy. This would need to be done before construction begins, and it would be my hope that this responsibility and cost would be borne by the developer. The proposal to plant trees with a diameter of 2.24-3.8 inches would do little to screen us from this project's adverse effects.

The project could cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing levels. What does "temporary" mean? Years? When the houses on Cerro Vista Court were being built, we clearly heard every conversation, swear word, radio broadcast, nail pounding, saw buzzing from the construction crews. Now we hear phones ringing, music and conversations when those residents use their patios and backyards. Noise does travel down the hillside.

15-4 When 191 Longmeadow was rebuilt, for three years rarely could we use our backyard due to basement and pool dirt movement and construction noise. One summer, when Hillbrook School raised their baseball field by three feet, we were unable to be in our backyard the entire summer as they graded, brought in additional dirt, dug and laid irrigation. With this proposed development, we would not have the use of our backyard for years! We have experienced construction. We know that the proposed development will take away our views, privacy, the use of our backyard, and greatly affect our ability to use and enjoy our home. It will directly cost us money as our water bills go up as we more frequently wash our windows, hose down our patios, shrubs and trees to remove dirt. Our PG&E bills will increase as we will need to run our pool filter for more hours to rid it of extra dirt. We will not be able to open our windows so we will be running our air conditioning more often at an additional expense. The value of our property would be reduced during the years of construction. In so many ways, this proposed development would diminish the quality of our lives.

Letter 15 cont.

15-4 cont.

What benefit to the Town and its people does this proposed development provide? Adding three 'low income' houses and nine expensive, exclusive houses to our Town's natural hillside does little increase affordable housing. This proposal does nothing to "preserve and enhance." It contracts a natural habitat which is doing fine under its existing conditions, and it degrades the quality of life of nearby residents.

My husband and I have lived in Surrey Farms for over 30 years. We have volunteered, chaired fundraisers, and financially supported local schools. We still do. The proposed development will greatly affect us! We would be affected during the course of construction, which could take many years, and for the duration once the development is built out. I ask that you consider our quality of life and that of our fellow residents. Please put the needs of Los Gatos Town residents above that of one developer looking for a profit at our expense.

Ask yourself, is this development what the people of our Town want? Do they benefit from it?

I ask for your support in finding a way to deny this development.

Thank you for the many, many hours you put in to make our Town the special place that it is.

Sincerely,

Kathy Meleyco
[redacted]
Los Gatos, CA 95032

LETTER 15: KATHY MELEYCO

Response to Comment 15-1

Please see Responses to Comments 2-4 and 3-2. In addition, in *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, the Appellate Court evaluated whether community character is a consideration in CEQA and whether changes to community character or social impacts constitute an environmental impact under CEQA. The Court determined CEQA does not require an analysis of subjective psychological feelings or social impacts. Rather, CEQA's overriding and primary goal is to protect the physical environment. CEQA defines a "significant effect on the environment" as "substantial, or potentially substantial, adverse changes in physical conditions ...." (PRC section 21100. subd. [d]). Therefore, comments concerning potential social or economic effects of the project, including quality of life comments, need not be analyzed or addressed further. Nonetheless, the comment has been noted for the record and will be forwarded to the decision-makers as part of their consideration of the proposed project.

Response to Comment 15-2

Please see Responses to Comments 2-7, 3-1, 3-2, and 14-2.

Response to Comment 15-3

Please see Response to Comment 2-4 related to consistency with the Hillside Development Standards and Guidelines.

As discussed under question I-c of the IS/MND, because the site is considered to be located within an urbanized area of the Town, the appropriate CEQA threshold related to aesthetic impacts is not whether the proposed project would substantially degrade the existing visual character or quality of public views of the site and its surroundings, but whether the project would conflict with applicable zoning and other regulations governing scenic quality. Therefore, question I-c of the IS/MND evaluates whether the proposed project would conflict with applicable standards set forth by the Town, including those contained within the Town's Hillside Development Standards and Guidelines. The IS/MND concludes that, overall, because the proposed project would not be visible from the four viewing areas identified in the Hillside Development Standards and Guidelines, and because the proposed project would be designed compliant with Hillside Development Standards and Guidelines policies to the extent feasible such that public views of the Hillside Area would not be significantly affected, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality, including policies related to reducing visual impacts of projects.

With respect to glare and lighting, as discussed under question I-d of the IS/MND, the proposed project would comply with both the Town's Municipal Code standards and policies within the Hillside Design Standards and Guidelines related to lighting for new development. The IS/MND concludes that implementation of the Town's programs, policies, and code requirements would reduce the light and glare-related impacts from the proposed project to a less-than-significant level.

The Town does not currently have a requirement related to screening trees between adjacent properties. In addition, the IS/MND does not identify any impacts that would necessitate inclusion of screening trees in order to reduce the impact to a less-than-significant level. Therefore, a nexus to require screening trees be planted along the property line does not exist.

Response to Comment 15-4

Please see Responses to Comments 2-7 and 15-1. As noted on page 32 of the IS/MND, construction is anticipated to take place over approximately two years. Regarding dust, as stated on page 32 of the IS/MND, BAAQMD requires all projects within the District's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression. Further discussion regarding dust is provided on page 38 of the IS/MND.

Letter 16

From: Malea Mordaunt <[redacted]>
Sent: Thursday, October 9, 2025 5:49 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Opposed to development at 178 Twin Oaks

[EXTERNAL SENDER]

Good evening Erin,

We live near the proposed development at 178 Twin Oaks Drive.

We understand that some building will take place at this site. We are concerned about the size and scope of the development and the impact it will have on both the hillside and existing home-owners in the neighborhood.

One concern is the single point of access. There needs to be a second entrance beyond Longmeadow Drive which will also help with **emergency access (and exit) during a potential fire event** (and the entrance on Olde doesn't count here as no large construction vehicle would use this entrance). Simply add a second entrance from one of the other potential access sites/roads.

16-1

Like many neighbors, we are also concerned with **fire hazards, drainage, harm to biological resources, protected species and wildlife, degradation of the hillside,** noncompliance with Hillside Development Standards and Hillside Specific Plan, removal of protected trees, interference with the Riparian Habitat (Ross Creek), pollution (light, air, noise), traffic, and encroachment on protected wetlands. Builders Remedy should not be an excuse to ignore all legit zoning concerns, and the mitigation details do not provide adequate detail to remedy these concerns.

Finally, as we sadly expect building to happen, we'd like to see the builders provide a **beautiful and accessible trail** navigating the entire property. Our town needs to **preserve some of its remaining, diminishing open spaces**, that's truly part of the reason people enjoy living here.

Regards,

Malea and Mike Mordaunt

LETTER 16: MALEA AND MIKE MORDAUNT

Response to Comment 16-1

Please see Responses to Comments 2-2, 2-4, 3-2 and 3-3. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 17

From: Huipeng Ren <[redacted]>
Sent: Wednesday, October 8, 2025 9:33 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Tingting [redacted]
Subject: Strong Opposition – Proposed 12-Home Surrey Farms Estates Subdivision

[EXTERNAL SENDER]

Dear Ms. Walters,

We are writing to strongly oppose the proposed 12-home Surrey Farms Estates Development.

This project poses unacceptable risks to our community:

- **Fire Safety:** The site is in a Very High Fire Hazard Severity Zone with limited evacuation routes. Adding more homes would put residents and Hillbrook School at greater risk during emergencies.
- **Tree Removal & Habitat Loss:** Removing 223 protected trees violates the Town's Tree Protection Ordinance and destroys critical habitat for protected species. Planting only 85 replacement trees is grossly inadequate.
- **Geologic & Drainage Hazards:** The site sits in a Geologic Hazard Zone with risks of landslide and flooding. Without a finalized erosion and drainage plan, surrounding homes and the school face serious safety threats.
- **Neighborhood Character & Traffic:** The project requests major exceptions to height and lot size limits, including a 41-foot home where only 25 feet is allowed. This, combined with two years of disruptive construction and more traffic on Kennedy, will significantly harm our neighborhood.

17-1

For these reasons, we urge the Town to deny this project. It is unsafe, environmentally damaging, and inconsistent with our community standards.

Sincerely,
Huipeng Ren & Tingting Yang
[redacted] Los Gatos, CA 95032

LETTER 17: HUIPENG REN AND TINGTING YANG

Response to Comment 17-1

Please see Responses to Comments 2-2 through 2-5, 2-7, and 14-2.

Letter 18

-----Original Message-----
From: Philip Shanker [redacted]
Sent: Saturday, October 4, 2025 9:49 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farms

[EXTERNAL SENDER]

18-1

Hello,

I share my neighbors concerns about the proposed Surrey Farm development. There are multiple issues that need clarification and thus I am opposed to the project as it stands.

Regards

Philip Shanker

[redacted]

Sent from my iPhone

LETTER 18: PHILIP SHANKER

Response to Comment 18-1

The comment does not address the adequacy of the IS/MND and has been noted for the record. Please see Response to Comment 3-2. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 19

From: Dan Sherbeck [redacted]>
Sent: Wednesday, October 8, 2025 1:39 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: URGENT – Official Fire Hazard Finding & Gross Deficiencies in Surrey Farms Estates Application

[EXTERNAL SENDER]

Dear Ms. Walters,

I am writing on behalf of my family, residents of [redacted], to express our grave concerns about the proposed Surrey Farms Estates Subdivision Project.

Our review has uncovered a critical, fact-based error in the project's environmental assessment that constitutes a significant public safety risk. The **Santa Clara County Fire Department (SCCFD)**, in its official "Developmental Review Comments," has definitively classified the entire project site as being within the **Very High Fire Hazard Severity Zone (VHFHSZ)** (Fire Comments - 178 Twin Oaks Lots 1-12, p. 1).

This official finding directly contradicts the project's **Initial Study/Mitigated Negative Declaration (IS/MND)**, which incorrectly analyzes the site as being in a less severe "High" Fire Hazard Severity Zone (IS/MND, p. 102). This fundamental flaw invalidates the IS/MND's conclusions regarding public safety and fire risk, and it is on this basis, among many others detailed below, that we insist on the preparation of a full Environmental Impact Report (EIR).

19-1

1. The Project's Environmental Document Is Invalidated by Official Fire Department Findings and Creates a Clear Public Safety Hazard

The developer's entire argument for why their project does not create a significant health and safety risk rests on a flawed and inaccurate premise.

- **Official Designation is "Very High" Risk:** The Santa Clara County Fire Department, the authority having jurisdiction, has determined the property is in the **Very High Fire Hazard Severity Zone (VHFHSZ)** (Fire Comments - 178 Twin Oaks Lots 1-12, p. 1). This is the official classification for applying all safety standards.
- **The IS/MND is Factually Wrong and Inadequate:** The IS/MND bases its entire safety analysis on the incorrect assumption that the site is in a "High" FHSZ

19-1 cont.

(IS/MND, p. 102). This error means the review of fire risk, emergency access, and evacuation is fundamentally unreliable.

- **Risk is Compounded by Known Geological Hazards:** This VHFHSZ designation is made even more dangerous by the site's documented instability. The project's own *Geotechnical Investigation* identifies the eastern half of the property as being within a **county landslide hazard zone** and notes that its slopes are susceptible to **"soil creep or localized shallow soil movement"** (Geotechnical and Geologic Hazard Investigation, p. 9).
- **A Full EIR is Mandatory:** The Builder's Remedy does not permit development that constitutes a "significant health or safety risk." Allowing the developer to bypass Hillside Development Standards for **excessive grading** and **building height** on these unstable slopes within an official VHFHSZ creates, by definition, a new and undeniable public safety hazard. A full EIR is the only legally sufficient way to analyze these combined risks.

2. Unmitigated Impact of Construction Traffic on Neighborhood Safety

19-2

A significant and direct threat to neighborhood safety is the plan to route all construction traffic onto our neighborhood streets. The *VMT Technical Memorandum* confirms the project would result in a **significant VMT impact** (VMT Technical Memorandum, p. 5). The proposed mitigation—off-site sidewalk construction miles away—is entirely irrelevant to the **direct, temporary, and severe local public safety hazard** created by heavy construction traffic on streets that serve as our de facto sidewalks and bike paths.

This is not a new issue. Historical records show the Town previously denied proposals to make Longmeadow a through-street to preserve the quiet, safe character of Surrey Farms. By approving this construction plan, the Town would be enabling the very outcome it previously prevented. We urgently request a dedicated **Construction Traffic Management Plan (CTMP)** that details the daily volume of traffic, the duration of the impact, and specific, enforceable on-site mitigation measures.

3. Effects of Drainage on an Unstable, Inaccurately Mapped Site

19-3

The proposed addition of **62,224 square feet of impervious surfaces** on a hillside with known geotechnical challenges is alarming (IS/MND, p. 74). Many residents of Surrey Farms can attest to a historically high-water table and existing drainage issues. The *Geotechnical and Geologic Hazard Investigation* confirms these concerns, noting that

perched groundwater was encountered at just 13 feet and that the site is blanketed in **"moderately expansive surficial soils"** that shrink and swell (Geotechnical and Geologic Hazard Investigation, pp. 7, 12).

19-3 cont.

Even more concerning, the Town's own August 20, 2025, review documents that the developer's **own grading plans are inaccurate and inconsistent**, with cut depths in drawings being significantly larger than what was reported in data tables (Planning Comment Letter, 08/20/25, p. 4). If the project's foundational data is this unreliable, the conclusions of the entire Geotechnical and Hydrological analysis cannot be trusted. We request a **site-specific hydrogeological analysis** to demonstrate that the increased runoff will not cause adverse impacts on down-gradient properties, based on verified and accurate grading plans.

4. Builder's Remedy: A Conflict with Decades of Town Planning

The project's reliance on the Builder's Remedy to bypass the site's **Resource Conservation (RC) zoning** represents a profound conflict with the Town's deliberate, long-term planning for this exact parcel. On **June 16, 1975, the Town passed an ordinance to rezone this specific hillside to Resource Conservation (RC)** to preserve its character. As recently as 2018, the Town Council publicly affirmed that rural hillsides like this are an essential part of the Town's identity. Invoking a legal provision to overturn these historical commitments will cause permanent environmental damage, including the destruction of **223 protected native oak trees** and the habitat of special-status wildlife (Arborist Report, pp. 9, 26; Biological Evaluation Report, pp. 18, 33).

19-4

5. Premature and Procedurally Flawed Proposal

The August 20, 2025, Staff Review makes it clear that this project is being rushed toward public hearing despite fundamental unresolved issues. The Town's own staff has compiled a summary list of at least **15 distinct ways the project violates local regulations**, including those for density, setbacks, grading limits, fire safety, and the explicit failure to provide **required public trails and open space easements** (Planning Comment Letter, 08/20/25, p. 6). Approving a project with such extensive, documented deficiencies—compounded by a dangerously flawed environmental review—would be premature and irresponsible.

We urge the Town to reject the current IS/MND as legally and factually inadequate and require the developer to prepare a full Environmental Impact Report that addresses the

Letter 19 cont.

19-4 cont.

project's true fire risk in a **Very High Fire Hazard Severity Zone** before any further consideration.

Thank you for your attention to these matters.

Sincerely,

Daniel S. Sherbeck

[redacted]

LETTER 19: DAN SHERBECK (1 OF 2)

Response to Comment 19-1

Please see Response to Comment 2-2.

With respect to geological hazards, the IS/MND requires Mitigation Measure VII-1 requires the proposed project to incorporate the recommendations of the GGHI, which would reduce the significance level of impacts related to soil instability. Implementation of Mitigation Measure VII-1 would reduce the potential impact to a less-than-significant level.

Response to Comment 19-2

Potential impacts to VMT and impacts to hazards are separate questions within Appendix G of the CEQA Guidelines. Construction of the proposed project, including the off-site sidewalk improvements required by Mitigation Measure XVII-1, would be limited to the project site and small portions of Blossom Hill Road and Fisher Avenue. In addition, as discussed by the comment, project construction would be temporary.

The IS/MND also acknowledges the above factors on page 95, as follows:

> Construction traffic associated with the proposed project would include heavy-duty vehicles which would share the area roadways with normal vehicle traffic, as well as transport of construction materials, and daily construction employee trips to and from the site. However, such heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed project.

The Town would impose standard conditions of approval upon the project related to traffic safety during construction. Therefore, revisions to the IS/MND are not required.

Response to Comment 19-3

As previously discussed, Mitigation Measure VII-1 requires the project to incorporate the recommendations of the GGHI prepared for the proposed project, which would reduce the significance level of impacts related to expansive soils.

In addition, please see Response to Comment 1-4 related to the project's management of stormwater runoff. Furthermore, the project's conditions of approval, as imposed by the Town, would require compliance with C.3 standards.

Response to Comment 19-4

As discussed under question IV-e within Section IV, Biological Resources, of the IS/MND, the proposed project would not meet the on-site tree replacement requirements. As a result, the IS/MND includes a mitigation measure requiring compliance with the Town of Los Gatos Tree Protection Ordinance.

With respect to Builder's Remedy, page seven of the IS/MND includes the following discussion:

> Because the project is subject to Builder's Remedy, compliance with all of the Town's guidelines, policies, or programs is not required unless noncompliance would constitute a significant health or safety risk. Although not legally required, the proposed project would comply with many of the Town's Hillside Development Standards and Guidelines, such as standards related to lot configuration and building locations within the proposed lots.

Therefore, because the local regulations related to density, setbacks, and public trails are not considered related to health or safety, compliance with such standards is not required. The noncompliance discussed in the comment, including conflicts related to the extent of grading and building heights, is discussed throughout the IS/MND.

With respect to fire safety, please see Response to Comment 2-2.

Letter 20

From: Dan Sherbeck <[redacted]
Sent: Thursday, October 9, 2025 11:26 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Re: URGENT – Official Fire Hazard Finding & Gross Deficiencies in Surrey Farms Estates Application

[EXTERNAL SENDER]

Good morning Erin,

Thank you for the links and additional information. I hadn't actually read much of SB 330, but now that I've read parts of it I found some ironic conflicts between this subdivision proposal and the legislative intent of SB 330.

Would you accept a version 2 of my letter? I only updated point 4, but I've included the full, updated letter for convenience. It is below.

Regards,

Dan

20-1

========== Version 2 ==========

Dear Ms. Walters,

I am writing on behalf of my family, residents of [redacted], to express our grave concerns about the proposed Surrey Farms Estates Subdivision Project.

Our review has uncovered a critical, fact-based error in the project's environmental assessment that constitutes a significant public safety risk. The **Santa Clara County Fire Department (SCCFD)**, in its official "Developmental Review Comments," has definitively classified the entire project site as being within the **Very High Fire Hazard Severity Zone (VHFHSZ)** (Fire Comments - 178 Twin Oaks Lots 1-12, p. 1).

20-1 cont.

This official finding directly contradicts the project's **Initial Study/Mitigated Negative Declaration (IS/MND)**, which incorrectly analyzes the site as being in a less severe "High" Fire Hazard Severity Zone (IS/MND, p. 102). This fundamental flaw invalidates the IS/MND's conclusions regarding public safety and fire risk, and it is on this basis, among many others detailed below, that we insist on the preparation of a full Environmental Impact Report (EIR).

---

1. The Project's Environmental Document Is Invalidated by Official Fire Department Findings and Creates a Clear Public Safety Hazard

The developer's entire argument for why their project does not create a significant health and safety risk rests on a flawed and inaccurate premise.

- **Official Designation is "Very High" Risk:** The Santa Clara County Fire Department, the authority having jurisdiction, has determined the property is in the **Very High Fire Hazard Severity Zone (VHFHSZ)** (Fire Comments - 178 Twin Oaks Lots 1-12, p. 1). This is the official classification for applying all safety standards.
- **The IS/MND is Factually Wrong and Inadequate:** The IS/MND bases its entire safety analysis on the incorrect assumption that the site is in a "High" FHSZ (IS/MND, p. 102). This error means the review of fire risk, emergency access, and evacuation is fundamentally unreliable.
- **Risk is Compounded by Known Geological Hazards:** This VHFHSZ designation is made even more dangerous by the site's documented instability. The project's own *Geotechnical Investigation* identifies the eastern half of the property as being within a **county landslide hazard zone** and notes that its slopes are susceptible to **"soil creep or localized shallow soil movement"** (Geotechnical and Geologic Hazard Investigation, p. 9).
- **A Full EIR is Mandatory:** The Builder's Remedy does not permit development that constitutes a "significant health or safety risk." Allowing the developer to bypass Hillside Development Standards for **excessive grading** and **building height** on these unstable slopes within an official VHFHSZ creates, by definition, a new and undeniable public safety hazard. A full EIR is the only legally sufficient way to analyze these combined risks.

---

2. Unmitigated Impact of Construction Traffic on Neighborhood Safety

A significant and direct threat to neighborhood safety is the plan to route all construction traffic onto our neighborhood streets. The *VMT Technical Memorandum* confirms the project would result in a **significant VMT impact** (VMT Technical Memorandum, p. 5). The proposed mitigation—off-site sidewalk construction miles away—is entirely irrelevant to the **direct, temporary, and severe local public safety hazard** created by heavy construction traffic on streets that serve as our de facto sidewalks and bike paths.

This is not a new issue. Historical records show the Town previously denied proposals to make Longmeadow a through-street to preserve the quiet, safe character of Surrey Farms. By approving this construction plan, the Town would be enabling the very outcome it previously prevented. We urgently request a dedicated **Construction Traffic Management Plan (CTMP)** that details the daily volume of traffic, the duration of the impact, and specific, enforceable on-site mitigation measures.

3. Effects of Drainage on an Unstable, Inaccurately Mapped Site

20-1 cont.

The proposed addition of **62,224 square feet of impervious surfaces** on a hillside with known geotechnical challenges is alarming (IS/MND, p. 74). Many residents of Surrey Farms can attest to a historically high-water table and existing drainage issues. The *Geotechnical and Geologic Hazard Investigation* confirms these concerns, noting that **perched groundwater was encountered at just 13 feet** and that the site is blanketed in **"moderately expansive surficial soils"** that shrink and swell (Geotechnical and Geologic Hazard Investigation, pp. 7, 12).

Even more concerning, the Town's own August 20, 2025, review documents that the developer's **own grading plans are inaccurate and inconsistent**, with cut depths in drawings being significantly larger than what was reported in data tables (Planning Comment Letter, 08/20/25, p. 4). If the project's foundational data is this unreliable, the conclusions of the entire Geotechnical and Hydrological analysis cannot be trusted. We request a **site-specific hydrogeological analysis** to demonstrate that the increased runoff will not cause adverse impacts on down-gradient properties, based on verified and accurate grading plans.

4. Builder's Remedy: A Conflict with Decades of Town Planning and State Law

20-2

The project's reliance on the Builder's Remedy creates a profound conflict with both the Town's deliberate, long-term planning for this parcel and the stated legislative intent of Senate Bill (SB) 330 itself.

Letter 20 cont.

20-2 cont.

First, it seeks to overturn decades of local protection. On **June 16, 1975, the Town passed an ordinance to rezone this specific hillside to Resource Conservation (RC)** to preserve its character. As recently as 2018, the Town Council publicly affirmed that rural hillsides like this are an essential part of the Town's identity. Invoking a legal provision to overturn these historical commitments will cause permanent environmental damage, including the destruction of **223 protected native oak trees** and the habitat of special-status wildlife (Arborist Report, pp. 9, 26; Biological Evaluation Report, pp. 18, 33).

Second, the project stands in direct opposition to the law's own stated purpose. Section 2 of SB 330 explicitly acknowledges the state's need to address the *"Increasing pressure to develop the state's farmlands, open space, and rural interface areas to build affordable housing, and increasing fire hazards that generate massive greenhouse gas emissions."* This project does precisely that by destroying a protected open-space hillside.

Furthermore, the legislature noted that the housing crisis has been *"exacerbated by the additional loss of units due to wildfires."* It is a dangerous irony to use this very law to justify constructing new homes in a **Very High Fire Hazard Severity Zone**, placing future residents at extreme risk and ignoring the hard-learned lessons that informed the bill's creation. The Builder's Remedy should not be interpreted as a mandate to approve developments that fly in the face of public safety and the explicit concerns of the legislation itself.

5. Premature and Procedurally Flawed Proposal

20-3

The August 20, 2025, Staff Review makes it clear that this project is being rushed toward public hearing despite fundamental unresolved issues. The Town's own staff has compiled a summary list of at least **15 distinct ways the project violates local regulations**, including those for density, setbacks, grading limits, fire safety, and the explicit failure to provide **required public trails and open space easements** (Planning Comment Letter, 08/20/25, p. 6). Approving a project with such extensive, documented deficiencies—compounded by a dangerously flawed environmental review—would be premature and irresponsible.

We urge the Town to reject the current IS/MND as legally and factually inadequate and require the developer to prepare a full Environmental Impact Report that addresses the project's true fire risk in a **Very High Fire Hazard Severity Zone** before any further consideration.

Thank you for your attention to these matters.

Letter 20 cont.

Sincerely,

Daniel S. Sherbeck

[redacted]

========== End Version 2 ==========

LETTER 20: DAN SHERBECK (2 OF 2)

Response to Comment 20-1
Please see Responses to Comments 19-1 through 19-3.

Response to Comment 20-2
The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

With respect to Builder's Remedy, the Project qualifies for the requirements established by the Housing Accountability Act (Government Code Section 65589.5), a newer housing production statute that seeks "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects…" (Section 65589.5(a)(2)(K)). In addition, the Housing Accountability Act expresses the State's policy that the statute "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing" (Government Code Section 65589.5(a)(2)(L)).

The proposed project does not include mass grading, and does not proposed development on the steepest parts of the site, thereby preserving substantial amounts of the existing hillside.

With respect to the site's FHSZ, please see Response to Comment 2-2.

Response to Comment 20-3
Please see Response to Comment 19-4.

Letter 21

From: Brad Stahl <[redacted]>
Sent: Thursday, October 9, 2025 11:27 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 178 Twin Oaks Dr Project

[EXTERNAL SENDER]

Erin Walters Town Of Los Gatos Planning Department

Please Respond to the email letting me know you have received it

Thank you

Brad

Susan and Brad Stahl represent the Stahl Residence at [redacted]

The Stahl family has a long relationship with the Dodge family as we have been neighbors for over 50 years and hope a mutual agreement can be reached with our concerns.

21-1 The proposed Surry Farms Hill Road intersection with Twin Oaks Drive will cause all the Automobile traffic headlights to either face or sweep across all three bedrooms and living room windows located on 110 Twin Oaks Drive while turning right on to Twin Oaks Dr.

We have talked with Jim Foley about our concerns. Jim was supportive about our concerns and indicated corrective action would be taken.

Our Mitigation Requests are as follows:

21-2

1) A slight realignment of the intersection of Surry Farms Hill Road intersection with Twin Oaks Drive. The realignment would change the 90 degree intersection angle to a 60

Letter 21 cont.

21-2 cont.

degree +/- angle. This angle change would force the headlights to face down hill and sweep across the garage, not the windows in the home.

2) Offer a plan that would, at the developers expense, create vegetation or fencing barriers to mitigate the Automotive headlight issue for 110 Twin Oaks Drive.

21-3

3) Change the access points on the project to better share the traffic impact between Twin Oaks Drive and Cerro Vista Court. For example Lots 6, 7 and 8 are added to lot 10 for access off Cerro Vista Court.

Thank you for your time and consideration.

Susan and Brad Stahl

[redacted]

LETTER 21: SUSAN AND BRAD STAHL

Response to Comment 21-1
Please see Response to Comment 5-17.

Response to Comment 21-2
Please see Response to Comment 5-17. Because the IS/MND concluded that the project would not result in any impacts related to creating a new source of substantial light or glare, a nexus to require the requested mitigation measures under CEQA does not exist. Any such measures would be voluntary. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 21-3
Emergency access to the project site is discussed under question XVII-c,d of the IS/MND. As noted on page 95 therein, access to the project site would be provided through a connection to Twin Oaks Drive, by a new private driveway extending from Cerro Vista Court, and through the proposed EVA route connection to Brooke Acres Drive. The IS/MND did not identify potentially significant impacts related to insufficient access routes to the site. Thus, a nexus to require the requested mitigation measure under CEQA does not exist. In addition, the Town does not have any standards or requirements that would require additional access points from those noted above. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Letter 22

From: Eric van Miltenburg <[redacted]>
Sent: Wednesday, October 8, 2025 1:42 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Lori Owen [redacted]
Subject: Proposed Development - 178 Twin Oaks Drive / near Surrey Farms

[EXTERNAL SENDER]

Dear Erin,

22-1 I am writing again to express my concerns regarding the proposed housing development at 178 Twin Oaks Drive. While I understand that some development on this site is likely to happen, the current size, scope, and design raise serious concerns for our neighborhood, particularly with respect to traffic, fire safety, and environmental impacts.

22-2 My top concern remains the **single point of access** via Longmeadow Drive. Every construction vehicle, truckload of dirt, asphalt, and supplies—as well as all future resident traffic—would funnel down this narrow street and directly past our home. This is not reasonable or safe. At a minimum, a **second access road must be required** to share the traffic burden and provide emergency ingress/egress, particularly given the property's location in a **Very High Fire Hazard Severity Zone**.

22-3 In addition to traffic and fire safety, we remain deeply concerned about the project's environmental and safety impacts. The applicant proposes to remove 223 protected trees—despite clear requirements under the Los Gatos Tree Protection Ordinance—destroying wildlife habitat and increasing the risk of landslides, mudslides, and drainage issues. Multiple protected species, including the California red-legged frog, golden eagle, and burrowing owl, stand to lose critical habitat.

22-4 Further, significant grading is proposed on a site already located in a designated **Geologic Hazard Zone**, with incomplete erosion and sediment control plans. Drainage impacts remain unresolved, particularly the introduction of a large bioretention area near Hillbrook School and existing homes.

22-5 The project also seeks multiple exceptions to lot size, height, and setback requirements. Most notably, one proposed home would exceed 40 feet in height—far beyond the 25-foot maximum under the Hillside Design Standards. Construction itself is expected to last at least two years, creating unavoidable noise, traffic, and safety issues for Surrey Farms residents and Hillbrook School.

22-6 In short, while we accept that some building will occur at this site, the current proposal overreaches and fails to adequately address community, safety, and environmental

Letter 22 cont.

22-6 cont.

concerns. We strongly urge the Commission to require meaningful changes—including a second access road, strict adherence to fire and safety standards, full compliance with tree and habitat protections, and realistic mitigation measures—before considering approval.

Thank you for your continued attention to this matter.

Sincerely,

Eric van Miltenburg & Lori Owen

[redacted]

LETTER 22: ERIC VAN MILTENBURG AND LORI OWEN

Response to Comment 22-1
Please see Response to Comment 3-2.

Response to Comment 22-2
Please see Response to Comment 2-2.

Response to Comment 22-3
Please see Responses to Comments 2-3, 2-5, and 5-26.

Response to Comment 22-4
Please see Response to Comment 2-5.

Response to Comment 22-5
Please see Responses to Comments 2-4 and 2-7.

Response to Comment 22-6
Please see Response to Comment 3-2. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

From: Camas J. Steinmetz <cjs@jsmf.com>
Sent: Thursday, October 9, 2025 5:07 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Jon Witkin [redacted]
Subject: 178 Twin Oaks, Surrey Farms Estates Subdivision Project Initial Study and Mitigated Negative Declaration

[EXTERNAL SENDER]

Erin,

Please find attached my comment letter (and referenced attachments) on the 178 Town Oaks IS/MND prepared and submitted on behalf of my client Jon Witkin who resides immediately adjacent to the project site. Please kindly confirm receipt.

Best regards,

Camas

Camas J. Steinmetz, Esq.
Jorgenson, Siegel, McClure & Flegel, LLP
1100 Alma Street, Suite 210 | Menlo Park, CA 94025
Direct: (650) 289-4580 | Cell: 650-743-9700
Email: cjs@jsmf.com | website: www.jsmf.com

Letter 23 cont.

JORGENSON, SIEGEL, McCLURE & FLEGEL, LLP

WILLIAM L. McCLURE
JOHN L. FLEGEL
DAN K. SIEGEL
JENNIFER H. FRIEDMAN
MINDIE S. ROMANOWSKY
GREGORY K. KLINGSPORN
NICOLAS A. FLEGEL
KRISTINA A. FENTON
KIMBERLY J. BRUMMER
CAMAS J. STEINMETZ
PHILIP S. SOUSA
JEFFREY A. SNYDER

BRITTNEY L. STANDLEY
AMELIA S. FORSBERG
LILIAN R. WINTERS
MATTHEW C. DUNLAP

ATTORNEYS AT LAW
1100 ALMA STREET, SUITE 210
MENLO PARK, CALIFORNIA 94025-3392
(650) 324-9300
FACSIMILE (650) 324-0227
www.jsmf.com

OF COUNSEL
KENT MITCHELL
ROBERT D. THOMAS

RETIRED
MARGARET A. SLOAN
DIANE S. GREENBERG
DAVID L. ACH

DECEASED
JOHN D. JORGENSON
(1925-2025)
MARVIN S. SIEGEL
(1936 - 2012)
JOHN R. COSGROVE
(1932 - 2017)

October 9, 2025

Erin Walters, Senior Planner
Town of Los Gatos, Community Development Department
110 E. Main Street Los Gatos, CA 95030
Email: EWalters@losgatosca.gov

Via Email

Re: 178 Twin Oaks, Surrey Farms Estates Subdivision Project Initial Study and Mitigated Negative Declaration

Dear Ms. Walters:

These comments on the Initial Study and Mitigated Negative Declaration ("IS/MND") for the proposed 178 Twin Oaks, Surrey Farms Estates Subdivision Project ("Project") are submitted on behalf of my client Jon Witkin who owns and resides on the property immediately adjacent to the 17.55 Project site in the Los Gatos Hills where he has lived for seventy (70) years since 1955. Five (5) of the proposed twelve (12) residences would share a property line with my client's property and therefore he is vitally concerned about the Project's potentially significant impacts on the environment.

23-1

The Project Site is zoned Resource Conservation, has a General Plan land use designation of Agriculture, is within the Town's Hillside Specific Plan Area, and until just very recently was protected under Williamson Act contract. The Project would result in the wholesale alteration of the Project site's steeply sloped landscape and the mixed oak woodland community it supports, removing an alarming 223 protected trees (exactly 50% of the 246 total protected trees on the Project site) and introducing a staggering 62,224 square feet of impervious surfaces, thereby

23-2

23-2 cont. permanently destroying the site's scenic character and the oak woodlands habitat it provides for numerous special-status wildlife species.

Based on our initial review, and as further detailed below, there is substantial evidence in the record that the Project may have a significant adverse impact on the environment. Further, the IS/MND fails to adequately describe the Project, fails to adequately analyze the Project's

23-3 significant environmental impacts under the California Environmental Quality Act ("CEQA"). Moreover, many of the mitigation measures proposed for the impacts that are identified patently violate CEQA, including, but not limited to, the mitigation measure designed to reduce the biological impacts resulting from the removal of the 223 trees protected under the Town's Tree Protection Ordinance.

CEQA therefore mandates that an environmental impact report ("EIR") be prepared for the Project rather than an IS/MND to ensure that the significant impacts of this Project are fully disclosed, analyzed, and mitigated and a full range of alternatives to the Project are identified and analyzed. We therefore request that Town Planning staff direct the environmental consultant to prepare an EIR and delay the Planning Commission's consideration of this Project until the EIR is prepared as required by CEQA.

I. **Preparation of an EIR is Required for the Project Because it can be Fairly Argued Based on Substantial Evidence that the Project May Result in Potentially Significant Adverse Impacts on the Environment**

While we acknowledge that, due to the application's Builder's Remedy status, the Project does not require approval of a General Plan Amendment or a Rezone, its Builder's Remedy status does not exempt the Project from the California Environmental Quality Act, Public Resources Code Section 21000 et. Seq. ("CEQA"). (Cal. Gov. Code Section 65589.5(e)) An agency must prepare an environmental impact report ("EIR") whenever it is presented with a "fair argument" that a project may have a significant effort on the environment, even if there is also substantial evidence to indicate that the impact is not significant. See *No Oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68, 75.

23-4 Notably, an EIR was prepared for a smaller, prior version of this project in 2017 which was never certified because the Town Council voted unanimously to deny the applicant's request to cancel the Williamson Act and thereby rejected the proposed project. There is no explanation in the IS/MND as to why the Town required an EIR for a smaller 10-lot version of this Project eight years ago and yet just eight years letter is now proceeding with only an IS/MND for this 12-lot Project on the very same project site. Common sense should dictate that if an EIR was required by the Town for a smaller project on the site, it should require an EIR for the current larger project which would have even more potential to result in significant environmental impacts.

The Town's determination on whether to prepare an EIR for this Project is subject to a very low threshold called the "fair argument" test (*Laurel Heights Improvement Assoc. v. U.C. Regents* (1993) 47 Cal.4th 376), meaning that if a fair argument can be made on the basis of "substantial evidence" in the record that the project may have a significant adverse environmental impact - even if evidence also exists to the contrary - then an EIR is required. An IS/MND is authorized only when the Lead Agency (which in this case is the Town) determines that changes to the project or mitigation measures would mitigate any identified potentially significant adverse

2

Letter 23 cont.

environmental effects of the project "to a point where clearly no significant effect on the environmental would occur" and no substantial evidence exists supporting a fair argument that the Project will result in a significant environmental effect. Cal. Pub. Res C Section 21064.5; 14 Cal Code Regs 15063(c)(2); 15070(b).

CEQA places the burden of environmental investigation on the Town rather than the public. The Town's finding that the project will have no significant adverse impact will be set aside if there is no support in the record for it. See *Sundstrom v County of Mendocino* (1988) 202 CA3d 296. 311 which stated that a public agency "should not be allowed to hide behind its own failure to gather relevant data." Moreover, an IS/MND will be set aside if there is substantial evidence in the record that the mitigation measures imposed as conditions to its adoption are insufficient to mitigate the project impacts. See *California Native Plant Soc'y v County of El Dorado* (2009) 170 CA4th 1026; *Citizens for Responsible & Open Gov't v City of Grand Terrace* (200) 160 CA4th 1323, 1340. An in-lieu fee program cannot be presumed to provide adequate mitigation unless the effectiveness of the fee program has been examined under CEQA. *California Native Plant Soc'y v County of El Dorado* (2009) 170 CA4th 1026.

23-4 cont.

For the reasons described below, the Town may not adopt the IS/MND because it does not meet the requirements of CEQA. A fair argument exists, based on substantial evidence, that significant adverse environmental impacts may result from the Project. Further the Initial Study's analyses and conclusions with regard to aesthetics, biological resources, land use and planning and wildfire impacts, are not supported by substantial evidence and many of the mitigation measures it identifies are insufficient to mitigate the impacts the IS/MND does acknowledge. Finally, the IS/MND fails completely to analyze the Project's cumulative impacts. Accordingly, the Town must reject the IS/MND and require an EIR that fully analyzes the Project's potentially significant impacts, identifies feasible mitigation measures to reduce these impacts to the extent possible, and evaluates a full range of Project alternatives.

23-5

II. The Project Description Improperly Excludes Reasonably Foreseeable Consequences of the Project and Their Associated Impacts

The CEQA Guidelines provide that a "'Project' means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment…." (Cal. Code Regs., tit. 14, § 15378(a).) A project is defined broadly under CEQA in order to maximize environmental protection. (*City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1452.) It must be defined and accurately described to ensure an "intelligent evaluation of the potential environmental effects of a proposed activity." (*Burbank-Glendale-Pasadena Airport Auth. v. Hensler* (1991) 233 Cal.App.3d 577, 592, citing *McQueen v. Board of Directors of the Mid-Peninsula Regional Open Space District* (1988) 202 Cal.App.3d 1136, 1143-44, disapproved on other grounds.) "A narrow view of a project could result in the fallacy of division, that is, overlooking its cumulative impact by separately focusing on isolated parts of the whole." (*Id.* This big picture approach to the definition of a project (i.e., including "the whole of an action") prevents a proponent or a public agency from avoiding CEQA requirements by dividing a project into smaller components which, when considered separately, may not have a significant environmental effect. (*Nelson v. County of Kern* (2010) 190 Cal.App.4th 252, 271.)

23-6

Letter 23 cont.

23-7 The IS/ MND's description of the Project improperly excludes future reasonable, foreseeable consequences of the Project including but not limited to additional accessory dwelling units (ADUs) being built on each of the proposed twelve lots thereby doubling the number of dwelling units on the Project site and the impacts associated with them. Other future reasonable, foreseeable consequences of the Project include swimming pools and cabanas, sports courts and other accessory structures and impervious surfaces which will result in additional environmental impacts that the IS/MND fails to address. As stated by the Court in *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180, 195-196: "[t]his is exactly the type of piecemeal environmental review prohibited by CEQA. '... CEQA mandates '... that environmental considerations do not become submerged by chopping a large project into many little ones—each with a minimal potential impact on the environment—which cumulatively may have disastrous consequences.'" While ADUs are generally entitled to ministerial approval, "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." Cal. Code Regs., tit 14, § 15268(d)

III. **Substantial Evidence Supports a Fair Argument that the Project May Result in Potentially Significant Aesthetic Impacts, Contrary to the IS/MND's Conclusion**

23-8 The Initial Study does not provide the comprehensive analysis and substantial evidence necessary to support its conclusion that the Project will not result in potentially significant aesthetic impacts. Moreover, there is a fair argument supported by substantial evidence to the contrary – that the Project will result in potential significant aesthetic impacts. CEQA requires analysis of a project's impacts on "view and other features of beauty." *Ocean View Estates Homeowners Assn., Inc. v. Montecito Water Dist.* (2004) 116 Cal.App.4th 396,401. "the opinions of area residents, if based on direct observation, may be relevant as to aesthetic impact and may constitute substantial evidence in support of a fair argument; no special expertise is required on this topic." *Pocket Protectors,* 124 Cal.App.4th at 908, 937 (requiring EIR, rather than Initial Study, in part to address neighbors' concerns regarding aesthetic impacts of project).

A. <u>The IS/MND Fails to Identify and Mitigate the Significant Aesthetic Impact Resulting from the Loss of Protected Trees</u>.

23-9 As a preliminary matter, the IS/ MND erroneously concludes that the Project will not exceed listed threshold of significance (b) which considers whether the Project will "[s]ubstantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway." Despite that trees are explicitly listed as a scenic resource in this threshold, and despite that the Project will remove 223 or 50% of the 546 protected trees onsite which consist mostly of oak woodlands, the IS/ MND concludes that this threshold will not be exceeded, failing to identify these trees and the oak woodland they comprise as a scenic resource or analyze the Project's impacts to them. See *Save Agoura Cornell Knoll v. City of Agoura Hills* (2020) 46 Cal.App.5th 665, 704-705 (2020) in which the MND at issue concluded that the "the mature oak trees on the project site offer a scenic resource…" and concluded that the Project would result in a significant impact to this scenic

23-9 cont.

resource. The court held that the MND *improperly* concluded that this significant impact would be reduced to a less than significant level because the identified mitigation measures did not protect from risk to harm to these trees from project construction and changes in subsurface water flow caused by mass grading and therefore did not reduce the visual impact of the potential loss of these trees to a less than significant level. As in *Save Agoura,* and as further explained below in Section III of this letter, the IS/MND fails to mitigate for the loss of the protected trees and oak woodlands on the Project site and therefore the Project may result in a potentially significant impact to these scenic resources.

B. The IS/MND Conclusion that the Project will Not Conflict with Applicable Zoning and other Regulations Governing Scenic Quality Is Unsupported by Substantial Evidence

23-10

The IS/ MND concludes that the Project will not exceed listed threshold of significance (c) because it will not conflict with applicable zoning and other regulations governing scenic quality. This conclusion is unsupported and contradicted by the evidence in the record. The IS/MND acknowledges that "multiple aspects of the project are not in compliance with the Hillside Development Standards and Guidelines, such as the extent of grading and maximum heights" ((IS/MND, p.21) and in fact the home on Lot 5 at 40 feet tall will exceed the maximum height by over 15 feet. Despite these acknowledged conflicts, the IS/ MND weakly explains, without any support, that "[f]rom an aesthetics perspective, it is reasonable to conclude that not every conflict with a scenic regulation would result in a significant aesthetic impact, pursuant to CEQA." (IS/MND, p.23) The IS/ MND fails to support this statement with any thorough methodical analysis which should include first identifying the "applicable zoning and other regulations governing scenic quality", then discussing the Project's compatibility with these regulations, and if a conflict between the Project and these regulations is identified, explaining why exactly this conflict would not result in a significant impact.

23-11

Although Figure 11 clearly shows three of the homes front and center in the view from Longmeadow Drive, the IS/ MND concludes without support, that "the majority of the project site would remain screened by the existing trees and vegetation". The Hillside Development Standards and Guidelines state that "[a] Deed Restriction shall be required that identifies the on-site trees that were used to provide screening in the visibility analysis and requires replacement screening … if these trees die or are removed." There is no mention of any such deed restriction requirement or the Project's adherence to this requirement in the IS/MND. Since the ISMND relies on screening of trees to conclude that the project will not result in aesthetic impacts, a deed restriction to ensure their protection and replacement should be required.

23-12

The IS/MND further concludes that "[t]he proposed project would not conflict with existing regulations related to views of the Hillside Area from Longmeadow Drive"(IS/MND p. 23) without even identifying what these regulations are let alone providing an analysis to support this conclusion. In fact, the evidence supports a conclusion to the contrary: the Project does not protect views of the hillsides by locating buildings on the least visible areas of the Project site and does not mitigate the visual impact of the buildings to the greatest extent reasonable

Letter 23 cont.

23-12 cont. by reducing the height of the buildings or moving the structure to another location on the site (Standards C2 and C3 of the Hillside Development Standards and Guidelines).

C. The IS/MND Conclusion that the Project will Not Create a New Source of Substantial Light or Glare Is Unsupported by Substantial Evidence

23-13 Despite that the 17.55 acre Project site is entirely undeveloped and has no existing sources of light, the IS/ MND astoundingly concludes that the Project will not exceed threshold of significance (d) by creating a new source of substantial light or glare. It attempts (but fails) to rationalize this conclusion by stating that the new sources of light and glare from the Project "would be similar in nature to the existing surrounding conditions" and that "[a]ccording to the project applicant, all exterior lighting (i.e., both building-mounted and landscape lighting) would be designed consistent with the Hillside Design Standards and Guidelines outdoor lighting standards, which require the minimum lighting required for pedestrian safety" (IS/ MND pp. 28-29). However, early in the IS/MND on page 7, it states that "[b]ecause the project is subject to Builder's Remedy, compliance with all of the Town's guidelines, policies, or programs is not required unless noncompliance would constitute a significant health or safety risk." Accordingly, the Town cannot rely on the applicant's stated voluntary compliance with the exterior lighting standards to reduce the Project's light and glare impact; such standards must be imposed as mitigation measures and required as conditions of approval. ""A requirement that [a project] comply with the [applicable] Code does not, by itself, constitute an adequate assessment of mitigation measures that can be taken to address the . . . impacts during construction and operation of the project." *California Clean Energy Com.*,225 Cal.App.4th at 211.

23-14 Completely absent from the Aesthetic Impact analysis is a shadow impact analysis. The Town's minor residential development application form excerpted below requires this: https://www.losgatosca.gov/DocumentCenter/View/162/Minor-Residential-Development-Application-Packet-PDF:

23-14 cont.

D. STREETSCAPE, SHADOW STUDY AND CROSS SECTION (NOT NECESSARY FOR ACCESSORY STRUCTURES)

1. Shadow study to include the following:
   a. Winter/summer shadow lines at 9 A.M., noon, and 3 P.M. on June 21st and December 21st;
   b. All structures on adjacent properties;
   c. Height and number of stories of adjacent structures.
2. Streetscape to include the following:
   a. Front elevation of structure and plan view with changes superimposed on existing structure;
   b. Streetscape including both sides of street. Include at least three structures on each side of applicant's property and six structures on opposite side of the street.
3. Cross Section:
   a. Front elevation of structure and plan view with changes superimposed on existing structure;

If a shadow study is required of minor residential development, it should most certainly be required for this major residential development and included in the environmental review of the aesthetic impacts of the Project.

IV. **Substantial Evidence Supports a Fair Argument that the Project May Have a Potentially Significant Impact on Protected Trees and the Oak Woodlands on the Project Site, Contrary to the IS/ MND's Conclusion**

23-15

According to the IS/MND and the Arborist Report (attached as Exhibit C to the IS/MND) upon which it relies, the Project site contains 603 onsite trees measuring four (4) inches or greater at breast height, with 546 of those trees qualifying for protection under the Town's Tree Protection Ordinance whose intent and purpose is to is "retain as many trees as possible." The Project proposes to remove 223 or exactly *one-half (50%)* of those protected trees to accommodate the Project build out. The Tree Protection Ordinance requires that 551 tree replacement trees be planted on-site to mitigate the loss of the 223 protected trees, yet the Project proposes to plant only 85 trees, which is just fifteen percent (15%) of what the Tree Protection Ordinance requires.

The IS/MND acknowledges that "a potentially significant impact could occur related to a conflict any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance" but concludes that this impact would be reduced to a less than significant level with implementation of a single mitigation measure – Mitigation Measure IV-9. This mitigation measure states in pertinent part that since the project would not meet the Tree Protection Ordinance tree replacement requirements, "*the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code.*" This mitigation measure fails to satisfy the requirements of CEQA and therefore fails to reduce this identified impact to

7

a less than significant level.

A. Mitigation Measure IV-9 Fails to Reduce the Identified Impact to Protected Trees to a Less Than Significant Level

23-15 cont.

Mitigation Measure IV-9 relies entirely on the applicant's compliance with the Town's Tree Protection Ordinance. Under well-established case law, the IS/MND must engage in a project- specific analysis of the effects of regulatory compliance in order to support a determination that compliance is sufficient to prevent significant impacts. *See Californians for Alternatives to Toxics* v. *Dept. of Food and Agriculture* (2005) 136 Cal. App. 4th 1, 17 ("Compliance with the law is not enough to support a finding of no significant impact under the CEQA."); *California Clean Energy Com. v. City of Woodland* (2014) 225 Cal.App.4th 173, 211 ("requirement that [a project] comply with the [applicable] Code does not, by itself, constitute an adequate assessment of mitigation measures"). Moreover, uncertain, vague, and speculative mitigation measures are inadequate to reduce the significance of an impact because they lack a commitment to enforcement. *See, e.g., Anderson First Coalition v. City of Anderson* (2005) 130 Cal. App. 4th 1173, 1188-89 (holding traffic mitigation fee measure inadequate under CEQA due to vagueness in program for implementing required improvements). Finally, a fee program cannot be presumed to provide adequate mitigation unless the effectiveness of the fee program itself has been examined under CEQA. *California Native Plant Soc'y v County of El Dorado* (2009) 170 CA4th 1026. There is no evidence in the record that the Town's in-lieu fee program incorporated into its Tree Protection Ordinance has undergone such an examination.

23-16

With regard to the onsite tree replacement component of Mitigation Measure IV-9, there is nothing in the mitigation measure or the Town's Tree Protection Ordinance that it references which requires care, maintenance, monitoring and protection of the proposed 85 replacement trees (which represents just 15% of the total protected trees the Project will remove) to ensure their health and survival and/or replacement of these trees if they do not thrive or survive. Oak trees have a slow growth rate and take years to mature or show signs of stress that could lead to mortality. Without such a long-term requirement spanning at least 10 years, this mitigation measure does not reduce the identified impact to a less than significant level. (See Attachment 1, page 6.)

23-17

With regard to the in-lieu fee component, Mitigation Measure IV-9 states that the in-lieu fee shall be paid pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code which states as follows:

(2) If a tree or trees cannot be reasonably planted on the subject property, an in-lieu payment in an amount set forth by the Town Council by resolution shall be paid to the Town Tree Replacement Fund to:

a. Add or replace trees on public property in the vicinity of the subject property; or

b. Add or replace trees or landscaping on other Town property; or

c. Support the Town's urban forestry management program.

The adopted Town fee schedule for 2025-26 states as follows:

26	Replacement Trees - Town Forestry Fund Per Tree Ordinance Section 29.10.0985	Tree cost for each 24",36", and/or 48" box size will be the Market Price plus the installation cost, determined by the Director

Fee will be waived if tree removal is done to implement or maintain Defensible Space.

23-17 cont.

The amount of the in-lieu fee is therefore entirely within the discretion of the Director and may not even be required depending on whether the removed tree it is associated with is removed "to implement or maintain Defensible Space" which in turn appears also to be discretionary. Additionally, Mitigation Measure IV-9 nor the Town's Tree Protection Ordinance states anything about how or when the in-lieu fee will be administered and applied to appropriately mitigate the loss of oak woodland and the individual 223 protected trees on the Project site. Moreover, the mitigation measure does not disclose a timeframe by which the deposited funds will be allocated toward actual mitigation efforts, which may result in unmitigated Project impacts and ongoing temporal loss of nesting and/or foraging habitat for wildlife. Without disclosure of the amount of the in-lieu fee and exactly how and when it will be appropriated, the Town cannot conclude that Mitigation Measure IV-9 will reduce the impact of the loss of oak woodland and the individual 223 protected trees to a less than significant level.

B. The IS/MND Fails to Analyze or Mitigate Impacts to the Remaining Trees on the Project Site

23-18

Moreover, the IS/MND reports only the number of individual protected trees (223) that are planned to be removed to construct the Project (IS/MND p. 50). It fails to consider, much less mitigate for, additional oaks that may be lost or harmed as a result of the subdivision improvements constructed within oak woodlands or close to protected trees that will not be removed. Given the steepness and high density of mature oaks in this area and the amount of grading and impervious surface area that the Project will introduce, thereby diverting ground water that otherwise would have irrigated these trees' roots, these improvements will certainly cause deterioration or loss of additional oaks through damage to their roots and deprivation of ground water. The IS/ MND does not consider or mitigate for this potential impact by requiring ongoing long-term irrigation, monitoring of their health and/or replacement if they do not survive.

C. The IS/MND Fails to Identify, Analyze or Mitigate Impacts resulting from the Loss of Oak Woodland Community as a Whole

23-19

Letter 23 cont.

Additionally, and perhaps most concerning, the IS/ MND does analyze or even acknowledge that the loss of the oak woodland habitat on the Project site *as a whole interdependent community* of organisms would be a significant impact and mitigate for this loss. The IS/ MND fails mention that oak woodlands is a natural community protected by the Oak Woodlands Conservation Act (pursuant under Fish and Game Code sections 1360- 1372) and Public Resources Code section 21083.4, due to the historic and on-going loss of these resources. Literally, the IS/MND does not see the forest for the trees. As explained in the enclosed August 28, 2025 letter (Attachment 1) submitted by the California Department of Fish and Wildlife (CDFW) on another project, the CDFW considers oak woodlands as a sensitive natural community that supports a host of wildlife and takes the position that impacts to this natural community should be appropriately mitigated for. The Project's impact on the oak woodland community as a whole is glaringly missing from the IS/MND entirely.

23-19 cont.

Oak woodlands are some of the richest overall wildlife habitats in California, and rank among the top three habitats for birds[1]yet they are increasingly diminishing due to fire suppression, overgrazing, urban development, and disease. Oak trees provide nesting and perching habitat for approximately 170 species of birds.[2] In addition to birds, mammals, reptiles, and amphibians depend on oak woodlands at some stage in their life cycle whether it is foraging acorns, providing refugia through leaf litter, or using cavities as shelter.[3] Oak woodlands also serve several important ecological functions such as protecting soils from erosion and land sliding; regulating water flow in watersheds; and maintaining water quality in streams and rivers. Moreover, oak woodlands also have higher levels of biodiversity than any other terrestrial ecosystem in California.[4]

As explained in CDFW's enclosed letter (Attachment 1), replacement of individual trees whether onsite or offsite does not offset the loss in total area of this sensitive natural community and the wildlife it supports. Replacing individual trees, but not habitat area, is ineffective. Planting individual trees does not fully mitigate on a biological level the permanent and temporal impacts on an oak woodland community because this does not account for the loss of the woodland understory and is not viewed by CDFW as appropriate mitigation since the replacement trees

[1] Wilson, R. A., P. Manley, and B. R. Noon. 1991. Covariance patterns among birds and vegetation in a California oak woodland. Pages 126–135 in R. B. Standiford, editor. Proceedings of the symposium on oak woodlands and hardwood rangeland management. Gen. Tech. Rep. PSW-GTR-126. Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture, Berkeley, California.

[2] Griffin and Muick. 1990. California Native Oaks: Past and Present. Fremontia 18(3): 4- 12.

[3] Zack, S., and California Partners in Flight. 2002. The Oak Woodland Bird Conservation Plan: A Strategy for Protecting and Managing Oak Woodland Habitats and Associated Birds in California, 126 pp.

[4] Block, W.M., Morrison, M.M., Verner, J. 1990. Wildlife and oak-woodland interdependency. Fremontia 18(3):72-76.

will be subject to maintenance (i.e., pruning and irrigation) especially if they are within fuel modification zones.

The loss of area of oak woodlands which is a sensitive natural community constitutes a significant impact that, even if it were properly identified in the IS/MND, is not mitigated by application of the Town's Tree Protection Ordinance. In a recent case precisely on point, the court in *Save Agoura Cornell Knoll v. City of Agoura Hills* (2020) 46 Cal.App.5th 665 (2020) held that MND analyzing the impacts of a project which would result in the removal of 29 oak trees and 21,271 square feet of oak scrub habitat did not adequately analyze the project's impacts on these oak trees, nor did it effectively mitigation the impacts to a less than significant level, and accordingly mandated the preparation of an EIR.

23-19 cont.

Specifically the court held that the MND (1) did not include any mitigation measures to address the loss of water for the retained or replacement trees that would result from the project's extensive grading and impervious surface area; (2) did not include any analysis on how the identified mitigation measures would be likely to succeed in recreating or restoring the oak woodland lost to the project development; (3) did not specify in the in-lieu fee program it includes as a mitigation measure how many trees would be planted off site or identify where such trees will be planted or if any such sites are even available for planting; and (4) did not include mitigation to address the long term survival of the retained trees and/or replacement trees onsite. *Id a pp 698-704.*

The IS/ MND and Mitigation Measure IV-0 is deficient for these same reasons and the reasons summarized above, and therefore an EIR is required to properly analyze and mitigation the potentially significant impact to the oak woodland on the Project site. In preparation of the EIR, we urge the Town to review and consider incorporation of the oak woodland mitigation measures recommended by the CDFW in the enclosed letter at pages 5-8 (Attachment 1).

V. **Substantial Evidence Supports a Fair Argument that the Project May Result in Potentially Significant Land Use and Planning Impacts**

The IS/MND concludes without any analysis whatsoever that the Project will not "cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect." While we acknowledge that this is a Builder's Remedy project and therefore a General Plan Amendment and Rezone is not required, this does not exempt the Project from CEQA and its requirement that the land use and planning impacts of the Project be adequately analyzed. The IS/MND does not even bother to identify what land use plans, policies, and regulations were adopted for the purpose of avoiding or mitigating an environmental effect, let alone conduct the required consistency analysis to determine whether there is a conflict between the Project and these plans, policies and regulations. Notably the IS/MND concludes that the Project would not conflict with "*some*" of the standards of the Hillside Specific Plan without identifying which of those standards the Project does conflict with and explaining why those standards were not adopted for the purpose of avoiding or mitigating an environmental effect. Given that IS/MND itself acknowledges that the Project would conflict with standards set forth in the Hillside Specific Plan which was adopted for the purpose of protecting the Town's hillsides, and the Tree Ordinance, which was adopted for the purposes of protecting trees, substantial evidence

23-20

Letter 23 cont.

23-20 cont. supports a fair argument that the Project would result in a potentially significant land use and planning impact and an EIR must be prepared.

VI. **Substantial Evidence Supports a Fair Argument that the Project May Result in Wildfire Impacts, Contrary to the IS/MND's Conclusion**

23-21 The IS/MND mischaracterizes the Project sites fire zone as "High FHSC" (Fire Hazard Severity Zone) when in fact per Town Council Ordinance 2374 adopted June 17, 2025 to comply with State Government Code Section 5117 (Attachment 2) the Project site is in a ***Very High*** FHSC which means it is located in an area with the highest possible potential for widespread wildfire over a 30-50 year period. Accordingly, the IS/ MND is not accurate and its conclusion that project would not be expected to be subject to or result in substantial adverse wildfire effects is not supported by the evidence in the record.

VII. **Conclusion**

23-22 For the reasons stated above, the Town may not adopt the IS/MND because it does not meet the requirements of CEQA. By failing to include and analyze the reasonable foreseeable consequences of the Project such as accessory structures and uses, the Project description does not describe the "whole of the action" and therefore does not adequately analyze the full impacts of the Project. Additionally, a fair argument can be made based on substantial evidence that the Project will result in potentially significant environmental impacts with respect to Aesthetics, Biological Resources, Land Use and Planning and Wildfire Impacts. Finally, the IS/MND impact analyses and conclusions with respect to these categories are not supported by substantial evidence in the record. Accordingly, the Town must require a full EIR that analyzes the Project's potentially significant environmental impacts, identifies feasible mitigation to reduce these impacts, and analyzes a full range of Project alternatives.

Sincerely,



Camas J. Steinmetz

Enclosures:

Attachment 1 - Letter from State Department of Fish & Wildlife Dated August 28, 2025

Attachment 2 – Los Gatos Town Council Ordinance 2374 adopted June 17, 2025

References and Additional Literature Incorporated by Reference:

Letter 23 cont.

Block, W.M., Morrison, M.M., Verner, J. 1990. Wildlife and oak-woodland interdependency. Fremontia 18(3):72-76.

Zack, S., and California Partners in Flight. 2002. The Oak Woodland Bird Conservation Plan: A Strategy for Protecting and Managing Oak Woodland Habitats and Associated Birds in California, 126 pp.

Arrhenius, O. 1921. Species and area. Journal of Ecology 9:95–99.

Keeler-Wolf, T., and J. Evens. 2006. Vegetation classification of the Santa Monica Mountains National Recreation Area and environs in Ventura and Los Angeles counties, California. Report to National Park Service. California Department of Fish and Game and California Native Plant Society, Sacramento, California.

Pavlik, B. M., P. C. Muick, S. Johnson, and M. Popper. 1991. Oaks of California. Cachuma Press and California Oak Foundation, Los Olivos.

Preston, F. W. 1948. The commonness, and rarity, of species. Ecology 29:254–283.

Wilson, R. A., P. Manley, and B. R. Noon. 1991. Covariance patterns among birds and vegetation in a California oak woodland. Pages 126–135 in R. B. Standiford, editor. Proceedings of the symposium on oak woodlands and hardwood rangeland management. Gen. Tech. Rep. PSW-GTR-126. Pacific Southwest Research Station, Forest Service, U.S. Department of Agriculture, Berkeley, California.

Griffin and Muick. 1990. California Native Oaks: Past and Present. Fremontia 18(3): 4-12.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

August 28, 2025

Jolee Hui
Los Angeles County Department of Regional Planning
320 West Temple Street 13th Floor
Los Angeles, CA 90012
jhui@planning.lacounty.gov

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HOPE GARDENS PROJECT, SCH NO. 2022060277, LOS ANGELES COUNTY, CA

Dear Jolee Hui:

The California Department of Fish and Wildlife (CDFW) reviewed the Draft Environmental Impact Report (DEIR) from the Los Angeles County Department of Regional Planning (LACDRP; Lead Agency) for the Hope Gardens Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines[1].

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law[2] of any species protected under the California Endangered Species Act (CESA; Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Union Rescue Mission

Objective: The Project proposes the demolition and redevelopment of the existing Sequoia Lodge with a new multi-use Sequoia building within the Hope Gardens Family Center. The current development pad of the Sequoia Lodge would be replaced to accommodate the new building. The new building would consist of three stories with a main ground floor basement that would provide building space for 117 housing units and supportive services. The housing capacity would be increased to support 525 formerly homeless women and children. Supportive services that would be located on site for residents include counseling offices, administration offices, security office, medical examination rooms, dental examination rooms, day care center, computer lab, multi-purpose room, kitchen, and a communal dining room. The subterranean parking area would provide 22 parking spaces, bicycle spaces, and ADA parking. Additional Project improvements would include new paving and resurfacing of internal roadways and hardscapes around the new building footprint for circulation and building access as well as widening of the on-site bridge that is accessible from Lopez Canyon Road. Project activities required to complete the Project would entail demolition, construction, paving, resurfacing, and landscaping.

Location: The Project site is located at 12249 Lopez Canyon Road, near Sylmar in the unincorporated County of Los Angeles. The Project site is approximately 77 acres set within the Lopez Canyon in the San Gabiel Mountains. The site is bounded by Interstate 210 to the south, undeveloped land to the west, and the Angeles National Forest to the north and east.

Biological Setting: The Hope Gardens Family Center encompasses 77 acres in the foothills of the San Gabriel Mountains. The Project site is located within a woodland area of mature native and landscaped trees and has a relatively small increase in elevation from south to north in the main developed area. Currently the site has perimeter fencing surrounding the property that abuts the Angeles National Forest. General biological field surveys of the Project site were conducted in May 2019, June 2020, and October 2022, and findings were compiled in a Biological Resources Report (BRR). An oak tree survey was conducted in May 2019, and the site was revisited in

[2] "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

October 2022. The BRR, jurisdictional delineation report, oak tree survey report, and oak woodland report are included in the DEIR appendices. During biological surveys, three vegetation communities were identified within the Biological Study Area, which include California sagebrush scrub (*Artemisia californica-Salvia leucophylla* Alliance), coast live oak woodland (*Quercus agrifolia* forest & woodland Alliance), and scrub oak chapparal (*Quercus berberidifolia* Alliance). Within the Project footprint, 0.13 acre of coast live oak woodland and 1.61 acres of the developed area will be impacted. In the Project footprint, there are 57 coast live oak trees and one heritage oak. The Project intends to remove four coast live oak trees and encroach upon the protected zone of 12 oak trees. No special-status plants were identified during surveys. Moreover, three unnamed ephemeral channels that traverse the oak woodland were identified on site.

No special-status wildlife were observed during the surveys. Species that are of potential concern for the Project include, but are not limited to, white-tailed kite (*Elanus leucurus*; fully protected species), Crotch's bumble bee (*Bombus crotchii*; CESA candidate endangered), western mastiff bat (*Eumops perotis californicus*; California Species of Special Concern (SSC)), and nesting birds and raptors. The DEIR includes seven biological mitigation measures which detail nesting bird preconstruction surveys, replacement of coast live oak trees, tree protection for remaining coast live oak trees, focused bat surveys, notifying for a Lake and Streambed Alternation (LSA) Agreement, alternative off-site mitigation, fencing, and lighting.

Project Timeline: The Project is anticipated to commence in the third quarter of 2026 for a span of approximately 34 months. Demolition, grading, bridge widening, and installation of underground utilities are expected to take 10 months to complete. Building construction from foundations to occupancy is expected to take 24 months to complete.

Project History: CDFW previously reviewed the Notice of Preparation (NOP) and submitted a comment letter on July 19, 2022. Comments in the NOP addressed streams, oak trees, migratory birds, landscaping, pest management, and rodenticide use.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist LACDRP in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Additional comments or other suggestions may also be included to improve the document.

COMMENT # 1: Impacts on Oak Woodlands

Issue: The Project will directly impact the coast live oak woodland and remove oak trees within the Project site. The mitigation measures in the DEIR do not appropriately mitigate for the loss of oak woodland.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Specific impact: Project activities (e.g., tree removal, grading, and brush removal) would directly impact 0.13 acre of coast live oak woodland, remove four oak trees, and encroach on several remaining oak trees. Use of heavy machinery may result in the removal of whole trees, canopy, or roots which would adversely impact wildlife that utilize the trees as nesting and/or foraging habitat.

Why impact would occur: The coast live oak woodland is the primary vegetation community intermixed with the landscaping surrounding the Sequoia Lodge. The DEIR notes that coast live oak woodland does not classify as a sensitive natural community; however, portions of the oak woodland surrounding the river are considered riparian habitat and are considered sensitive (pg. 4.1-13). Furthermore, the DEIR states that the "[C]oast live oak woodland in this area is designated as Southern Coast Live Oak Riparian Forest by the CDFW and is considered a sensitive natural community because it is a riparian community surrounding the channelized areas" (pg. 4.1-5). CDFW considers oak woodlands as a sensitive natural community that supports a host of wildlife and impacts to this natural community should be appropriately mitigated for. Oak trees provide nesting and perching habitat for approximately 170 species of birds (Griffin and Muick 1990). In addition to birds, mammals, reptiles, and amphibians depend on oak woodlands at some stage in their life cycle whether it is foraging acorns, providing refugia through leaf litter, or using cavities as shelter (Zack et al. 2002). Oak woodlands also serve several important ecological functions such as protecting soils from erosion and land sliding; regulating water flow in watersheds; and maintaining water quality in streams and rivers. Moreover, oak woodlands also have higher levels of biodiversity than any other terrestrial ecosystem in California (Block et al. 1990).

LACDRP acknowledges that the loss of 0.13 acre of sensitive coast live oak woodland community would be a significant impact and proposes Mitigation Measure BIO-1, which would require the Project to plant eight replacement coast live oak trees along the adjacent the creek to reduce the level of impact to less than significant (pg. 4.1-32). Mitigation Measure BIO-5 is also incorporated in the DEIR to outline an alternative mitigation option to purchase mitigation credits at a 2:1 ratio. While CDFW appreciates the Project proponent would plant eight coast live oak trees, only planting trees does not fully mitigate on a biological level the permanent and temporal impacts on an oak woodland community. Appropriate compensatory mitigation would include habitat restoration or preservation of an in-kind oak woodland to ensure mitigation accounts for the natural community as a whole which includes, but is not limited to, plant assemblages, habitat composition, function, diversity, and structure.

Additionally, the location of the replanted trees may be within the current fuel modification zones and part of the landscaping plan. Generally, fuel modification activities such as tree trimming are conducted on a continuous basis and would not be appropriate for oak trees that are considered part of mitigation as it will take longer for those oaks to reach maturity. Planting eight oak trees as part of landscaping does not account for the loss of the woodland understory and is not viewed as appropriate mitigation since it will be subject to maintenance (i.e., pruning and irrigation).

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Furthermore, Mitigation Measure BIO-1 states that the eight replacement trees would be cared for and maintained for a period of two years and replaced if mortality occurs. Oak trees have a slow growth rate and would take much longer than two years to mature or show signs of stress that could lead to mortality. If the Project proponent has to replace trees due to mortality, this action would result in prolonged temporal loss of habitat for wildlife that currently use that the Project site.

Lastly, the DEIR discusses potential off-site mitigation alternatives. Mitigation Measure BIO-5 discusses the option for the Project proponent to purchase mitigation credits for impacts at a 2:1 replacement ratio, which is the same proposed ratio as on-site tree replacement. Depending on the Project, off-site mitigation ratios may be higher than what is proposed on site given that the Project impacts are not being mitigated at the direct location of impacts. In addition to mitigation credits, Mitigation Measure BIO-1 provides the option to pay into the oak forests special fund at a dollar amount that will be determined by a qualified arborist. As currently written in the DEIR, it is unclear how or when the in-lieu fees would be applied to appropriately mitigate the loss of 0.13-acre oak woodland. Without disclosure of how the special funds are appropriated, the funds requested by LACDRP may not be at an amount sufficient to fully offset the loss of oak woodland. Additionally, the DEIR does not disclose a timeframe by which the special funds will be allocated toward mitigation efforts, which may result in unmitigated Project impacts and ongoing temporal loss of nesting and/or foraging habitat for wildlife.

Evidence impact would be significant: Oak trees and woodlands are protected by the Oak Woodlands Conservation Act (pursuant under Fish and Game Code sections 1360-1372) and Public Resources Code section 21083.4, due to the historic and on-going loss of these resources. Currently, coast live oak has a reduced range largely due to development and are often vulnerable to environmental effects of projects. Currently, only two-thirds of California's original oak woodlands remain (Zack et al. 2002). Inadequate or lack of avoidance, minimization, and mitigation measures for impacts to coast live oak woodlands may not minimize the Project's direct, indirect, and cumulative impacts to biological resources.

Recommended Potentially Feasible Mitigation Measure(s)

CDFW requests the following recommendations and mitigation measures are incorporated into the final EIR:

Mitigation Measure # 1: Mitigation Measure BIO-1 – Given that compensatory mitigation should account for the impacts on 0.13 acre of oak woodland as whole, CDFW requests that LACDRP revise Mitigation Measure BIO-1 to incorporate the underlined language and omit language in strikethrough:

Replacement of Coast Live Oak Woodland ~~Protected Coast Live Oak Trees~~:

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

- If avoidance is not feasible, the Project proponent shall provide on- or off-site mitigation for impacts to the coast live oak woodland to mimic the pre-Project percent basal, canopy, and vegetation cover of oak woodland impacted. At a minimum, 0.26 acres of coast live oak woodland shall be restored or preserved on site. Mitigation shall involve recreation of an oak woodland of similar composition, structure, and function to the selected oak woodland that was impacted. Mitigation shall include restoration of structurally diverse understory vegetation species (i.e., grass, forb, shrub, subshrub, vine) occurring in the impacted oak woodlands. Oak tree acorns shall be collected or grown from on-site sources or adjacent areas within the same watershed and shall not be purchased from a supplier. Seeds shall originate from plants/trees of the same species (i.e., Genus, species, subspecies, and variety) as the species impacted. Mitigation monitoring, management, and reporting for oak woodland should be provided for at least 10 years, with a minimum of seven years without supplemental irrigation, to ensure success of the restoration effort.

- A ~~Landscaping~~ Restoration Plan shall be prepared that includes requirements for oak-friendly landscaping under oaks and removal of regular irrigation under oak trees.

- At a minimum, ~~A total of~~ 16 ~~8~~ replacements oaks shall be planted to replace oaks removed. This replacement accounts for the removal of 4 protected oaks at a 4 ~~2~~:1 replacement ratio.

- A total of 8 oaks were assessed with the potential for death or significant decline due to the Project from either the trunk being located within 15 feet of the construction/area of disturbance or greater than 30 percent of the TPZ would be encroached. These oaks (#17, #18, #19, #20, #22, #23, #25, and #50) shall be properly cared for and monitored for a period of 10 ~~2~~ years and replaced at a 4 ~~2~~:1 replacement ratio by the permittee if mortality or significant decline (health assessed at a 1 or 2) occurs within that 10 ~~2~~-year period.

- Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the replacement ratio of 4 ~~2~~:1. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The hearing officer, director, or commission may, in lieu of this requirement, require the substitution of one larger container specimen for each oak tree to be replaced, where, in its opinion, the substitution is feasible, and conditions warrant such greater substitution.

- Replacement trees shall be properly cared for and maintained for a period of 10 ~~two~~ years and replaced by the permittee if mortality occurs within that period.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

- Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles and Ventura counties.

- Replacement trees shall be planted and maintained within ~~or near~~ the Survey Area and outside of landscaping and fuel modification zones ~~and, if feasible, in the same general area where the trees were removed~~. The process of restoring or preserving a coast live oak woodland and replacement of oak trees shall be supervised in the field by a person who, in the opinion of the County forester and fire warden, has expertise in the planting, care and maintenance of oak trees.

- Potential planting sites within and near the Survey Area are shown in Figure 4.1-6, Potential Mitigation Planting Area. ~~Replacement plantings should be incorporated into proposed landscaping for the New Sequoia Building to the extent possible.~~ Plantings can be in the areas shown in Figure 4.1-6, Potential Mitigation Planting Area, that were chosen because they are currently free of trees or native vegetation and are contiguous with existing forested landscaping on the property. If enough suitable areas for mitigation plantings are not found within or near the Survey Area or within the Project Site as a whole, potential additional areas for replacement plantings include along Lopez Canyon Road and in the open areas of Angeles National Forest immediately east of the Project Site. Coordination with federal land managers would be required for plantings in the Angeles National Forest and coordination with state land managers would be necessary for plantings in the roadway right-of-way.

- No special-status plants or wildlife shall be impacted during the planting of replacement trees. If replacement trees are to be planted in areas of native habitat outside of the landscaped areas on the Hope Gardens property, or within the Angeles National Forest, a preconstruction survey shall be performed to ensure avoidance of impacts to special-status species. Prior to planting the replacement trees, the area shall be surveyed by a qualified biologist to determine that the area is suitable for the installation of replacement trees and that native plants or habitats would not be removed or crowded by the planting. Preconstruction surveys shall be timed to occur when able to observe potential target species above ground. A biologist shall prepare a report regarding the methods and findings of the preconstruction surveys, and an assessment of suitability of the location for installation of replacement planting. Any location determined to have special-status species or where planting would disturb, alter, or decrease the biological value of the habitat shall be avoided, and only locations where no impacts would occur (as determined by the qualified biologist) shall be used as planting sites. The County shall review the preconstruction survey report and approve all replacement planting and restoration or preservation of coast live oak woodland sites within areas of habitat outside of the Hope Gardens landscaped and disturbed areas prior to the installation of the planting.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

- ~~If no suitable areas for replacement plantings are found~~ In addition to replanting on site, the Project proponent shall provide a payment into the oak forests special fund would be an alternative mitigation. The payment amount would be equivalent to the oaks that are impacted as determined by a qualified arborist, and the amount would require approval from the County forester.

Mitigation Measure #2: Mitigation Measure BIO-5 – CDFW request that LACDRP revise Mitigation Measure BIO-5 to incorporate the underlined language and omit language in strikethrough:

~~Oak trees are required to be planted at a 2:1 replacement ratio for each removal (see MM-BIO-1). The replacement plantings of the coast live oaks shall be planted along the channels within riparian areas in the Survey Area to the extent feasible. This replacement of riparian habitat would be considered suitable compensation for the impacts to riparian trees.~~ Alternative off-site mitigation considered suitable would be through purchase of mitigation credits for impacts to coast live oak riparian woodlands at a minimum 2:1 replacement ratio based on the existing and proposed mitigation woodland habitat value and function and would be subject to County review and approval.

Recommendation # 1: Oak Litter - CDFW recommends salvaging oak leaf litter or duff prior to Project ground-disturbing activities or vegetation removal impacting oak woodlands. Oak leaf litter contains beneficial mycorrhizae, microorganisms, and nutrients that could be used in restoration of oak woodlands. Oak leaf litter should not be taken outside of the Project boundary to prevent the spread of potential pathogens.

COMMENT # 2: Impacts on Crotch's Bumble Bee

Issue: The Project has potential to impact suitable nesting habitat and foraging opportunities for Crotch's bumble bee or may result in direct or indirect mortality. The DEIR does not include measures to ensure impacts to the species are appropriately addressed.

Specific impact: The Project may result in temporal or permanent loss of suitable nesting and foraging habitat of Crotch's bumble bee. Project ground disturbing activities may cause death or injury of adults, eggs, and larva, result in burrow collapse or nest abandonment, and may result in reduced nest success.

Why impact would occur: The DEIR acknowledges the medium potential for Crotch's bumble bee to utilize the California sagebrush scrub identified within the Biological Study Area. Additionally, the DEIR states that "[W]hile the coast live oak woodland has a species that serves as a host plant to Crotch's bumble bee (*Eriogonum fasciculatum*), only a few small shrubs were observed, and the level of disturbance has eliminated habitat" (pg. 4.1-30, 31). CDFW disagrees with LACDRP's conclusion that the Project would not result in direct and indirect impacts to Crotch's bumble bee.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Crotch's bumble bee are generalists and known to utilize a variety of sources for nesting and overwintering opportunities. Crotch's bumble bee primarily uses abandoned small mammal burrows to nest, but this species may also nest under perennial bunch grasses or thatched annual grasses, under brush piles, in old bird nests, and in dead trees or hollow logs (Williams et al. 2014; Hatfield et al. 2018). Overwintering sites utilized by Crotch's bumble bee mated queens include soft, disturbed soil (Goulson 2010), or under leaf litter or other debris (Williams et al. 2014). Given that a coast live oak woodland exist on site and California sagebrush scrub is adjacent to the Project footprint, there is potential for this CESA candidate species to be detected prior to or during Project activities.

No focused surveys were conducted for Crotch's bumble bee by a CDFW-approved qualified biologist. Additionally, the DEIR does not have any species specific-measures that outline focused surveys or actions if this CESA candidate species is observed on site. If the Project proceeds without appropriate focused surveys, the Project may result in mortality and/or injury of undetected individual Crotch's bumble bee that may be present during Project activities. Ground disturbance and vegetation removal associated with Project implementation during the breeding season could also result in the incidental loss of breeding success or otherwise lead to nest abandonment in areas adjacent to the Project area.

Evidence impact would be significant: The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. The Project may substantially reduce and adversely modify habitat as well as reduce and potentially impair the viability of populations of Crotch's bumble bee. The Project may also reduce the population size and range of the species without considering the likelihood that special status species on adjacent and nearby natural lands may rely upon the habitat that occurs on the proposed Project site. In addition, Crotch's bumble bee has a State Ranking of S1/S2. This means that the Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often 5 or fewer populations). Crotch's bumble bee is also listed as an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority[3]. Accordingly, Crotch's bumble bee meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Therefore, take of Crotch's bumble bee could require a mandatory finding of significance by the District (CEQA Guidelines, § 1565).

Recommended Potentially Feasible Mitigation Measure(s)

CDFW requests the following recommendations and mitigation measures are incorporated into the final EIR:

[3] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=157415&inline

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure # 3: Herbicide and Pesticide Use – To avoid impacts to pollinators, including Crotch's bumble bee, the Project proponent shall ensure that herbicides and pesticides are not sprayed at any time in the Project site or near any flowering plants.

Mitigation Measure # 4: Crotch's Bumble Bee Surveys - The Project proponent shall retain a qualified biologist with the appropriate handling permits to conduct focused surveys. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species[4]. Focused surveys shall also be conducted throughout the entire Project site during the appropriate flying season (April through August) to ensure no missed detection of Crotch's bumble bee occurs. Prior to focused surveys, surveyors shall reach out to CDFW to discuss methodologies and surveyor qualifications. Survey results, including negative findings, shall be submitted to CDFW and LACDRP prior to implementing Project ground-disturbing activities.

Mitigation Measure #5: Incidental Take Permit - If Crotch's bumble bee is detected, the Project proponent shall coordinate with CDFW and obtain appropriate take authorization from CDFW (pursuant to Fish & Game Code, § 2080 et seq). The Project proponent shall comply with all conditions detailed in the take authorization issued by CDFW. The Project proponent shall provide a copy of a fully executed take authorization to LACDRP prior to implementing Project ground-disturbing activities and vegetation removal.

Recommendation #2: CEQA - CDFW's issuance of an Incidental Take Permit (ITP) for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the CEQA document from the Lead Agency/Project proponent for the Project. However, additional documentation may be required as part of an ITP application for the Project in order for CDFW to adequately develop an accurate take analysis and identify measures that would fully mitigate for take of CESA-listed species. To minimize additional requirements by CDFW pursuant to Fish and Game Code section 2081 and/or under CEQA, a project's CEQA document should fully identify the potential impacts to Crotch's bumble bee and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the ITP.

COMMENT # 3: Impacts on Bat Species and Roosts

Issue: Mitigation Measure BIO-3 does not propose compensatory mitigation to offset Project impacts on bats species that may utilize the Project site as roosting habitat.

Specific impact: The Project would result in the removal of trees, demolition of buildings, and vegetation removal within the Project footprint. These activities could result in direct mortality of individual bats or roost disturbance via increased noise

[4] https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

disturbances, human activity, dust, ground-disturbing activities (e.g., staging, access, grading, excavating, paving), and vibrations caused by heavy equipment.

Why impact would occur: As stated in the DEIR "[S]pecial-status bats, such as western mastiff bat, may forage in the open woodland habitat or roost in the hollows of oak trees and the loss of 0.13-acre of this habitat would be a significant impact" (pg. 4.1-31). LACDRP incorporates Mitigation Measure BIO-3 in the DEIR that outlines focused bat surveys and roosting site protection during Project activities. CDFW appreciates the robust mitigation measure and believes that the mitigation measure should also outline compensatory mitigation in the event that full Project avoidance on individual bats and/or roosts (i.e., daytime, maternity) is not achievable. Without replacement of bat roosting habitat, the Project would contribute to the cumulative loss of suitable bat habitat on a local and regional scale. At a minimum the LACDRP and Project proponent should consider providing artificial roosting structures to replace natural roosting habitat on site.

Evidence impact may be significant: Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). Additionally, a California Species of Special Concern is a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

1. if the species is extirpated from the State or, in the case of birds, is extirpated in its primary season or breeding role;
2. if the species is listed as threatened or endangered under ESA-, but not CESA-, threatened, or endangered;
3. if the species meets the State definition of threatened or endangered but has not formally been listed;
4. if the species is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; and
5. if naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for CESA- threatened or - endangered status (CDFW 2025).

CEQA provides protection not only for CESA-listed species, but for any species including but not limited to SSC that can be shown to meet the criteria for State listing. These SSC meet the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). Take of SSC could require a mandatory finding of significance by the Lead Agency (CEQA Guidelines, § 15065).

Recommended Potentially Feasible Mitigation Measure(s)

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

CDFW requests the following recommendations and mitigation measures are incorporated into the final EIR:

Mitigation Measure # 6: CDFW requests LACDRP revise Mitigation Measure BIO-3 to incorporate the underlined language and omit the language in strikethrough:

- Where Project-related implementation, construction, and activities would occur near potential roosting habitat for bats, such as tall trees, a qualified bat specialist shall conduct bat surveys within 14 days before construction throughout ~~within~~ these areas (plus a 100-foot buffer as access allows) to identify potential habitat that could provide daytime and/or nighttime roost sites, and any maternity roosts. Surveys should be conducted using acoustic recognition technology to maximize detection of bats. The biologist conducting the preconstruction survey would also identify the nature of the bat utilization (in essence, no roosting, night roost, day roost, hibernation roost, or maternity roost) and determine if passive bat exclusion would be necessary and feasible. A discussion of survey results, including negative findings, shall be provided to LACDRP and CDFW. If individual bats are identified, the Project proponent and qualified bat specialist shall coordinate and receive written concurrence from CDFW on the appropriate avoidance buffers and avoidance actions.

- To the greatest extent feasible, tree trimming and tree removal shall be performed outside the bat maternity season (April 1 through August 31) to avoid direct impact to non-volant young that may roost in trees within the Project site. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year and could roost in trees at a given location, during tree removal, trees should be pushed down using heavy machinery rather than felling with chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape.

- If maternity roosts are found, to the extent feasible, work should be scheduled between October 1 and February 28, outside of the maternity roosting season when young bats are present but are yet ready to fly out of the roost (March 1 to September 30).

- If maternity roosts are found and the County and CDFW determines that impacts are unavoidable, a qualified bat specialist should conduct a preconstruction survey to identify those trees proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

should be used to maximize the detection of bats. Each tree identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no more than 7 days prior to tree disturbance to determine the presence or absence of roost bats more precisely. If maternity roosts are detected, trees/structures determined to be maternity roosts should be left in place until the end of the maternity season. Work should not occur within 100 feet of or directly under or adjacent to an active roost. Work should also not occur between 30 minutes before subset and 30 minutes after sunrise.

- If the Project impacts confirmed bat-roosting habitat and/or humane eviction/exclusion of bats is performed, the Project proponent shall provide alternate roosting habitat to ensure no net loss of bat-roosting habitat. The design, numbers, and locations of these artificial bat roost structures shall be determined in coordination with CDFW and a qualified bat specialist. The qualified bat specialist shall prepare a management plan for the bat roost structures for CDFW to review and approve. At a minimum, the management plan shall include: a map of the locations of roost structures; management actions of the structures; and monitoring of roost structures for bat occupancy.

ADDITIONAL COMMENTS

Fully Protected Species. White-tailed kite are generally found in open areas such as open woodlands and nest in the canopy of trees. The DEIR notes that white-tailed kite may move through the Project site and surrounding areas (pg. 4.1-17). Fully Protected Species may not be taken or possessed at any time according to the Fish and Game Code § 3511. CDFW cannot authorize take for white-tailed kite and LACDRP must completely avoid impacts to these species during Project's construction and operational activities. While the DEIR claims white-tailed kite would likely avoid the development and prefer the adjacent undeveloped habitat. CDFW recommends that the final EIR contain a discussion of full avoidance of impacts to white-tailed kite and include a mitigation measure, if appropriate.

Nesting Birds and Raptors. – The Migratory Bird Treaty Act of 1918 prohibits the take of protected migratory bird species and Fish and Game Code § 3503.5 prohibits the take of any birds in the orders of Falconiformes or Strigiformes. To avoid impacts on nesting birds and raptors, CDFW requests LACDRP revise RR-BIO-1 to incorporate the underlined language and omit language in strikethrough:

- If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 14).

- If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (January 15 – August 31) a preconstruction survey for nesting birds and raptors should be conducted within

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird and raptors surveys for construction projects. The preconstruction survey area should include the Development Site boundary and suitable habitat within a 500 ~~300~~-foot buffer, as access allows ~~or a buffer size determined by the qualified biologist based on level of proposed disturbance and access~~. If no active nests are found, no additional measures are required.

- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist. A no-work buffer of 500 feet shall be used to protect nesting raptors, and a no-work buffer of 300 feet shall be used to protect nesting birds. If appropriate, a small buffer may be considered as determined by the qualified biologist ~~and~~ based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active. Personnel working on the Project, including all contractors working on site, shall be instructed on the presence of nesting birds and raptors, area sensitivity, and adherence to the no-work buffers.

Lake and Streambed Alteration Agreement Acknowledgement. CDFW concurs with MM BIO-4 to coordinate with CDFW pursuant to Fish and Game Code, section 1600 et seq. The Project proponent should notify prior to any Project construction or activities. Based on this notification and other information, CDFW determines whether an LSA with the Project proponent is required prior to conducting the proposed activities. Please visit the Lake and Streambed Alteration[5] Program webpage to obtain a notification package for an LSA. We look forward to further coordination with the Project proponent, and receipt of the streambed notification package for the Project.

Landscaping. CDFW recommends the LACDRP incorporates a planting palette in the final EIR, specifying the vegetation that will be used as landscaping for this Project. The Project proponent should use only native species found in naturally occurring vegetation communities within or adjacent to the Project site. The Project proponent should not plant, seed, or otherwise introduce nonnative, invasive plant species to areas that are adjacent to and/or near native habitat areas. CDFW recommends the Project proponent restrict use of any species, particularly 'moderate' or 'high' listed by the California Invasive Plant Council[6]. These species are documented to have substantial and severe ecological impacts on physical processes, plant and animal communities, and vegetation structure.

Mitigation and Monitoring Reporting Plan. CDFW recommends the Project's environmental document include the MMs recommended in this letter. CDFW has

[5] https://wildlife.ca.gov/Conservation/Environmental-Review/LSA
[6] https://www.cal-ipc.org/plants/inventory/

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

provided comments via a mitigation monitoring and reporting plan to assist in the development of feasible, specific, detailed (i.e., responsible party, timing, specific actions, location), and fully enforceable MMs (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). LACDRP is welcome to coordinate with CDFW to further review and refine the Project's MMs. Per Public Resources Code section 21081.6(a)(1), CDFW has provided a summary of our suggested MMs and recommendations in the form of an attached Draft Mitigation Monitoring and Reporting Plan (Attachment A).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNDDB website[7] provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the Combined Rapid Assessment and Relevé Form[8].

LACDRP should ensure data collected for the preparation of the DEIR is properly submitted.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by LACDRP and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist LACDRP in identifying and mitigating Project impacts on biological resources. CDFW requests an opportunity to review and comment on any response that LACDRP has to our comments and to receive notification of any forthcoming hearing date(s) for the Project (CEQA Guidelines, § 15073(e)).

[7] https://wildlife.ca.gov/Data/CNDDB
[8] https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Questions regarding this letter or further coordination should be directed to Julisa Portugal[9], Senior Environmental Scientist (Specialist).

Sincerely,

DocuSigned by:
5991E19EF8094C3...

Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Draft Mitigation, Monitoring, and Reporting Program

ec: California Department of Fish and Wildlife
Victoria Tang, CDFW Environmental Program Manager
Steve Gibson, Senior Environmental Scientist Supervisor

Office of Planning and Research
State.Clearinghouse@opr.ca.gov

REFERENCES

Block, W.M., Morrison, M.M., Verner, J. 1990. Wildlife and oak-woodland interdependency. Fremontia 18(3):72-76.

[CDFW] California Department of Fish and Wildlife. 2025. Threatened and Endangered Species. Available at: https://wildlife.ca.gov/Conservation/CESA

Goulson, D. 2010. Bumblebees: behavior, ecology, and conservation. Oxford University Press, New York. 317pp.

Griffin and Muick. 1990. California Native Oaks: Past and Present. Fremontia 18(3): 4-12.

Hatfield, R., Jepsen, S., Foltz Jordan, S., Blackburn, M., Code, Aimee. 2018. A Petition to the State of California Fish and Game Commission to List Four Species of Bumblebees as Endangered Species.

Williams, P. H., R. W. Thorp, L. L. Richardson, and S.R. Colla. 2014. Bumble bees of North America: An Identification guide. Princeton University Press, Princeton, New Jersey. 208pp.

[9] Phone: (858) 203-5872; Email: julisa.portugal@wildlife.ca.gov

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Zack, S., and California Partners in Flight. 2002. The Oak Woodland Bird Conservation Plan: A Strategy for Protecting and Managing Oak Woodland Habitats and Associated Birds in California, 126 pp.

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

ATTACHMENT A: DRAFT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Mitigation Measure	Timing	Responsible Party
Mitigation Measure #1: Mitigation Measure BIO-1 **Replacement of Coast Live Oak Woodland**: • If avoidance is not feasible, the Project proponent shall provide on- or off-site mitigation for impacts to the coast live oak woodland to mimic the pre-Project percent basal, canopy, and vegetation cover of oak woodland impacted. At a minimum, 0.26 acres of coast live oak woodland shall be restored or preserved on site. Mitigation shall involve recreation of an oak woodland of similar composition, structure, and function to the selected oak woodland that was impacted. Mitigation shall include restoration of structurally diverse understory vegetation species (i.e., grass, forb, shrub, subshrub, vine) occurring in the impacted oak woodlands. Oak tree acorns shall be collected or grown from on-site sources or adjacent areas within the same watershed and shall not be purchased from a supplier. Seeds shall originate from plants/trees of the same species (i.e., Genus, species, subspecies, and variety) as the species impacted. Mitigation monitoring, management, and reporting for oak woodland should be provided for at least 10 years, with a minimum of seven years without supplemental irrigation, to ensure success of the restoration effort. • A Restoration Plan shall be prepared that includes requirements for oak-friendly landscaping under oaks and removal of regular irrigation under oak trees.	Prior to, during, and following Project activities	Lead Agency/ Project Proponent

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
• At a minimum, 16 replacements oaks shall be planted to replace oaks removed. This replacement accounts for the removal of 4 protected oaks at a 4 :1 replacement ratio. • A total of 8 oaks were assessed with the potential for death or significant decline due to the Project from either the trunk being located within 15 feet of the construction/area of disturbance or greater than 30 percent of the TPZ would be encroached. These oaks (#17, #18, #19, #20, #22, #23, #25, and #50) shall be properly cared for and monitored for a period of 10 years and replaced at a 4:1 replacement ratio by the permittee if mortality or significant decline (health assessed at a 1 or 2) occurs within that 10 year period. • Required replacement trees shall consist exclusively of indigenous oak trees and shall be in the replacement ratio of 4:1. Each replacement tree shall be at least a 15-gallon size specimen and measure at least one inch in diameter one foot above the base. The hearing officer, director, or commission may, in lieu of this requirement, require the substitution of one larger container specimen for each oak tree to be replaced, where, in its opinion, the substitution is feasible, and conditions warrant such greater substitution. • Replacement trees shall be properly cared for and maintained for a period of 10 years and replaced by the permittee if mortality occurs within that period. • Where feasible replacement trees should consist exclusively of indigenous oak trees and certified as being grown from a seed source collected in Los Angeles and Ventura counties.		

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
• Replacement trees shall be planted and maintained within the Survey Area and outside of landscaping and fuel modification zones. The process of restoring or preserving a coast live oak woodland and replacement of oak trees shall be supervised in the field by a person who, in the opinion of the County forester and fire warden, has expertise in the planting, care and maintenance of oak trees. • Potential planting sites within and near the Survey Area are shown in Figure 4.1-6, Potential Mitigation Planting Area. Plantings can be in the areas shown in Figure 4.1-6, Potential Mitigation Planting Area, that were chosen because they are currently free of trees or native vegetation and are contiguous with existing forested landscaping on the property. If enough suitable areas for mitigation plantings are not found within or near the Survey Area or within the Project Site as a whole, potential additional areas for replacement plantings include along Lopez Canyon Road and in the open areas of Angeles National Forest immediately east of the Project Site. Coordination with federal land managers would be required for plantings in the Angeles National Forest and coordination with state land managers would be necessary for plantings in the roadway right-of-way. • No special-status plants or wildlife shall be impacted during the planting of replacement trees. If replacement trees are to be planted in areas of native habitat outside of the landscaped areas on the Hope Gardens property, or within the Angeles National Forest, a preconstruction survey shall be performed to ensure avoidance of impacts to special-status species. Prior to planting the replacement trees, the area shall be surveyed by a qualified biologist to determine that the area is suitable for the installation of replacement trees and that native plants or habitats would not be removed or crowded by the planting.		

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
Preconstruction surveys shall be timed to occur when able to observe potential target species above ground. A biologist shall prepare a report regarding the methods and findings of the preconstruction surveys, and an assessment of suitability of the location for installation of replacement planting. Any location determined to have special-status species or where planting would disturb, alter, or decrease the biological value of the habitat shall be avoided, and only locations where no impacts would occur (as determined by the qualified biologist) shall be used as planting sites. The County shall review the preconstruction survey report and approve all replacement planting and restoration or preservation of coast live oak woodland sites within areas of habitat outside of the Hope Gardens landscaped and disturbed areas prior to the installation of the planting. • In addition to replanting on site, the Project proponent shall provide a payment into the oak forests special fund would be an alternative mitigation. The payment amount would be equivalent to the oaks that are impacted as determined by a qualified arborist, and the amount would require approval from the County forester.		
Mitigation Measure #2: Mitigation Measure BIO-5 Alternative off-site mitigation considered suitable would be through purchase of mitigation credits for impacts to coast live oak riparian woodlands at a minimum 2:1 replacement ratio based on the existing and proposed mitigation woodland habitat value and function and would be subject to County review and approval.	Prior to Project activities	Project Proponent
Mitigation Measure #3: Herbicide and Pesticide Use To avoid impacts to pollinators, including Crotch's bumble bee, the Project proponent shall ensure that	Prior to, during, and following	Project Proponent

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
herbicides and pesticides are not sprayed at any time in the Project site or near any flowering plants.	Project activities	
Mitigation Measure #4: Crotch's Bumble Bee Surveys The Project proponent shall retain a qualified biologist with the appropriate handling permits to conduct focused surveys. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. Focused surveys shall also be conducted throughout the entire Project site during the appropriate flying season (April through August) to ensure no missed detection of Crotch's bumble bee occurs. Prior to focused surveys, surveyors shall reach out to CDFW to discuss methodologies and surveyor qualifications. Survey results, including negative findings, shall be submitted to CDFW and LACDRP prior to implementing Project ground-disturbing activities.	Prior to Project activities	Qualified Biologist
Mitigation Measure #5: Incidental Take Permit If Crotch's bumble bee is detected, the Project proponent shall coordinate with CDFW and obtain appropriate take authorization from CDFW. The Project proponent shall comply with all conditions detailed in the take authorization issued by CDFW. The Project proponent shall provide a copy of a fully executed take authorization to LACDRP prior to implementing Project ground-disturbing activities and vegetation removal.	Prior to Project activities	Project Proponent
Mitigation Measure #6: Mitigation Measure BIO-3 • Where Project-related implementation, construction, and activities would occur near potential roosting habitat for bats, such as tall trees, a qualified bat specialist shall conduct bat surveys within 14 days before construction throughout these areas (plus a 100-foot buffer as access allows) to identify potential habitat that could provide daytime and/or nighttime roost sites, and any	Prior to and during Project activities	Project Proponent/ Bat Specialist

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
maternity roosts. Surveys should be conducted using acoustic recognition technology to maximize detection of bats. The biologist conducting the preconstruction survey would also identify the nature of the bat utilization (in essence, no roosting, night roost, day roost, hibernation roost, or maternity roost) and determine if passive bat exclusion would be necessary and feasible. A discussion of survey results, including negative findings, shall be provided to LACDRP and CDFW. If individual bats are identified, the Project proponent and qualified bat specialist shall coordinate and receive written concurrence from CDFW on the appropriate avoidance buffers and avoidance actions. • To the greatest extent feasible, tree trimming and tree removal shall be performed outside the bat maternity season (April 1 through August 31) to avoid direct impact to non-volant young that may roost in trees within the Project site. If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year and could roost in trees at a given location, during tree removal, trees should be pushed down using heavy machinery rather than felling with chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly two or three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and remain in place until it is inspected by a bat specialist. Trees that are known to be bat roosts should not be bucked or mulched immediately. A period of at least 24 hours, and preferably 48 hours, should elapse prior to such operations to allow bats to escape. • If maternity roosts are found, to the extent feasible, work should be scheduled between October 1 and February 28, outside of the maternity roosting season		

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
when young bats are present but are yet ready to fly out of the roost (March 1 to September 30). • If maternity roosts are found and the County and CDFW determines that impacts are unavoidable, a qualified bat specialist should conduct a preconstruction survey to identify those trees proposed for disturbance that could provide hibernacula or nursery colony roosting habitat. Acoustic recognition technology should be used to maximize the detection of bats. Each tree identified as potentially supporting an active maternity roost should be closely inspected by the bat specialist no more than 7 days prior to tree disturbance to determine the presence or absence of roost bats more precisely. If maternity roosts are detected, trees/structures determined to be maternity roosts should be left in place until the end of the maternity season. Work should not occur within 100 feet of or directly under or adjacent to an active roost. Work should also not occur between 30 minutes before subset and 30 minutes after sunrise. • If the Project impacts confirmed bat-roosting habitat and/or humane eviction/exclusion of bats is performed, the Project proponent shall provide alternate roosting habitat to ensure no net loss of bat-roosting habitat. The design, numbers, and locations of these artificial bat roost structures shall be determined in coordination with CDFW and a qualified bat specialist. The qualified bat specialist shall prepare a management plan for the bat roost structures for CDFW to review and approve. At a minimum, the management plan shall include: a map of the locations of roost structures; management actions of the structures; and monitoring of roost structures for bat occupancy.		

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
Mitigation Measure #7: RR-BIO-1 • If possible, ground disturbing activities and vegetation removal (including tree trimming) should be timed to occur outside the bird nesting season (September 1 – January 14). • If ground disturbing activities or vegetation removal (including tree trimming) are scheduled during the bird nesting season (January 15 – August 31) a preconstruction survey for nesting birds and raptors should be conducted within 72 hours prior to construction activities. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird and raptors surveys for construction projects. The preconstruction survey area should include the Development Site boundary and suitable habitat within a 500-foot buffer, as access allows. If no active nests are found, no additional measures are required. • If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist. A no-work buffer of 500 feet shall be used to protect nesting raptors, and a no-work buffer of 300 feet shall be used to protect nesting birds. If appropriate, a small buffer may be considered as determined by the qualified biologist based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active. Personnel working on the Project, including all contractors working on site, shall be instructed on the presence of nesting birds and raptors, area sensitivity, and adherence to the no-work buffers.	Prior to and during Project activities	Qualified Biologist

Letter 23 cont.

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
Recommendation #1: Oak Litter CDFW recommends salvaging oak leaf litter or duff prior to Project ground-disturbing activities or vegetation removal impacting oak woodlands. Oak leaf litter contains beneficial mycorrhizae, microorganisms, and nutrients that could be used in restoration of oak woodlands. Oak leaf litter should not be taken outside of the Project boundary to prevent the spread of potential pathogens.	Prior to Project activities	Qualified Biologist
Recommendation #2: CEQA To minimize additional requirements by CDFW pursuant to Fish and Game Code section 2081 and/or under CEQA, a project's CEQA document should fully identify the potential impacts to Crotch's bumble bee and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the ITP.	Prior to final EIR	Lead Agency
Recommendation #3: Fully Protected Species CDFW recommends that the final EIR contain a discussion of full avoidance of impacts to white-tailed kite and include a mitigation measure, if appropriate.	Prior to final EIR	Lead Agency
Recommendation #4: Lake and Streambed Alteration Agreement Acknowledgment The Project proponent should notify prior to any Project construction or activities. Based on this notification and other information, CDFW determines whether an LSA with the Project proponent is required prior to conducting the proposed activities. Please visit the Lake and Streambed Alteration Program webpage to obtain a notification package for an LSA.	Prior to Project activities	Project Proponent

Letter 23

Docusign Envelope ID: 7B91EC4E-77DC-4918-9DB2-06F801FD849C

Mitigation Measure	Timing	Responsible Party
Recommendation #5: Landscaping CDFW recommends the LACDRP incorporates a planting palette in the final EIR, specifying the vegetation that will be used as landscaping for this Project. The Project proponent should use only native species found in naturally occurring vegetation communities within or adjacent to the Project site. The Project proponent should not plant, seed, or otherwise introduce nonnative, invasive plant species to areas that are adjacent to and/or near native habitat areas. CDFW recommends the Project proponent restrict use of any species, particularly 'moderate' or 'high' listed by the California Invasive Plant Council. These species are documented to have substantial and severe ecological impacts on physical processes, plant and animal communities, and vegetation structure.	Prior to final EIR	Lead Agency/ Project Proponent

Letter 23 cont.

ORDINANCE 2374

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS ADOPTING REVISED CAL FIRE REQUIREMENTS FOR LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES

WHEREAS, the State's Government Code Section 51178 requires the local agency to designate moderate, high, and very high fire hazard severity zones in its jurisdiction within 120 days of receiving recommendations from the State Fire Marshal; and

WHEREAS, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as very high fire hazard severity zones by the State Fire Marshal, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area; and

WHEREAS, the local agency may, at its discretion, include areas within the jurisdiction of the local agency, not identified as moderate and high fire hazard severity zones by the State Fire Marshal, as moderate and high fire hazard severity zones, respectively; and

WHEREAS, the local agency shall not decrease the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency, and, in exercising its discretion, may only increase the level of fire hazard severity zone as identified by the State Fire Marshal for any area within the jurisdiction of the local agency; and

WHEREAS, the local agency shall transmit a copy of an adopted ordinance to the State Board of Forestry and Fire Protection within 30 days of adoption.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I.

The Local Responsibility Area Fire Hazard Severity Zones Map (Exhibit A) as designated by the Office of the State Fire Marshal is hereby adopted and designated as the map delineating fire hazard severity zones for the Town of Los Gatos.

SECTION II. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Section and shall not affect the validity of the remaining portions of this Section. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section

irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

SECTION III. CEQA.

Adoption of this ordinance is a ministerial action which is exempt pursuant to CEQA, Section 15268 in that it is required by the State.

SECTION IV. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its adoption. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION V. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 3rd day of June 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the 17th day of June 2025, by the following vote:

COUNCIL MEMBERS:

AYES:	Maria Ristow, Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes
NAYS:	None
ABSENT:	None
ABSTAIN:	None

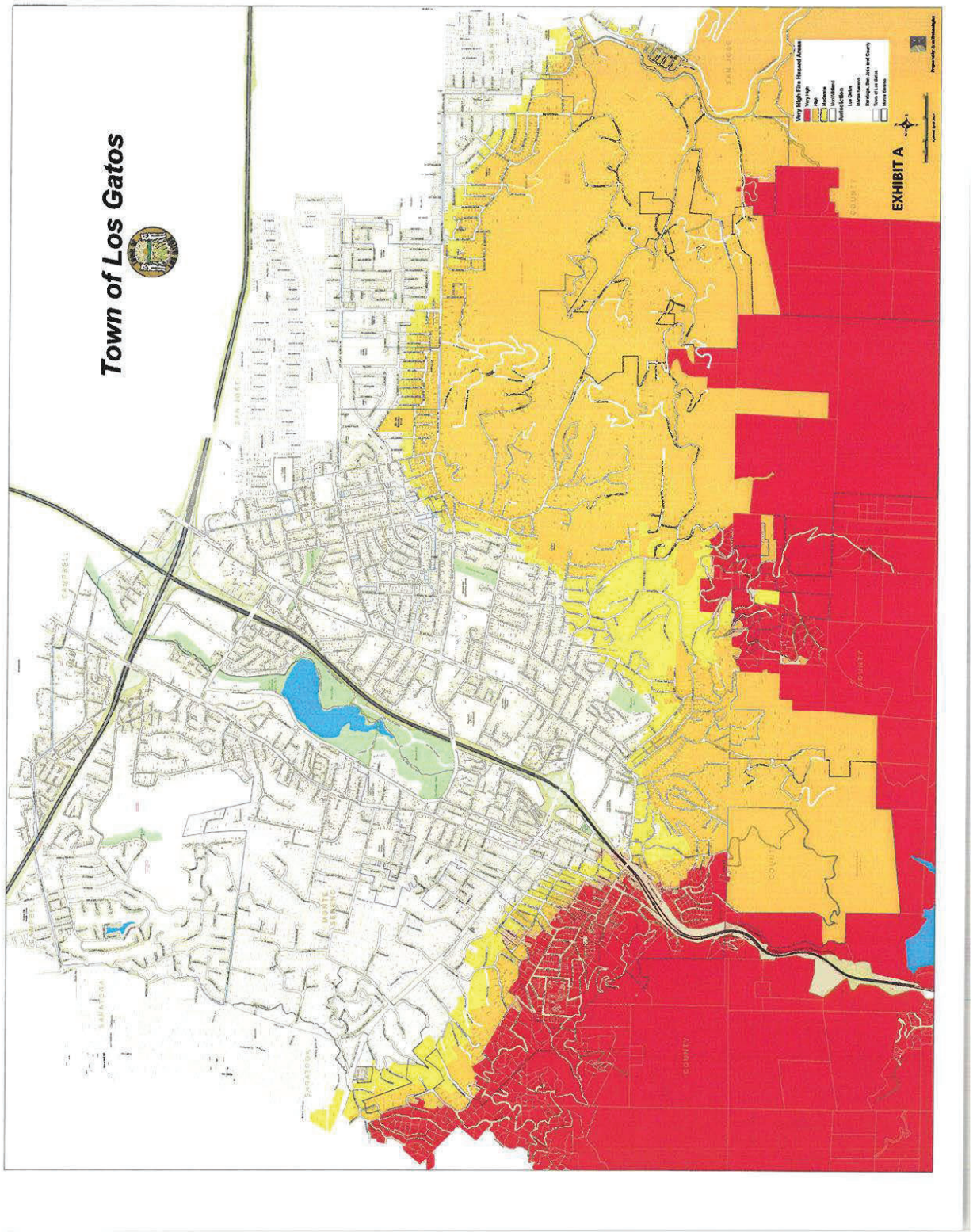
SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

Letter 23 cont.



LETTER 23: JON WITKIN (THROUGH CAMAS J. STEINMETZ)

Response to Comment 23-1
The comment is introductory and does not address the adequacy of the IS/MND. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 23-2
Please see Responses to Comments 2-3 and 5-15.

Response to Comment 23-3
The comment is introductory to a section of the comment letter, where specific elements of the comment are discussed in greater detail. Please see detailed responses below.

Response to Comment 23-4
The IS/MND prepared for the project provides substantial evidence that all potentially significant project-related environmental impacts can be fully mitigated, and thus, an EIR is not required.

Response to Comment 23-5
Please see Responses to Comments 23-10 through 23-23. In addition, cumulative impacts are discussed within the IS/MND under question XXI-b within Section XXI, Mandatory Findings of Significance.

Response to Comment 23-6
Comment noted. See Response to Comment 23-7.

Response to Comment 23-7
Analysis of accessory dwelling units (ADUs) is not required pursuant to CEQA unless the developer has a specific proposal to include such units in the project. For example, in *Save Round Valley Alliance v County of Inyo*, the court upheld an EIR's project description for a residential subdivision against claims the description should have included units that might be built under a county ordinance allowing a second unit on each lot, because future construction of second units was speculative. A specific proposal to build ADUs on the project site does not exist as part of the proposed project, and thus, evaluating ADUs as part of the project would be speculative.

The proposed project does not include swimming pools, cabanas, or sport courts within the development proposal, and thus, evaluating such features is speculative. Further, it is unclear how inclusion of such fairly typical residential amenities could result in significant physical environmental impacts.

Response to Comment 23-8
Please see Response to Comment 5-15.

Response to Comment 23-9
As noted on page 20 of the IS/MND, State Scenic Highways are not located within the Town of Los Gatos and the Town does not identify any roadways as scenic routes at a local level. Therefore, the proposed project would not have the potential to damage scenic resources, such as trees, that are located within the vicinity of a State Scenic Highway.

In addition, the discussion under question IV-e on pages 49 and 50 of the IS/MND acknowledges that the proposed project would result in a potentially significant impact related to the removal of on-site trees. As a result, the IS/MND includes a mitigation measure requiring compliance with the Town of Los Gatos Tree Protection Ordinance.

Response to Comment 23-10

Contrary to the comment, the IS/MND identifies the applicable regulations governing scenic quality. Question I-c includes multiple references to the Hillside Development Standards and Guidelines, the scenic regulations of which would apply to the proposed project. For example, the Hillside Development Standards and Guidelines require an analysis of how a project would impact views from four specific "viewing areas." The IS/MND includes such an analysis, as well as further discussion using simulated public viewpoints that were prepared to meet the Town's Height Pole, Flagging, Netting, and Signage Policy For Additions and New Construction Policy. Based on the dual analyses and the simulated views presented in Figures 11 through 14 of the IS/MND, the IS/MND presents sufficient evidence to support the conclusion that the project's deviations from Hillside Development Standards are inconsequential from an aesthetics perspective. Please see Response to Comment 5-15.

Response to Comment 23-11

Please see Response to Comment 5-15. A deed restriction related to the trees in question is not required for the proposed project, as such a deed restriction is associated with a visibility analysis pursuant to the Hillside Development Standards and Guidelines. In accordance with State Density Bonus Law, the proposed project was not required to conduct a Hillside Development Standards and Guidelines visibility analysis.

Response to Comment 23-12

The standard referenced by the comment, on page 17 of the Hillside Development Standards and Guidelines, is related to locating building sites within the least visible areas of the Least Restrictive Development Areas (LRDAs), not the least visible areas of the project site as a whole. With respect to the on-site LRDAs, page 21 of the IS/MND includes the following discussion:

> The project has been designed such that several residential lots would comply with a number of Hillside Development Standards and Guidelines, including standards related to the Least Restrictive Development Areas (LRDAs), the maximum allowable floor area ratio (FAR) for the site, and the location of the proposed residences within the lots. For example, nine of the 12 proposed residences would be located within the LRDAs, where the slopes are less than 30 percent, consistent with the Hillside Development Standards.

The above analysis supports the IS/MND's conclusion that views of the site, including from Longmeadow Drive, would not conflict with the policy referenced by the comment.

Please also see Response to Comment 5-15.

Response to Comment 23-13

Please see Response to Comment 5-4.

Response to Comment 23-14

The commenter provides no substantial evidence showing that the proposed two-story homes would result in substantial shadow effects to nearby residences. Such analyses are typically conducted for taller structures.

Response to Comment 23-15

As discussed in Response to Comment 5-27, the total number of on-site trees has been revised to 630. Therefore, the 223 trees proposed for removal is actually 35 percent.

As noted by the comment, the appropriate CEQA threshold is whether the project would conflict with a local policy intended to protect biological resources, such as the Town's Tree Protection Ordinance. Because the mitigation measure would require compliance with the ordinance, a conflict would not occur, and the project would result in a less-than-significant impact.

Response to Comment 23-16

The CEQA threshold within question IV-e is related to whether the project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Maintenance of on-site trees can be ensured through the covenants codes & restrictions that will be established for the project.

Response to Comment 23-17

Section 29.10.0985 of the Town's Municipal Code requires that two or more trees be planted per tree removed to mitigate permitted protected tree removal. The exact number of required replacement trees is determined by using Table 3-1 as presented in Section 29.10.0985 and indexing the canopy size of the tree to be removed with the required replacement quantity. The Municipal Code section also provides that, if a tree or trees cannot be reasonably planted on a site, an in-lieu payment, as set forth by the Town Council, shall be paid to the Town Tree Replacement Fund.

The Town's Comprehensive Fee Schedule sets the in-lieu fee as the Market Price plus installation cost for replacement trees, as determined by the Director. The current in-lieu fees are $250 for a 24-inch box replacement tree and $500 for a 36-inch box replacement tree. As part of the conditions of approval associated with the proposed project, the project applicant shall be required to obtain an approved Tree Removal and/or Pruning Permit prior to construction and tree removal. The Town will require payment of any required in-lieu fees prior to issuance of the Tree Removal and/or Pruning Permit. Funds collected through the fees are continually used to replant trees throughout the Town.

Defensible space is defined in Section 29.10.0955 of the Town's Municipal Code as follows:

> Defensible Space means an area around the perimeter of a structure in which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

Because the project's development application is proposing development on vacant land, the defensible space finding required for an exception from obtaining a Tree Removal and/or Pruning Permit does not apply. As noted on page 16 and throughout the IS/MND, the proposed project would require Town approval of such a permit.

Response to Comment 23-18
Please see Response to Comment 23-19.

Response to Comment 23-19
The Oak Woodlands Conservation Act is a voluntary program to encourage landowners to protect oak woodlands, and does not obligate landowners to conserve oak woodlands. The project site is a relatively small infill project of 17.55 acres and is currently surrounded by existing development. The site supports approximately 5.5 acres of mixed oak woodlands, less than half which would be impacted by the project. Because the Oak Woodlands Conservation Act is a voluntary program and the project is impacting a relatively small amount of oak woodlands as compared to the amount of oak woodlands in the region, the project's impact is less than significant and does not require specific mitigation. In addition, as discussed under question IV-f of the IS/MND, project would also comply with the Town's Tree Protection Ordinance.

Response to Comment 23-20
Contrary to the comment, question XI-b within Section XI, Land Use and Planning, of the IS/MND includes specific policies, as follows (emphasis added):

> As discussed throughout this IS/MND, the proposed project, including the proposed off-site improvements, would not result in any significant environmental effects that cannot be mitigated to a less-than-significant level by the mitigation measures provided herein. **In addition, the proposed project would not conflict with Town policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the Town's noise standards, applicable SWRCB regulations related to stormwater, the Town's tree protection ordinance, and the development standards included in the Town's General Plan and zoning code, as well as some of the standards included within the 1987 Hillside Specific Plan.** Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Thus, a less-than-significant impact would occur.

The consistency with the applicable policies, including the Hillside Standards and Guidelines, are discussed throughout the IS/MND (e.g., consistency with applicable noise standards is analyzed under Section XIII, Noise).

In addition, the determination that the project is consistent or inconsistent with the Town policies or other plans and policies, such as the Hillside Standards and Guidelines, is ultimately the decision of the Town Council. Furthermore, although CEQA analysis may identify some areas of general consistency with jurisdiction policies, the jurisdiction has the ability to impose additional requirements or conditions of approval on a project, at the time of its approval, to bring a project into more complete conformance with existing policies, though this ability is more narrow in this case due to Builder's Remedy.

Response to Comment 23-21
Please see Response to Comment 2-2.

Response to Comment 23-22
The comment is conclusory and summarizes the comments contained within the letter, which are addressed in further detail above within Responses to Comments 23-2 through 23-21. For the

reasons discussed therein, revision and recirculation of the IS/MND and/or preparation of an EIR are not required.

Letter 24

From: Zamudio, Grant [redacted]
Sent: Monday, October 6, 2025 1:37 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Shelby Zamudio [redacted]
Subject: Proposed Development in Surrey Farms - Objection / Feedback

[EXTERNAL SENDER]

Hi Erin,

We live at [redacted] in Los Gatos and have a few concerns regarding the proposed development at 178 Twin Oaks Drive.

We fully understand that some building will take place as there is a legal right to do so, but are mainly concerned that the city may be providing variances to city code which is not fair or reasonable. The size and scope of the development is too large and it will materially impact the neighborhood, the hillside, and the existing home-owners in Surrey Farms.

24-1

- One of our main concerns is the noncompliance with Hillside Development Standards and Hillside Specific Plan. These should be maintained as they are in the code for a reason and should not be waived.

- Protected trees should not be removed as that has been a key component to Los Gatos development and redevelopment plans and a variance should not be waived. These trees will not be coming back.

24-2

- Encroachment on protected wetlands should not be permitted as they are "protected" for a reason. This development also interferes with the Riparian Habitat (Ross Creek),

- We also have concerns over the increased fire hazards, drainage, harm to biological resources, protected species and wildlife, degradation of the hillside pollution (light, air, noise), traffic

24-3

Builders Remedy should not be an excuse to trample all legitimate zoning concerns, and the mitigation details do not provide sufficient detail to remedy these concerns.

As we know construction is likely to take place, we would request some construction protocols be followed as there are many children in the neighborhood, many of which will be unable to pay in the streets for years due to the construction project.

24-4

Letter 24 cont.

1. There should be more than 1 point of entrance to the construction site from a safety, cleanliness, noise, and traffic consideration. This will also allow for proper fire truck access in case there was an emergency.
2. Divide the traffic amongst other neighborhoods as Longmeadow shouldn't be the only impacted street. This can be done on a pro rata basis (# of homes accessed or impacted by other neighborhoods, or other means)
3. Due to all of this traffic on Longmeadow, we fully expect the road to be severely impacted and damaged due to the weight of the trucks and the sheer number of them. We would expect the city or building to resurface the streets following the completion.
4. I know some neighbors have requested for a trail to be built for walking as part of the new development – we would be in support of this if possible as that would help the neighborhood maintain its community feel and enhance our access to nature.

We would be happy to provide further detail on these concerns & thank you for the consideration

Regards,

Grant & Shelby Zamudio

[redacted], Los Gatos, CA 95032

Grant Zamudio, MCR
Vice Chair

Global Brokerage & Strategy

CA Lic. 01858005
[redacted]

Colliers

LETTER 24: GRANT ZAMUDIO

Response to Comment 24-1
Commented noted. Please see Response to Comment 5-4.

Response to Comment 24-2
Please see Responses to Comments 1-1 and 2-3. The proposed project is not requesting a variance or waiver related to the Town's tree removal requirements.

The IS/MND evaluates potential impacts to riparian habitat and protected wetlands under question IV-b,c. As discussed therein, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, or have a substantial adverse effect on State- or federally protected wetlands, and a less than significant impact would occur. With respect to Ross Creek specifically, page 48 of the IS/MND includes the following discussion:

> As discussed above, the Biological Evaluation identified riparian woodland in the vicinity of Ross Creek in the site's southwest corner. However, distinctive riparian vegetation is absent, and only the presence of Ross Creek qualifies the surrounding vegetation as a riparian corridor. Furthermore, consistent with the Town's Standards and Guidelines for Land Use Near Streams, the proposed project would include a 25-foot riparian setback from the top-of-bank of Ross Creek and incorporate the 100- to 110-foot flood easement from Ross Creek. As such, according to the site plan prepared for the proposed project, development within the riparian woodland area is not proposed, and Ross Creek would not be directly impacted by the proposed project. Therefore, the proposed project would not directly or indirectly impact riparian habitat.

Response to Comment 24-3
Please see Response to Comment 3-2.

Response to Comment 24-4
Please see Responses to Comments 2-2, 3-1, 3-3, and 21-3. The comment does not provide sufficient detail or evidence supporting the claim that an existing road would be substantially damaged as a result of the proposed project. Project construction would be required to comply with all applicable standards and requirements set forth by the Town, State, or other regulatory agency. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

APPENDIX A

BAY AREA HYDROLOGY MODEL REPORT

Balance Hydrologics

800 Bancroft Way • Suite 101 • Berkeley, CA 94710 • (510) 704-1000
931 Mission Street • Santa Cruz, CA 95060 • (831) 457-9900
12020 Donner Pass Road • Unit B1 • Truckee, CA 96161 • (530) 550-9776
www.balancehydro.com • email: office@balancehydro.com

July 31, 2025

Rafael Hernandez, P.E.
HMH Engineers
1570 Oakland Road
San Jose, California 95131

via email to: rhernandez@HMHca.com

RE: **Summary of BAHM Modeling for the Surrey Farm Project, Town of Los Gatos**

Dear Rafael Hernandez:

I would like to begin by again thanking you for providing Balance Hydrologics the opportunity to assist with the modeling of water-quality and hydromodification control measures for the proposed Surrey Farm Project (Project) in the Town of Los Gatos, California. Coordinating with your office, Balance has proceeded with completing modeling of the proposed stormwater treatment measures, demonstrating that the project can meet flow-duration frequency requirements while meeting the required water quality treatment standards. This letter reviews our technical approach and methodology, summarizes the modeling input parameters and assumptions, and discusses the results of the work.

Regulatory and Project Setting

Compliance with runoff water quality and hydromodification management criteria was assessed using the Bay Area Hydrology Model (BAHM, version 2023). Per the latest version of Municipal Regional Stormwater Permit (MRP3) issued by the San Francisco Bay Regional Water Quality Control Board, treatment controls must be provided and must be capable of treating 80 percent of the mean annual runoff from the post-project site. Additionally, changes in runoff flow and duration must be mitigated to avoid hydromodification impacts. The pertinent range for flow-duration control is from one-tenth of the 2-year pre-project flow rate to the 10-year pre-project flow rate.

The proposed project will construct a clustered group of residential structures on a previously undeveloped property totaling approximately 1765 acres in the south-central part of the Town. The site is located roughly a quarter mile south of Shannon Drive between Twin Oaks Drive to the west and Cerro Vista Drive to the east. The existing site is characterized by relatively steep terrain with land cover consisting largely of non-native grassland with some scattered trees.

The site is underlaid by three soil types per soil mapping information prepared by the Natural Resources Conservation Service (see **Appendix A**). The dominant soil type covering 86% of the site is Zeppelin-Alumrock Complex, which is classified as a Hydrologic Soil Group C soil, indicative of low infiltration soils that are prone to high rates of runoff.

BAHM Modeling

Input parameters for the BAHM model were compiled from project plans provided by HMH. The BAHM model used data from the San Jose rain gauge with a factor of 1.724 to account for the difference in mean annual precipitation between the project site and the reference gauge location.

The pre- and post-project drainage areas were analyzed as follows and pertinent parameters are summarized in **Table 1**:

- *Pre-project*. The overall site was divided into three drainage management areas (DMAs) to characterize runoff in the pre-project condition, and these are identified as DMA A, DMA B, and DMA C (see **Figure 1** below). The first two DMAs represent distinct connection points to an existing storm drain system that crosses the western portion of the site and runs north to the end of Longmeadow Drive. Given the close proximity of these two connections, they were considered to represent a single point of compliance identified as POC1. DMA C represents runoff from the northeastern portion of the site that runs north as sheet flow toward Cerro Vista Court. Flow is picked up there by a separate trunk storm drain line, and, though part of the same overall watershed, was assigned a separate point of compliance, POC2. There is no appreciable impervious cover on the site in the pre-project condition, and all three DMAs were parameterized in BAHM as C/D grass cover on moderate slopes (DMA A) or steep slopes (DMAs B and C).

- *Post-project*. For the post-project conditions, the overall analysis framework of three DMAs and two points of compliance is maintained. Minor DMA boundary shifts occur within two of the lots and along the principal access road to the site (see the plan sheet included as **Appendix B**). The residential lots will all drain to treatment measures located within DMA B. The only land cover changes in DMA A will be the initial, roughly 400 feet of the access road, which will be constructed with permeable concrete and/or pavers over a course of aggregate base rock. A similar situation will exist in DMA B and DMA C where some access driveways will be constructed of permeable material. Since all runoff in DMA A will be routed to the pavers, that DMA is separated into two parts in the post-project case, one representing the preserved open space portion (permeable) and another for the small impervious cover area, both of which are then connected to a permeable paver element in BAHM. The permeable paver area in DMA B1 is modeled analogously to that in DMA but receives runoff from a larger impervious area. The other permeable roadway areas are modeled as pervious self-treating areas.

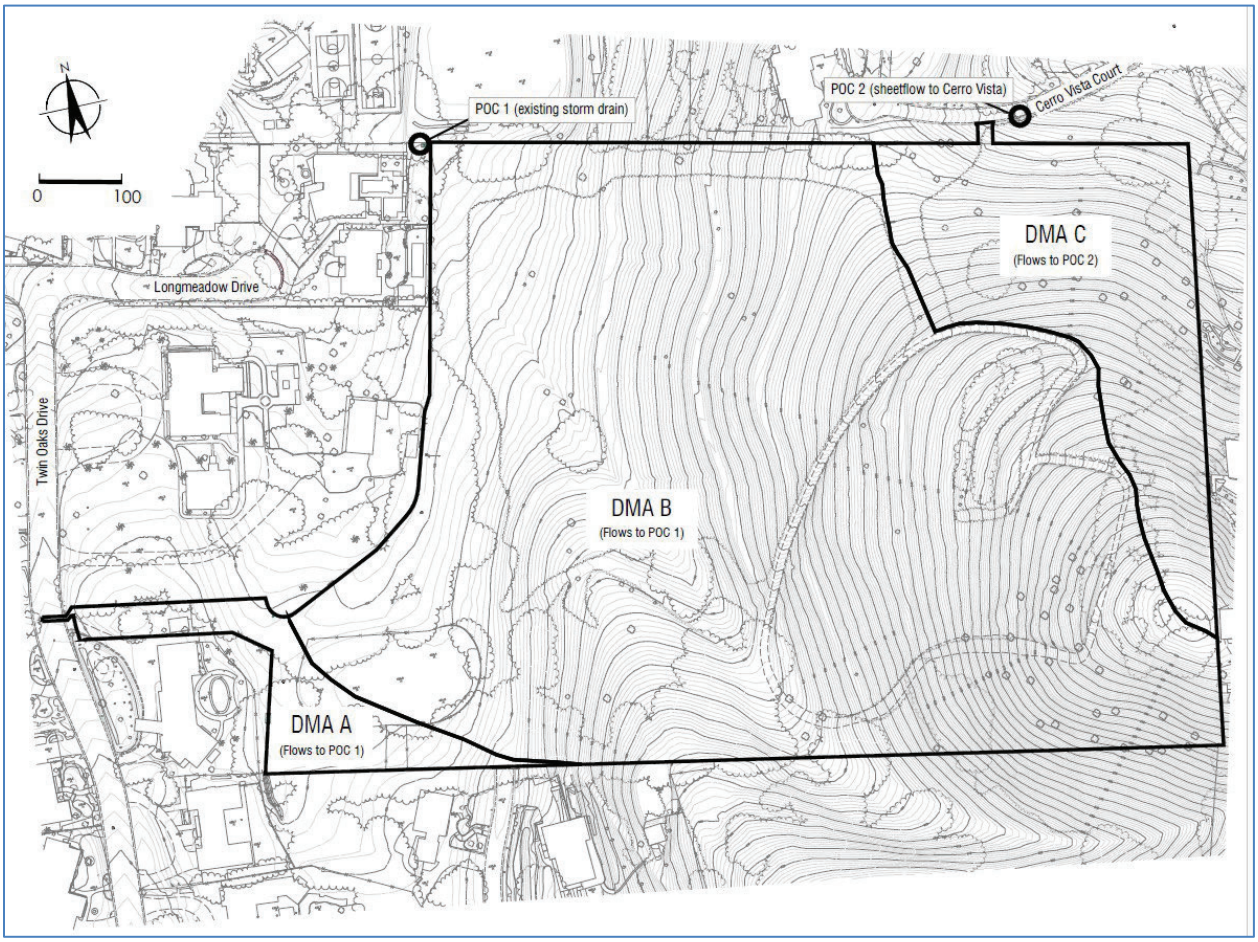


Figure 1. Pre-project DMA boundaries and points of compliance

As noted above, all the developed portions of the residential lots and the remainder of the access road will be located in DMA B. That said, the site plan uses compact structure configurations to limit impervious cover and preserve pervious area as practical. In fact, overall impervious cover is projected to be approximately 16% of the 14.2-acre DMA B. Runoff from all impervious areas will be collected in field inlets and/or catch basins and routed to one of nine bioretention basins that will provide water-quality treatment and flow-duration control. The bioretention basins are identified using numbering based on the respective lot draining to each. In all but three cases, each bioretention basin (BR) will handle the runoff from only the impervious area for one residential lot. The exceptions include the following: DMA B1 will drain to an area of permeable pavers sized to infiltrate the required treatment volume as described previously, BR 5+6 which will serve two lots (DMA 5+6), and BR 11 which will handle runoff from the eastern part of the main site roadway (DMA 11).

Table 1. Summary of Pre- and Post-Project Land Cover

DMA	Total Area (sq ft)	Total Area (acres)	Road/Sidewalk (sq ft)	Road/Sidewalk (acres)	Roof (sq ft)	Roof (acres)	Pervious (sq ft)	Pervious (acres)
Pre-project								
DMA A	34,860	0.8003	0	0.0000	0	0.0000	34,658	0.7956
DMA B	613,302	14.0795	0	0.0000	0	0.0000	613,302	14.0795
DMA C	116,866	2.6829	0	0.0000	0	0.0000	116,866	2.6829
Total	***765,028***	***17.5626***	***0***	***0.0000***	***0***	***0.0000***	***764,826***	***17.5580***
Post-project								
DMA A+AA OS	23,853	0.5476	1,435	0.0329	0	0.0000	22,418	0.5146
DMA A+AA PP	9,084	0.2085	0	0.0000	0	0.0000	9,084	0.2085
DMA B OS	485,022	11.1346	0	0.0000	0	0.0000	485,022	11.1346
B1	6,720	0.1543	770	0.0177	3,082	0.0707	2,868	0.0658
B1 PP	3,280	0.0753	0	0.0000	0	0.0000	3,280	0.0753
B2	7,853	0.1803	1,038	0.0238	4,153	0.0953	2,662	0.0611
B3	7,446	0.1709	1,064	0.0244	4,256	0.0977	2,126	0.0488
B4	13,404	0.3077	1,362	0.0313	5,447	0.1251	6,595	0.1514
B5-6	42,370	0.9727	18,965	0.4354	12,643	0.2902	10,762	0.2471
B7	12,030	0.2762	1,789	0.0411	7,157	0.1643	3,084	0.0708
B8	9,661	0.2218	1,788	0.0410	7,150	0.1642	723	0.0166
B9	11,603	0.2664	1,787	0.0410	7,149	0.1641	2,667	0.0612
B10	13,150	0.3019	2,031	0.0466	8,124	0.1865	2,995	0.0688
B11	7,476	0.1716	1,141	0.0262	4,563	0.1048	1,772	0.0407
DMA C OS	112,076	2.5729	0	0.0000	0	0.0000	112,076	2.5729
Total	***765,028***	***17.5626***	***33,170***	***0.7615***	***63,724***	***1.4629***	***668,134***	***15.3382***

The proposed bioretention basins will follow standard design elements as summarized in the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (June 2016). Each facility is modeled with a total surface ponding depth of 6 inches, an 18-inch-thick biosoil layer, and a bottom 12-inch-thick rock layer. The model was parameterized using a 4-inch diameter underdrain, and model results show that 2-inch diameter underdrain orifices will be needed to meet hydromodification management criteria. The basins were assumed to have 3:1 side slopes.

Figure 2 shows the post-project schematic of the BAHM model.



Figure 2. Post-Project BAHM Model Schematic

Model Results

Iterative BAHM model runs were completed to optimize the size and configuration of the stormwater infrastructure components. The full BAHM model output is included in **Appendix C.** The bioretention top of biosoil area and runoff treatment performance for each basin are summarized in **Table 2**.
The modeling indicates that very high treatment rates can be anticipated from the proposed treatment measures. In fact, the BAHM output shows that the basins will biofilter approximately 90% of the mean annual runoff on average, well in excess of the minimum 80% required per MRP3, with no single basin failing to meet 80% treatment.

Table 2. Treatment Areas and Resulting Runoff Treatment

Facility	Eff Impervious *(sq ft)*	Surface Area *(sq ft)*	Area/Eff Imp *(%)*	Treated *(%)*
DMA B1 Pavers	4139	3,280	79%	99.0
BR 2	5,431	259	4.8%	92.6
BR 3	5,507	259	4.7%	93.0
BR 4	7,438	306	4.1%	87.7
BR 5+6	32,516	1,682	5.2%	88.9
BR 7	9,224	305	3.3%	87.4
BR 8	8,973	371	4.1%	92.9
BR 9	9,168	346	3.8%	90.2
BR 10	10,418	363	3.5%	88.8
BR 11	5,857	238	4.1%	91.3

Figure 3 illustrates the flow-duration plots for POC2 for the pre- and post-project (mitigated) cases.

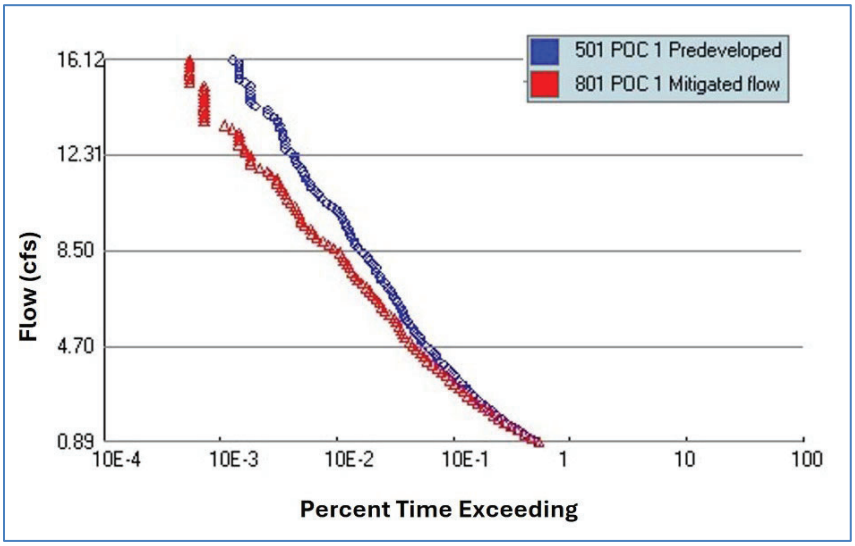


Figure 3. Flow-Duration Compliance Plot for POC 1 from the BAHM Model Output

Flow-duration compliance for POC2 is shown in **Figure 4** below.

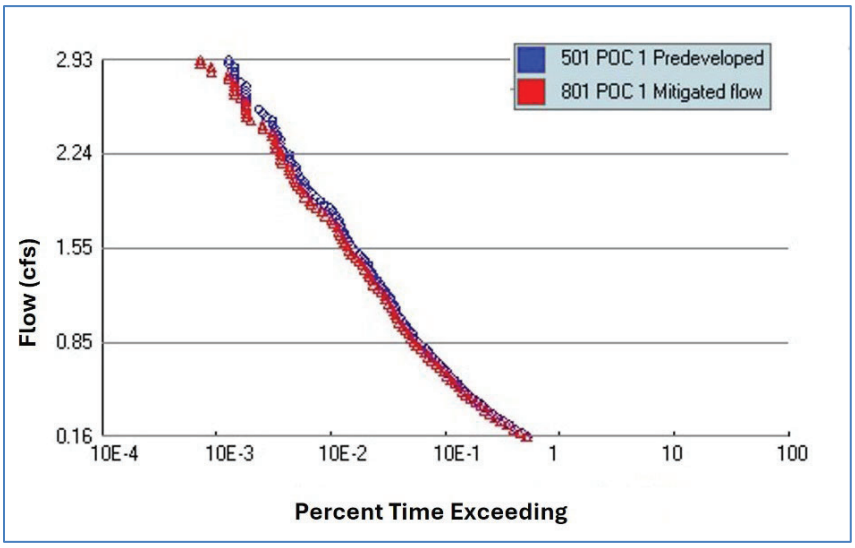


Figure 4. Flow-Duration Compliance Plot for POC 2 from the BAHM Model Output

Closing

Thank you again for the opportunity to assist with these stormwater management analyses. The modeling of the proposed stormwater management facilities shows that effective water-quality treatment and flow-duration controls can be provided for the full range of flows from one-tenth of the 2-year event up to the 10-year event.

Please do not hesitate to contact us if you have questions related to the modeling work, results, or conclusions presented herein.

Sincerely,

BALANCE HYDROLOGICS, Inc.



Edward D. Ballman, PE
Principal Engineer

Jiovanna Garcia-Diaz
Engineer/ Hydrologist

Enclosures:
Appendix A: Web Soil Survey Report
Appendix B: Post-project Stormwater Control Plan
Appendix C: Bay Area Hydrology Model Output
BAHM July 2025 Zip File

APPENDICES

APPENDIX A

Web Soil Survey Report

Hydrologic Soil Group—Santa Clara Area, California, Western Part
(Surrey Farrms)



Map Scale: 1:2,510 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Hydrologic Soil Group—Santa Clara Area, California, Western Part
(Surrey Farrms)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Clara Area, California, Western Part
Survey Area Data: Version 12, Sep 11, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
135	Urban land-Stevenscreek complex, 0 to 2 percent slopes		2.4	12.5%
177	Urban land-Botella complex, 9 to 15 percent slopes		0.4	1.9%
376	Zeppelin-Alumrock complex, 30 to 50 percent slopes	C	16.4	85.6%
Totals for Area of Interest			**19.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX B

Post-project Stormwater Control Plan

LEGEND

PROJECT BOUNDARY
LOT LINE
EASEMENT
STORM DRAIN PIPE
STORM DRAIN PIPE (EXISTING)
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE (EXISTING)
CURB INLET
STORM DRAIN INLET
STORM DRAIN INLET (EXISTING)
STORM DRAIN CLEANOUT AT DOWNSPOUT
BUBBLER BOX
DIRECTION OF SURFACE DRAINAGE
DRAINAGE MANAGEMENT AREA
BIORETENTION AREA
PERVIOUS PAVERS
RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,028 (ft²)		b. Total Land Area Disturbed During Construction: 742,482 (ft²) (including clearing, grading, excavating, or recreating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[3] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	202		202	0	202
e. Total project IA	202	0	202	96,692	96,894
f. Total new and replaced IA			96,894		
Pervious Area (PA)[4]					
g. Total on-site PA	764,378				667,686
h. Total off-site PA[3]	448				448
i. Total project PA	764,826				668,134
j. Total Project Area (I.a.+2.i.)	765,028				765,028
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%			00 %		

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas

[2] The "new" and "replaced" IA are based on the total project area and not specific location within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" A. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, pass strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

0 25 50 100
1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
1	07/25/25	PER CITY COMMENTS
2	04/18/25	PER CITY COMMENTS
3	01/08/25	PER CITY COMMENTS
4	10/07/24	PER CITY COMMENTS

PROJECT NO: 4160.10
CAD DWG FILE: 4160-GSW.DWG
DESIGNED BY: MD
DRAWN BY: NW
CHECKED BY: RH
DATE: AUGUST XX, 2025
SCALE: 1" = 50'
© HMH

STORMWATER CONTROL PLAN

5.0

APPENDIX C

Bay Area Hydrology Model Output

BAHM2023

PROJECT REPORT

General Model Information

BAHM2023 Project Name: 224067 Surrey Farm July 2025

Site Name:	Surrey Farm
Site Address:	
City:	Los Gatos
Report Date:	7/29/2025
Gage:	San Jose
Data Start:	1959/10/01
Data End:	2022/09/30
Timestep:	Hourly
Precip Scale:	1.724
Version Date:	2024/06/19

POC Thresholds

Low Flow Threshold for POC1:	10 Percent of the 2 Year
High Flow Threshold for POC1:	10 Year
Low Flow Threshold for POC2:	10 Percent of the 2 Year
High Flow Threshold for POC2:	10 Year

Landuse Basin Data

Pre-Project Land Use

DMA B Pre

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Ste(10-20)	14.0795
Pervious Total	14.0795

Impervious Land Use	acre
Impervious Total	0
Basin Total	14.0795

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

POC 1	POC 1	

DMA C Pre

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C D,Grass,Ste(10-20)	2.6829
Pervious Total	2.6829
Impervious Land Use	acre
Impervious Total	0
Basin Total	2.6829

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

POC 2	POC 2

DMA A Pre

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Mod(5-10%)	0.7956
Pervious Total	0.7956

Impervious Land Use	acre
Roads,Flat(0-5%)	0.0046
Impervious Total	0.0046
Basin Total	0.8002

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

POC 1	POC 1

Mitigated Land Use

DMA B OS

Bypass:	Yes
GroundWater:	No
Pervious Land Use	acre
C D,Grass,Ste(10-20)	11.1346
Pervious Total	11.1346
Impervious Land Use	acre
Impervious Total	0
Basin Total	11.1346

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

POC 1	POC 1

DMA B2

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0552
Pervious Total	0.0552

Impervious Land Use	acre
Roads,Mod(5-10%)	0.0238
Roof Area	0.0953
Impervious Total	0.1191
Basin Total	0.1743

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
BR B2	BR B2	

DMA B3

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0429
Pervious Total	0.0429

Impervious Land Use	acre
Roads,Mod(5-10%)	0.0244
Roof Area	0.0977
Impervious Total	0.1221
Basin Total	0.165

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
BR B3	BR B3	

DMA B4

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.1444
Pervious Total	0.1444

Impervious Land Use	acre
Roads,Mod(5-10%)	0.0313
Roof Area	0.1251
Impervious Total	0.1564
Basin Total	0.3008

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
BR B4	BR B4	

DMA B5-6

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.2084
Pervious Total	0.2084

Impervious Land Use	acre
Roads,Flat(0-5%)	0.0969
Roads,Mod(5-10%)	0.3385
Roof Area	0.2902
Impervious Total	0.7256
Basin Total	0.934

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	
Surface BR B5-6	Surface BR B5-6

DMA B7

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0638
Pervious Total	0.0638

Impervious Land Use	acre
Roads,Mod(5-10%)	0.0411
Roof Area	0.1643
Impervious Total	0.2054
Basin Total	0.2692

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
BR B7	Surface BR B7	

DMA B8

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0081
Pervious Total	0.0081
Impervious Land Use	acre
Roads,Mod(5-10%)	0.041
Roof Area	0.1642
Impervious Total	0.2052
Basin Total	0.2133

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
Surface BR B8	Surface BR B8	

DMA B9

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0533
Pervious Total	0.0533

Impervious Land Use	acre
Roads,Mod(5-10%)	0.041
Roof Area	0.1641
Impervious Total	0.2051
Basin Total	0.2584

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
BR B9	Surface BR B9	

DMA B10

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0604
Pervious Total	0.0604

Impervious Land Use	acre
Roads,Mod(5-10%)	0.0466
Roof Area	0.1865
Impervious Total	0.2331
Basin Total	0.2935

Element Flow Componants:

Surface	Interflow	Groundwater
Componant Flows To:		
Surface BR B10	Surface BR B10	

DMA B11

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C D,Grass,Flat(0-5%)	0.0352
Pervious Total	0.0352
Impervious Land Use	acre
Roads,Mod(5-10%)	0.0262
Roof Area	0.1048
Impervious Total	0.131
Basin Total	0.1662

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

Surface	Interflow	Groundwater
Surface BR B11	Surface BR B11	

DMA C OS

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
C D,Grass,Ste(10-20)	2.5729
Pervious Total	2.5729
Impervious Land Use	acre
Impervious Total	0
Basin Total	2.5729

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

POC 2	POC 2

DMA A OS

Bypass: No

GroundWater: No

Pervious Land Use	acre
C D,Grass,Mod(5-10%)	.5146

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

DMA A PP	DMA A PP

DMA A Imp

Bypass:	No
Impervious Land Use	acre
Roads,Mod(5-10%)	0.0329

Element Flow Componant:
Surface
Componant Flows To:
DMA A PP

DMA B1 Perv

Bypass: No

GroundWater: No

Pervious Land Use	acre
C D,Grass,Flat(0-5%)	.0658

Element Flow Componants:

Surface	Interflow	Groundwater

Componant Flows To:

DMA B1 PP	DMA B1 PP

DMA B1 Imp

Bypass:	No
Impervious Land Use	acre
Roof Area	0.0884

Element Flow Componant:
Surface
Componant Flows To:
DMA B1 PP

Routing Elements

Pre-Project Routing

Mitigated Routing

BR B2

Bottom Length:	25.90 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	16.025
Total Outflow (ac-ft.):	17.308
Percent Through Underdrain:	92.59
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0059	0.0000	0.0000	0.0000
0.0385	0.0059	0.0001	0.0000	0.0000
0.0769	0.0059	0.0002	0.0000	0.0000
0.1154	0.0059	0.0003	0.0000	0.0000
0.1538	0.0059	0.0003	0.0000	0.0000
0.1923	0.0059	0.0004	0.0000	0.0000
0.2308	0.0059	0.0005	0.0000	0.0000
0.2692	0.0059	0.0006	0.0000	0.0000
0.3077	0.0059	0.0007	0.0000	0.0000
0.3462	0.0059	0.0008	0.0000	0.0000
0.3846	0.0059	0.0009	0.0000	0.0000
0.4231	0.0059	0.0010	0.0013	0.0000
0.4615	0.0059	0.0010	0.0016	0.0000
0.5000	0.0059	0.0011	0.0018	0.0000
0.5385	0.0059	0.0012	0.0022	0.0000
0.5769	0.0059	0.0013	0.0025	0.0000
0.6154	0.0059	0.0014	0.0029	0.0000
0.6538	0.0059	0.0015	0.0033	0.0000
0.6923	0.0059	0.0016	0.0038	0.0000
0.7308	0.0059	0.0017	0.0043	0.0000
0.7692	0.0059	0.0017	0.0049	0.0000
0.8077	0.0059	0.0018	0.0055	0.0000
0.8462	0.0059	0.0019	0.0062	0.0000
0.8846	0.0059	0.0020	0.0069	0.0000
0.9231	0.0059	0.0021	0.0076	0.0000
0.9615	0.0059	0.0022	0.0077	0.0000
1.0000	0.0059	0.0023	0.0085	0.0000
1.0385	0.0059	0.0023	0.0094	0.0000

1.0769	0.0059	0.0024	0.0104	0.0000
1.1154	0.0059	0.0025	0.0114	0.0000
1.1538	0.0059	0.0026	0.0124	0.0000
1.1923	0.0059	0.0027	0.0135	0.0000
1.2308	0.0059	0.0028	0.0147	0.0000
1.2692	0.0059	0.0029	0.0160	0.0000
1.3077	0.0059	0.0030	0.0173	0.0000
1.3462	0.0059	0.0030	0.0183	0.0000
1.3846	0.0059	0.0031	0.0186	0.0000
1.4231	0.0059	0.0032	0.0201	0.0000
1.4615	0.0059	0.0033	0.0216	0.0000
1.5000	0.0059	0.0034	0.0231	0.0000
1.5385	0.0059	0.0035	0.0248	0.0000
1.5769	0.0059	0.0036	0.0265	0.0000
1.6154	0.0059	0.0037	0.0282	0.0000
1.6538	0.0059	0.0038	0.0366	0.0000
1.6923	0.0059	0.0039	0.0400	0.0000
1.7308	0.0059	0.0040	0.0400	0.0000
1.7692	0.0059	0.0041	0.0400	0.0000
1.8077	0.0059	0.0042	0.0400	0.0000
1.8462	0.0059	0.0043	0.0400	0.0000
1.8846	0.0059	0.0043	0.0400	0.0000
1.9231	0.0059	0.0044	0.0400	0.0000
1.9615	0.0059	0.0045	0.0400	0.0000
2.0000	0.0059	0.0046	0.0400	0.0000
2.0385	0.0059	0.0047	0.0400	0.0000
2.0769	0.0059	0.0048	0.0400	0.0000
2.1154	0.0059	0.0049	0.0400	0.0000
2.1538	0.0059	0.0050	0.0400	0.0000
2.1923	0.0059	0.0051	0.0400	0.0000
2.2308	0.0059	0.0052	0.0400	0.0000
2.2692	0.0059	0.0053	0.0400	0.0000
2.3077	0.0059	0.0054	0.0400	0.0000
2.3462	0.0059	0.0055	0.0400	0.0000
2.3846	0.0059	0.0056	0.0400	0.0000
2.4231	0.0059	0.0057	0.0400	0.0000
2.4615	0.0059	0.0058	0.0400	0.0000
2.5000	0.0059	0.0059	0.0400	0.0000
2.5000	0.0059	0.0059	0.0400	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0059	0.0059	0.0000	0.0300	0.0000
2.5385	0.0061	0.0061	0.0000	0.0300	0.0000
2.5769	0.0063	0.0063	0.0000	0.0315	0.0000
2.6154	0.0065	0.0066	0.0000	0.0323	0.0000
2.6538	0.0067	0.0068	0.0000	0.0331	0.0000
2.6923	0.0069	0.0071	0.0000	0.0338	0.0000
2.7308	0.0071	0.0074	0.0000	0.0346	0.0000
2.7692	0.0073	0.0077	0.0000	0.0354	0.0000
2.8077	0.0075	0.0079	0.0000	0.0361	0.0000
2.8462	0.0078	0.0082	0.0000	0.0369	0.0000
2.8846	0.0080	0.0085	0.0000	0.0377	0.0000
2.9231	0.0082	0.0088	0.0000	0.0384	0.0000
2.9615	0.0084	0.0092	0.0000	0.0392	0.0000
3.0000	0.0086	0.0095	0.0000	0.0400	0.0000
3.0385	0.0088	0.0098	0.0800	0.0407	0.0000
3.0769	0.0091	0.0102	0.2257	0.0415	0.0000

3.1154	0.0093	0.0105	0.4122	0.0423	0.0000
3.1538	0.0095	0.0109	0.6273	0.0430	0.0000
3.1923	0.0098	0.0113	0.8600	0.0438	0.0000
3.2308	0.0100	0.0116	1.0991	0.0446	0.0000
3.2692	0.0102	0.0120	1.3333	0.0453	0.0000
3.3077	0.0105	0.0124	1.5516	0.0461	0.0000
3.3462	0.0107	0.0128	1.7445	0.0469	0.0000
3.3846	0.0110	0.0133	1.9054	0.0477	0.0000
3.4231	0.0112	0.0137	2.0318	0.0484	0.0000
3.4615	0.0115	0.0141	2.1274	0.0492	0.0000
3.5000	0.0117	0.0146	2.2033	0.0500	0.0000

BR B3

Bottom Length:	25.90 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	15.903
Total Outflow (ac-ft.):	17.105
Percent Through Underdrain:	92.98
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0059	0.0000	0.0000	0.0000
0.0385	0.0059	0.0001	0.0000	0.0000
0.0769	0.0059	0.0002	0.0000	0.0000
0.1154	0.0059	0.0003	0.0000	0.0000
0.1538	0.0059	0.0003	0.0000	0.0000
0.1923	0.0059	0.0004	0.0000	0.0000
0.2308	0.0059	0.0005	0.0000	0.0000
0.2692	0.0059	0.0006	0.0000	0.0000
0.3077	0.0059	0.0007	0.0000	0.0000
0.3462	0.0059	0.0008	0.0000	0.0000
0.3846	0.0059	0.0009	0.0000	0.0000
0.4231	0.0059	0.0010	0.0013	0.0000
0.4615	0.0059	0.0010	0.0016	0.0000
0.5000	0.0059	0.0011	0.0018	0.0000
0.5385	0.0059	0.0012	0.0022	0.0000
0.5769	0.0059	0.0013	0.0025	0.0000
0.6154	0.0059	0.0014	0.0029	0.0000
0.6538	0.0059	0.0015	0.0033	0.0000
0.6923	0.0059	0.0016	0.0038	0.0000
0.7308	0.0059	0.0017	0.0043	0.0000
0.7692	0.0059	0.0017	0.0049	0.0000
0.8077	0.0059	0.0018	0.0055	0.0000
0.8462	0.0059	0.0019	0.0062	0.0000
0.8846	0.0059	0.0020	0.0069	0.0000
0.9231	0.0059	0.0021	0.0076	0.0000
0.9615	0.0059	0.0022	0.0077	0.0000
1.0000	0.0059	0.0023	0.0085	0.0000
1.0385	0.0059	0.0023	0.0094	0.0000
1.0769	0.0059	0.0024	0.0104	0.0000
1.1154	0.0059	0.0025	0.0114	0.0000

1.1538	0.0059	0.0026	0.0124	0.0000
1.1923	0.0059	0.0027	0.0135	0.0000
1.2308	0.0059	0.0028	0.0147	0.0000
1.2692	0.0059	0.0029	0.0160	0.0000
1.3077	0.0059	0.0030	0.0173	0.0000
1.3462	0.0059	0.0030	0.0183	0.0000
1.3846	0.0059	0.0031	0.0186	0.0000
1.4231	0.0059	0.0032	0.0201	0.0000
1.4615	0.0059	0.0033	0.0216	0.0000
1.5000	0.0059	0.0034	0.0231	0.0000
1.5385	0.0059	0.0035	0.0248	0.0000
1.5769	0.0059	0.0036	0.0265	0.0000
1.6154	0.0059	0.0037	0.0282	0.0000
1.6538	0.0059	0.0038	0.0366	0.0000
1.6923	0.0059	0.0039	0.0400	0.0000
1.7308	0.0059	0.0040	0.0400	0.0000
1.7692	0.0059	0.0041	0.0400	0.0000
1.8077	0.0059	0.0042	0.0400	0.0000
1.8462	0.0059	0.0043	0.0400	0.0000
1.8846	0.0059	0.0043	0.0400	0.0000
1.9231	0.0059	0.0044	0.0400	0.0000
1.9615	0.0059	0.0045	0.0400	0.0000
2.0000	0.0059	0.0046	0.0400	0.0000
2.0385	0.0059	0.0047	0.0400	0.0000
2.0769	0.0059	0.0048	0.0400	0.0000
2.1154	0.0059	0.0049	0.0400	0.0000
2.1538	0.0059	0.0050	0.0400	0.0000
2.1923	0.0059	0.0051	0.0400	0.0000
2.2308	0.0059	0.0052	0.0400	0.0000
2.2692	0.0059	0.0053	0.0400	0.0000
2.3077	0.0059	0.0054	0.0400	0.0000
2.3462	0.0059	0.0055	0.0400	0.0000
2.3846	0.0059	0.0056	0.0400	0.0000
2.4231	0.0059	0.0057	0.0400	0.0000
2.4615	0.0059	0.0058	0.0400	0.0000
2.5000	0.0059	0.0059	0.0400	0.0000
2.5000	0.0059	0.0059	0.0400	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0059	0.0059	0.0000	0.0300	0.0000
2.5385	0.0061	0.0061	0.0000	0.0300	0.0000
2.5769	0.0063	0.0063	0.0000	0.0315	0.0000
2.6154	0.0065	0.0066	0.0000	0.0323	0.0000
2.6538	0.0067	0.0068	0.0000	0.0331	0.0000
2.6923	0.0069	0.0071	0.0000	0.0338	0.0000
2.7308	0.0071	0.0074	0.0000	0.0346	0.0000
2.7692	0.0073	0.0077	0.0000	0.0354	0.0000
2.8077	0.0075	0.0079	0.0000	0.0361	0.0000
2.8462	0.0078	0.0082	0.0000	0.0369	0.0000
2.8846	0.0080	0.0085	0.0000	0.0377	0.0000
2.9231	0.0082	0.0088	0.0000	0.0384	0.0000
2.9615	0.0084	0.0092	0.0000	0.0392	0.0000
3.0000	0.0086	0.0095	0.0000	0.0400	0.0000
3.0385	0.0088	0.0098	0.0800	0.0407	0.0000
3.0769	0.0091	0.0102	0.2257	0.0415	0.0000
3.1154	0.0093	0.0105	0.4122	0.0423	0.0000
3.1538	0.0095	0.0109	0.6273	0.0430	0.0000

3.1923	0.0098	0.0113	0.8600	0.0438	0.0000
3.2308	0.0100	0.0116	1.0991	0.0446	0.0000
3.2692	0.0102	0.0120	1.3333	0.0453	0.0000
3.3077	0.0105	0.0124	1.5516	0.0461	0.0000
3.3462	0.0107	0.0128	1.7445	0.0469	0.0000
3.3846	0.0110	0.0133	1.9054	0.0477	0.0000
3.4231	0.0112	0.0137	2.0318	0.0484	0.0000
3.4615	0.0115	0.0141	2.1274	0.0492	0.0000
3.5000	0.0117	0.0146	2.2033	0.0500	0.0000

BR B4

Bottom Length:	30.60 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	22.784
Total Outflow (ac-ft.):	25.986
Percent Through Underdrain:	87.68
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0070	0.0000	0.0000	0.0000
0.0385	0.0070	0.0001	0.0000	0.0000
0.0769	0.0070	0.0002	0.0000	0.0000
0.1154	0.0070	0.0003	0.0000	0.0000
0.1538	0.0070	0.0004	0.0000	0.0000
0.1923	0.0070	0.0005	0.0000	0.0000
0.2308	0.0070	0.0006	0.0000	0.0000
0.2692	0.0070	0.0007	0.0000	0.0000
0.3077	0.0070	0.0008	0.0000	0.0000
0.3462	0.0070	0.0009	0.0000	0.0000
0.3846	0.0070	0.0010	0.0000	0.0000
0.4231	0.0070	0.0011	0.0016	0.0000
0.4615	0.0070	0.0012	0.0019	0.0000
0.5000	0.0070	0.0013	0.0022	0.0000
0.5385	0.0070	0.0014	0.0025	0.0000
0.5769	0.0070	0.0015	0.0030	0.0000
0.6154	0.0070	0.0016	0.0034	0.0000
0.6538	0.0070	0.0017	0.0039	0.0000
0.6923	0.0070	0.0018	0.0045	0.0000
0.7308	0.0070	0.0020	0.0051	0.0000
0.7692	0.0070	0.0021	0.0058	0.0000
0.8077	0.0070	0.0022	0.0065	0.0000
0.8462	0.0070	0.0023	0.0073	0.0000
0.8846	0.0070	0.0024	0.0082	0.0000
0.9231	0.0070	0.0025	0.0090	0.0000
0.9615	0.0070	0.0026	0.0091	0.0000
1.0000	0.0070	0.0027	0.0101	0.0000
1.0385	0.0070	0.0028	0.0111	0.0000
1.0769	0.0070	0.0029	0.0122	0.0000
1.1154	0.0070	0.0030	0.0134	0.0000

1.1538	0.0070	0.0031	0.0147	0.0000
1.1923	0.0070	0.0032	0.0160	0.0000
1.2308	0.0070	0.0033	0.0174	0.0000
1.2692	0.0070	0.0034	0.0189	0.0000
1.3077	0.0070	0.0035	0.0204	0.0000
1.3462	0.0070	0.0036	0.0216	0.0000
1.3846	0.0070	0.0037	0.0220	0.0000
1.4231	0.0070	0.0038	0.0237	0.0000
1.4615	0.0070	0.0039	0.0255	0.0000
1.5000	0.0070	0.0040	0.0273	0.0000
1.5385	0.0070	0.0041	0.0293	0.0000
1.5769	0.0070	0.0042	0.0313	0.0000
1.6154	0.0070	0.0043	0.0333	0.0000
1.6538	0.0070	0.0045	0.0366	0.0000
1.6923	0.0070	0.0046	0.0452	0.0000
1.7308	0.0070	0.0047	0.0472	0.0000
1.7692	0.0070	0.0048	0.0472	0.0000
1.8077	0.0070	0.0049	0.0472	0.0000
1.8462	0.0070	0.0050	0.0472	0.0000
1.8846	0.0070	0.0051	0.0472	0.0000
1.9231	0.0070	0.0052	0.0472	0.0000
1.9615	0.0070	0.0054	0.0472	0.0000
2.0000	0.0070	0.0055	0.0472	0.0000
2.0385	0.0070	0.0056	0.0472	0.0000
2.0769	0.0070	0.0057	0.0472	0.0000
2.1154	0.0070	0.0058	0.0472	0.0000
2.1538	0.0070	0.0059	0.0472	0.0000
2.1923	0.0070	0.0060	0.0472	0.0000
2.2308	0.0070	0.0061	0.0472	0.0000
2.2692	0.0070	0.0063	0.0472	0.0000
2.3077	0.0070	0.0064	0.0472	0.0000
2.3462	0.0070	0.0065	0.0472	0.0000
2.3846	0.0070	0.0066	0.0472	0.0000
2.4231	0.0070	0.0067	0.0472	0.0000
2.4615	0.0070	0.0068	0.0472	0.0000
2.5000	0.0070	0.0069	0.0472	0.0000
2.5000	0.0070	0.0069	0.0472	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0070	0.0069	0.0000	0.0354	0.0000
2.5385	0.0072	0.0072	0.0000	0.0354	0.0000
2.5769	0.0075	0.0075	0.0000	0.0372	0.0000
2.6154	0.0077	0.0078	0.0000	0.0381	0.0000
2.6538	0.0079	0.0081	0.0000	0.0390	0.0000
2.6923	0.0081	0.0084	0.0000	0.0400	0.0000
2.7308	0.0084	0.0087	0.0000	0.0409	0.0000
2.7692	0.0086	0.0090	0.0000	0.0418	0.0000
2.8077	0.0088	0.0094	0.0000	0.0427	0.0000
2.8462	0.0091	0.0097	0.0000	0.0436	0.0000
2.8846	0.0093	0.0101	0.0000	0.0445	0.0000
2.9231	0.0095	0.0104	0.0000	0.0454	0.0000
2.9615	0.0098	0.0108	0.0000	0.0463	0.0000
3.0000	0.0100	0.0112	0.0000	0.0472	0.0000
3.0385	0.0103	0.0116	0.0800	0.0481	0.0000
3.0769	0.0105	0.0120	0.2257	0.0490	0.0000
3.1154	0.0108	0.0124	0.4122	0.0499	0.0000
3.1538	0.0110	0.0128	0.6273	0.0509	0.0000

3.1923	0.0113	0.0132	0.8600	0.0518	0.0000
3.2308	0.0116	0.0137	1.0991	0.0527	0.0000
3.2692	0.0118	0.0141	1.3333	0.0536	0.0000
3.3077	0.0121	0.0146	1.5516	0.0545	0.0000
3.3462	0.0123	0.0150	1.7445	0.0554	0.0000
3.3846	0.0126	0.0155	1.9054	0.0563	0.0000
3.4231	0.0129	0.0160	2.0318	0.0572	0.0000
3.4615	0.0132	0.0165	2.1274	0.0581	0.0000
3.5000	0.0134	0.0170	2.2033	0.0590	0.0000

BR B5-6

Bottom Length:	139.80 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	88.656
Total Outflow (ac-ft.):	99.74
Percent Through Underdrain:	88.89
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0321	0.0000	0.0000	0.0000
0.0385	0.0321	0.0005	0.0000	0.0000
0.0769	0.0321	0.0009	0.0000	0.0000
0.1154	0.0321	0.0014	0.0000	0.0000
0.1538	0.0321	0.0019	0.0000	0.0000
0.1923	0.0321	0.0023	0.0000	0.0000
0.2308	0.0321	0.0028	0.0000	0.0000
0.2692	0.0321	0.0033	0.0000	0.0000
0.3077	0.0321	0.0038	0.0000	0.0000
0.3462	0.0321	0.0042	0.0000	0.0000
0.3846	0.0321	0.0047	0.0000	0.0000
0.4231	0.0321	0.0052	0.0073	0.0000
0.4615	0.0321	0.0056	0.0085	0.0000
0.5000	0.0321	0.0061	0.0100	0.0000
0.5385	0.0321	0.0066	0.0116	0.0000
0.5769	0.0321	0.0070	0.0135	0.0000
0.6154	0.0321	0.0075	0.0156	0.0000
0.6538	0.0321	0.0080	0.0180	0.0000
0.6923	0.0321	0.0084	0.0199	0.0000
0.7308	0.0321	0.0089	0.0234	0.0000
0.7692	0.0321	0.0094	0.0249	0.0000
0.8077	0.0321	0.0099	0.0252	0.0000
0.8462	0.0321	0.0103	0.0295	0.0000
0.8846	0.0321	0.0108	0.0333	0.0000
0.9231	0.0321	0.0113	0.0354	0.0000
0.9615	0.0321	0.0117	0.0366	0.0000
1.0000	0.0321	0.0122	0.0397	0.0000
1.0385	0.0321	0.0127	0.0425	0.0000
1.0769	0.0321	0.0131	0.0452	0.0000
1.1154	0.0321	0.0136	0.0477	0.0000

1.1538	0.0321	0.0141	0.0501	0.0000
1.1923	0.0321	0.0145	0.0523	0.0000
1.2308	0.0321	0.0150	0.0545	0.0000
1.2692	0.0321	0.0155	0.0566	0.0000
1.3077	0.0321	0.0159	0.0586	0.0000
1.3462	0.0321	0.0164	0.0605	0.0000
1.3846	0.0321	0.0169	0.0624	0.0000
1.4231	0.0321	0.0174	0.0642	0.0000
1.4615	0.0321	0.0178	0.0660	0.0000
1.5000	0.0321	0.0183	0.0677	0.0000
1.5385	0.0321	0.0188	0.0694	0.0000
1.5769	0.0321	0.0194	0.0710	0.0000
1.6154	0.0321	0.0199	0.0726	0.0000
1.6538	0.0321	0.0204	0.0742	0.0000
1.6923	0.0321	0.0209	0.0757	0.0000
1.7308	0.0321	0.0214	0.0772	0.0000
1.7692	0.0321	0.0219	0.0787	0.0000
1.8077	0.0321	0.0224	0.0801	0.0000
1.8462	0.0321	0.0229	0.0815	0.0000
1.8846	0.0321	0.0235	0.0829	0.0000
1.9231	0.0321	0.0240	0.0843	0.0000
1.9615	0.0321	0.0245	0.0857	0.0000
2.0000	0.0321	0.0250	0.0870	0.0000
2.0385	0.0321	0.0255	0.0883	0.0000
2.0769	0.0321	0.0260	0.0896	0.0000
2.1154	0.0321	0.0265	0.0909	0.0000
2.1538	0.0321	0.0270	0.0921	0.0000
2.1923	0.0321	0.0276	0.0934	0.0000
2.2308	0.0321	0.0281	0.0946	0.0000
2.2692	0.0321	0.0286	0.0958	0.0000
2.3077	0.0321	0.0291	0.0970	0.0000
2.3462	0.0321	0.0296	0.0994	0.0000
2.3846	0.0321	0.0301	0.1017	0.0000
2.4231	0.0321	0.0306	0.1040	0.0000
2.4615	0.0321	0.0311	0.1063	0.0000
2.5000	0.0321	0.0317	0.1096	0.0000
2.5000	0.0321	0.0317	0.1096	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0321	0.0317	0.0000	0.1618	0.0000
2.5385	0.0329	0.0329	0.0000	0.1618	0.0000
2.5769	0.0337	0.0342	0.0000	0.1701	0.0000
2.6154	0.0345	0.0355	0.0000	0.1743	0.0000
2.6538	0.0353	0.0368	0.0000	0.1784	0.0000
2.6923	0.0361	0.0382	0.0000	0.1826	0.0000
2.7308	0.0369	0.0396	0.0000	0.1867	0.0000
2.7692	0.0377	0.0410	0.0000	0.1908	0.0000
2.8077	0.0385	0.0425	0.0000	0.1950	0.0000
2.8462	0.0393	0.0440	0.0000	0.1991	0.0000
2.8846	0.0402	0.0455	0.0000	0.2033	0.0000
2.9231	0.0410	0.0471	0.0000	0.2074	0.0000
2.9615	0.0418	0.0487	0.0000	0.2116	0.0000
3.0000	0.0426	0.0503	0.0000	0.2157	0.0000
3.0385	0.0434	0.0520	0.0800	0.2199	0.0000
3.0769	0.0443	0.0537	0.2257	0.2240	0.0000
3.1154	0.0451	0.0554	0.4122	0.2282	0.0000
3.1538	0.0459	0.0571	0.6273	0.2323	0.0000

3.1923	0.0468	0.0589	0.8600	0.2365	0.0000
3.2308	0.0476	0.0607	1.0991	0.2406	0.0000
3.2692	0.0485	0.0626	1.3333	0.2448	0.0000
3.3077	0.0493	0.0645	1.5516	0.2489	0.0000
3.3462	0.0501	0.0664	1.7445	0.2531	0.0000
3.3846	0.0510	0.0683	1.9054	0.2572	0.0000
3.4231	0.0518	0.0703	2.0318	0.2614	0.0000
3.4615	0.0527	0.0723	2.1274	0.2655	0.0000
3.5000	0.0536	0.0743	2.2033	0.2697	0.0000

BR B7

Bottom Length:	30.50 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	24.688
Total Outflow (ac-ft.):	28.237
Percent Through Underdrain:	87.43
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0070	0.0000	0.0000	0.0000
0.0385	0.0070	0.0001	0.0000	0.0000
0.0769	0.0070	0.0002	0.0000	0.0000
0.1154	0.0070	0.0003	0.0000	0.0000
0.1538	0.0070	0.0004	0.0000	0.0000
0.1923	0.0070	0.0005	0.0000	0.0000
0.2308	0.0070	0.0006	0.0000	0.0000
0.2692	0.0070	0.0007	0.0000	0.0000
0.3077	0.0070	0.0008	0.0000	0.0000
0.3462	0.0070	0.0009	0.0000	0.0000
0.3846	0.0070	0.0010	0.0000	0.0000
0.4231	0.0070	0.0011	0.0016	0.0000
0.4615	0.0070	0.0012	0.0019	0.0000
0.5000	0.0070	0.0013	0.0022	0.0000
0.5385	0.0070	0.0014	0.0025	0.0000
0.5769	0.0070	0.0015	0.0029	0.0000
0.6154	0.0070	0.0016	0.0034	0.0000
0.6538	0.0070	0.0017	0.0039	0.0000
0.6923	0.0070	0.0018	0.0045	0.0000
0.7308	0.0070	0.0019	0.0051	0.0000
0.7692	0.0070	0.0020	0.0058	0.0000
0.8077	0.0070	0.0021	0.0065	0.0000
0.8462	0.0070	0.0023	0.0073	0.0000
0.8846	0.0070	0.0024	0.0081	0.0000
0.9231	0.0070	0.0025	0.0090	0.0000
0.9615	0.0070	0.0026	0.0091	0.0000
1.0000	0.0070	0.0027	0.0100	0.0000
1.0385	0.0070	0.0028	0.0111	0.0000
1.0769	0.0070	0.0029	0.0122	0.0000
1.1154	0.0070	0.0030	0.0134	0.0000

1.1538	0.0070	0.0031	0.0146	0.0000
1.1923	0.0070	0.0032	0.0159	0.0000
1.2308	0.0070	0.0033	0.0173	0.0000
1.2692	0.0070	0.0034	0.0188	0.0000
1.3077	0.0070	0.0035	0.0203	0.0000
1.3462	0.0070	0.0036	0.0215	0.0000
1.3846	0.0070	0.0037	0.0220	0.0000
1.4231	0.0070	0.0038	0.0236	0.0000
1.4615	0.0070	0.0039	0.0254	0.0000
1.5000	0.0070	0.0040	0.0273	0.0000
1.5385	0.0070	0.0041	0.0292	0.0000
1.5769	0.0070	0.0042	0.0312	0.0000
1.6154	0.0070	0.0043	0.0332	0.0000
1.6538	0.0070	0.0044	0.0366	0.0000
1.6923	0.0070	0.0046	0.0452	0.0000
1.7308	0.0070	0.0047	0.0471	0.0000
1.7692	0.0070	0.0048	0.0471	0.0000
1.8077	0.0070	0.0049	0.0471	0.0000
1.8462	0.0070	0.0050	0.0471	0.0000
1.8846	0.0070	0.0051	0.0471	0.0000
1.9231	0.0070	0.0052	0.0471	0.0000
1.9615	0.0070	0.0053	0.0471	0.0000
2.0000	0.0070	0.0055	0.0471	0.0000
2.0385	0.0070	0.0056	0.0471	0.0000
2.0769	0.0070	0.0057	0.0471	0.0000
2.1154	0.0070	0.0058	0.0471	0.0000
2.1538	0.0070	0.0059	0.0471	0.0000
2.1923	0.0070	0.0060	0.0471	0.0000
2.2308	0.0070	0.0061	0.0471	0.0000
2.2692	0.0070	0.0062	0.0471	0.0000
2.3077	0.0070	0.0063	0.0471	0.0000
2.3462	0.0070	0.0065	0.0471	0.0000
2.3846	0.0070	0.0066	0.0471	0.0000
2.4231	0.0070	0.0067	0.0471	0.0000
2.4615	0.0070	0.0068	0.0471	0.0000
2.5000	0.0070	0.0069	0.0471	0.0000
2.5000	0.0070	0.0069	0.0471	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0070	0.0069	0.0000	0.0353	0.0000
2.5385	0.0072	0.0072	0.0000	0.0353	0.0000
2.5769	0.0074	0.0075	0.0000	0.0371	0.0000
2.6154	0.0077	0.0078	0.0000	0.0380	0.0000
2.6538	0.0079	0.0081	0.0000	0.0389	0.0000
2.6923	0.0081	0.0084	0.0000	0.0398	0.0000
2.7308	0.0083	0.0087	0.0000	0.0407	0.0000
2.7692	0.0086	0.0090	0.0000	0.0416	0.0000
2.8077	0.0088	0.0093	0.0000	0.0425	0.0000
2.8462	0.0090	0.0097	0.0000	0.0434	0.0000
2.8846	0.0093	0.0100	0.0000	0.0444	0.0000
2.9231	0.0095	0.0104	0.0000	0.0453	0.0000
2.9615	0.0098	0.0108	0.0000	0.0462	0.0000
3.0000	0.0100	0.0111	0.0000	0.0471	0.0000
3.0385	0.0102	0.0115	0.0800	0.0480	0.0000
3.0769	0.0105	0.0119	0.2257	0.0489	0.0000
3.1154	0.0107	0.0123	0.4122	0.0498	0.0000
3.1538	0.0110	0.0128	0.6273	0.0507	0.0000

3.1923	0.0113	0.0132	0.8600	0.0516	0.0000
3.2308	0.0115	0.0136	1.0991	0.0525	0.0000
3.2692	0.0118	0.0141	1.3333	0.0534	0.0000
3.3077	0.0120	0.0145	1.5516	0.0543	0.0000
3.3462	0.0123	0.0150	1.7445	0.0552	0.0000
3.3846	0.0126	0.0155	1.9054	0.0561	0.0000
3.4231	0.0129	0.0160	2.0318	0.0570	0.0000
3.4615	0.0131	0.0165	2.1274	0.0579	0.0000
3.5000	0.0134	0.0170	2.2033	0.0588	0.0000

BR B8

Bottom Length:	37.10 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	23.936
Total Outflow (ac-ft.):	25.754
Percent Through Underdrain:	92.94
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0085	0.0000	0.0000	0.0000
0.0385	0.0085	0.0001	0.0000	0.0000
0.0769	0.0085	0.0002	0.0000	0.0000
0.1154	0.0085	0.0004	0.0000	0.0000
0.1538	0.0085	0.0005	0.0000	0.0000
0.1923	0.0085	0.0006	0.0000	0.0000
0.2308	0.0085	0.0007	0.0000	0.0000
0.2692	0.0085	0.0009	0.0000	0.0000
0.3077	0.0085	0.0010	0.0000	0.0000
0.3462	0.0085	0.0011	0.0000	0.0000
0.3846	0.0085	0.0012	0.0000	0.0000
0.4231	0.0085	0.0014	0.0019	0.0000
0.4615	0.0085	0.0015	0.0023	0.0000
0.5000	0.0085	0.0016	0.0026	0.0000
0.5385	0.0085	0.0017	0.0031	0.0000
0.5769	0.0085	0.0019	0.0036	0.0000
0.6154	0.0085	0.0020	0.0041	0.0000
0.6538	0.0085	0.0021	0.0048	0.0000
0.6923	0.0085	0.0022	0.0054	0.0000
0.7308	0.0085	0.0024	0.0062	0.0000
0.7692	0.0085	0.0025	0.0070	0.0000
0.8077	0.0085	0.0026	0.0079	0.0000
0.8462	0.0085	0.0027	0.0089	0.0000
0.8846	0.0085	0.0029	0.0099	0.0000
0.9231	0.0085	0.0030	0.0109	0.0000
0.9615	0.0085	0.0031	0.0110	0.0000
1.0000	0.0085	0.0032	0.0122	0.0000
1.0385	0.0085	0.0034	0.0135	0.0000
1.0769	0.0085	0.0035	0.0148	0.0000
1.1154	0.0085	0.0036	0.0163	0.0000

1.1538	0.0085	0.0037	0.0178	0.0000
1.1923	0.0085	0.0039	0.0194	0.0000
1.2308	0.0085	0.0040	0.0211	0.0000
1.2692	0.0085	0.0041	0.0229	0.0000
1.3077	0.0085	0.0042	0.0247	0.0000
1.3462	0.0085	0.0044	0.0262	0.0000
1.3846	0.0085	0.0045	0.0267	0.0000
1.4231	0.0085	0.0046	0.0288	0.0000
1.4615	0.0085	0.0047	0.0309	0.0000
1.5000	0.0085	0.0049	0.0332	0.0000
1.5385	0.0085	0.0050	0.0355	0.0000
1.5769	0.0085	0.0051	0.0366	0.0000
1.6154	0.0085	0.0053	0.0397	0.0000
1.6538	0.0085	0.0054	0.0417	0.0000
1.6923	0.0085	0.0055	0.0425	0.0000
1.7308	0.0085	0.0057	0.0501	0.0000
1.7692	0.0085	0.0058	0.0545	0.0000
1.8077	0.0085	0.0060	0.0573	0.0000
1.8462	0.0085	0.0061	0.0573	0.0000
1.8846	0.0085	0.0062	0.0573	0.0000
1.9231	0.0085	0.0064	0.0573	0.0000
1.9615	0.0085	0.0065	0.0573	0.0000
2.0000	0.0085	0.0066	0.0573	0.0000
2.0385	0.0085	0.0068	0.0573	0.0000
2.0769	0.0085	0.0069	0.0573	0.0000
2.1154	0.0085	0.0070	0.0573	0.0000
2.1538	0.0085	0.0072	0.0573	0.0000
2.1923	0.0085	0.0073	0.0573	0.0000
2.2308	0.0085	0.0074	0.0573	0.0000
2.2692	0.0085	0.0076	0.0573	0.0000
2.3077	0.0085	0.0077	0.0573	0.0000
2.3462	0.0085	0.0079	0.0573	0.0000
2.3846	0.0085	0.0080	0.0573	0.0000
2.4231	0.0085	0.0081	0.0573	0.0000
2.4615	0.0085	0.0083	0.0573	0.0000
2.5000	0.0085	0.0084	0.0573	0.0000
2.5000	0.0085	0.0084	0.0573	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0085	0.0084	0.0000	0.0429	0.0000
2.5385	0.0088	0.0087	0.0000	0.0429	0.0000
2.5769	0.0090	0.0091	0.0000	0.0451	0.0000
2.6154	0.0093	0.0094	0.0000	0.0462	0.0000
2.6538	0.0095	0.0098	0.0000	0.0473	0.0000
2.6923	0.0098	0.0102	0.0000	0.0484	0.0000
2.7308	0.0101	0.0105	0.0000	0.0495	0.0000
2.7692	0.0103	0.0109	0.0000	0.0506	0.0000
2.8077	0.0106	0.0113	0.0000	0.0517	0.0000
2.8462	0.0109	0.0117	0.0000	0.0528	0.0000
2.8846	0.0111	0.0122	0.0000	0.0540	0.0000
2.9231	0.0114	0.0126	0.0000	0.0551	0.0000
2.9615	0.0117	0.0130	0.0000	0.0562	0.0000
3.0000	0.0120	0.0135	0.0000	0.0573	0.0000
3.0385	0.0122	0.0140	0.0800	0.0584	0.0000
3.0769	0.0125	0.0144	0.2257	0.0595	0.0000
3.1154	0.0128	0.0149	0.4122	0.0606	0.0000
3.1538	0.0131	0.0154	0.6273	0.0617	0.0000

3.1923	0.0134	0.0159	0.8600	0.0628	0.0000
3.2308	0.0137	0.0165	1.0991	0.0639	0.0000
3.2692	0.0140	0.0170	1.3333	0.0650	0.0000
3.3077	0.0143	0.0175	1.5516	0.0661	0.0000
3.3462	0.0146	0.0181	1.7445	0.0672	0.0000
3.3846	0.0149	0.0187	1.9054	0.0683	0.0000
3.4231	0.0152	0.0192	2.0318	0.0694	0.0000
3.4615	0.0155	0.0198	2.1274	0.0705	0.0000
3.5000	0.0158	0.0204	2.2033	0.0716	0.0000

BR B9

Bottom Length:	34.60 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	25.053
Total Outflow (ac-ft.):	27.774
Percent Through Underdrain:	90.2
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0079	0.0000	0.0000	0.0000
0.0385	0.0079	0.0001	0.0000	0.0000
0.0769	0.0079	0.0002	0.0000	0.0000
0.1154	0.0079	0.0003	0.0000	0.0000
0.1538	0.0079	0.0005	0.0000	0.0000
0.1923	0.0079	0.0006	0.0000	0.0000
0.2308	0.0079	0.0007	0.0000	0.0000
0.2692	0.0079	0.0008	0.0000	0.0000
0.3077	0.0079	0.0009	0.0000	0.0000
0.3462	0.0079	0.0010	0.0000	0.0000
0.3846	0.0079	0.0012	0.0000	0.0000
0.4231	0.0079	0.0013	0.0018	0.0000
0.4615	0.0079	0.0014	0.0021	0.0000
0.5000	0.0079	0.0015	0.0025	0.0000
0.5385	0.0079	0.0016	0.0029	0.0000
0.5769	0.0079	0.0017	0.0033	0.0000
0.6154	0.0079	0.0019	0.0039	0.0000
0.6538	0.0079	0.0020	0.0044	0.0000
0.6923	0.0079	0.0021	0.0051	0.0000
0.7308	0.0079	0.0022	0.0058	0.0000
0.7692	0.0079	0.0023	0.0065	0.0000
0.8077	0.0079	0.0024	0.0074	0.0000
0.8462	0.0079	0.0026	0.0083	0.0000
0.8846	0.0079	0.0027	0.0092	0.0000
0.9231	0.0079	0.0028	0.0102	0.0000
0.9615	0.0079	0.0029	0.0103	0.0000
1.0000	0.0079	0.0030	0.0114	0.0000
1.0385	0.0079	0.0031	0.0126	0.0000
1.0769	0.0079	0.0033	0.0138	0.0000
1.1154	0.0079	0.0034	0.0152	0.0000

1.1538	0.0079	0.0035	0.0166	0.0000
1.1923	0.0079	0.0036	0.0181	0.0000
1.2308	0.0079	0.0037	0.0197	0.0000
1.2692	0.0079	0.0038	0.0213	0.0000
1.3077	0.0079	0.0039	0.0231	0.0000
1.3462	0.0079	0.0041	0.0244	0.0000
1.3846	0.0079	0.0042	0.0249	0.0000
1.4231	0.0079	0.0043	0.0268	0.0000
1.4615	0.0079	0.0044	0.0288	0.0000
1.5000	0.0079	0.0045	0.0309	0.0000
1.5385	0.0079	0.0047	0.0331	0.0000
1.5769	0.0079	0.0048	0.0354	0.0000
1.6154	0.0079	0.0049	0.0366	0.0000
1.6538	0.0079	0.0050	0.0397	0.0000
1.6923	0.0079	0.0052	0.0452	0.0000
1.7308	0.0079	0.0053	0.0501	0.0000
1.7692	0.0079	0.0054	0.0534	0.0000
1.8077	0.0079	0.0056	0.0534	0.0000
1.8462	0.0079	0.0057	0.0534	0.0000
1.8846	0.0079	0.0058	0.0534	0.0000
1.9231	0.0079	0.0059	0.0534	0.0000
1.9615	0.0079	0.0061	0.0534	0.0000
2.0000	0.0079	0.0062	0.0534	0.0000
2.0385	0.0079	0.0063	0.0534	0.0000
2.0769	0.0079	0.0064	0.0534	0.0000
2.1154	0.0079	0.0066	0.0534	0.0000
2.1538	0.0079	0.0067	0.0534	0.0000
2.1923	0.0079	0.0068	0.0534	0.0000
2.2308	0.0079	0.0069	0.0534	0.0000
2.2692	0.0079	0.0071	0.0534	0.0000
2.3077	0.0079	0.0072	0.0534	0.0000
2.3462	0.0079	0.0073	0.0534	0.0000
2.3846	0.0079	0.0075	0.0534	0.0000
2.4231	0.0079	0.0076	0.0534	0.0000
2.4615	0.0079	0.0077	0.0534	0.0000
2.5000	0.0079	0.0078	0.0534	0.0000
2.5000	0.0079	0.0078	0.0534	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0079	0.0078	0.0000	0.0400	0.0000
2.5385	0.0082	0.0081	0.0000	0.0400	0.0000
2.5769	0.0084	0.0085	0.0000	0.0421	0.0000
2.6154	0.0087	0.0088	0.0000	0.0431	0.0000
2.6538	0.0089	0.0091	0.0000	0.0442	0.0000
2.6923	0.0092	0.0095	0.0000	0.0452	0.0000
2.7308	0.0094	0.0098	0.0000	0.0462	0.0000
2.7692	0.0097	0.0102	0.0000	0.0472	0.0000
2.8077	0.0099	0.0106	0.0000	0.0483	0.0000
2.8462	0.0102	0.0110	0.0000	0.0493	0.0000
2.8846	0.0104	0.0114	0.0000	0.0503	0.0000
2.9231	0.0107	0.0118	0.0000	0.0513	0.0000
2.9615	0.0110	0.0122	0.0000	0.0524	0.0000
3.0000	0.0112	0.0126	0.0000	0.0534	0.0000
3.0385	0.0115	0.0130	0.0800	0.0544	0.0000
3.0769	0.0118	0.0135	0.2257	0.0554	0.0000
3.1154	0.0120	0.0140	0.4122	0.0565	0.0000
3.1538	0.0123	0.0144	0.6273	0.0575	0.0000

3.1923	0.0126	0.0149	0.8600	0.0585	0.0000
3.2308	0.0129	0.0154	1.0991	0.0596	0.0000
3.2692	0.0132	0.0159	1.3333	0.0606	0.0000
3.3077	0.0134	0.0164	1.5516	0.0616	0.0000
3.3462	0.0137	0.0169	1.7445	0.0626	0.0000
3.3846	0.0140	0.0175	1.9054	0.0637	0.0000
3.4231	0.0143	0.0180	2.0318	0.0647	0.0000
3.4615	0.0146	0.0186	2.1274	0.0657	0.0000
3.5000	0.0149	0.0191	2.2033	0.0667	0.0000

BR B10

Bottom Length:	36.30 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	27.995
Total Outflow (ac-ft.):	31.519
Percent Through Underdrain:	88.82
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0083	0.0000	0.0000	0.0000
0.0385	0.0083	0.0001	0.0000	0.0000
0.0769	0.0083	0.0002	0.0000	0.0000
0.1154	0.0083	0.0004	0.0000	0.0000
0.1538	0.0083	0.0005	0.0000	0.0000
0.1923	0.0083	0.0006	0.0000	0.0000
0.2308	0.0083	0.0007	0.0000	0.0000
0.2692	0.0083	0.0009	0.0000	0.0000
0.3077	0.0083	0.0010	0.0000	0.0000
0.3462	0.0083	0.0011	0.0000	0.0000
0.3846	0.0083	0.0012	0.0000	0.0000
0.4231	0.0083	0.0013	0.0019	0.0000
0.4615	0.0083	0.0015	0.0022	0.0000
0.5000	0.0083	0.0016	0.0026	0.0000
0.5385	0.0083	0.0017	0.0030	0.0000
0.5769	0.0083	0.0018	0.0035	0.0000
0.6154	0.0083	0.0019	0.0041	0.0000
0.6538	0.0083	0.0021	0.0047	0.0000
0.6923	0.0083	0.0022	0.0053	0.0000
0.7308	0.0083	0.0023	0.0061	0.0000
0.7692	0.0083	0.0024	0.0069	0.0000
0.8077	0.0083	0.0026	0.0077	0.0000
0.8462	0.0083	0.0027	0.0087	0.0000
0.8846	0.0083	0.0028	0.0097	0.0000
0.9231	0.0083	0.0029	0.0107	0.0000
0.9615	0.0083	0.0030	0.0108	0.0000
1.0000	0.0083	0.0032	0.0120	0.0000
1.0385	0.0083	0.0033	0.0132	0.0000
1.0769	0.0083	0.0034	0.0145	0.0000
1.1154	0.0083	0.0035	0.0159	0.0000

1.1538	0.0083	0.0037	0.0174	0.0000
1.1923	0.0083	0.0038	0.0190	0.0000
1.2308	0.0083	0.0039	0.0206	0.0000
1.2692	0.0083	0.0040	0.0224	0.0000
1.3077	0.0083	0.0041	0.0242	0.0000
1.3462	0.0083	0.0043	0.0256	0.0000
1.3846	0.0083	0.0044	0.0261	0.0000
1.4231	0.0083	0.0045	0.0281	0.0000
1.4615	0.0083	0.0046	0.0302	0.0000
1.5000	0.0083	0.0048	0.0324	0.0000
1.5385	0.0083	0.0049	0.0347	0.0000
1.5769	0.0083	0.0050	0.0366	0.0000
1.6154	0.0083	0.0052	0.0395	0.0000
1.6538	0.0083	0.0053	0.0397	0.0000
1.6923	0.0083	0.0054	0.0452	0.0000
1.7308	0.0083	0.0056	0.0501	0.0000
1.7692	0.0083	0.0057	0.0545	0.0000
1.8077	0.0083	0.0058	0.0560	0.0000
1.8462	0.0083	0.0060	0.0560	0.0000
1.8846	0.0083	0.0061	0.0560	0.0000
1.9231	0.0083	0.0062	0.0560	0.0000
1.9615	0.0083	0.0064	0.0560	0.0000
2.0000	0.0083	0.0065	0.0560	0.0000
2.0385	0.0083	0.0066	0.0560	0.0000
2.0769	0.0083	0.0068	0.0560	0.0000
2.1154	0.0083	0.0069	0.0560	0.0000
2.1538	0.0083	0.0070	0.0560	0.0000
2.1923	0.0083	0.0072	0.0560	0.0000
2.2308	0.0083	0.0073	0.0560	0.0000
2.2692	0.0083	0.0074	0.0560	0.0000
2.3077	0.0083	0.0076	0.0560	0.0000
2.3462	0.0083	0.0077	0.0560	0.0000
2.3846	0.0083	0.0078	0.0560	0.0000
2.4231	0.0083	0.0080	0.0560	0.0000
2.4615	0.0083	0.0081	0.0560	0.0000
2.5000	0.0083	0.0082	0.0560	0.0000
2.5000	0.0083	0.0082	0.0560	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0083	0.0082	0.0000	0.0420	0.0000
2.5385	0.0086	0.0085	0.0000	0.0420	0.0000
2.5769	0.0088	0.0089	0.0000	0.0442	0.0000
2.6154	0.0091	0.0092	0.0000	0.0452	0.0000
2.6538	0.0093	0.0096	0.0000	0.0463	0.0000
2.6923	0.0096	0.0099	0.0000	0.0474	0.0000
2.7308	0.0098	0.0103	0.0000	0.0485	0.0000
2.7692	0.0101	0.0107	0.0000	0.0496	0.0000
2.8077	0.0104	0.0111	0.0000	0.0506	0.0000
2.8462	0.0106	0.0115	0.0000	0.0517	0.0000
2.8846	0.0109	0.0119	0.0000	0.0528	0.0000
2.9231	0.0112	0.0123	0.0000	0.0539	0.0000
2.9615	0.0115	0.0128	0.0000	0.0549	0.0000
3.0000	0.0117	0.0132	0.0000	0.0560	0.0000
3.0385	0.0120	0.0137	0.0800	0.0571	0.0000
3.0769	0.0123	0.0141	0.2257	0.0582	0.0000
3.1154	0.0126	0.0146	0.4122	0.0593	0.0000
3.1538	0.0129	0.0151	0.6273	0.0603	0.0000

3.1923	0.0131	0.0156	0.8600	0.0614	0.0000
3.2308	0.0134	0.0161	1.0991	0.0625	0.0000
3.2692	0.0137	0.0166	1.3333	0.0636	0.0000
3.3077	0.0140	0.0172	1.5516	0.0646	0.0000
3.3462	0.0143	0.0177	1.7445	0.0657	0.0000
3.3846	0.0146	0.0183	1.9054	0.0668	0.0000
3.4231	0.0149	0.0188	2.0318	0.0679	0.0000
3.4615	0.0152	0.0194	2.1274	0.0689	0.0000
3.5000	0.0155	0.0200	2.2033	0.0700	0.0000

BR B11

Bottom Length:	23.80 ft.
Bottom Width:	10.00 ft.
Material thickness of first layer:	1.5
Material type for first layer:	BAHM 5
Material thickness of second layer:	1
Material type for second layer:	GRAVEL
Material thickness of third layer:	0
Material type for third layer:	GRAVEL
Underdrain used	
Underdrain Diameter (feet):	0.333333333333333
Orifice Diameter (in.):	2
Offset (in.):	0
Flow Through Underdrain (ac-ft.):	16.253
Total Outflow (ac-ft.):	17.799
Percent Through Underdrain:	91.31
Discharge Structure	
Riser Height:	0.5 ft.
Riser Diameter:	12 in.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0055	0.0000	0.0000	0.0000
0.0385	0.0055	0.0001	0.0000	0.0000
0.0769	0.0055	0.0002	0.0000	0.0000
0.1154	0.0055	0.0002	0.0000	0.0000
0.1538	0.0055	0.0003	0.0000	0.0000
0.1923	0.0055	0.0004	0.0000	0.0000
0.2308	0.0055	0.0005	0.0000	0.0000
0.2692	0.0055	0.0006	0.0000	0.0000
0.3077	0.0055	0.0006	0.0000	0.0000
0.3462	0.0055	0.0007	0.0000	0.0000
0.3846	0.0055	0.0008	0.0000	0.0000
0.4231	0.0055	0.0009	0.0012	0.0000
0.4615	0.0055	0.0010	0.0015	0.0000
0.5000	0.0055	0.0010	0.0017	0.0000
0.5385	0.0055	0.0011	0.0020	0.0000
0.5769	0.0055	0.0012	0.0023	0.0000
0.6154	0.0055	0.0013	0.0027	0.0000
0.6538	0.0055	0.0014	0.0031	0.0000
0.6923	0.0055	0.0014	0.0035	0.0000
0.7308	0.0055	0.0015	0.0040	0.0000
0.7692	0.0055	0.0016	0.0045	0.0000
0.8077	0.0055	0.0017	0.0051	0.0000
0.8462	0.0055	0.0018	0.0057	0.0000
0.8846	0.0055	0.0018	0.0064	0.0000
0.9231	0.0055	0.0019	0.0070	0.0000
0.9615	0.0055	0.0020	0.0071	0.0000
1.0000	0.0055	0.0021	0.0078	0.0000
1.0385	0.0055	0.0022	0.0087	0.0000
1.0769	0.0055	0.0022	0.0095	0.0000
1.1154	0.0055	0.0023	0.0104	0.0000

1.1538	0.0055	0.0024	0.0114	0.0000
1.1923	0.0055	0.0025	0.0124	0.0000
1.2308	0.0055	0.0026	0.0135	0.0000
1.2692	0.0055	0.0026	0.0147	0.0000
1.3077	0.0055	0.0027	0.0159	0.0000
1.3462	0.0055	0.0028	0.0168	0.0000
1.3846	0.0055	0.0029	0.0171	0.0000
1.4231	0.0055	0.0030	0.0185	0.0000
1.4615	0.0055	0.0030	0.0198	0.0000
1.5000	0.0055	0.0031	0.0213	0.0000
1.5385	0.0055	0.0032	0.0228	0.0000
1.5769	0.0055	0.0033	0.0243	0.0000
1.6154	0.0055	0.0034	0.0259	0.0000
1.6538	0.0055	0.0035	0.0366	0.0000
1.6923	0.0055	0.0036	0.0367	0.0000
1.7308	0.0055	0.0036	0.0367	0.0000
1.7692	0.0055	0.0037	0.0367	0.0000
1.8077	0.0055	0.0038	0.0367	0.0000
1.8462	0.0055	0.0039	0.0367	0.0000
1.8846	0.0055	0.0040	0.0367	0.0000
1.9231	0.0055	0.0041	0.0367	0.0000
1.9615	0.0055	0.0042	0.0367	0.0000
2.0000	0.0055	0.0043	0.0367	0.0000
2.0385	0.0055	0.0043	0.0367	0.0000
2.0769	0.0055	0.0044	0.0367	0.0000
2.1154	0.0055	0.0045	0.0367	0.0000
2.1538	0.0055	0.0046	0.0367	0.0000
2.1923	0.0055	0.0047	0.0367	0.0000
2.2308	0.0055	0.0048	0.0367	0.0000
2.2692	0.0055	0.0049	0.0367	0.0000
2.3077	0.0055	0.0050	0.0367	0.0000
2.3462	0.0055	0.0050	0.0367	0.0000
2.3846	0.0055	0.0051	0.0367	0.0000
2.4231	0.0055	0.0052	0.0367	0.0000
2.4615	0.0055	0.0053	0.0367	0.0000
2.5000	0.0055	0.0054	0.0367	0.0000
2.5000	0.0055	0.0054	0.0367	0.0000

Bioretention Surface Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	To Amended(cfs)	Infilt(cfs)
2.5000	0.0055	0.0054	0.0000	0.0275	0.0000
2.5385	0.0056	0.0056	0.0000	0.0275	0.0000
2.5769	0.0058	0.0058	0.0000	0.0290	0.0000
2.6154	0.0060	0.0061	0.0000	0.0297	0.0000
2.6538	0.0062	0.0063	0.0000	0.0304	0.0000
2.6923	0.0064	0.0065	0.0000	0.0311	0.0000
2.7308	0.0066	0.0068	0.0000	0.0318	0.0000
2.7692	0.0068	0.0070	0.0000	0.0325	0.0000
2.8077	0.0070	0.0073	0.0000	0.0332	0.0000
2.8462	0.0072	0.0076	0.0000	0.0339	0.0000
2.8846	0.0074	0.0079	0.0000	0.0346	0.0000
2.9231	0.0076	0.0081	0.0000	0.0353	0.0000
2.9615	0.0078	0.0084	0.0000	0.0360	0.0000
3.0000	0.0080	0.0087	0.0000	0.0367	0.0000
3.0385	0.0082	0.0090	0.0800	0.0374	0.0000
3.0769	0.0084	0.0094	0.2257	0.0381	0.0000
3.1154	0.0086	0.0097	0.4122	0.0388	0.0000
3.1538	0.0089	0.0100	0.6273	0.0396	0.0000

3.1923	0.0091	0.0104	0.8600	0.0403	0.0000
3.2308	0.0093	0.0107	1.0991	0.0410	0.0000
3.2692	0.0095	0.0111	1.3333	0.0417	0.0000
3.3077	0.0098	0.0115	1.5516	0.0424	0.0000
3.3462	0.0100	0.0118	1.7445	0.0431	0.0000
3.3846	0.0102	0.0122	1.9054	0.0438	0.0000
3.4231	0.0105	0.0126	2.0318	0.0445	0.0000
3.4615	0.0107	0.0130	2.1274	0.0452	0.0000
3.5000	0.0109	0.0135	2.2033	0.0459	0.0000

DMA A PP

Pavement Area:0.2086 acre.Pavement Length:413.00 ft.

Pavement Width:	22.00 ft.
	Pavement slope 1:0 To 1
Pavement thickness:	0.333
Pour Space of Pavement:	0.2
Material thickness of second layer:	0.75
Pour Space of material for second layer:	0.4
Material thickness of third layer:	0
Pour Space of material for third layer:	0
Infiltration On	
Infiltration rate:	0.3
Infiltration reduction factor:	0.5
Total Volume Infiltrated (ac-ft.):	52.742
Total Volume Through Riser (ac-ft.):	0.812
Total Volume Through Facility (ac-ft.):	53.554
Percent Infiltrated:	98.48
Total Precip Applied to Facility:	0
Total Evap From Facility:	1.558
Discharge Structure	
Riser Height:	2.08 ft.
Riser Diameter:	264 in.
Notch Type:	Rectangular
Notch Width:	5.000 ft.
Notch Height:	0.497 ft.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Permeable Pavement Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.208	0.000	0.000	0.000
0.0231	0.208	0.001	0.000	0.031
0.0462	0.208	0.003	0.000	0.031
0.0693	0.208	0.005	0.000	0.031
0.0924	0.208	0.007	0.000	0.031
0.1156	0.208	0.009	0.000	0.031
0.1387	0.208	0.011	0.000	0.031
0.1618	0.208	0.013	0.000	0.031
0.1849	0.208	0.015	0.000	0.031
0.2080	0.208	0.017	0.000	0.031
0.2311	0.208	0.019	0.000	0.031
0.2542	0.208	0.021	0.000	0.031
0.2773	0.208	0.023	0.000	0.031
0.3004	0.208	0.025	0.000	0.031
0.3236	0.208	0.027	0.000	0.031
0.3467	0.208	0.028	0.000	0.031
0.3698	0.208	0.030	0.000	0.031
0.3929	0.208	0.032	0.000	0.031
0.4160	0.208	0.034	0.000	0.031
0.4391	0.208	0.036	0.000	0.031
0.4622	0.208	0.038	0.000	0.031
0.4853	0.208	0.040	0.000	0.031
0.5084	0.208	0.042	0.000	0.031
0.5316	0.208	0.044	0.000	0.031

0.5547	0.208	0.046	0.000	0.031
0.5778	0.208	0.048	0.000	0.031
0.6009	0.208	0.050	0.000	0.031
0.6240	0.208	0.052	0.000	0.031
0.6471	0.208	0.054	0.000	0.031
0.6702	0.208	0.055	0.000	0.031
0.6933	0.208	0.057	0.000	0.031
0.7164	0.208	0.059	0.000	0.031
0.7396	0.208	0.061	0.000	0.031
0.7627	0.208	0.062	0.000	0.031
0.7858	0.208	0.063	0.000	0.031
0.8089	0.208	0.064	0.000	0.031
0.8320	0.208	0.065	0.000	0.031
0.8551	0.208	0.066	0.000	0.031
0.8782	0.208	0.067	0.000	0.031
0.9013	0.208	0.068	0.000	0.031
0.9244	0.208	0.069	0.000	0.031
0.9476	0.208	0.070	0.000	0.031
0.9707	0.208	0.071	0.000	0.031
0.9938	0.208	0.072	0.000	0.031
1.0169	0.208	0.073	0.000	0.031
1.0400	0.208	0.074	0.000	0.031
1.0631	0.208	0.075	0.000	0.031
1.0862	0.208	0.080	0.000	0.031
1.1093	0.208	0.084	0.000	0.031
1.1324	0.208	0.089	0.000	0.031
1.1556	0.208	0.094	0.000	0.031
1.1787	0.208	0.099	0.000	0.031
1.2018	0.208	0.104	0.000	0.031
1.2249	0.208	0.108	0.000	0.031
1.2480	0.208	0.113	0.000	0.031
1.2711	0.208	0.118	0.000	0.031
1.2942	0.208	0.123	0.000	0.031
1.3173	0.208	0.128	0.000	0.031
1.3404	0.208	0.133	0.000	0.031
1.3636	0.208	0.137	0.000	0.031
1.3867	0.208	0.142	0.000	0.031
1.4098	0.208	0.147	0.000	0.031
1.4329	0.208	0.152	0.000	0.031
1.4560	0.208	0.157	0.000	0.031
1.4791	0.208	0.162	0.000	0.031
1.5022	0.208	0.166	0.000	0.031
1.5253	0.208	0.171	0.000	0.031
1.5484	0.208	0.176	0.000	0.031
1.5716	0.208	0.181	0.000	0.031
1.5947	0.208	0.186	0.021	0.031
1.6178	0.208	0.190	0.108	0.031
1.6409	0.208	0.195	0.231	0.031
1.6640	0.208	0.200	0.383	0.031
1.6871	0.208	0.205	0.559	0.031
1.7102	0.208	0.210	0.755	0.031
1.7333	0.208	0.215	0.970	0.031
1.7564	0.208	0.219	1.202	0.031
1.7796	0.208	0.224	1.450	0.031
1.8027	0.208	0.229	1.714	0.031
1.8258	0.208	0.234	1.991	0.031
1.8489	0.208	0.239	2.282	0.031
1.8720	0.208	0.243	2.586	0.031

1.8951	0.208	0.248	2.903	0.031
1.9182	0.208	0.253	3.231	0.031
1.9413	0.208	0.258	3.571	0.031
1.9644	0.208	0.263	3.922	0.031
1.9876	0.208	0.268	4.284	0.031
2.0107	0.208	0.272	4.656	0.031
2.0338	0.208	0.277	5.039	0.031
2.0569	0.208	0.282	5.431	0.031
2.0800	0.208	0.287	5.833	0.031

DMA B1 PP

Pavement Area:0.0752 acre.Pavement Length:156.00 ft.

Pavement Width:	21.00 ft.
	Pavement slope 1:0 To 1
Pavement thickness:	0.333
Pour Space of Pavement:	0.2
Material thickness of second layer:	0.75
Pour Space of material for second layer:	0.4
Material thickness of third layer:	0
Pour Space of material for third layer:	0
Infiltration On	
Infiltration rate:	0.3
Infiltration reduction factor:	0.5
Total Volume Infiltrated (ac-ft.):	21.995
Total Volume Through Riser (ac-ft.):	0.224
Total Volume Through Facility (ac-ft.):	22.219
Percent Infiltrated:	98.99
Total Precip Applied to Facility:	0
Total Evap From Facility:	0.549
Discharge Structure	
Riser Height:	2.08 ft.
Riser Diameter:	252 in.
Notch Type:	Rectangular
Notch Width:	5.000 ft.
Notch Height:	0.497 ft.
Element Outlets:	
Outlet 1	Outlet 2
Outlet Flows To:	

Permeable Pavement Hydraulic Table

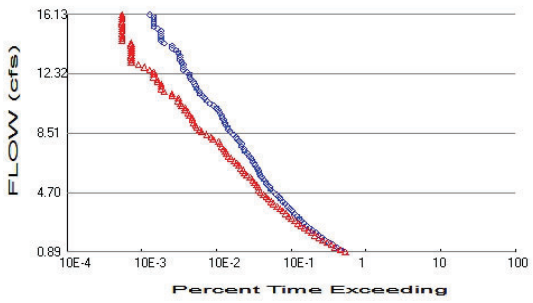
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.075	0.000	0.000	0.000
0.0231	0.075	0.000	0.000	0.011
0.0462	0.075	0.001	0.000	0.011
0.0693	0.075	0.002	0.000	0.011
0.0924	0.075	0.002	0.000	0.011
0.1156	0.075	0.003	0.000	0.011
0.1387	0.075	0.004	0.000	0.011
0.1618	0.075	0.004	0.000	0.011
0.1849	0.075	0.005	0.000	0.011
0.2080	0.075	0.006	0.000	0.011
0.2311	0.075	0.007	0.000	0.011
0.2542	0.075	0.007	0.000	0.011
0.2773	0.075	0.008	0.000	0.011
0.3004	0.075	0.009	0.000	0.011
0.3236	0.075	0.009	0.000	0.011
0.3467	0.075	0.010	0.000	0.011
0.3698	0.075	0.011	0.000	0.011
0.3929	0.075	0.011	0.000	0.011
0.4160	0.075	0.012	0.000	0.011
0.4391	0.075	0.013	0.000	0.011
0.4622	0.075	0.013	0.000	0.011
0.4853	0.075	0.014	0.000	0.011
0.5084	0.075	0.015	0.000	0.011
0.5316	0.075	0.016	0.000	0.011

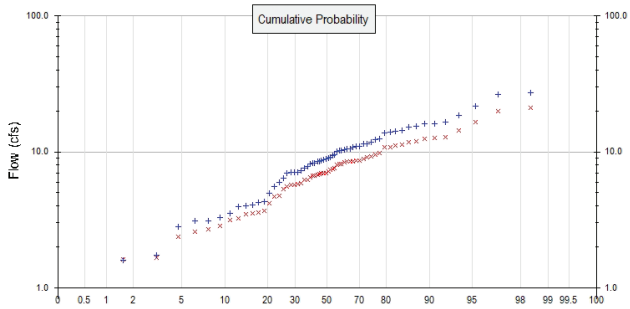
0.5547	0.075	0.016	0.000	0.011
0.5778	0.075	0.017	0.000	0.011
0.6009	0.075	0.018	0.000	0.011
0.6240	0.075	0.018	0.000	0.011
0.6471	0.075	0.019	0.000	0.011
0.6702	0.075	0.020	0.000	0.011
0.6933	0.075	0.020	0.000	0.011
0.7164	0.075	0.021	0.000	0.011
0.7396	0.075	0.022	0.000	0.011
0.7627	0.075	0.022	0.000	0.011
0.7858	0.075	0.022	0.000	0.011
0.8089	0.075	0.023	0.000	0.011
0.8320	0.075	0.023	0.000	0.011
0.8551	0.075	0.024	0.000	0.011
0.8782	0.075	0.024	0.000	0.011
0.9013	0.075	0.024	0.000	0.011
0.9244	0.075	0.025	0.000	0.011
0.9476	0.075	0.025	0.000	0.011
0.9707	0.075	0.025	0.000	0.011
0.9938	0.075	0.026	0.000	0.011
1.0169	0.075	0.026	0.000	0.011
1.0400	0.075	0.026	0.000	0.011
1.0631	0.075	0.027	0.000	0.011
1.0862	0.075	0.028	0.000	0.011
1.1093	0.075	0.030	0.000	0.011
1.1324	0.075	0.032	0.000	0.011
1.1556	0.075	0.034	0.000	0.011
1.1787	0.075	0.035	0.000	0.011
1.2018	0.075	0.037	0.000	0.011
1.2249	0.075	0.039	0.000	0.011
1.2480	0.075	0.041	0.000	0.011
1.2711	0.075	0.042	0.000	0.011
1.2942	0.075	0.044	0.000	0.011
1.3173	0.075	0.046	0.000	0.011
1.3404	0.075	0.048	0.000	0.011
1.3636	0.075	0.049	0.000	0.011
1.3867	0.075	0.051	0.000	0.011
1.4098	0.075	0.053	0.000	0.011
1.4329	0.075	0.054	0.000	0.011
1.4560	0.075	0.056	0.000	0.011
1.4791	0.075	0.058	0.000	0.011
1.5022	0.075	0.060	0.000	0.011
1.5253	0.075	0.061	0.000	0.011
1.5484	0.075	0.063	0.000	0.011
1.5716	0.075	0.065	0.000	0.011
1.5947	0.075	0.067	0.021	0.011
1.6178	0.075	0.068	0.108	0.011
1.6409	0.075	0.070	0.231	0.011
1.6640	0.075	0.072	0.383	0.011
1.6871	0.075	0.074	0.559	0.011
1.7102	0.075	0.075	0.755	0.011
1.7333	0.075	0.077	0.970	0.011
1.7564	0.075	0.079	1.202	0.011
1.7796	0.075	0.081	1.450	0.011
1.8027	0.075	0.082	1.714	0.011
1.8258	0.075	0.084	1.991	0.011
1.8489	0.075	0.086	2.282	0.011
1.8720	0.075	0.087	2.586	0.011

1.8951	0.075	0.089	2.903	0.011
1.9182	0.075	0.091	3.231	0.011
1.9413	0.075	0.093	3.571	0.011
1.9644	0.075	0.094	3.922	0.011
1.9876	0.075	0.096	4.284	0.011
2.0107	0.075	0.098	4.656	0.011
2.0338	0.075	0.100	5.039	0.011
2.0569	0.075	0.101	5.431	0.011
2.0800	0.075	0.103	5.833	0.011

Analysis Results

POC 1





\+ Pre-Project x Mitigated

Pre-Project Landuse Totals for POC #1
Total Pervious Area: 14.8751
Total Impervious Area: 0.0046

Mitigated Landuse Totals for POC #1
Total Pervious Area: 12.3867
Total Impervious Area: 2.508093

Flow Frequency Method: Weibull

Flow Frequency Return Periods for Pre-Project. POC #1

Return Period	**Flow(cfs)**
2 year	8.86219
5 year	13.810125
10 year	16.1301
25 year	23.351553

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	6.99226
5 year	10.835944
10 year	12.610544
25 year	17.774469

Annual Peaks

Annual Peaks for Pre-Project and Mitigated. POC #1

Year	**Pre-Project**	**Mitigated**
1960	4.930	4.191
1961	3.098	2.690
1962	9.369	7.527
1963	10.306	8.534
1964	13.785	10.854
1965	6.373	5.299
1966	3.503	3.132
1967	10.273	8.184
1968	14.284	11.272
1969	8.311	6.708
1970	9.537	7.632
1971	8.467	6.788
1972	3.295	2.857
1973	10.927	8.607

1974	7.829	6.259
1975	8.737	6.916
1976	0.145	0.382
1977	1.593	1.607
1978	7.266	5.892
1979	9.009	7.181
1980	11.521	9.103
1981	4.309	3.678
1982	13.919	10.832
1983	10.557	8.450
1984	5.977	4.759
1985	12.417	9.833
1986	10.507	8.354
1987	4.043	3.509
1988	7.001	5.737
1989	3.093	2.563
1990	5.548	4.697
1991	7.111	5.786
1992	10.105	8.058
1993	10.238	8.119
1994	7.039	5.721
1995	8.457	6.821
1996	16.653	12.825
1997	8.220	6.632
1998	8.862	6.992
1999	3.926	3.248
2000	8.100	6.509
2001	2.814	2.358
2002	1.740	1.655
2003	15.130	11.708
2004	26.274	19.963
2005	10.965	8.485
2006	7.023	5.586
2007	4.244	3.589
2008	9.163	7.377
2009	14.200	11.129
2010	18.664	14.288
2011	11.409	8.839
2012	10.868	8.558
2013	27.364	20.977
2014	16.208	12.697
2015	16.030	12.499
2016	15.331	11.982
2017	21.821	16.628
2018	3.994	3.485
2019	8.565	6.918
2020	12.321	9.561
2021	7.547	6.178
2022	11.853	9.277

Ranked Annual Peaks

Ranked Annual Peaks for Pre-Project and Mitigated. POC #1

Rank	Pre-Project	Mitigated
1	27.3640	20.9769
2	26.2739	19.9628
3	21.8208	16.6282
4	18.6638	14.2881
5	16.6533	12.8250

6	16.2078	12.6973
7	16.0302	12.4990
8	15.3306	11.9817
9	15.1303	11.7076
10	14.2843	11.2715
11	14.2000	11.1291
12	13.9190	10.8539
13	13.7850	10.8318
14	12.4169	9.8326
15	12.3208	9.5607
16	11.8533	9.2766
17	11.5212	9.1034
18	11.4093	8.8394
19	10.9651	8.6074
20	10.9270	8.5584
21	10.8680	8.5344
22	10.5568	8.4850
23	10.5065	8.4499
24	10.3055	8.3542
25	10.2729	8.1842
26	10.2378	8.1188
27	10.1050	8.0582
28	9.5371	7.6317
29	9.3694	7.5267
30	9.1625	7.3768
31	9.0094	7.1805
32	8.8622	6.9923
33	8.7367	6.9183
34	8.5647	6.9165
35	8.4674	6.8211
36	8.4568	6.7876
37	8.3107	6.7081
38	8.2201	6.6319
39	8.0997	6.5086
40	7.8295	6.2590
41	7.5470	6.1776
42	7.2661	5.8915
43	7.1112	5.7858
44	7.0387	5.7374
45	7.0228	5.7209
46	7.0013	5.5859
47	6.3727	5.2989
48	5.9773	4.7592
49	5.5479	4.6967
50	4.9300	4.1907
51	4.3089	3.6778
52	4.2444	3.5888
53	4.0433	3.5089
54	3.9935	3.4846
55	3.9260	3.2481
56	3.5027	3.1316
57	3.2951	2.8570
58	3.0984	2.6898
59	3.0929	2.5634
60	2.8145	2.3576
61	1.7395	1.6549
62	1.5933	1.6075
63	0.1447	0.3825

Duration Flows

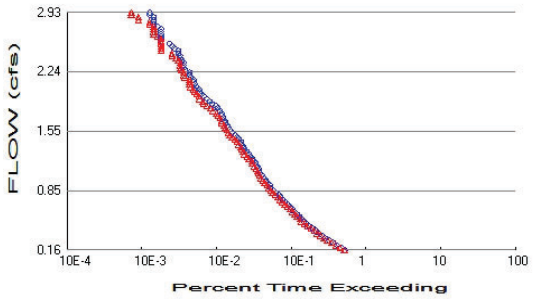
The Facility PASSED

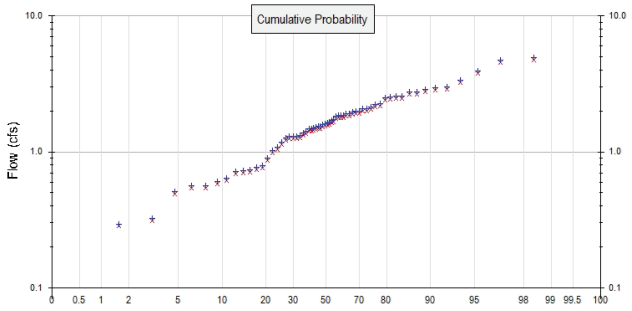
Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.8862	2875	2936	102	Pass
1.0402	2560	2514	98	Pass
1.1942	2253	2146	95	Pass
1.3482	1985	1891	95	Pass
1.5021	1747	1661	95	Pass
1.6561	1563	1448	92	Pass
1.8101	1426	1290	90	Pass
1.9641	1285	1143	88	Pass
2.1180	1177	1039	88	Pass
2.2720	1065	925	86	Pass
2.4260	973	823	84	Pass
2.5800	881	747	84	Pass
2.7340	815	683	83	Pass
2.8879	749	622	83	Pass
3.0419	712	559	78	Pass
3.1959	661	512	77	Pass
3.3499	613	468	76	Pass
3.5039	573	428	74	Pass
3.6578	529	389	73	Pass
3.8118	494	357	72	Pass
3.9658	458	320	69	Pass
4.1198	422	295	69	Pass
4.2737	394	273	69	Pass
4.4277	374	255	68	Pass
4.5817	347	236	68	Pass
4.7357	318	215	67	Pass
4.8897	297	205	69	Pass
5.0436	285	201	70	Pass
5.1976	265	189	71	Pass
5.3516	253	177	69	Pass
5.5056	237	169	71	Pass
5.6596	222	156	70	Pass
5.8135	213	141	66	Pass
5.9675	205	129	62	Pass
6.1215	200	127	63	Pass
6.2755	193	116	60	Pass
6.4294	183	110	60	Pass
6.5834	176	103	58	Pass
6.7374	167	95	56	Pass
6.8914	162	86	53	Pass
7.0454	150	79	52	Pass
7.1993	142	75	52	Pass
7.3533	131	73	55	Pass
7.5073	128	69	53	Pass
7.6613	119	64	53	Pass
7.8153	119	62	52	Pass
7.9692	112	59	52	Pass
8.1232	104	50	48	Pass
8.2772	100	47	47	Pass
8.4312	93	41	44	Pass
8.5851	84	35	41	Pass
8.7391	80	33	41	Pass
8.8931	78	30	38	Pass

9.0471	73	29	39	Pass
9.2011	72	27	37	Pass
9.3550	69	26	37	Pass
9.5090	66	26	39	Pass
9.6630	64	24	37	Pass
9.8170	61	23	37	Pass
9.9710	58	21	36	Pass
10.1249	55	21	38	Pass
10.2789	51	19	37	Pass
10.4329	45	18	40	Pass
10.5869	41	17	41	Pass
10.7408	38	17	44	Pass
10.8948	36	14	38	Pass
11.0488	33	14	42	Pass
11.2028	32	11	34	Pass
11.3568	30	10	33	Pass
11.5107	29	10	34	Pass
11.6647	28	10	35	Pass
11.8187	27	9	33	Pass
11.9727	25	9	36	Pass
12.1267	24	8	33	Pass
12.2806	24	8	33	Pass
12.4346	22	8	36	Pass
12.5886	20	7	35	Pass
12.7426	20	6	30	Pass
12.8965	20	5	25	Pass
13.0505	19	4	21	Pass
13.2045	18	4	22	Pass
13.3585	18	4	22	Pass
13.5125	18	4	22	Pass
13.6664	17	4	23	Pass
13.8204	16	4	25	Pass
13.9744	14	4	28	Pass
14.1284	14	4	28	Pass
14.2824	11	4	36	Pass
14.4363	10	3	30	Pass
14.5903	10	3	30	Pass
14.7443	10	3	30	Pass
14.8983	10	3	30	Pass
15.0522	10	3	30	Pass
15.2062	9	3	33	Pass
15.3602	8	3	37	Pass
15.5142	8	3	37	Pass
15.6682	8	3	37	Pass
15.8221	8	3	37	Pass
15.9761	8	3	37	Pass
16.1301	7	3	42	Pass

Water Quality

POC 2





\+ Pre-Project x Mitigated

Pre-Project Landuse Totals for POC #2
Total Pervious Area: 2.6829
Total Impervious Area: 0

Mitigated Landuse Totals for POC #2
Total Pervious Area: 2.5729
Total Impervious Area: 0

Flow Frequency Method: Weibull

Flow Frequency Return Periods for Pre-Project. POC #2

Return Period	**Flow(cfs)**
2 year	1.60657
5 year	2.502204
10 year	2.932572
25 year	4.227573

Flow Frequency Return Periods for Mitigated. POC #2

Return Period	**Flow(cfs)**
2 year	1.5407
5 year	2.399613
10 year	2.812342
25 year	4.054243

Annual Peaks

Annual Peaks for Pre-Project and Mitigated. POC #2

Year	**Pre-Project**	**Mitigated**
1960	0.895	0.858
1961	0.564	0.540
1962	1.697	1.627
1963	1.862	1.786
1964	2.499	2.396
1965	1.173	1.125
1966	0.639	0.613
1967	1.857	1.781
1968	2.583	2.477
1969	1.501	1.440
1970	1.726	1.655
1971	1.548	1.484
1972	0.600	0.576
1973	1.979	1.898
1974	1.417	1.359

1975	1.583	1.518
1976	0.027	0.026
1977	0.295	0.283
1978	1.315	1.261
1979	1.634	1.567
1980	2.080	1.995
1981	0.791	0.758
1982	2.517	2.414
1983	1.906	1.828
1984	1.088	1.043
1985	2.260	2.167
1986	1.898	1.820
1987	0.738	0.707
1988	1.270	1.218
1989	0.563	0.540
1990	1.023	0.981
1991	1.304	1.250
1992	1.826	1.751
1993	1.855	1.779
1994	1.294	1.241
1995	1.526	1.464
1996	3.012	2.889
1997	1.485	1.424
1998	1.607	1.541
1999	0.712	0.683
2000	1.469	1.409
2001	0.513	0.492
2002	0.323	0.310
2003	2.742	2.630
2004	4.755	4.560
2005	1.987	1.905
2006	1.294	1.241
2007	0.773	0.741
2008	1.660	1.592
2009	2.567	2.462
2010	3.378	3.240
2011	2.067	1.982
2012	1.970	1.889
2013	4.954	4.751
2014	2.960	2.839
2015	2.897	2.779
2016	2.770	2.656
2017	3.951	3.789
2018	0.728	0.698
2019	1.552	1.488
2020	2.241	2.149
2021	1.374	1.317
2022	2.150	2.062

Ranked Annual Peaks

Ranked Annual Peaks for Pre-Project and Mitigated. POC #2

Rank	Pre-Project	Mitigated
1	4.9543	4.7512
2	4.7547	4.5597
3	3.9515	3.7895
4	3.3783	3.2398
5	3.0121	2.8886
6	2.9599	2.8385

7	2.8975	2.7787
8	2.7696	2.6561
9	2.7423	2.6299
10	2.5827	2.4768
11	2.5670	2.4617
12	2.5169	2.4137
13	2.4988	2.3964
14	2.2598	2.1672
15	2.2413	2.1494
16	2.1502	2.0620
17	2.0798	1.9945
18	2.0672	1.9824
19	1.9867	1.9053
20	1.9794	1.8983
21	1.9698	1.8890
22	1.9060	1.8278
23	1.8977	1.8199
24	1.8624	1.7860
25	1.8571	1.7810
26	1.8551	1.7790
27	1.8261	1.7513
28	1.7258	1.6551
29	1.6966	1.6271
30	1.6601	1.5920
31	1.6341	1.5671
32	1.6066	1.5407
33	1.5826	1.5177
34	1.5518	1.4882
35	1.5477	1.4842
36	1.5262	1.4636
37	1.5014	1.4398
38	1.4847	1.4238
39	1.4694	1.4092
40	1.4170	1.3589
41	1.3737	1.3174
42	1.3149	1.2610
43	1.3036	1.2502
44	1.2940	1.2409
45	1.2939	1.2409
46	1.2696	1.2175
47	1.1728	1.1247
48	1.0881	1.0435
49	1.0226	0.9807
50	0.8952	0.8585
51	0.7908	0.7583
52	0.7730	0.7413
53	0.7377	0.7075
54	0.7275	0.6977
55	0.7121	0.6829
56	0.6389	0.6127
57	0.6004	0.5758
58	0.5636	0.5405
59	0.5634	0.5403
60	0.5131	0.4921
61	0.3234	0.3102
62	0.2952	0.2831
63	0.0274	0.0262

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.1607	2902	2833	97	Pass
0.1887	2586	2494	96	Pass
0.2167	2272	2168	95	Pass
0.2447	2005	1911	95	Pass
0.2727	1759	1682	95	Pass
0.3007	1572	1504	95	Pass
0.3287	1435	1365	95	Pass
0.3567	1298	1220	93	Pass
0.3847	1179	1125	95	Pass
0.4126	1071	1015	94	Pass
0.4406	974	914	93	Pass
0.4686	880	836	95	Pass
0.4966	816	765	93	Pass
0.5246	752	724	96	Pass
0.5526	713	667	93	Pass
0.5806	661	621	93	Pass
0.6086	614	577	93	Pass
0.6366	574	532	92	Pass
0.6646	531	492	92	Pass
0.6926	492	455	92	Pass
0.7206	458	423	92	Pass
0.7486	425	391	92	Pass
0.7766	394	367	93	Pass
0.8046	374	336	89	Pass
0.8326	344	310	90	Pass
0.8606	316	292	92	Pass
0.8886	297	273	91	Pass
0.9166	285	263	92	Pass
0.9446	266	245	92	Pass
0.9726	253	231	91	Pass
1.0006	237	217	91	Pass
1.0286	223	207	92	Pass
1.0566	210	201	95	Pass
1.0846	205	197	96	Pass
1.1126	200	187	93	Pass
1.1406	193	177	91	Pass
1.1686	185	167	90	Pass
1.1966	174	164	94	Pass
1.2246	166	151	90	Pass
1.2526	160	142	88	Pass
1.2806	151	131	86	Pass
1.3086	140	126	90	Pass
1.3366	131	119	90	Pass
1.3646	126	117	92	Pass
1.3926	119	110	92	Pass
1.4206	118	104	88	Pass
1.4486	110	97	88	Pass
1.4766	104	90	86	Pass
1.5046	98	83	84	Pass
1.5326	92	79	85	Pass
1.5606	83	76	91	Pass
1.5886	79	73	92	Pass
1.6166	77	70	90	Pass

1.6446	73	66	90	Pass
1.6726	71	64	90	Pass
1.7006	68	62	91	Pass
1.7286	65	58	89	Pass
1.7566	64	55	85	Pass
1.7846	61	50	81	Pass
1.8126	57	46	80	Pass
1.8406	54	41	75	Pass
1.8686	48	37	77	Pass
1.8966	45	36	80	Pass
1.9246	41	33	80	Pass
1.9526	37	32	86	Pass
1.9806	35	30	85	Pass
2.0086	33	28	84	Pass
2.0366	32	27	84	Pass
2.0646	30	25	83	Pass
2.0926	28	24	85	Pass
2.1206	27	24	88	Pass
2.1486	27	24	88	Pass
2.1766	25	21	84	Pass
2.2046	24	20	83	Pass
2.2326	24	20	83	Pass
2.2606	21	19	90	Pass
2.2886	20	18	90	Pass
2.3166	20	18	90	Pass
2.3446	20	18	90	Pass
2.3726	19	17	89	Pass
2.4006	18	16	88	Pass
2.4286	18	14	77	Pass
2.4566	17	14	82	Pass
2.4846	17	10	58	Pass
2.5126	15	10	66	Pass
2.5406	14	10	71	Pass
2.5686	13	10	76	Pass
2.5966	10	10	100	Pass
2.6246	10	10	100	Pass
2.6526	10	9	90	Pass
2.6806	10	8	80	Pass
2.7086	10	8	80	Pass
2.7366	10	8	80	Pass
2.7646	9	8	88	Pass
2.7926	8	7	87	Pass
2.8206	8	7	87	Pass
2.8486	8	5	62	Pass
2.8766	8	5	62	Pass
2.9046	7	4	57	Pass
2.9326	7	4	57	Pass

Water Quality

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

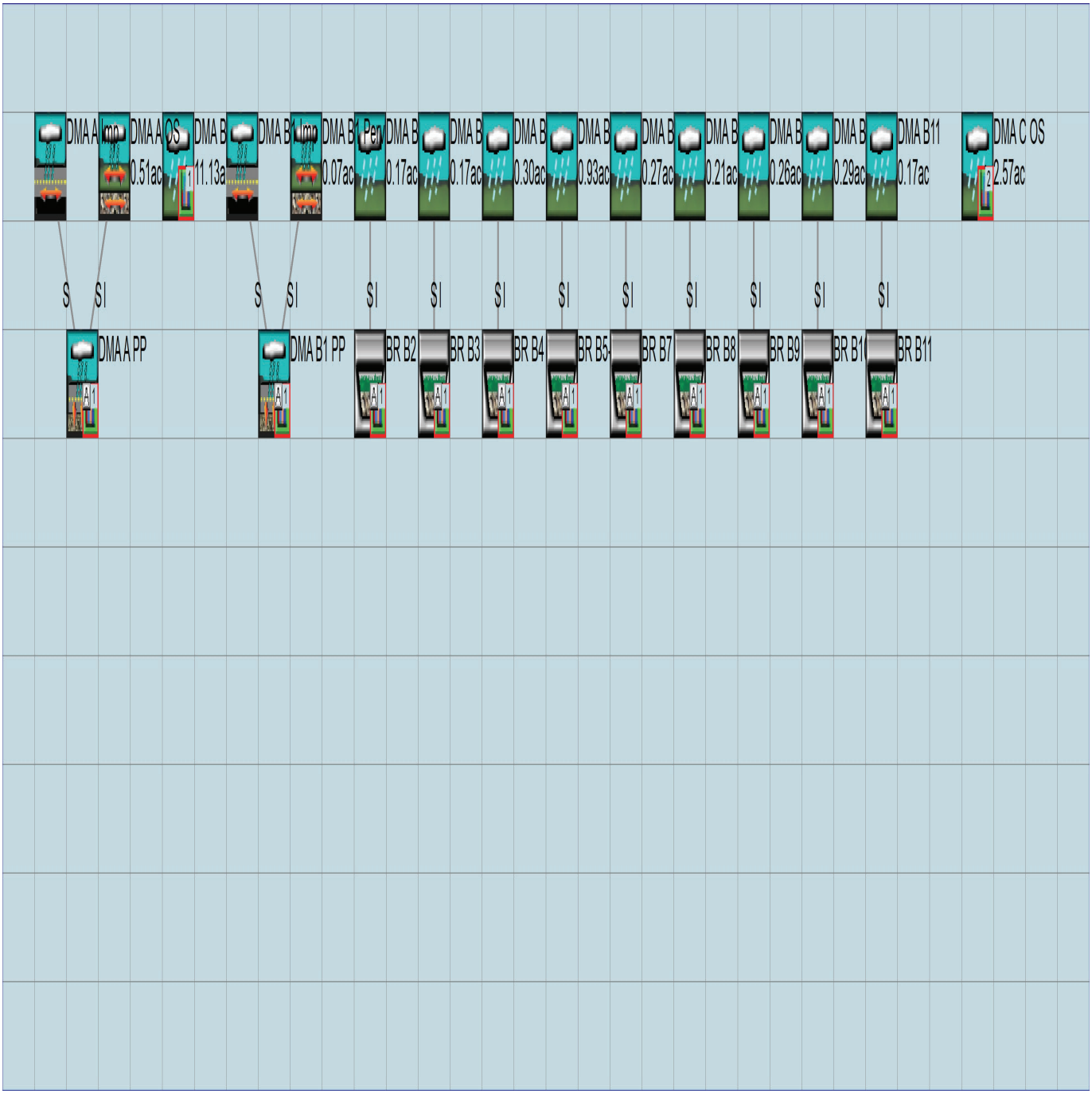
IMPLND Changes

No IMPLND changes have been made.

Appendix
Pre-Project Schematic



Mitigated Schematic



Disclaimer

Legal Notice

This program and accompanying documentation are provided 'as-is' without warranty of any kind.The entire risk regarding the performance and results of this program is assumed by End User. Clear Creek Solutions Inc. and the governmental licensee or sublicensees disclaim all warranties, either expressed or implied, including but not limited to implied warranties of program and accompanying documentation. In no event shall Clear Creek Solutions Inc, Applied Marine SciencesIncorporated, the Alameda County Flood Control and Water Conservation District, EOA Incorporated, member agencies of the Alameda Countywide Clean Water Program, member agencies of the San Mateo Countywide Water Pollution Prevention Program, member agencies of the Santa Clara Valley Urban Runoff Pollution Prevention Program or any other LOU Participants or authorized representatives of LOU Participants be liable for any damages whatsoever (including without limitation to damages for loss of business profits, loss of business information,business interruption, and the like) arising out of the use of, or inability to use this programeven if Clear Creek Solutions Inc., Applied Marine Sciences Incorporated, the Alameda County Flood Control and Water Conservation District, EOA Incorporated or any member agencies of the LOU Participants or their authorized representatives have been advised of the possibility of such damages. Software Copyright © by Clear Creek Solutions, Inc. 2005-2025; All Rights Reserved.

Clear Creek Solutions, Inc.
6200 Capitol Blvd. Ste F
Olympia, WA. 98501
Toll Free 1(866)943-0304
Local (360)943-0304

www.clearcreeksolutions.com

BAHM October 2024 Zip File

(Attached to email)

ERRATA SHEET

INTRODUCTION

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to the Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration (IS/MND). The revisions to the IS/MND reflected in this Errata do not affect the adequacy of the previous environmental analysis contained in the Surrey Farms Estates Subdivision Project IS/MND. Because the changes presented below would not result in any new significant impacts or increase in impact significance from what was identified in the IS/MND, recirculation of the Surrey Farms Estates Subdivision Project IS/MND is not required.

CHANGES TO IS/MND

The following revision is hereby made to page 16 of the IS/MND:

> Architecture and Site Plan Review
> The Town's ~~Building Division~~ Community Development Department is responsible for a plan review of all new construction, additions, and remodels for both commercial and residential properties, as well as construction inspection services for projects including electrical, plumbing and mechanical installations. Plan review ensures compliance with applicable State and local codes, policies, guidelines, and standards of all residential and commercial structures within the Town limits, including the Hillside Development Standards and Guidelines. As described in the Town's Code, the purpose of Architecture and Site Plan Review through the Planning Division is to regulate the height, width, shape, proportion, siting, exterior construction and design of buildings to ensure that they are architecturally compatible with their surroundings. Section 29.20.150 of the Town Code lists the matters that the Town must consider when reviewing applications for Architecture and Site Approval. ~~The Town's review is limited to objective standards only, pursuant to SB 330 and Builder's Remedy.~~

Mitigation Measure III-1 on page 35 of the IS/MND is hereby revised as follows as part of staff-initiated changes:

> *III-1* *The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project.*
>
> *Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:*

- *The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.*
- *Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.*
- *Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.*

Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos ~~Community Development~~ Parks and Public Works Department.

Pages 48 and 49 of the IS/MND is hereby revised as follows:

~~The on-site ephemeral drainage with swales was determined not to be considered jurisdictional water of the U.S. or the State. Nonetheless, a~~As shown in Figure 3, the proposed project would be designed to incorporate a minimum 10-foot buffer between the proposed development and the vegetation surrounding the ephemeral drainage. As such, the ephemeral drainage with swales would not be directly impacted by the proposed project. Similarly, as discussed above, the proposed project would retain the 100- to 110-foot flood easement between the development footprint and Ross Creek. Therefore, the proposed project would not result in the disturbance of any on-site wetlands.

Mitigation Measure IV-9 on page 50 of the IS/MND is hereby revised as follows as part of staff-initiated changes:

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

IV-~~9~~10 *Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos ~~Parks and Public Works Department~~ Planning Division.*

Page 50 is further revised as follows:

As discussed above, mixed oak woodland is present throughout the project site, some of which would be impacted by the proposed development. In order to determine if on-site trees proposed for removal qualify for protection under the provisions of the Town's Municipal Code, an Arborist Report was prepared for the site by McClintock Landscape Horticultural Services (McClintock) (see Appendix C), which has been peer reviewed by Monarch Consulting Arborists. During a site tree survey conducted of the project site, the Arborist Report identified ~~603~~ 673 on-site trees measuring four inches or greater in diameter at breast height (DBH), consisting of 26 species. According to the Arborist Report, ~~546~~ 630 of the on-site trees qualify for protection under the Town's Tree Protection Ordinance.

According to the Tree Mitigation and Protection Plan prepared for the proposed project, 223 protected trees would be removed, which would require a total of 551 replacement trees to be planted on-site, pursuant to the Town of Los Gatos Tree Protection Ordinance. A total of 85 trees are proposed to be planted on-site, which would not meet the on-site tree replacement requirements (see Figure 8 and Figure 9). Thus, payment of in-lieu fees consistent with Division II of Chapter 29.10 of the Town's Municipal Code would be required to mitigate for the shortfall in on-site tree replacement.

Page 70 is hereby revised as follows:

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this IS/MND. As noted therein, the project site is not located within a State Responsibility Area (SRA). However, the site is located within a Very High Fire Hazard Severity Zone (FHSZ).[1]

Mitigation Measure X-1 on page 74 of the IS/MND is hereby revised as follows:

X-1 *Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e., the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. The project applicant shall submit a letter to the Town prepared by the qualified biologist confirming completion of the flagging for review and approval prior to commencement of any ground disturbance. ~~Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included.~~ Interim erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project*

[1] California Department of Forestry and Fire Protection. *Santa Clara County: State Responsibility Area Fire Hazard Severity Zones*. Effective April 1, 2024.

contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division ~~of the Parks and Public Works Department and the Building Department~~ shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Page 76 of the IS/MND is hereby revised as follows:

Furthermore, as discussed above, following project development, stormwater runoff from each on-site DMA would be directed into an associated bioretention area located adjacent to each lot, which would be lined with an impermeable liner. Following on-site treatment, stormwater flows would be metered out into the existing 27- and 36-inch storm drains located north and west of the site, respectively. The proposed on-site stormwater infrastructure would be sized to meet Provision C.3.g of the County's Municipal Regional Stormwater NPDES permit (MRP), which requires new development to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations.

In order to calculate the project's ability to meet flow-duration frequency requirements while also meeting the required water quality treatment standards, a Bay Area Hydrology Model (BAHM) report was prepared for the proposed project by Balance Hydrologics.[2] As discussed therein, site runoff would be directed to one of nine proposed bioretention basins that provide both water quality treatment and flow-duration control. Each bioretention area has been designed in accordance with the standard design criteria outlined in the C.3 Stormwater Handbook. Specifically, each basin was modeled with six inches of surface ponding, 18 inches of biotreatment soil media, and 12 inches of drain rock. A four-inch underdrain would collect the treated water, which would then be metered through a two-inch orifice integrated into the storm drain overflow structure. The two-inch orifice is required to meet the hydromodification management criteria. The modeling conducted as part of the BAHM report showed that the basins would biofilter an approximate average of 90 percent of the mean annual runoff. Such filtration rates are well in excess of the minimum 80 percent required by the MRP. As such, the BAHM report concluded that the proposed stormwater management facilities would provide effective water-quality

[2] Balance Hydrologics. *Summary of BAHM Modeling for the Surrey Farm Project, Town of Los Gatos*. July 31, 2025.

treatment and flow-duration controls for the full range of flows, from one-tenth of the two-year flood event up to the 10-year event.

Based on the above, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. Consequently, implementation of the proposed project would result in a ***less-than-significant*** impact.

Page 102 of the IS/MND is revised as follows:

a-d. According to maps prepared as part of the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within an SRA; however, the site is located within a Very High FHSZ.[3]

The project site is currently undeveloped and contains scattered oak woodlands throughout. Development of the proposed residential uses would include the clearing of on-site fuel sources and, thus, is not anticipated to increase wildfire risks at the site relative to the existing conditions within the project site. Additionally, the proposed project would be required to comply with all applicable requirements of the CFC through the installation of fire sprinkler systems, fire hydrants, and other applicable requirements. In addition, the proposed project would be subject to the requirements of Chapter 7A of the CBC which include, but are not limited to, use of ignition-resistant materials, fire-intrusion design of roofing and vents, and use of glazed exterior windows and doors. The proposed project would also be situated near existing roads, water lines, and other utilities, which would reduce risks related to wildfire due to the existing development generally acting as a fuel break because of a lack of natural debris (e.g., vegetation) within developed sites.

Wildfire risks are not anticipated to be exacerbated during project operation, as the anticipated residential uses typically do not involve operational components that would increase the risk of wildfire. Development of the site for residential uses would help to reduce the risk of wildland fire in the area due to site improvements, such as roadways, driveways, and irrigated landscaping, which would reduce readily combustible vegetation. Additionally, pursuant to Mitigation Measure VII-1, the project design would be required to show that final grading or improvement plans incorporate all recommendations included within the site-specific GGHI prepared for the proposed project to ensure slope stability at the project site. Furthermore, as shown in Figure 16 of the IS/MND, the proposed project locates the residences outside of the areas of the site with the steepest slopes. Although some slopes occur within the project site, the on-site slopes are limited in size and are not sufficient to facilitate rapid spread of wildfire, as compared to mountainous areas with slopes sufficiently large enough to accommodate rapid spread of wildfire. As a result, the proposed project would not exacerbate wildfire risks due to slope. The off-site improvement areas do not include significant slopes.

As discussed in Section IX, Hazards and Hazardous Materials, of this IS/MND implementation of the proposed project would not result in any substantial

[3] California Department of Forestry and Fire Protection. *Santa Clara County: State Responsibility Area Fire Hazard Severity Zones*. Effective April 1, 2024.

modifications to the existing roadway system and, thus, would not physically interfere with the Town's EOP, particularly with any emergency evacuation routes. Furthermore, the proposed project would not include land uses or operations that could impair implementation of the plan. While the long-term maintenance of the proposed roadways, water and wastewater infrastructure, and other utilities would not exacerbate fire risks, the activities associated with the initial construction and placement of the utilities and infrastructure could cause a temporary increase in fire risks due to the use of heavy equipment, which would contain combustible materials such as fuels, oils, and ignition sources. However, the project contractor would be required to comply with all applicable health and safety standards, including the California Health and Safety Codes and local Town ordinances regulating the handling, storage, and transportation of hazardous materials. Compliance with such standards would help to minimize the potential for accidental conditions, including fire.

~~Additionally, the Santa Clara County Fire Department~~ SCCFD has also adopted Genasys Protect (formerly known as Zonehaven) to provide specific, timely and accurate information regarding evacuations within the County. Genasys Protect divides geographic regions into smaller zones to help simplify evacuations. In the event of a wildfire or public safety emergency, fire department and law enforcement agencies will issue evacuation orders and other protective actions for impacted areas. Genasys Protect is a web-based platform that provides real-time evacuation updates. The project site is located within Zone LGA-008, which includes the area north of Kennedy Road, south of Blossom Hill Road, east of Los Gatos Boulevard, and west of Short Road and Brooke Acres Drive.[4]

Therefore, the proposed project would not be expected to be subject to or result in substantial adverse effects related to wildfires, and a ***less-than-significant*** impact would occur.

The above modifications are for clarification purposes only and do not change the analysis or conclusions of the IS/MND.

[4] Protect Genasys. *Genasys Protect*. Available at: https://protect.genasys.com/zones/US-CA-XSC-LGA-008. Accessed May 2025.

DEVELOPMENT REVIEW AND TENTATIVE MAP

SURREY FARMS

A RESIDENTIAL DEVELOPMENT



PROJECT DESCRIPTION

DEVELOPMENT REVIEW AND TENTATIVE MAP PURSUANT TO SENATE BILL 330 (SB300) AND THE BUILDER'S REMEDY TO ALLOW FOR THE SUBDIVISION OF THE 17.55-ACRE SITE INTO TWELVE (12) LOTS FOR THE CONSTRUCTION OF 12 DETACHED SINGLE FAMILY UNITS. NINE (9) OF THE UNITS WILL BE MARKET RATE AND THREE (3) UNITS (20% OF THE PROJECT) WILL BE BELOW MARKET RATE.

TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING

1.0	TITLE SHEET
2.0	SITE PLAN
2.2	EXISTING CONDITIONS
2.3	LRDA
3.0	PRELIMINARY GRADING & DRAINAGE PLAN
3.1	STREET "A" PLAN & PROFILE
4.0	UTILITY PLAN
4.1	UTILITY DETAILS
5.0	STORMWATER CONTROL PLAN
5.1	STORMWATER CONTROL NOTES AND DETAILS
6.0	EROSION CONTROL PLAN
6.1	EROSION CONTROL PLAN
6.2	EROSION CONTROL DETAILS
6.3	BASMAA
7.0	FIRE ACCESS PLAN
7.1	FIRE ACCESS PLAN
7.2	FIRE TRUCK TURNAROUND
7.3	FIRE AMMR 6

TENTATIVE MAP

TM-1	VESTING TENTATIVE MAP
TM-2	VESTING TENTATIVE MAP

ARCHITECTURE

G0.0	TITLE PAGE/PROJECT INFO
G0.1	EXISTING SITE PHOTOS
G0.2	BIRDSEYE RENDERING
G0.3	BIRDSEYE RENDERING
G0.4	BIRDSEYE RENDERING
G0.5	SITE SECTIONS/STREET ELEVATIONS
G0.6	VISIBILITY ANALYSIS
G10	VISIBILITY ANALYSIS - 3 VIEWS
G11	VIEW #1 LONGMEADOW DRIVE
G12	VIEW #2 HILLBROOK SCHOOL
G13	VIEW #3 BLOSSOM HILL PARK

LANDSCAPE

T-1	OVERALL TREE MITIGATION AND PROTECTION PLAN
T-2	OVERALL TREE MITIGATION AND PROTECTION PLAN
T-3	TREE EVALUATION TABLE
T-4	TREE EVALUATION TABLE
T-5	TREE EVALUATION TABLE
T-6	TREE EVALUATION TABLE
T-7	TREE EVALUATION TABLE
T-8	TREE APPRAISAL TABLE
T-9	TREE APPRAISAL TABLE
T-10	TREE APPRAISAL TABLE
T-11	TREE APPRAISAL TABLE
T-12	TREE NOTES AND TREE PROTECTION FENCING DETAIL

PROJECT DATA

APN 532-16-006, 178 Twin Oaks Drive - Site			
	Existing	Proposed	Required
General Plan Designation	Agriculture	-	-
Zoning	RC	-	-
Use	Vacant - Under Williamson Act Contract	Lots 1-12 Single Family Homes	Subdivision
Gross Lot Area	17.55 acres		
Average Slope	24.91%	27.00%	
Total Units	-	12 units	Max 1
Housing Unit Affordability	-	9 Market, 3 BMR (25%)	
Density DU/AC	-	0.68	1 per 20 acres

MAXIMUM ALLOWABLE DENSITY PER GENERAL PLAN: 1 DWELLING UNIT/20 ACRES = 1 DWELLING UNIT
MAXIMUM ALLOWABLE DENSITY PER ZONING CODE: 1 PRIMARY DWELLING UNIT PER LOT, 20-ACRE MINIMUM = 1 DWELLING UNIT
MAXIMUM ALLOWABLE DENSITY UNDER THE HILLSIDE SPECIFIC PLAN (APPLYING SUB-AREA 2 STANDARDS): 2.5 ACRES PER DWELLING UNIT = 7 DWELLING UNITS
PROJECT DENSITY: 12 UNITS/17.55 ACRES = 0.68 DWELLING UNITS PER ACRE OR 1.46 ACRES PER DWELLING UNIT

NOTE: PRIOR TO THE RECORDATION OF A SUBDIVISION MAP, THE APPLICANT/SUBDIVIDOR SHALL PLACE ON A NOTE ON THE MAP, IN A MANNER THAT MEETS THE APPROVAL OF THE TOWN ENGINEER THAT STATES: "THE PRIVATE STREETS, UTILITIES CONSTRUCTED WITHIN THIS MAP SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS."

NOTE: AN APPROVED AMMR/PRC 4290 REQUEST OF EXCEPTION IS INCLUDED AND A MODIFIED SPRINKLER SYSTEM WILL BE INSTALLED FOR LOT 10. 6

FAR Calcs

Lot	Application #	Contour Length	Contour Interval	Gross Area (SF)	Gross Area (Acres)	Average Slope (Existing)	Net Lot Area (SF)[1]	Floor Area Ratio Allowed (%)	Allowable Floor Area (SF)[3]
1	S-24-023	1350.92	1	21659	0.50	6.25	21659	22.3	4900
2	S-24-024	1459.21	1	34485	0.79	4.24	34485.00	-[2]	6000
3	S-24-025	3634.42	1	23931	0.55	15.22	19041.59	23.5	4700
4	S-24-026	3365.22	1	25686	0.59	13.13	21511.51	22.3	4900
5	S-24-027	3014.6	1	36842	0.85	8.20	36842.00	-[2]	6000
6	S-24-028	5081.8	1	33979	0.78	14.98	27194.60	19.6	5500
7	S-24-029	13188.86	1	51367	1.18	25.72	27136.13	19.6	5500
8	S-24-030	72099.37	1	213486	4.90	33.84	85394.42	-[2]	6000
9	S-24-031	15866.56	1	74265	1.70	21.40	48855.33	-[2]	6000
10	S-24-032	70002.83	1	238899	5.48	29.36	100165.39	-[2]	6000
11	S-24-033	392.38	1	4785	0.11	8.21	4785.48	34.5	3800
12	S-24-059	553.35	1	4959	0.11	11.18	4346.12	34.5	3800

[1] Net lot area as adjusted for Slope - see Table 1 of Hillside Development Standards
[2] For lots containing a net lot area of more than 32,000 square feet, the maximum gross floor area shall be 6,000 square feet
[3] Accessory buildings including garages larger than 400 sq. ft. are included in the maximum floor area.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS
110 E. MAIN STREET
LOS GATOS, CA 95030
(408)354-6857

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6	10/24/25	PER CITY COMMENTS
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS

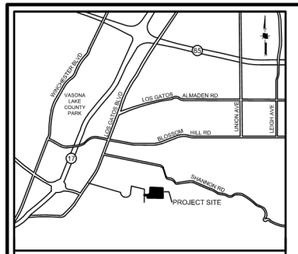
PROJECT NO:	4185.10
CAD DWG FILE:	418510TS.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	AUGUST XX, 2025
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

I:\418510\PLP\PERMIT_SITE\PERMIT\418510TS.DWG
PLOTTED: 10/24/2025 11:28 AM



VICINITY MAP
NOT TO SCALE

NOTE: SEE INDIVIDUAL SITE & ARCHITECTURE REVIEW PACKAGES (S-24-023 THROUGH S-24-033, -059) FOR SITE & BUILDING DETAILS FOR EACH LOT

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- STORMDRAIN CULVERT STRUCTURE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	732.09'	S8°53'22"W
L2	1165.83'	N79°26'52"W
L3	149.91'	N15°25'52"E
L4	52.98'	N53°00'09"W
L5	185.71'	N80°25'52"W
L6	235.64'	S80°25'52"E
L7	7.50'	S3°56'08"E
L8	125.07'	N64°33'20"E
L9	56.06'	N33°34'15"E
L10	93.26'	N17°04'15"E
L11	21.53'	N28°11'49"E
L12	307.67'	N1°23'26"E
L13	921.11'	S77°38'38"E
L14	106.65'	N66°32'45"W
L15	13.09'	N82°19'02"E
L16	12.91'	N29°11'49"E

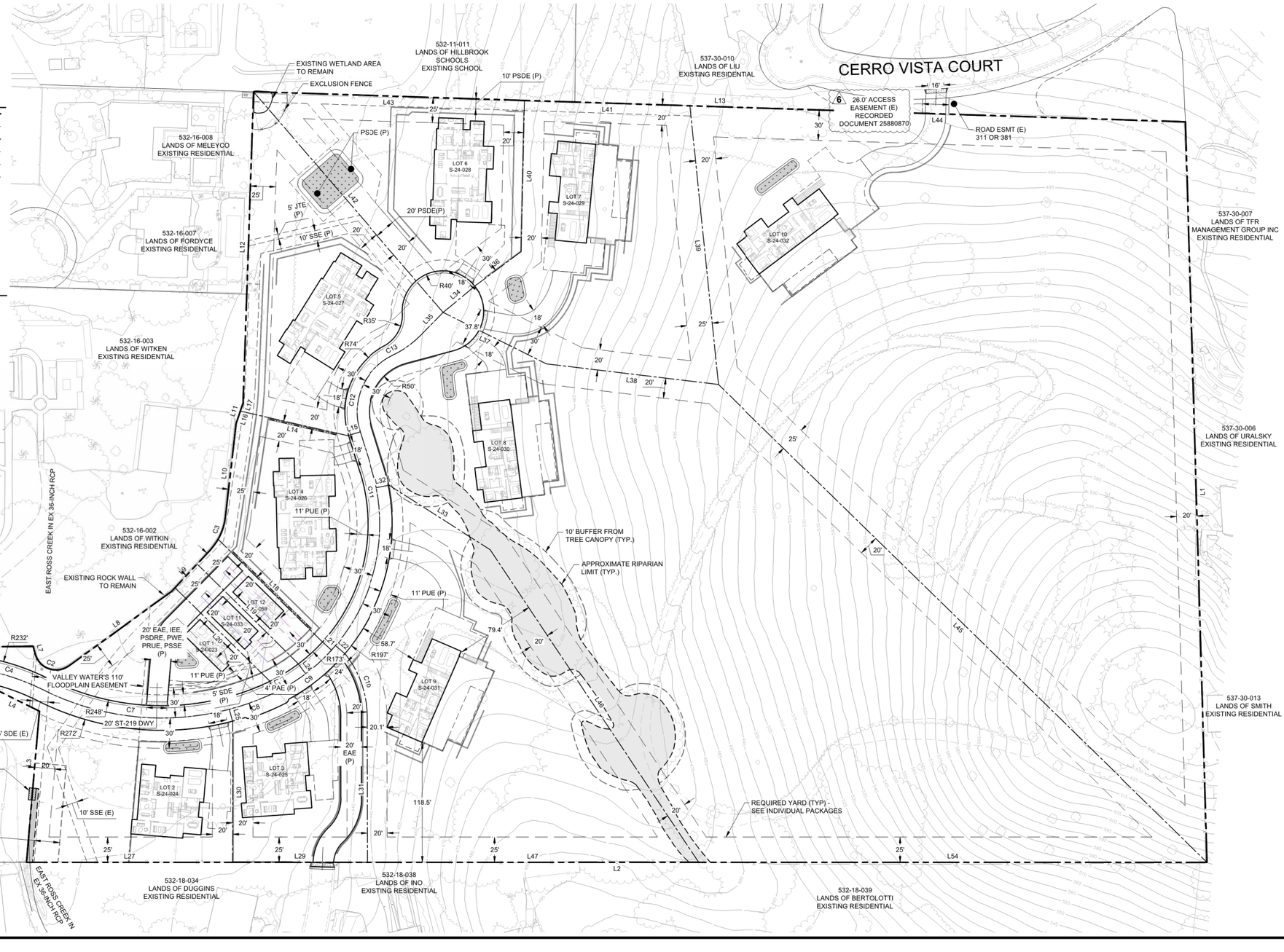
LINE TABLE		
LINE	LENGTH	BEARING
L17	8.62'	N29°11'49"E
L18	143.56'	S34°48'31"E
L19	139.44'	S34°48'31"E
L20	130.71'	S34°48'31"E
L21	13.00'	S33°11'59"E
L22	13.00'	S39°01'24"E
L23	13.00'	S15°30'58"E
L24	13.00'	S26°39'54"E
L25	13.00'	S4°16'45"E
L26	139.49'	N80°28'47"W
L27	203.32'	N79°26'51"W
L29	132.91'	N79°26'53"W
L30	138.72'	S10°34'46"W
L31	144.07'	N10°26'53"E
L32	13.00'	N89°16'51"E
L33	118.33'	S46°50'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	41.41'	S60°48'24"W
L35	31.44'	N65°09'23"E
L36	56.20'	N63°51'54"E
L37	113.81'	N52°38'08"W
L38	170.89'	N72°35'51"W
L39	276.64'	N4°42'35"E
L40	149.44'	S11°46'10"W
L41	163.21'	S77°35'36"E
L42	287.58'	S30°07'48"E
L43	267.79'	S77°35'36"E
L44	490.08'	S77°35'36"E
L45	675.44'	N35°05'14"W
L46	371.18'	S23°05'47"E
L47	327.18'	N79°26'52"W
L54	502.40'	N79°26'52"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.84'	250.00'	9°21'37"
C2	41.60'	21.40'	111°30'30"
C3	36.31'	57.00'	36°30'00"
C4	106.66'	227.62'	27°34'25"
C5	22.38'	250.00'	5°07'42"
C6	19.46'	249.11'	4°14'49"
C7	168.69'	260.00'	41°34'49"
C8	41.13'	260.00'	9°03'46"
C9	82.92'	185.00'	25°40'54"
C10	68.46'	100.00'	38°52'45"
C11	152.07'	185.00'	59°29'33"
C12	89.51'	62.02'	82°41'54"
C13	34.71'	100.00'	19°53'20"

COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 25 50 100
1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6.	10/24/25	PER CITY COMMENTS
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105P.DWG
DESIGNED BY:	RH
DRAWN BY:	MD/AV
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

OVERALL SITE PLAN

2.0

4185\10\PLN\PERMIT_SITE\PERMIT\4185105P.DWG
PLOTTED: 10/22/2025 3:20 PM

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
RIPARIAN AREA	
STORMDRAIN CULVERT STRUCTURE	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

NON-HILLSIDE
± 7.15 ACRES

HILLSIDE
SUB-AREA 2
± 10.40 ACRES

TRACT 7613
LANDS OF HOEPPNER

CL 10' PEDESTRIAN EQUESTRIAN TRAIL EASEMENT (E) 564-M-10

CL 10' PEDESTRIAN EQUESTRIAN TRAIL EASEMENT (E) TRACT 7913

EXISTING WETLAND AREA TO REMAIN

LANDS OF HILLBROOK SCHOOLS

CERRO VISTA COURT

S77°35'36"E 921.11'

ROAD ESMT (E) BOOK 311 OR 381 DOC. 4486734

26' ACCESS EASEMENT (E) DOC 25880870

TRACT 5686
LANDS OF MELEYCO

LANDS OF FORDYCE

N12°28'26"E 307.67'

10' SSE (E) 5050965

LANDS OF WITKIN

N29°11'49"E 21.53'

N17°41'10"E 93.26'

L=36.31'
R=57.00'
Δ=36°30'00"

N53°34'10"E 56.06'

EAST ROSS CREEK IN EX 36-INCH RCP

EXISTING ROCK WALL TO REMAIN

L=41.65'
R=21.40'
Δ=111°30'00"

N64°33'25"E 125.07'

S80°25'52"E 235.64'

S03°56'05"E 7.83'

15' SDE (E) DOC 4395734

EXISTING ±383 SF SHED TO BE DEMOLISHED

L=40.84'
R=250.00'
Δ=9°21'37"

N80°25'52"W 185.71'

N53°00'00"W 52.98'

VALLEY WATER'S 110' FLOODPLAIN EASEMENT DOC 4963963

LANDS OF JEFFREY L DODGE TRUST

N15°25'52"E 149.91'

EXISTING STORMDRAIN CULVERT STRUCTURE

TWIN OAKS DRIVE

10' SSE (E) DOC 5050965

EAST ROSS CREEK IN EX 36-INCH RCP

TRACT 1699
LANDS OF MONTOYA

TRACT 5579
LANDS OF DUGGINS

TRACT 5579
LANDS OF SAYRE

TRACT 5579
LANDS OF BERTOLOTTI

APPROXIMATE EXISTING 10' RIPARIAN SETBACK (TYP)

APPROXIMATE EXISTING RIPARIAN LIMIT (TYP)

N79°26'52"W 1165.83'

TRACT 7613
LANDS OF TFR MANAGEMENT GROUP, INC.

TRACT 7613
LANDS OF WU

LANDS OF BREWICK

S08°53'22"W 732.09'

0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6	10/24/25	PER CITY COMMENTS
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 50'

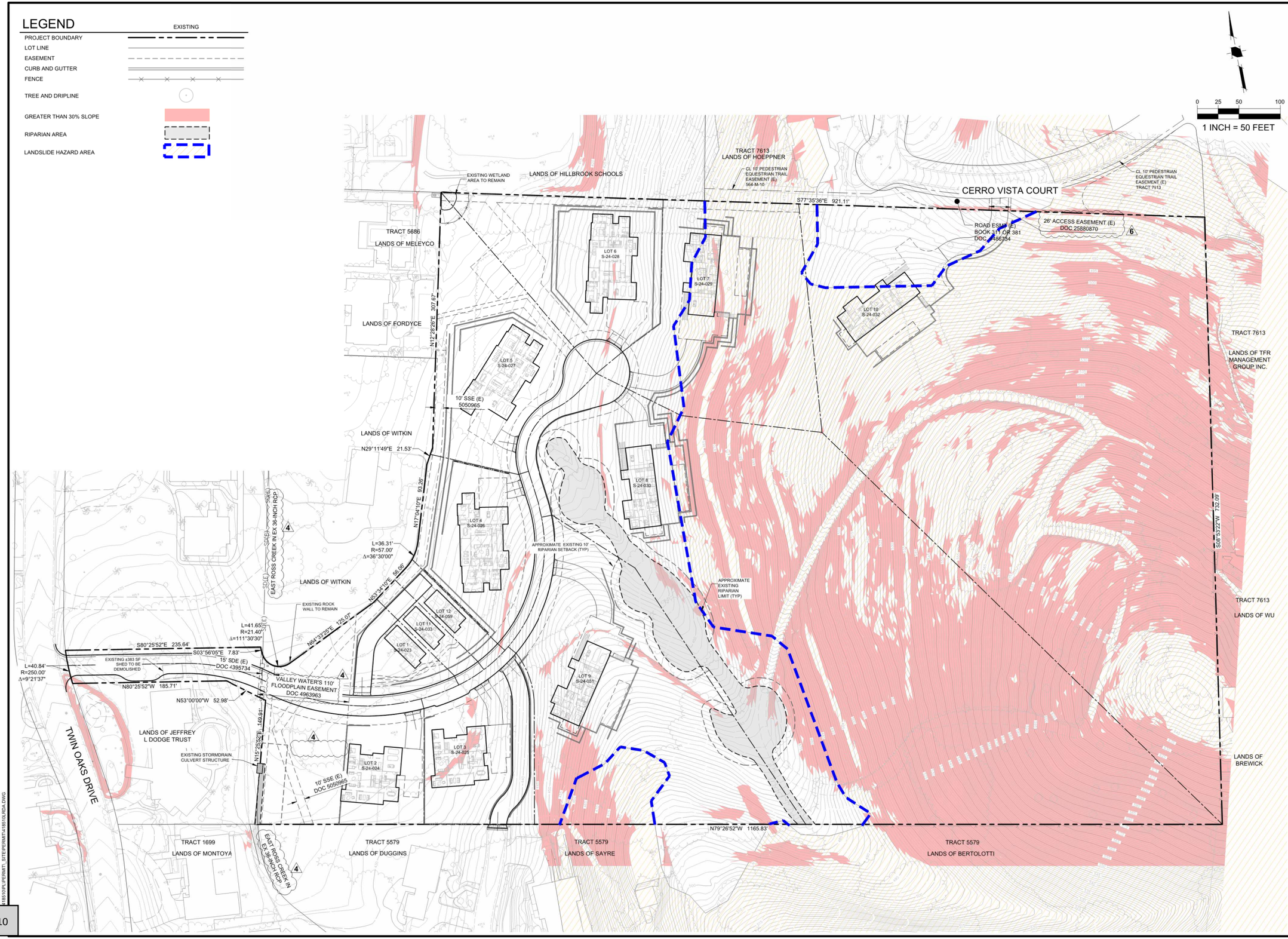
© HMH

EXISTING CONDITIONS

2.2

PLOTTED: 10/23/2025 3:09 PM
418510/PLI/PERMIT_SITEPERMIT\418510EX.DWG

ITEM NO. 1.



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
6	10/24/25	PER CITY COMMENTS
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510LRDA.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 50'

© HMH

LRDA

2.3

418510\PL\PERMIT_SITE\PERMIT\418510LRDA.DWG

PLOTTED: 10/23/2025 3:18 PM

LEGEND

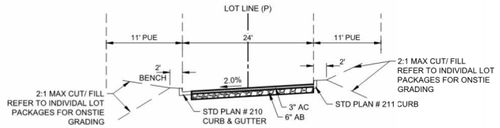
- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- LIMIT OF CUT VS FILL
- CURB AND GUTTER
- STORM DRAIN PIPE — SD — SD — SD
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING) — SD(E) — SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

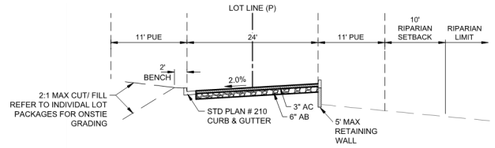
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FS	FINISHED SURFACE
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL

0 25 50 100

1 INCH = 50 FEET



A TYPICAL STREET 'A' SECTION
NTS



B SECTION
NTS

GRADING NOTES:

1. REFER TO INDIVIDUAL LOT PACKAGE FOR GRADING AND RETAINING WALL DETAILS NOT SHOWN ON THIS SET.

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	IMPORT	EXPORT
PRIVATE ROAD	1183	1718	7.9	8	535	0
LOT 1	11	585	-	-	573	0
LOT 2	1	1085	-	-	1084	0
LOT 3	152	2554	-	-	2418	16
LOT 4	39	6043	-	-	6005	12
LOT 5	68	8608	-	-	8541	0
LOT 6	1014	2265	-	-	1520	269
LOT 7	3528	48	-	-	0	3479
LOT 8	2511	25	-	-	0	2485
LOT 9	2919	151	-	-	0	2767
LOT 10	1963	126	-	-	0	1837
LOT 11	45	282	-	-	243	6
LOT 12	106	261	-	-	163	7
TOTAL	13540	23751	-	-	21082	10878

NOTE: TOTAL AREA OF DISTURBANCE = 234,538 SF

CERRA VISTA COURT

EAST ROSS CREEK IN EX 36-INCH RCP

TWIN OAKS DRIVE

LOT 1. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-023

LOT 2. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-024

LOT 3. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-025

LOT 4. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-026

LOT 5. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-027

LOT 6. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-028

LOT 7. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-029

LOT 8. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-030

LOT 9. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-031

LOT 10. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-032

LOT 12. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-059

LOT 11. REFER TO ARCHITECTURE AND SITE REVIEW PACKAGE PERMIT S-24-033

PROPOSED HYDROMODIFICATION/ BIORETENTION BASIN,TYP

LIMIT OF GRADING

LIMIT OF CUT VS FILL

5' MAX HEIGHT WALLS

5' WALL

PROPERTY LINE (E)

EX ROAD ESMT

PROPOSED FACE OF CURB

CL 10' PEDESTRIAN EQUESTRIAN TRAIL EASEMENT (E)

FUTURE CERRO VISTA COURT STREET WIDENING TO PROVIDE ACCESS TO LOT 10. WIDENING SHOWN FOR REFERENCE ONLY. WIDENING PER SEPARATE PERMIT

EX 27"SD

EX 36"SD

EX 38"SD

10' PSDE (P)

11' PUE (P)

10' SSE (E)

15' SDE (E)

20' EAE (P)

VALLEY WATER'S 110' FLOODPLAIN EASEMENT

EX STORMDRAIN CULVERT STRUCTURE

CONFORM TO EX CURB

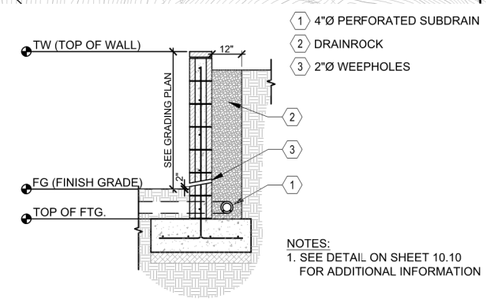
HP 425.2

LP 421.2

APPROXIMATE RIPARIAN LIMIT

10' BUFFER FROM TREE CANOPY

EX ROCK WALL TO REMAIN



TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

PLOTTED: 10/20/2025 3:15 PM
418510\PLI\PERMIT_SITE\PERMIT\418510GP.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA

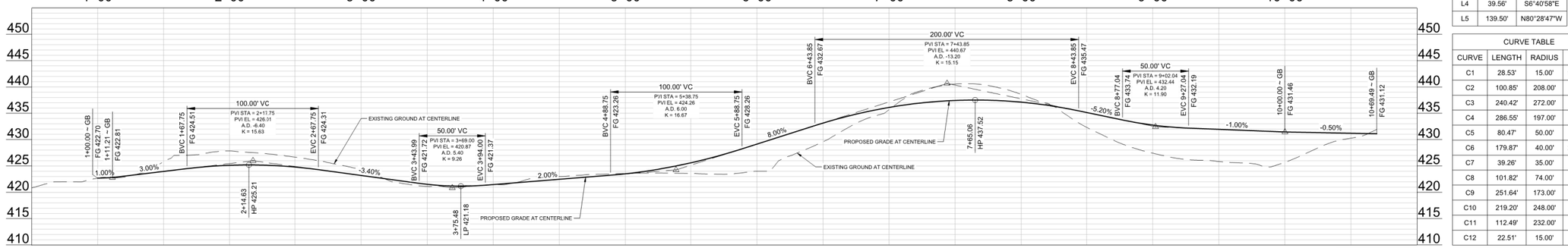
ABBREVIATIONS

A.D.	ALGEBRAIC DIFFERENCE
BVC	BEGIN VERTICAL CURVE
EG	EXISTING GROUND
EL	ELEVATION
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX/(E)	EXISTING
FG	FINISHED GROUND ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
K	KAPPA VALUE
LP	LOW POINT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STA	STATION
TYP	TYPICAL
VC	VERTICAL CURVE



LINE TABLE		
LINE	LENGTH	BEARING
L1	127.82'	S80°28'47"E
L2	39.56'	N6°40'58"W
L3	48.05'	N85°31'52"E
L4	39.56'	S6°40'58"E
L5	139.50'	N80°28'47"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	28.53'	15.00'	108°59'29"
C2	100.85'	208.00'	27°46'51"
C3	240.42'	272.00'	50°38'35"
C4	286.55'	197.00'	83°20'27"
C5	80.47'	50.00'	92°12'50"
C6	179.87'	40.00'	257°38'53"
C7	39.26'	35.00'	64°16'25"
C8	101.82'	74.00'	78°50'22"
C9	251.64'	173.00'	83°20'27"
C10	219.20'	248.00'	50°38'35"
C11	112.49'	232.00'	27°46'51"
C12	22.51'	15.00'	85°58'46"



SCALE HOR: 1"=40' / VER: 1"=10'

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS
1	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510PP.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

STREET "A" PLAN AND PROFILE

3.1

PLOTTED: 10/20/2025 3:18 PM
418510/PLI/PERMIT/418510PP.DWG

ABBREVIATIONS

CI	CURB INLET
CL	CENTERLINE
ESMT	EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

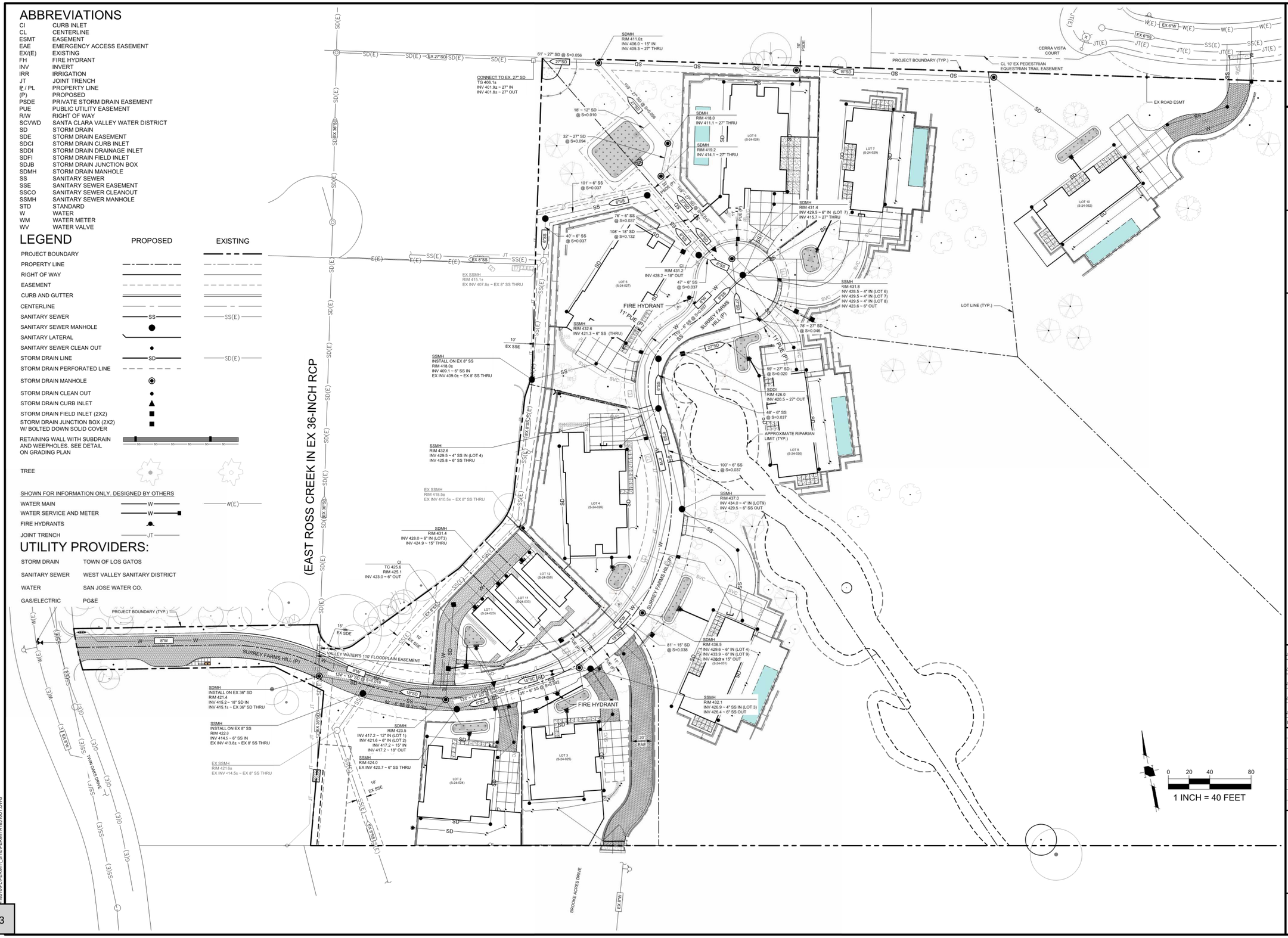
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

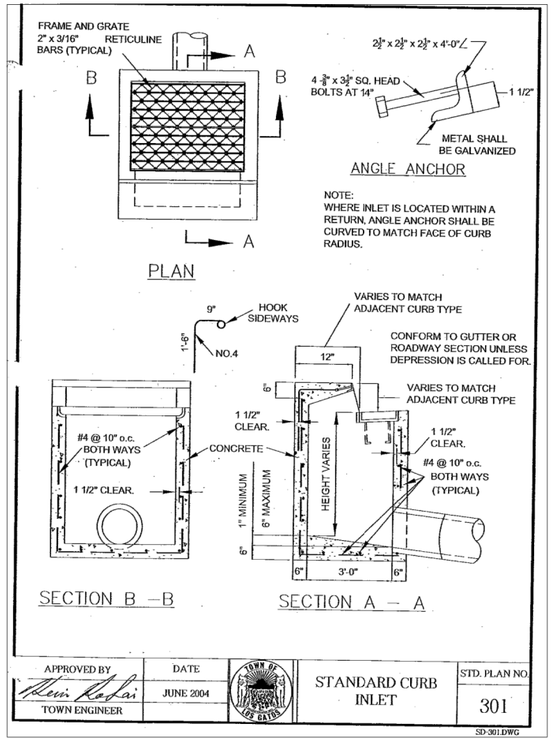
PROJECT NO:	4185.10
CAD DWG FILE:	418510UT.DWG
DESIGNED BY:	MD/NW
DRAWN BY:	MD/NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 40'

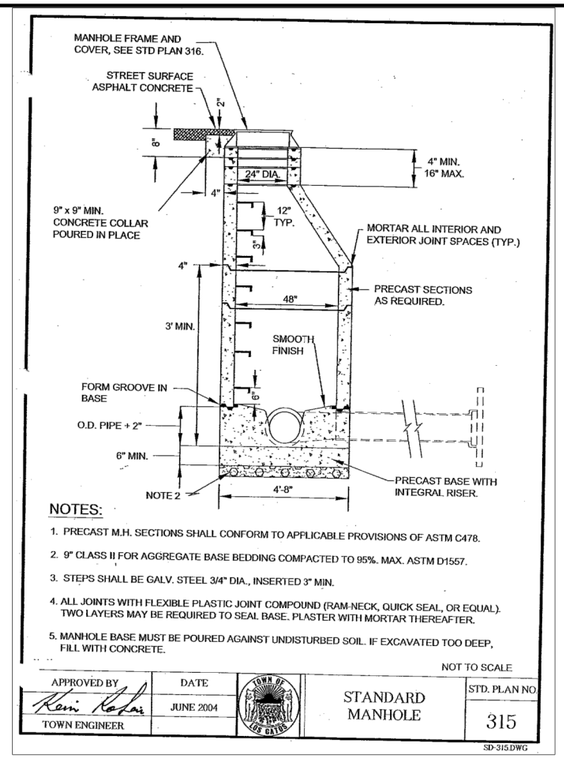
© HMH

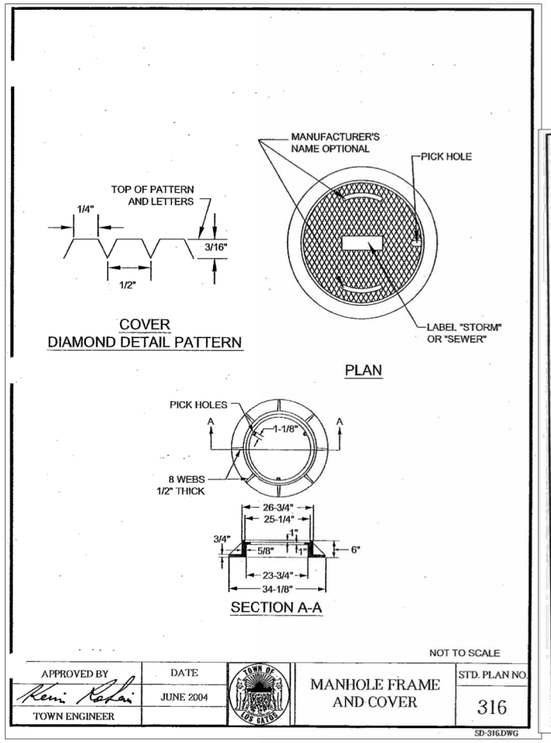
UTILITY PLAN

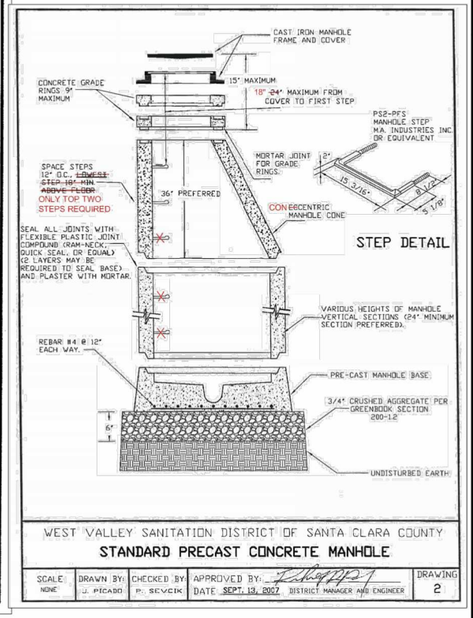
4.0

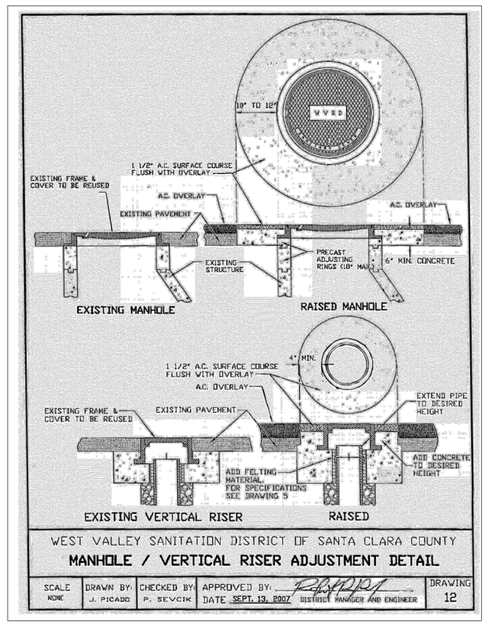
P:\418510\PLI\PERMIT_SITE\PERMIT\418510UT.DWG
PLOTTED: 10/20/2025 3:20 PM

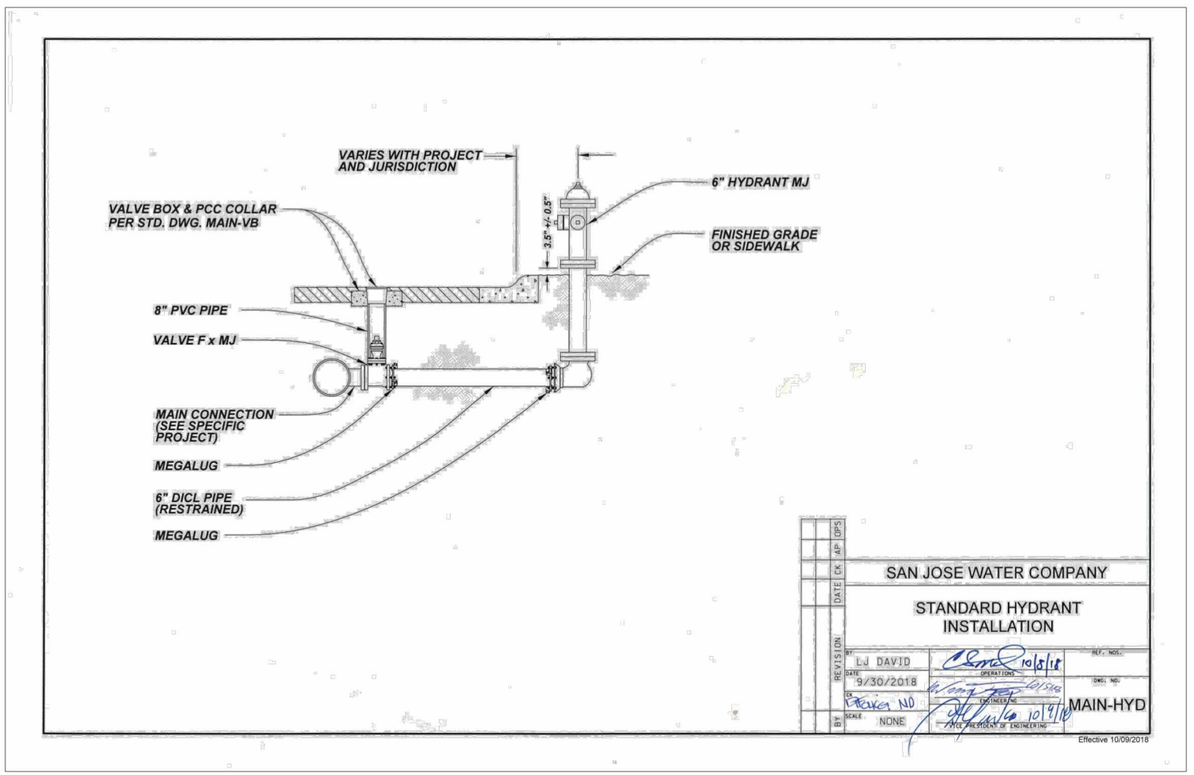












HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT.DWG
DESIGNED BY:	MD/NW
DRAWN BY:	MD/NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 40'

© HMH

UTILITY DETAILS

4.1

418510\PLP\PERMIT\ SITEPERMIT\418510UT.DWG
PLOTTED: 10/20/2025 3:21 PM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[3] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

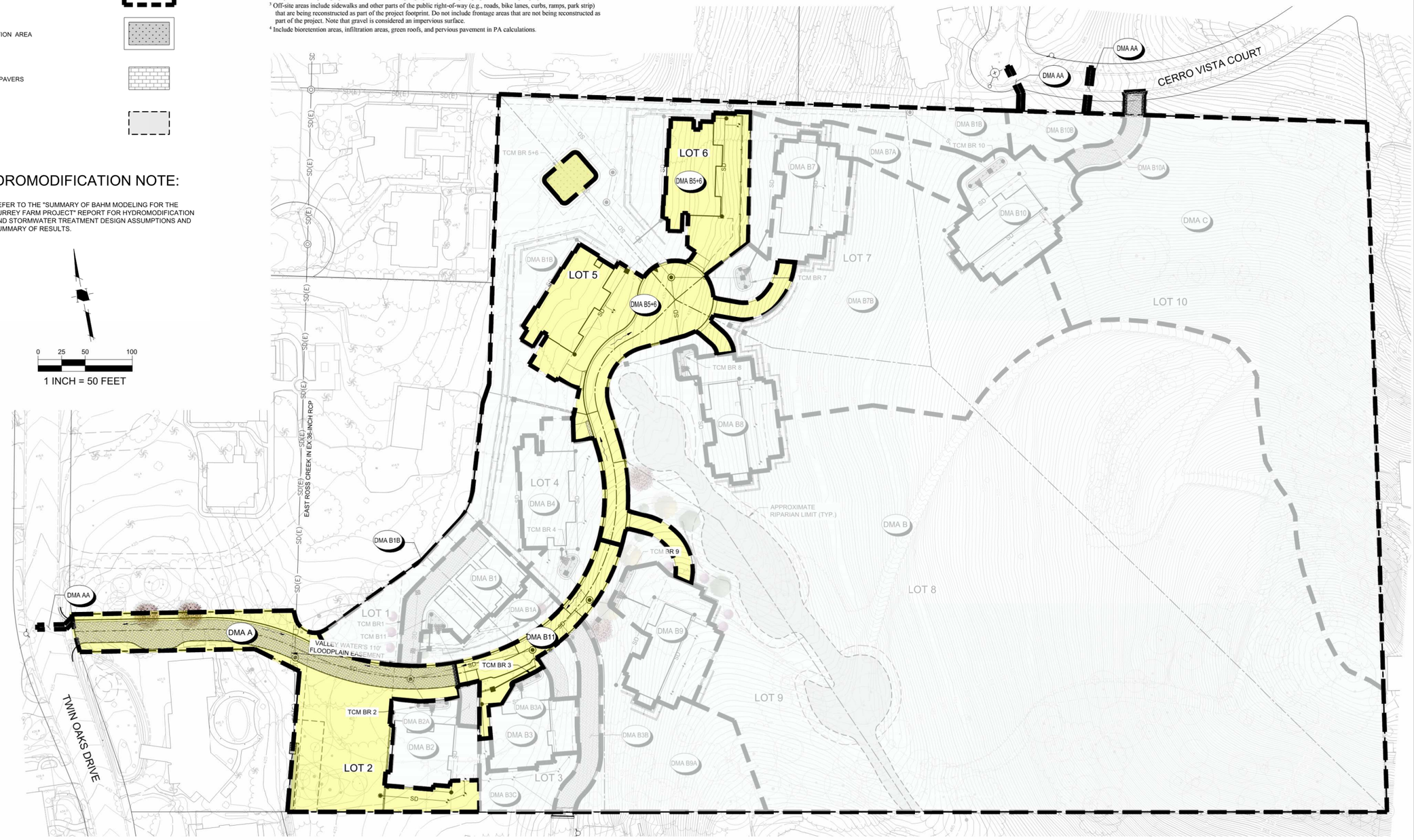
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6.	10/24/25	PER CITY COMMENTS
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 50'
© HMH	

STORMWATER CONTROL PLAN

5.0

PLOTTED: 10/24/2025 11:42 AM
I:\4185\10\PLUPERMIT_SITEPERMIT\4185105W.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

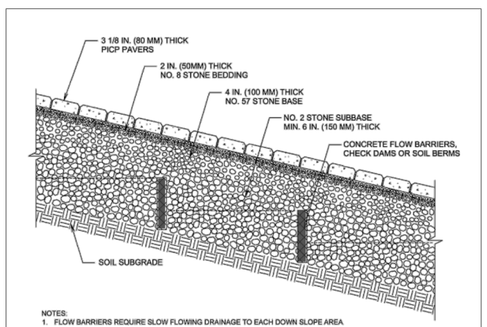
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

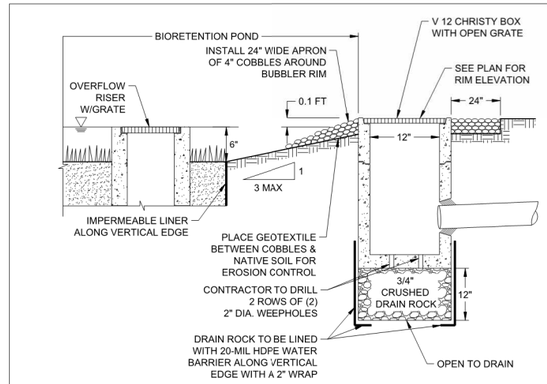
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

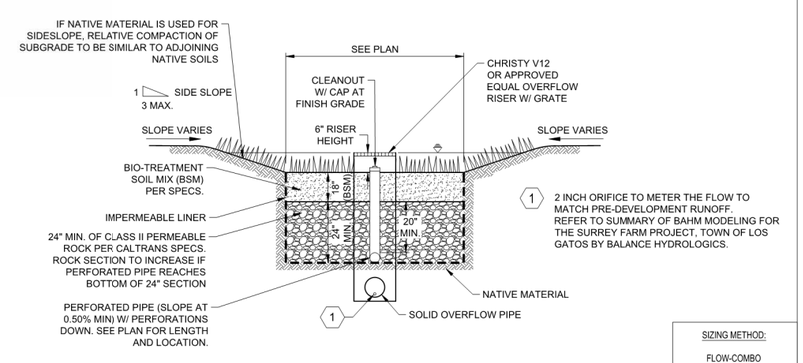
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



3 PERVIOUS PAVEMENT ON SLOPED SUBGRADE (SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

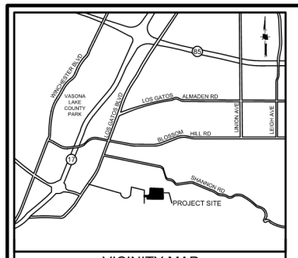
PROJECT NO:	4185.10
CAD DWG FILE:	4185105W.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 10/20/2025 3:25 PM

4185105W.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

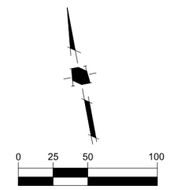
LEGEND

STANDARD INLET PROTECTION

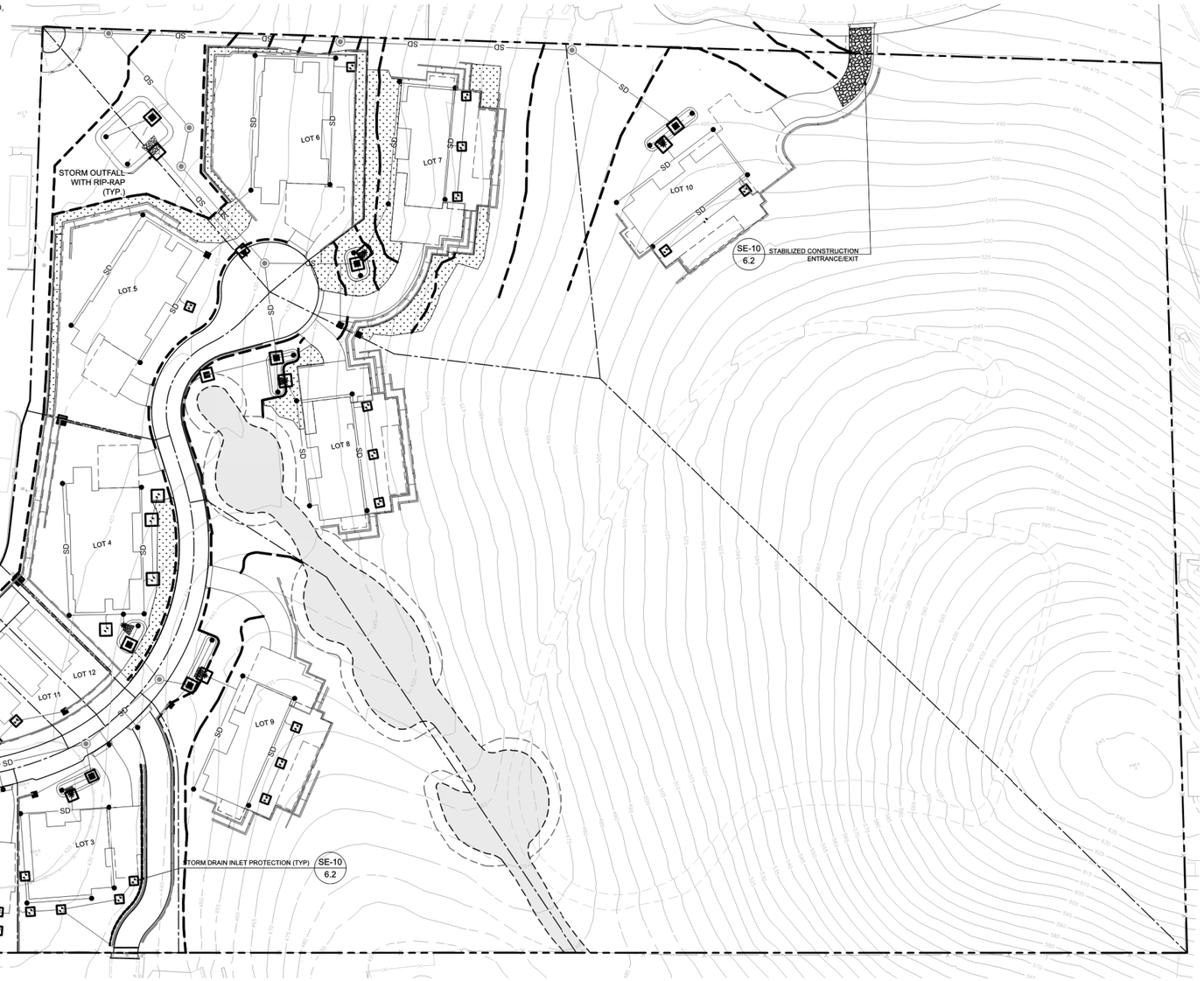
FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS
1	10/07/24	PER CITY COMMENTS

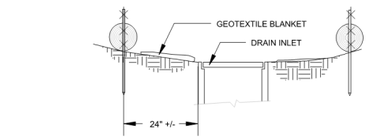
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	1" = 50'

© HMH

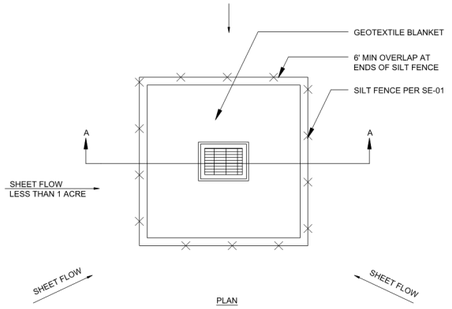
EROSION CONTROL PLAN

6.0

418510\PLI\PERMIT_SITE\PERMIT\418510EC.DWG
PLOTTED: 10/20/2025 3:29 PM



SECTION A-A

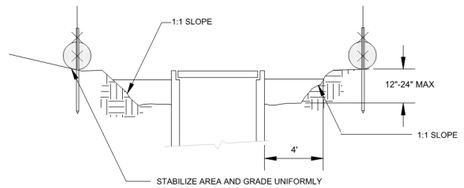


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

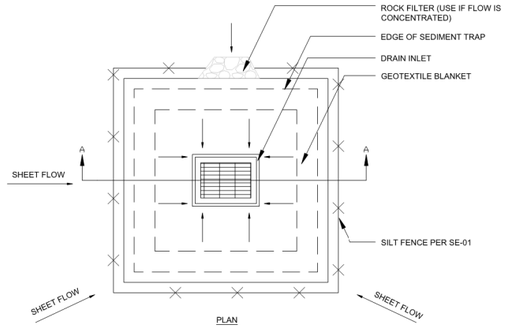
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

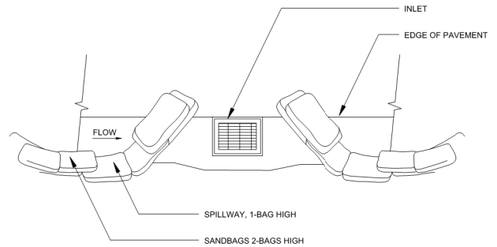


PLAN

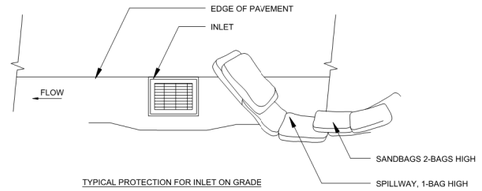
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

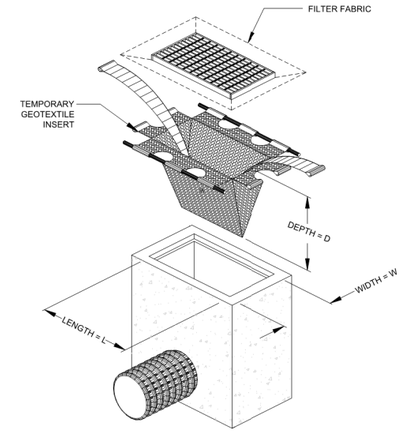


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

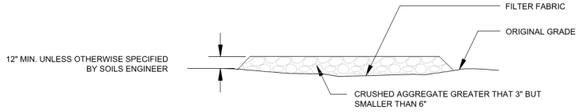
N.T.S.



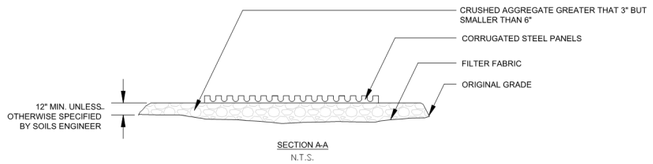
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

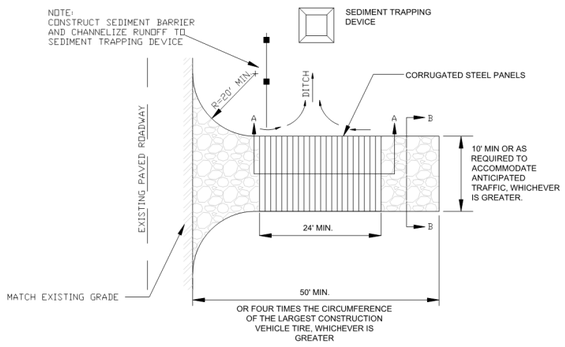
N.T.S.



SECTION B-B
N.T.S.

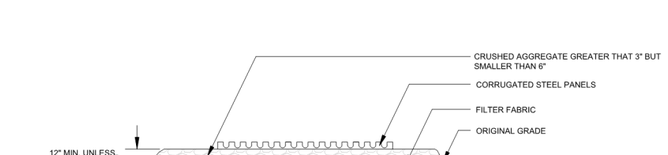


SECTION A-A
N.T.S.

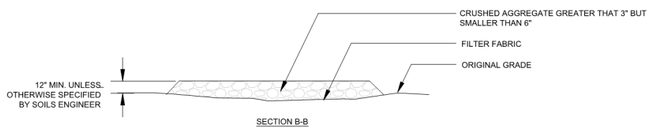


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

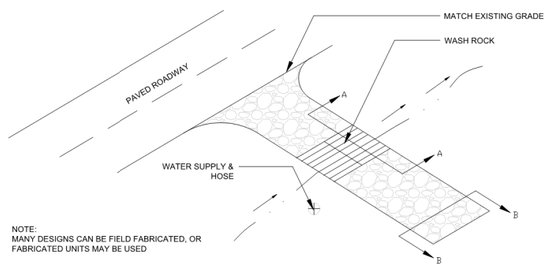
N.T.S.



SECTION A-A
N.T.S.



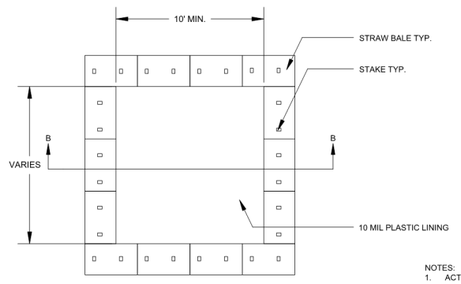
SECTION B-B
N.T.S.



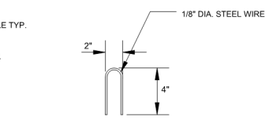
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

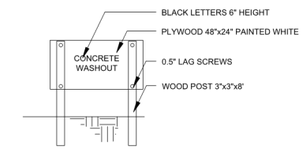


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

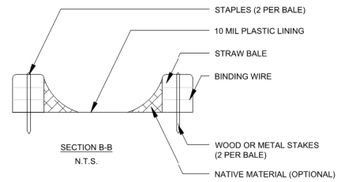


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

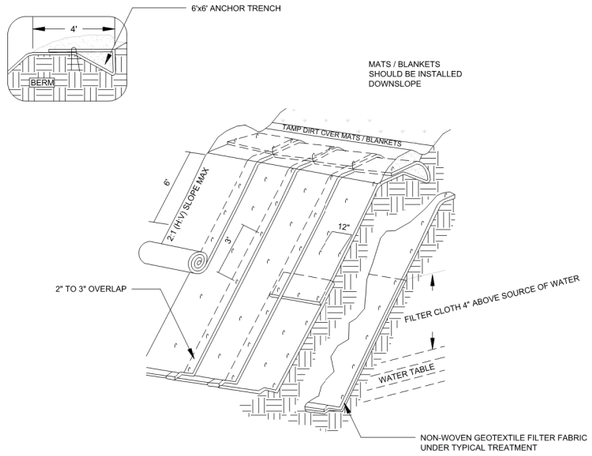
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.DWG
DESIGNED BY:	XX
DRAWN BY:	JZ/MG
CHECKED BY:	XX
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

EROSION CONTROL DETAILS

6.1

PLOTTED: 10/20/2025 3:29 PM
I:\418510\PLIPERMIT_SITEPERMIT\418510EC.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

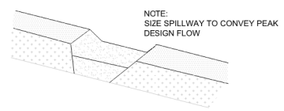
N.T.S.

NOTES:

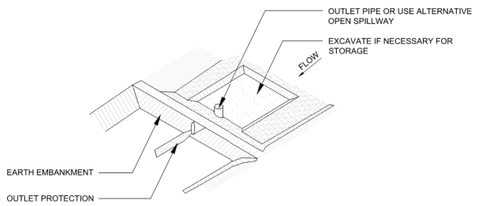
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

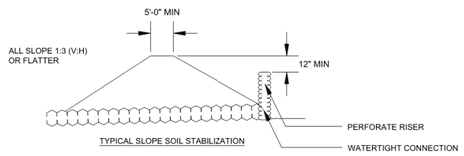
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



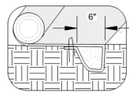
TYPICAL OPEN SPILLWAY





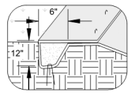
SE-3 SEDIMENT TRAP

N.T.S.



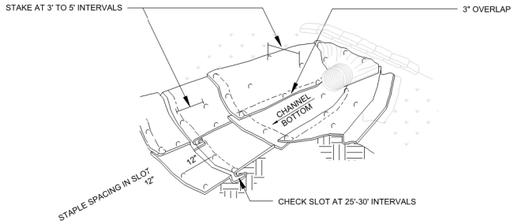
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



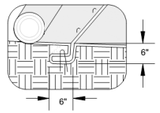
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



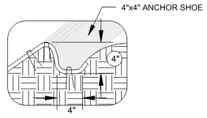
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

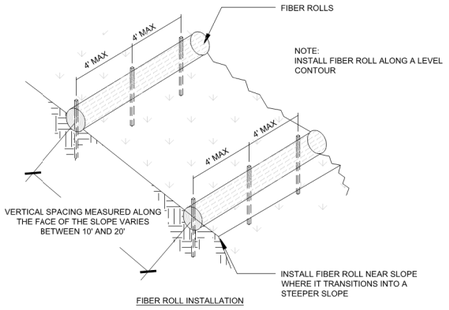
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

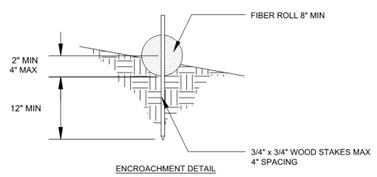
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

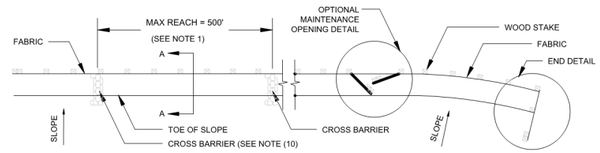


ENCROACHMENT DETAIL

N.T.S.

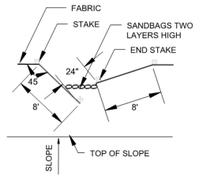
SE-5 FIBER ROLLS

N.T.S.

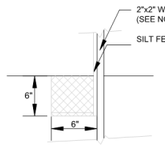


SILT FENCE PLAN

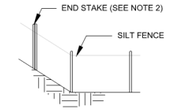
N.T.S.



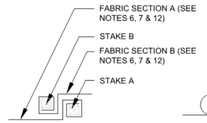
OPTIONAL MAINTENANCE OPENING DETAIL



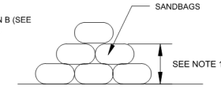
DETAIL A



END DETAIL

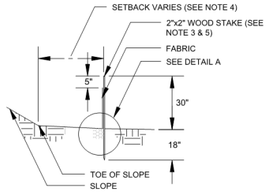


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

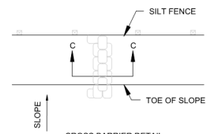
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS
1	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.DWG
DESIGNED BY:	XX
DRAWN BY:	JZ/XX
CHECKED BY:	XX
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

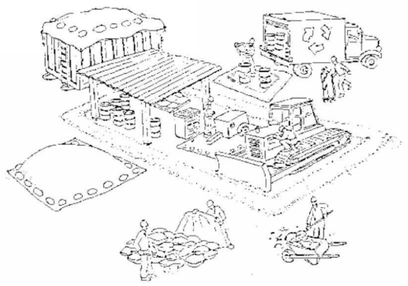
EROSION CONTROL DETAILS

6.2

PLOTTED: 10/20/2025 3:29 PM

I:\4185\10\PLNPERMIT_SITEPERMIT\4185106EC.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

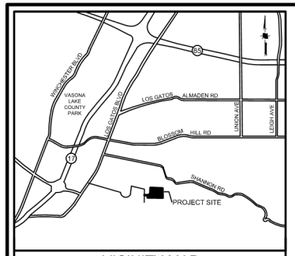
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

BASMAA

6.3

418510\PLP\ERMIT_SITE\PERMIT\418510EC.DWG
PLOTTED: 10/20/2025 3:30 PM



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOT 11 & 12: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

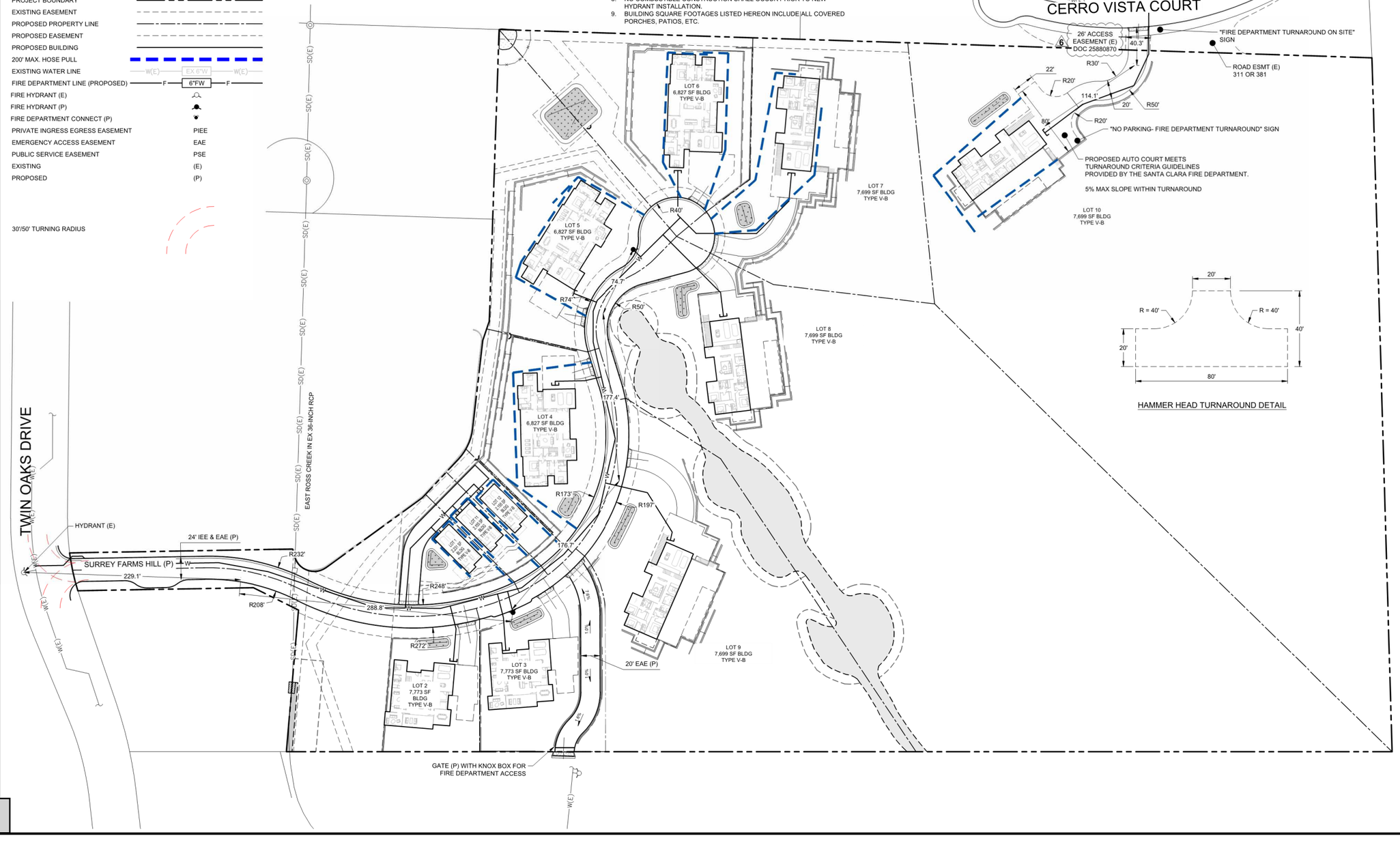
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.
9. BUILDING SQUARE FOOTAGES LISTED HEREON INCLUDE ALL COVERED PORCHES, PATIOS, ETC.

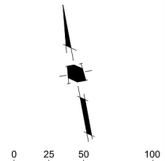
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



HAMMER HEAD TURNAROUND DETAIL



1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6.	10/24/25	PER CITY COMMENTS
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS

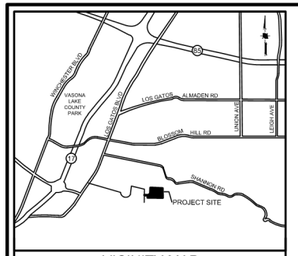
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

P:\4185\10\PLUPERMIT_SITEPERMIT\418510FA.DWG
PLOTTED: 10/23/2025 5:15 PM



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

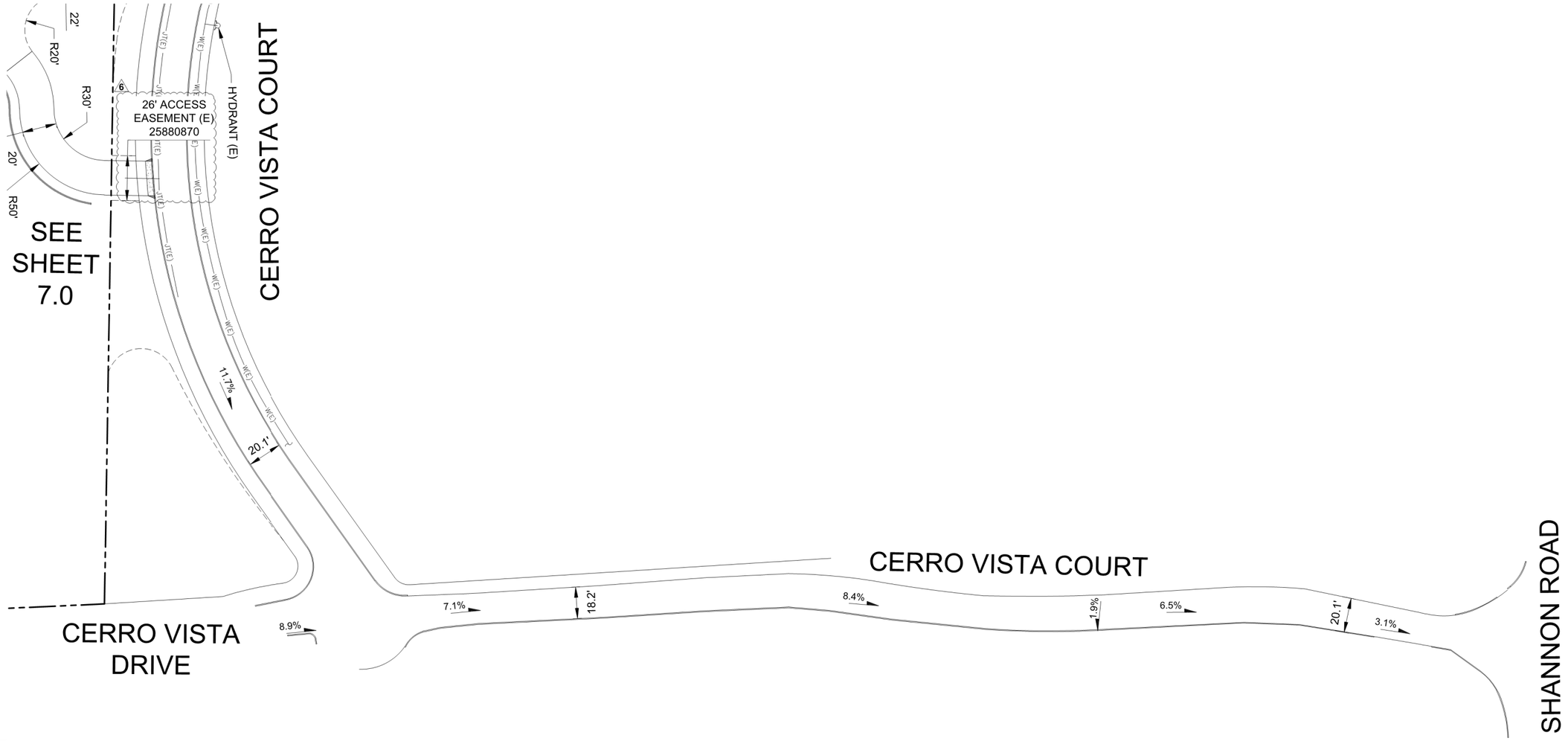
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
6	10/24/25	PER CITY COMMENTS
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

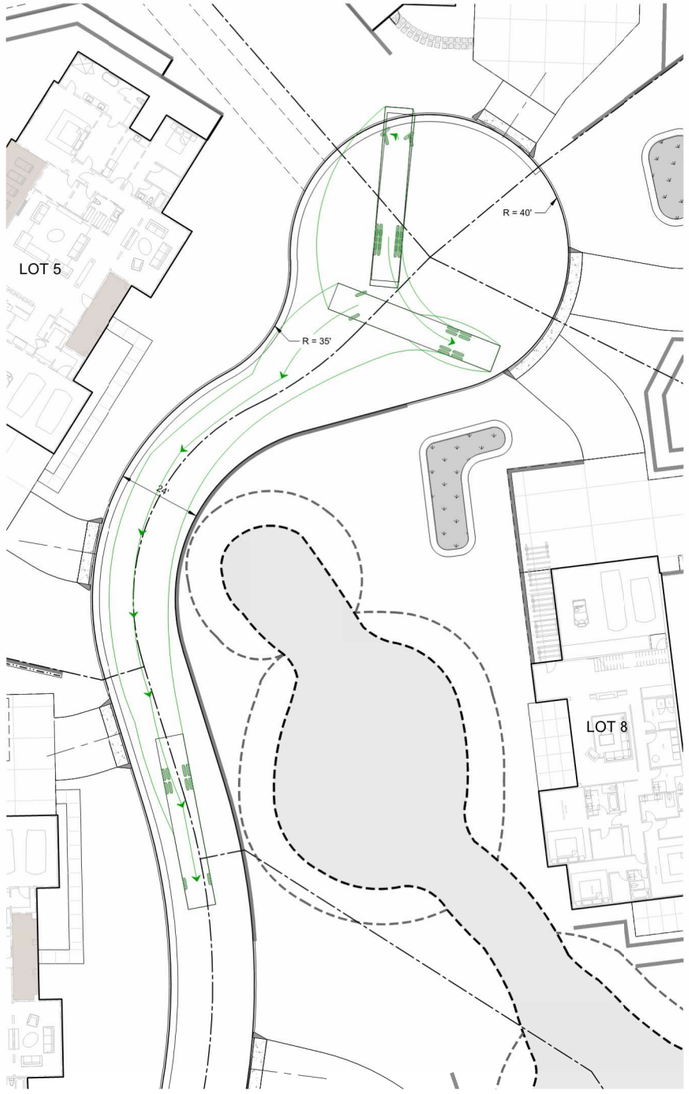
FIRE ACCESS PLAN

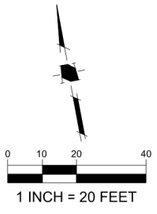
7.1

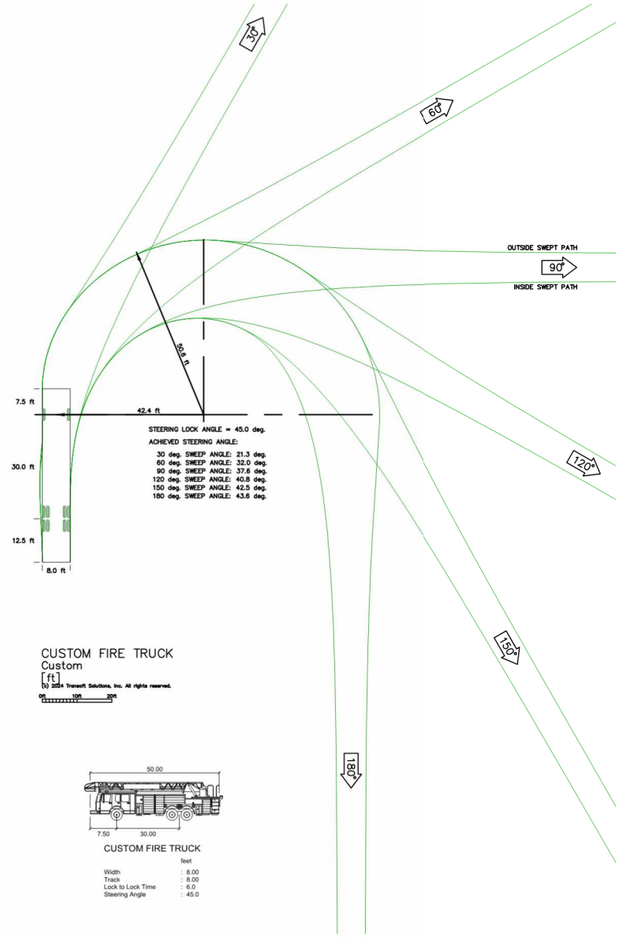
PLOTTED: 10/23/2025 5:14 PM
I:\4185\10\PLUPERMIT_SITE\PERMIT\418510FA.DWG







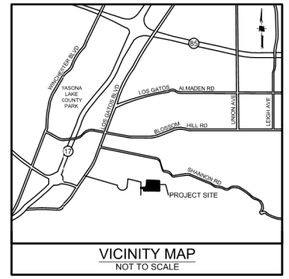




CUSTOM FIRE TRUCK
Custom
[ft]
(c) 2024 Transoft Solutions, Inc. All rights reserved.
0ft 10ft 20ft

CUSTOM FIRE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS
1.	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN
© HMH	

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 10/22/2025 3:26 PM

I:\4185\10\PLI\PERMIT_SITEPERMIT\4185\10FA.DWG

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. 25 3804
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
Request for exception to State Minimum Fire Safe Regulations for a new 7,699 SF two-story single family dwelling (Lot 10) as part of a 12 lots subdivision development.

Plan Status:
The Exception Request, per 14 CCR § 1270.06 is **APPROVED**.
Discussion:
This alternate proposes to mitigate deficiencies of required 20 feet roadway width per California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01. and CFC Section 503. A 10 feet in length segment of roadway on Cerro Vista Dr that is less than the required 20 feet.

In order to mitigate the this noncompliant roadway width, the applicant proposes the following:
-Upgraded sprinkler system with additional heads in closets, bathrooms, attic and covered porch for the 7,699 SF SF house.
-4 heads hydraulic calculation sprinkler system will be provided.

Plan Review Comments:
-Make a note on building permit set coversheet that an approved AMMR/PRC 4290 request of exception is included and modified sprinkler system will be installed.
-A copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval
-A copy of this comment letter shall be made part of the building permit drawing set.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	☐	☐	☐	☐	☐			Dodge Family - Pennant Properties	10/16/2025	1 OF 1

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
			Residential Development	Exception Request - PRC-4290

NAME OF PROJECT	LOCATION
SFR	178 Twin Oaks Way Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
			Ip, Kenny

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: PLEASE SEE ATTACHED LETTER
2. Strength:
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof:

Applicant Signature: Date: 15 AUG 2025

****

The above application has been reviewed and has been:

☒ **ACCEPTED** ☐ **REJECTED**

Signature:
Fire Official: CRAIG FOX 2162 (FOR AC ESTRADA) Date: 10/16/25
Building Official: Date:

DropBox/FirePrevention/Administrative/applications/bh/06.23.2025

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 178 Twin Oaks Way
Project City: Los Gatos **Building Permit #** 25 1961

Applicant's Name: Dodge Family c/o Jim Foley/Pennant Properties
Applicant's Address: 223 W Main St Los Gatos CA 95030 Suite:
Phone Number: (408) 813-7490 Email: jimfoley@pennantproperties.com

The applicant hereby requests the following:

☒ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Others:

Specific section(s) of the code involved: (California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1 & 2, § 1273.01, CFC Sec 503, PRC 4290)

Brief description of the request: Mitigate for a small section of roadway less than 20' wide to a new lot and potential dwelling.

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS
1	10/07/24	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RM
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

FIRE AMMR

7.3

PLOTTED: 10/23/2025 3:31 PM
418510/PLI/PERMIT_SITE\PERMIT\418510FA.DWG

GENERAL NOTES

PROJECT NAME:	SURREY FARMS
OWNER:	SURREY FARMS GROUP LLC WALKER-ROBERT LLC TWIN OAKS HIKE LLC PO BOX 2029 RANCHO SANTA FE, CA 92067
SUBDIVIDER:	SAME AS THE OWNER
ENGINEER:	HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131 ZEF JIMENEZ, RCE #72155
STREET LOCATION:	178 TWIN OAKS DRIVE
EXISTING ZONING:	RESOURCE CONSERVATION (RC)
EXISTING GP DESIGNATION:	AGRICULTURE
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
WATER SUPPLY:	SAN JOSE WATER COMPANY
SEWAGE DISPOSAL:	TOWN OF LOS GATOS
ASSESSOR'S PARCEL #(S):	532-16-006
STREET TREES:	SHALL CONFORM TO TOWN OF LCS GATOS STANDARDS
TOTAL SITE AREA:	±17.55 ACRES
PUBLIC STREET DEDICATION:	±0.00 ACRES
NET SITE AREA:	±17.55 NET ACRES
PROPOSED LOTS:	12 BUILDING LOTS
TOTAL UNITS:	12 UNITS
FLOOD ZONE:	ZONE X
TITLE REPORT	THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN, ORDER NUMBER NCS-1202289-SC DATED MAY 15, 2024

- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE TOWN OF LOS GATOS.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY CARTWRIGHT AERIAL SURVEYS, DATED SEPTEMBER 22, 2010.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- ALL EXISTING BUILDINGS WILL BE REMOVED, PRIOR TO SUBDIVISION OF PROPERTY.

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASMENT (PROPOSED)	
YARD (REQUIRED)*	

*NOTE: YARDS FOR THE RC ZONING DISTRICT HAVE BEEN SHOWN, HOWEVER SOME LOTS WILL BE UTILIZING WAIVERS FROM THOSE REQUIREMENTS

ABBREVIATIONS

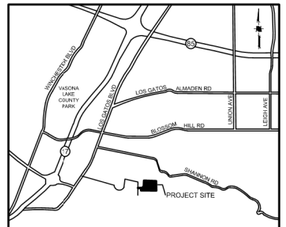
(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
JTE	JOINT TRENCH EASEMENT

Slope Density

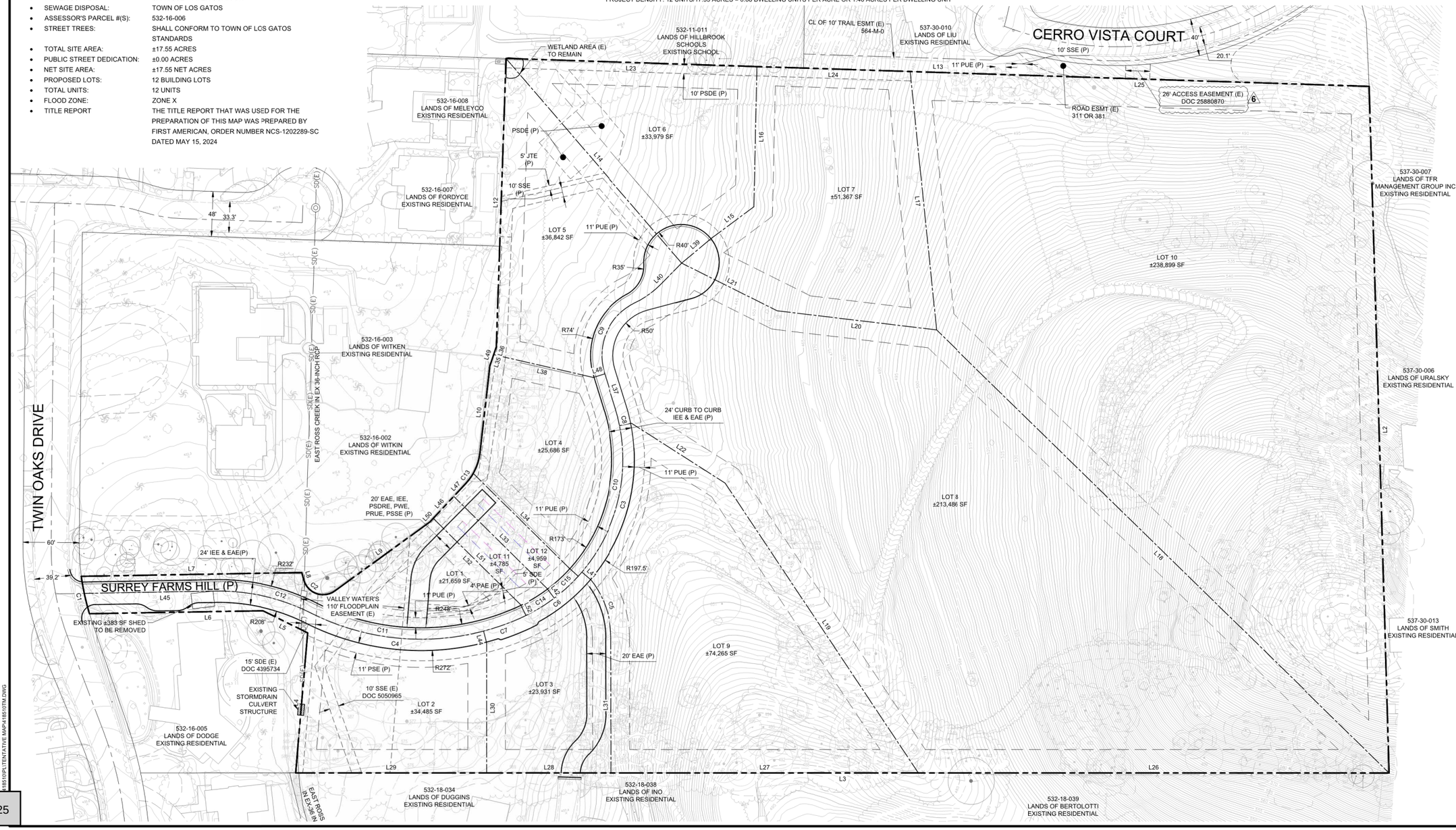
	Existing Contour Length	Interval	Area (SF)	Area (Acres)	Average Slope (Existing)	Subdivision minimum land area:
Overall site	190009.52	1	764365.63	17.55	24.91	1.66

MAXIMUM ALLOWABLE DENSITY PER GENERAL PLAN: 1 DWELLING UNIT/20 ACRES = 1 DWELLING UNIT
MAXIMUM ALLOWABLE DENSITY PER ZONING CODE: 1 PRIMARY DWELLING UNIT PER LOT, 20-ACRE MINIMUM = 1 DWELLING UNIT
MAXIMUM ALLOWABLE DENSITY UNDER THE HILLSIDE SPECIFIC PLAN (APPLYING SUB-AREA 2 STANDARDS): 2.5 ACRES PER DWELLING UNIT = 7 DWELLING UNITS
PROJECT DENSITY: 12 UNITS/17.55 ACRES = 0.68 DWELLING UNITS PER ACRE OR 1.46 ACRES PER DWELLING UNIT

0 25 50 100
1 INCH = 50 FEET



VICINITY MAP
NOT TO SCALE



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
178 TWIN OAKS DRIVE
DEVELOPMENT REVIEW & TENTATIVE MAP
M-24-013

NO	DATE	DESCRIPTION
6.	10/24/25	PER CITY COMMENTS
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN
© HMH	

VESTING TENTATIVE MAP

TM-1

PLOTTED: 10/23/2025 3:38 PM
418510\PLITENTATIVE MAP\418510TM.DWG

LINE TABLE		
LINE	LENGTH	BEARING
L2	732.09'	S8°53'22"W
L3	1165.83'	N79°26'52"W
L4	149.91'	N15°25'52"E
L5	52.98'	N53°00'00"W
L6	185.71'	N80°25'52"W
L7	235.64'	S80°25'52"E
L8	7.83'	S3°56'05"E
L9	125.07'	N64°33'25"E
L10	93.26'	N17°04'10"E
L12	307.67'	N12°28'26"E
L13	921.11'	S77°35'36"E
L14	287.58'	S30°07'48"E
L15	56.25'	N63°51'54"E
L16	149.44'	S11°48'10"W
L17	276.84'	N4°42'35"E
L18	675.44'	N35°05'14"W
L19	371.18'	S23°05'47"E
L20	170.88'	N72°35'51"W
L21	113.81'	S52°56'08"E
L22	118.33'	S46°50'36"E
L23	267.79'	S77°35'36"E
L24	163.21'	S77°35'36"E
L25	490.08'	S77°35'36"E
L26	502.40'	N79°26'52"W
L27	327.18'	N79°26'37"W

LINE TABLE		
LINE	LENGTH	BEARING
L28	132.91'	N79°27'30"W
L29	203.33'	N79°26'51"W
L30	138.72'	S10°34'40"W
L31	144.04'	N10°26'53"E
L32	130.59'	S34°48'31"E
L33	139.44'	S34°48'31"E
L34	143.56'	S34°48'31"E
L35	12.91'	N29°11'49"E
L36	8.62'	N29°11'49"E
L37	38.39'	S6°40'58"E
L38	108.65'	N66°32'45"W
L39	40.41'	N60°46'24"E
L40	31.44'	N55°03'27"E
L41	13.00'	N39°01'24"W
L42	13.00'	S26°30'34"E
L43	13.11'	S15°40'52"E
L44	13.00'	N4°16'45"W
L45	139.48'	S80°28'47"E
L46	32.01'	N53°37'12"E
L47	18.93'	N53°29'02"E
L48	13.00'	N83°19'02"E
L49	21.53'	N29°11'49"E
L50	5.12'	N53°34'10"E
L51	130.71'	S34°48'31"E
L52	13.00'	S15°30'58"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.84'	250.00'	9°21'37"
C2	41.65'	21.40'	111°30'30"
C3	166.92'	185.00'	51°41'44"
C4	188.69'	260.00'	41°34'49"
C5	66.40'	100.00'	38°02'45"
C6	82.92'	184.89'	25°41'48"
C7	41.13'	260.00'	9°03'46"
C8	19.26'	185.00'	5°57'49"
C9	89.51'	62.02'	82°41'08"
C10	192.07'	185.00'	59°29'03"
C11	236.83'	259.81'	52°13'34"
C12	106.67'	220.00'	27°46'51"
C13	13.25'	57.74'	13°08'54"
C14	35.50'	185.00'	10°59'35"
C15	34.51'	184.49'	10°43'09"

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)*

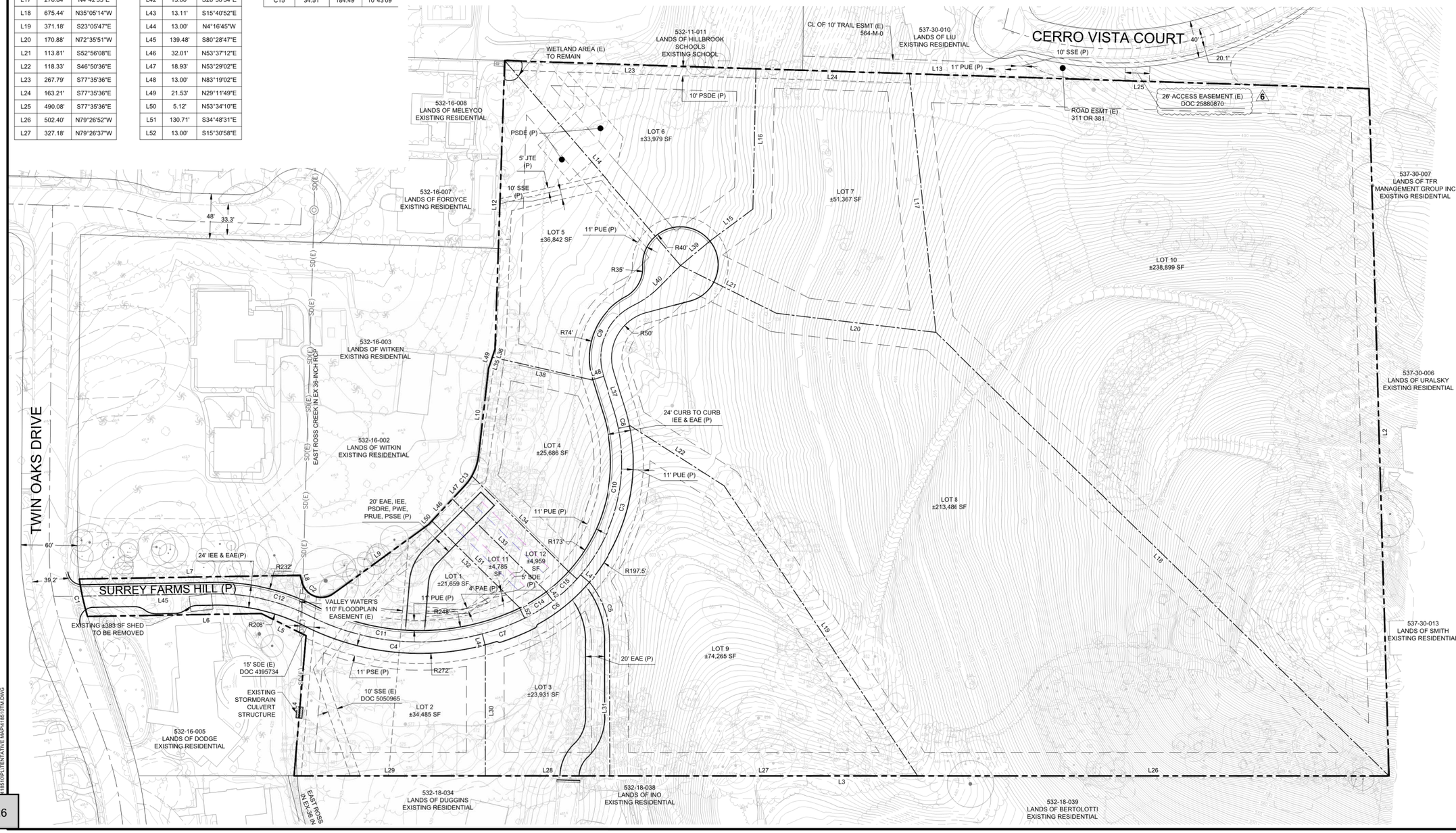
*NOTE: YARDS FOR THE RC ZONING DISTRICT HAVE BEEN SHOWN, HOWEVER SOME LOTS WILL BE UTILIZING WAIVERS FROM THOSE REQUIREMENTS

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

0 25 50 100

1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
6.	10/24/25	PER CITY COMMENTS
5.	09/15/25	PER CITY COMMENTS
4.	07/25/25	PER CITY COMMENTS
3.	04/18/25	PER CITY COMMENTS
2.	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

VESTING TENTATIVE MAP

TM-2

418510\PLITENTATIVE MAP\418510TM.DWG
PLOTTED: 10/23/2025 3:38 PM



PLANNING APPLICATION - ARCHITECTURAL SET - TENTATIVE MAP / MASTERPLAN

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

SHEET INDEX:

G0.0 Title Page / Project Info
G0.1 Existing Site Photos
G0.2 Birdseye Rendering
G0.3 Birdseye Rendering
G0.4 Birdseye Rendering
G0.5 Site Sections / Street Elevations
G0.6 Visibility Analysis
G10-13 Visibility Analysis (VIEWS)

LOCATION PLAN:

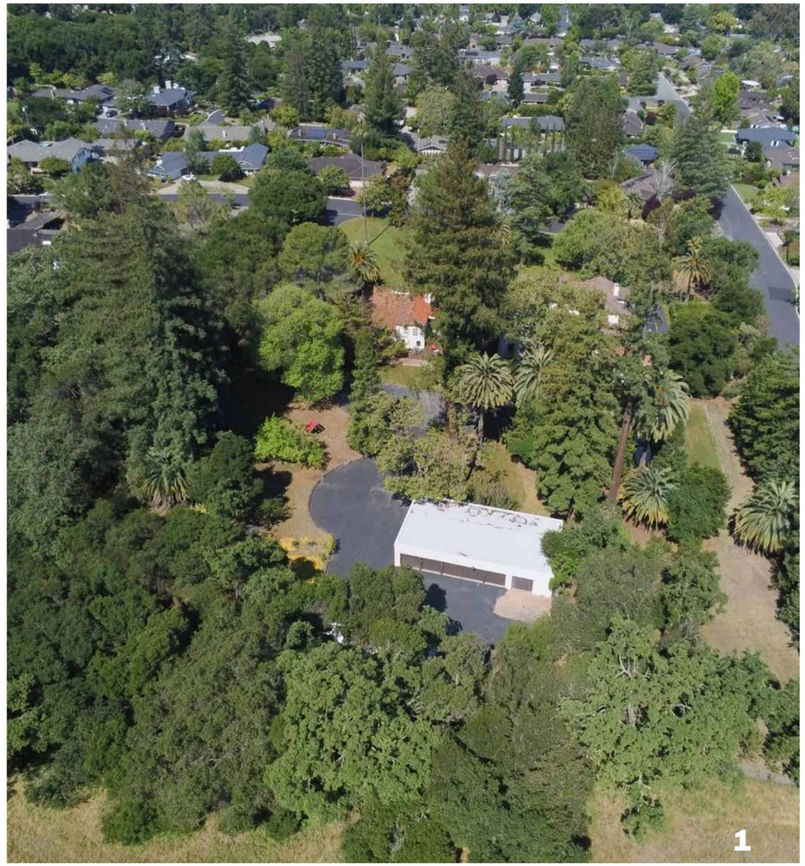




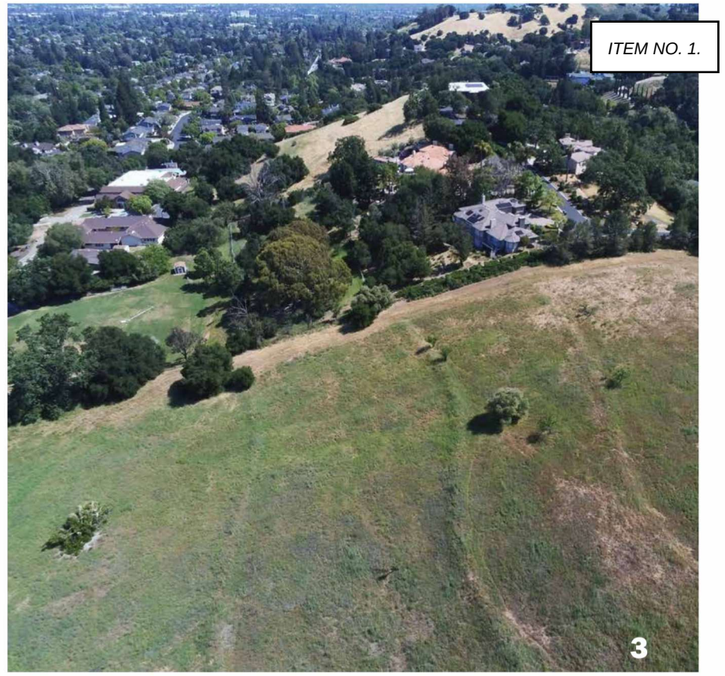
DETAILED ARCHITECTURAL DEVELOPMENT PROGRAM

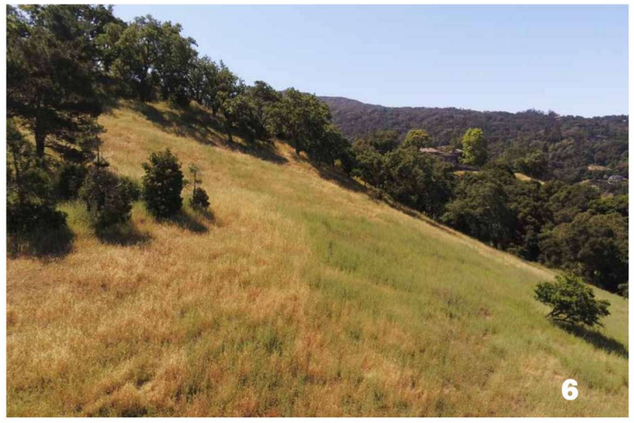
Lot #	Gross Lot Area	Plan Type	Stories	Units	Floor Area (Market Rate)	Floor Area (BMRs)	Attic/ Bsmnt Area^	Bed/ Bath	Garage Area > 400sf	Total Countable Floor Area~	Covered porch/ patio	Garage Area (int)	Garage Pkng	Off St Pkng**
1*	21,659 sf	D1	2	1	-	1,614 sf	-	3/2.5	67 sf	1,681 sf	150 sf	467 sf	2	-
2	34,485 sf	B	2	1	5,794 sf	-	780 sf	5/5.5	253 sf	6,827 sf	546 sf	653 sf	2	2
3	23,931 sf	B	2	1	5,794 sf	-	780 sf	5/5.5	253 sf	6,827 sf	546 sf	653 sf	2	2
4	25,686 sf	A	2	1	5,393 sf	-	200 sf	6/6.5	294 sf	5,887 sf	540 sf	694 sf	3	-
5	36,842 sf	A	2	1	5,393 sf	-	200 sf	6/6.5	294 sf	5,887 sf	540 sf	694 sf	3	-
6	33,979 sf	A(r)	2	1	5,393 sf	-	200 sf	6/6.5	294 sf	5,887 sf	540 sf	694 sf	3	-
7	51,367 sf	C(r)	2	1	6,156 sf	-	-	5/6	375 sf	6,531 sf	768 sf	775 sf	2	2
8	213,486 sf	C	2	1	6,156 sf	-	-	5/6	375 sf	6,531 sf	768 sf	775 sf	2	2
9	74,265 sf	C	2	1	6,156 sf	-	-	5/6	375 sf	6,531 sf	768 sf	775 sf	2	2
10	238,899 sf	C	2	1	6,156 sf	-	-	5/6	375 sf	6,531 sf	768 sf	775 sf	2	-
11*	4,785 sf	D2	2	1	-	1,614 sf	-	3/2.5	67 sf	1,681 sf	74 sf	467 sf	2	-
12*	4,959 sf	D2	2	1	-	1,614 sf	-	3/2.5	67 sf	1,681 sf	74 sf	467 sf	2	-
			Total	**12**	**52,391 sf**	**4,842 sf**	**-**			**62,482 sf**		**7,889 sf**	**27**	**10**

Notes:
*Detached for sale BMR unit on fee simple lot
**off street parking = min 9'x18' space in front of garage on motor court
^ See section drawings for proposed 'Attic' or 'Basement' floor area as defined by sec 29.10.020
~Total Floor Area includes attic as counted by sec LGMC 29.10.020, and any garage area in excess of 400 sf

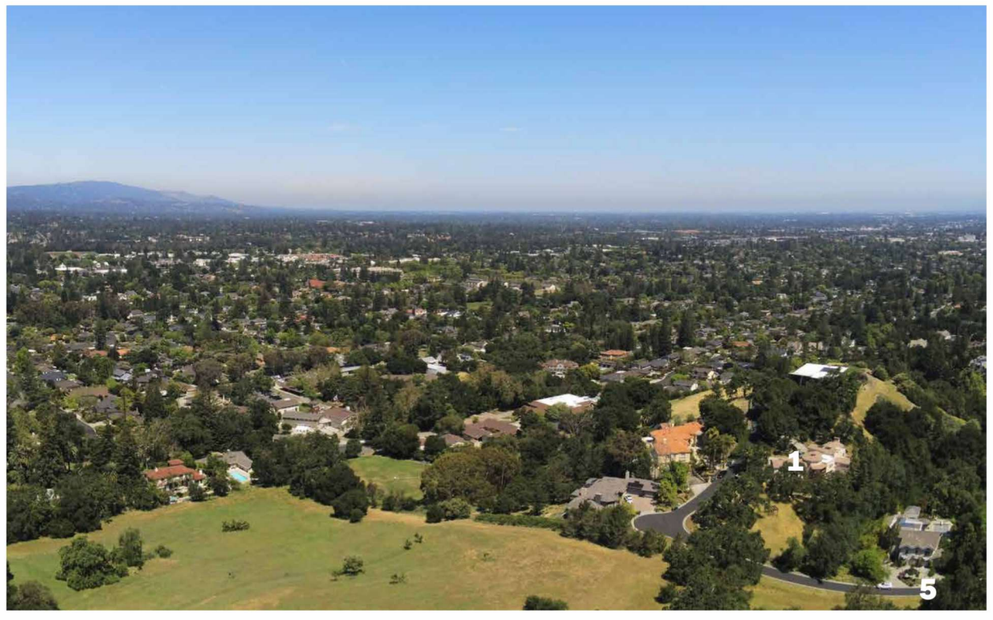














PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Existing Site Photos PG **G0.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Birseye Aerial Rendering PG **G0.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Birseye Aerial Rendering PG **G0.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**





Street Elevation A



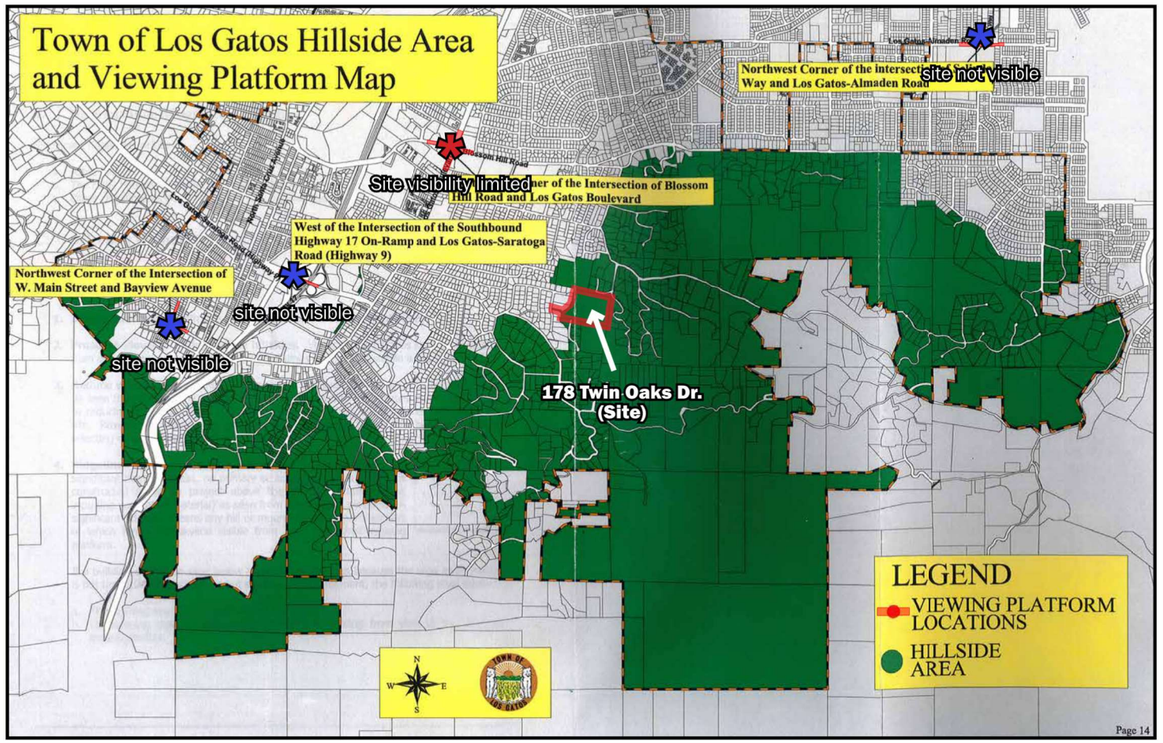
Street Elevation B

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

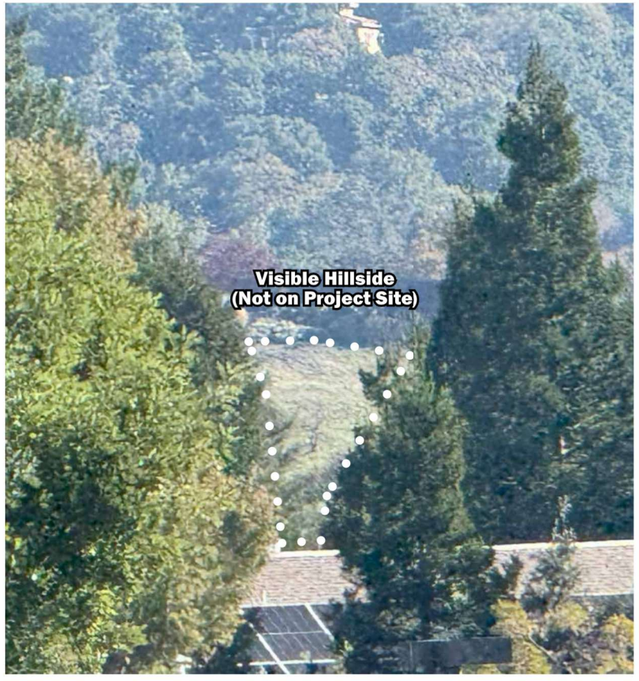


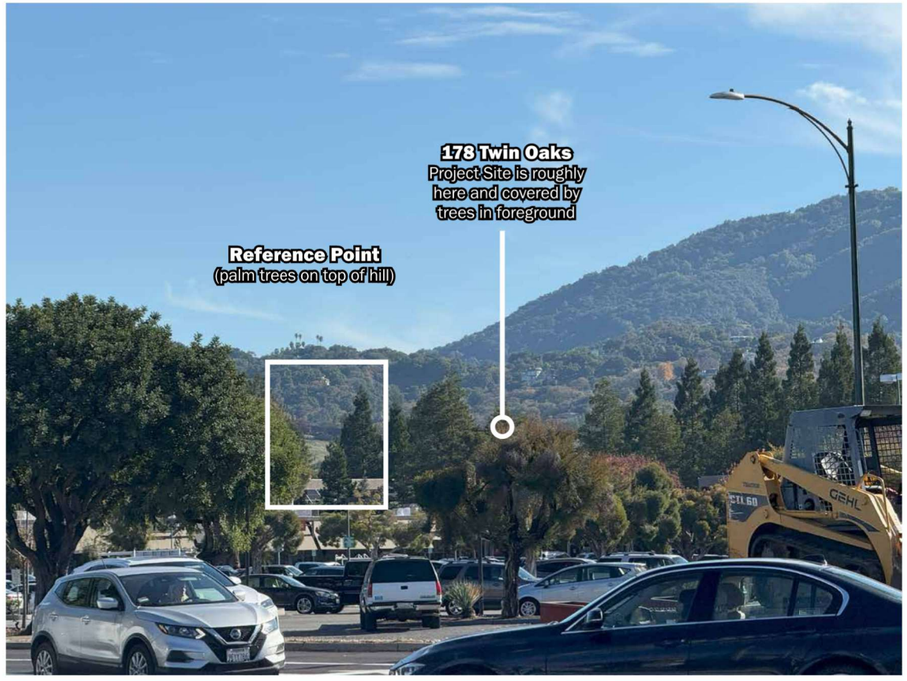
Street Elevation C

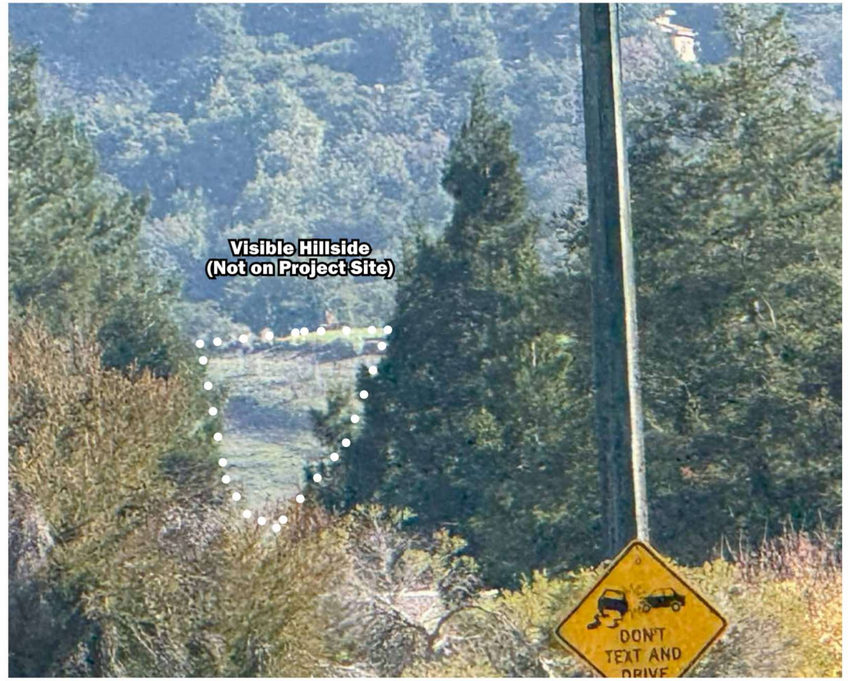


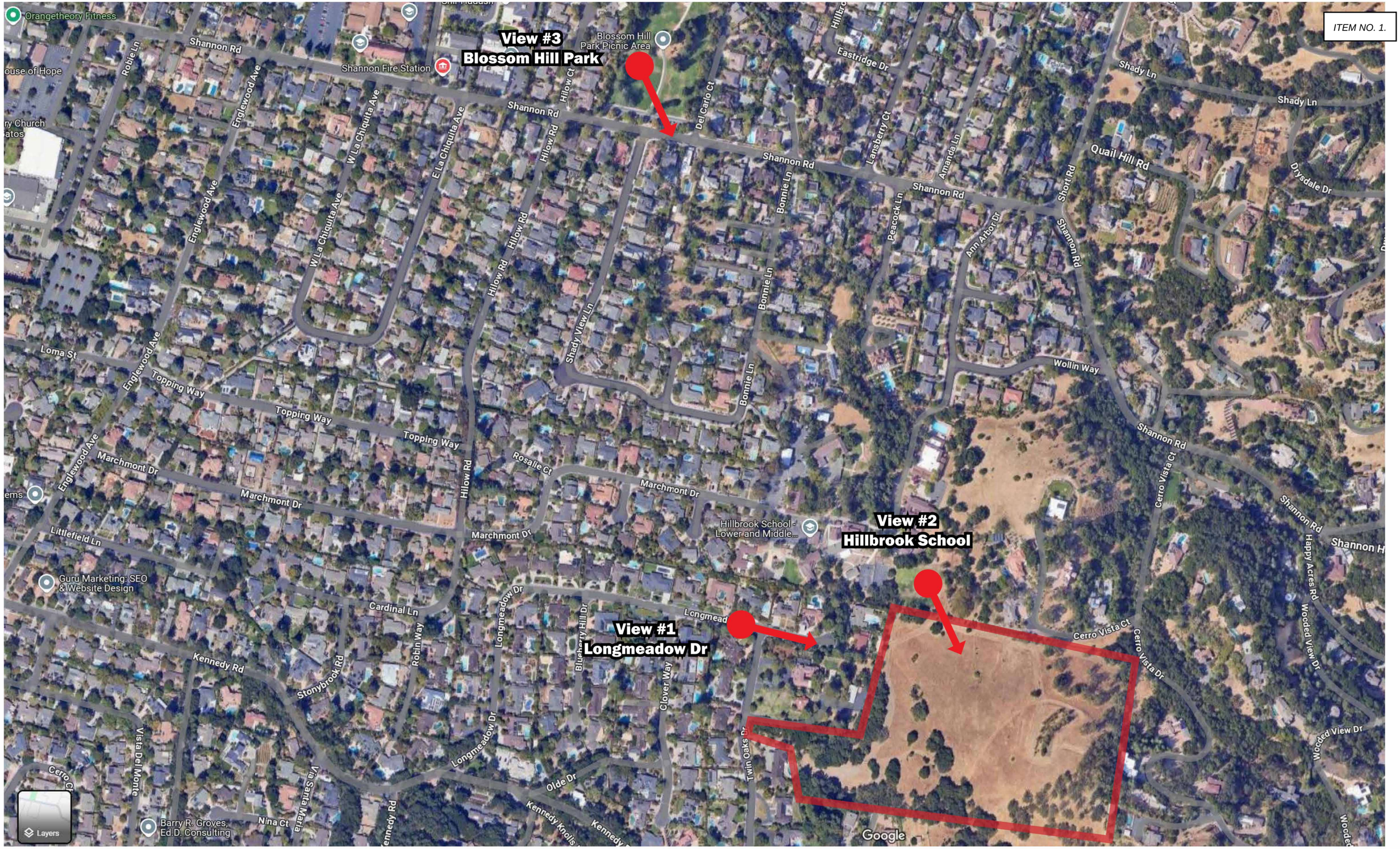

Town of Los Gatos Hillside Area and Viewing Platform Map
Northwest Corner of the Intersection of Blossom Hill Road and Los Gatos Boulevard
Site visibility limited
West of the Intersection of the Southbound Highway 17 On-Ramp and Los Gatos-Saratoga Road (Highway 9)
site not visible
Northwest Corner of the Intersection of W. Main Street and Bayview Avenue
site not visible
Northwest Corner of the intersection of Way and Los Gatos-Almaden Road
site not visible
178 Twin Oaks Dr. (Site)
LEGEND
VIEWING PLATFORM LOCATIONS
HILLSIDE AREA
Page 14


Blossom Hill Rd & LG Blvd
Vlew cone of photos below
Visible Hillside (Not on Project Site)
178 Twin Oaks Dr. (Site)
Reference Point (palm trees on top of hill in photos below)
Google


Visible Hillside (Not on Project Site)


178 Twin Oaks
Project Site is roughly here and covered by trees in foreground
Reference Point
(palm trees on top of hill)


Visible Hillside (Not on Project Site)
DON'T TEXT AND DRIVE



PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Visibility Analysis- 3 VIEWS PG **G10**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Existing



Proposed



Existing



Proposed



Existing



Proposed



NOTES:
1. SEE SHEET T-3 THRU T-7 FOR TREE EVALUATION TABLE
2. SEE SHEET T-8 THRU T-11 FOR TREE APPRAISAL TABLE
3. SEE SHEET T-12 FOR TREE NOTES AND TREE PROTECTION FENCING DETAIL

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-12)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	68	TWO - 24" BOX	136 - 24" BOX
	11' - 25'	101	THREE - 24" BOX	303 - 24" BOX
	26' - 40'	67	FOUR - 24" BOX OR TWO - 36" BOX	134 - 36" BOX
	41' - 55'	9	SIX- 24" BOX OR THREE- 36" BOX	27 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

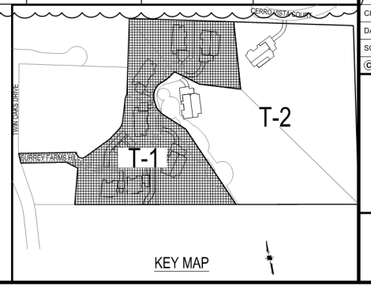
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	439	24" BOX
	161	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	40	24" BOX
	45	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	399	24" BOX
	116	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET T-12.

TREES PER LOT

LOT #	EXISTING TREES TO REMAIN	REMOVED TREES	PROPOSED TREES
LOT 1	12	46	7
LOT 2	15	14	7
LOT 3	4	37	2
LOT 4	0	46	5
LOT 5	3	6	5
LOT 6	0	8	7
LOT 7	3	7	14
LOT 8	77	6	11
LOT 9	73	32	13
LOT 10	184	19	13
LOT 11	0	9	0
LOT 12	0	14	1
TOTAL	371	244	85



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=40'

© HMH

OVERALL TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 10/17/2025 3:11 PM
I:\4185\10\LA\PLANNING\418510CL- OVERALL.DWG



NOTES:
1. SEE SHEET T-3 THRU T-7 FOR TREE EVALUATION TABLE
2. SEE SHEET T-8 THRU T-11 FOR TREE APPRAISAL TABLE
3. SEE SHEET T-12 FOR TREE PROTECTION DETAIL AND NOTES

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-12)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	68	TWO - 24" BOX	136 - 24" BOX
	11' - 25'	101	THREE - 24" BOX	303 - 24" BOX
	26' - 40'	67	FOUR - 24" BOX OR TWO - 36" BOX	134 - 36" BOX
	41' - 55'	9	SIX- 24" BOX OR THREE- 36" BOX	27 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

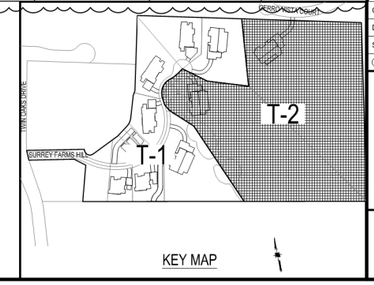
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	439	24" BOX
	161	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	40	24" BOX
	45	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	399	24" BOX
	116	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET T-12.

TREES PER LOT

LOT #	EXISTING TREES TO REMAIN	REMOVED TREES	PROPOSED TREES
LOT 1	12	46	7
LOT 2	15	14	7
LOT 3	4	37	2
LOT 4	0	46	5
LOT 5	3	6	5
LOT 6	0	8	7
LOT 7	3	7	14
LOT 8	77	6	11
LOT 9	73	32	13
LOT 10	184	19	13
LOT 11	0	9	0
LOT 12	0	14	1
TOTAL	371	244	85



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=40'

© HMH

OVERALL TREE MITIGATION AND PROTECTION PLAN

T-2

P:\4185\10\LA\PLANNING\418510CL- OVERALL.DWG
PLOTTED: 10/16/2025 12:31 PM

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numerorym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RITENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
1		Calocedrus decurrens	EXEMPT	11	34.55751919	28	14	14	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75		0.8	HDD	11	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
2	358	Calocedrus decurrens	X	11	34.55751919	27	14	14	M		X		4	4	4	No	M	3	3.5	5.5	13.75			HDD	11	#N/A	HIGH	None	40140	41866	11:50:53		OFF-SITE
3		Quercus agrifolia		6	18.84955592	20	12	10	G		X		4	4	4	No	G	5	4.5	3	7.5			HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	OFF-SITE
4	378	Quercus agrifolia	X	18	56.54866776	30	24	20	G	Leaning Tree	X		4	3	3.5	No	G	5	4.25	9	22.5			HDD	18	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	OFF-SITE
5		Not Used		0	0		0	0					0	0	0	No	0	0	0	0	0			HDD	0	#N/A		nsmission and Prin	40136	41866	11:50:53	topped	SAVE
6	377	Quercus agrifolia	X	24	75.39822369	32	36	26	G			X	4	4	4	No	G	5	4.5	12	30			HDD	24	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped	OFF-SITE
7		Quercus lobata		8	25.13274123	30	24	24	M	Leaning Tree	X		4	3	3.5	No	M	3	3.25	4	10			HDD	8	#N/A	MODERATE	nsmission and Prin	40136	41866	11:50:53	topped; cavity/decay	OFF-SITE
8	359	Calocedrus decurrens	X	6	18.84955592	18	10	10	M	Severe Decline	X		2	3	2.5	No	M	3	2.75	3	7.5			HDD	6	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
9		Quercus agrifolia		6	18.84955592	25	10	12	G		X		4	3	3.5	No	G	5	4.25	3	7.5			HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	OFF-SITE
10	376	Quercus agrifolia	X	13	40.8407045	20	21	27	G		X		4	4	4	No	G	5	4.5	6.5	16.25			HDD	13	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	OFF-SITE
11	360	Calocedrus decurrens		6	18.84955592	12	12	9	M	Poor Pruning Technique	X		4	2	3	No	M	3	3	3	7.5			HDD	6	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	REMOVE
12		Calocedrus decurrens		8	25.13274123	9	9	3	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4	10			HDD	8	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	REMOVE
13		Calocedrus decurrens		9	28.27433388	8	4	6	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4.5	11.25			HDD	9	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53		REMOVE
14		Quercus agrifolia		8	25.13274123	22	18	24	G		X		4	4	4	No	G	5	4.5	4	10			HDD	8	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	branch decay; borers	OFF-SITE
15		Quercus agrifolia		5	15.70796327	20	6	20	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25			HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	OFF-SITE
16		Quercus agrifolia		5	15.70796327	20	6	15	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25			HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	OFF-SITE
17		Quercus agrifolia		5	15.70796327	20	14	21	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25			HDD	5	#N/A	HIGH	nsmission and Prin	40141	41866	11:50:53		OFF-SITE
18		Quercus agrifolia		5	15.70796327	20	14	21	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	2.5	6.25			HDD	5	#N/A	HIGH	None	40141	41866	11:50:53		OFF-SITE
19	574	Calocedrus decurrens	X	13	40.8407045	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6.5	16.25			HDD	13	#N/A	MODERATE	nsmission and Prin	40141	41866	11:50:53		REMOVE
20		Calocedrus decurrens		8	25.13274123	21	12	12	M		X		3	3	3	No	M	3	3	4	10			HDD	8	#N/A	MODERATE	nsmission and Prin	40141	41866	11:50:53	trunk decay	REMOVE
21	365	Calocedrus decurrens	X	11	34.55751919	25	12	12	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75			HDD	11	#N/A	MODERATE	nsmission and Prin	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE
22	366	Calocedrus decurrens	X	12	37.69911184	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6	15			HDD	12	#N/A	MODERATE	nsmission and Prin	40141	41794	16:38:39		REMOVE
23	379	Quercus agrifolia	X	21	65.97344573	38	40	32	G		X		4	4	4	No	G	5	4.5	10.5	26.25			HDD	21	#N/A	HIGH	nsmission and Prin	40141	41794	16:38:39		OFF-SITE
24		Quercus agrifolia		6	18.84955592	30	14	12	G	Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	3	7.5			HDD	6	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53		OFF-SITE
25		Quercus agrifolia	X	14	43.98229715	32	40	32			X		4	4	4	No	G	5	4.5	7	17.5			HDD	14	#N/A	HIGH	Primary	40136	41866	11:50:53		OFF-SITE
26		Quercus agrifolia		9	28.27433388	26	18	14		Leaning Tree	X		4	3	3.5	No	G	5	4.25	4.5	11.25			HDD	9	#N/A	HIGH	None	40136	41866	11:50:53		OFF-SITE
27		Calocedrus decurrens		8	25.13274123	19	12	12			X		3	4	3.5	No	M	3	3.25	4	10			HDD	8	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE
28	369	Calocedrus decurrens		9	28.27433388	23	14	14			X		4	4	4	No	M	3	3.5	4.5	11.25			HDD	9	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE
29		Calocedrus decurrens	X	11	34.55751919	17	10	12		Previously Headed	X		3	2	2.5	Yes	M	3	2.75	5.5	13.75			HDD	11	#N/A	MODERATE	None	40136	41794	16:38:39		REMOVE
30		Quercus agrifolia		7	21.99114858	26	18	22			X		4	4	4	No	G	5	4.5	3.5	8.75			HDD	7	#N/A	HIGH	Primary	40136	41866	11:50:53		OFF-SITE
31		Quercus agrifolia		6	18.84955592	30	10	14		Crowded Growing Conditions	X		3	3	3	No	M	3	3	3	7.5			HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53		OFF-SITE
32	381	Quercus agrifolia	X	18	56.54866776	30	40	35			X		4	4	4	No	G	5	4.5	9	22.5			HDD	18	#N/A	HIGH	None	40136	41866	11:50:53	unknown	OFF-SITE
33		Quercus lobata		8	25.13274123	20	18	15			X		3	3	3	No	M	3	3	4	10			HDD	8	#N/A	MODERATE	Primary	40136	41866	11:50:53		OFF-SITE
34		Quercus agrifolia		4	12.56637061	20	10	8		Crowded Growing Conditions	X		3	3	3	No	G	5	4	2	5			HDD	4	#N/A	HIGH	Primary	40136	41866	11:50:53		OFF-SITE
35	363	Pinus halepensis	X	22	69.11503838	37	36	36			X		4	4	4	No	M-G	4	4	11	27.5			HDD	22	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	REMOVE
36	537	Cupressus macrocarpa		7	21.99114858	25	12	15			X		4	4	4	No	P	1	2.5	3.5	8.75			HDD	7	#N/A	LOW	None	40136	41866	11:50:53	topped; root decay; roots cul	REMOVE
37		Ligustrum japonicum		4	12.56637061	15	12	12			X		3	3	3	No	G	5	4	2	5			HDD	4	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE
38	604	Quercus lobata		6	18.84955592	27	14	14			X		3	3	3	No	M	3	3	3	7.5			HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53	basal decay	REMOVE
39		Quercus lobata	X	19	59.69026042	41	54	54			X		4	4	4	No	M	3	3.5	9.5	23.75			HDD	19	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE
40	5	Calocedrus decurrens		7	21.99114858	18	8	12			X		2	4	3	No	M	3	3	3.5	8.75			HDD	7	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE
41	6	Quercus agrifolia	X	17	53.40707511	36	40	40			X		4	4	4	No	G	5	4.5	8.5	21.25			HDD	17	#N/A	HIGH	None	40136	41866	11:50:53		SAVE
42	7	Calocedrus decurrens		4	12.56637061	15	10	5		Severe Decline	X		1	3	2	No	M	3	2.5	2	5			HDD	4	#N/A	LOW	None	40136	41794	16:38:39	crown dieback	SAVE
43	8	Quercus agrifolia	X	14	43.98229715	33	44	40			X		3	3	3	No	G	5	4	7	17.5			HDD	14	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE
44	9	Quercus agrifolia		6	18.84955592	45	6	12		Crowded Growing Conditions	X		2	2	2	No	G	5	3.5	3	7.5			HDD	6	#N/A	HIGH	0	40375	41878	22:36:53		REMOVE
45	10	Quercus agrifolia		8	25.13274123	40	15	20		Leaning Tree	X		3	3	3	Yes	G	5	4	4	10			HDD	8	#N/A	HIGH	0	40375	41878	22:36:52		REMOVE
46	11	Quercus agrifolia		7	21.99114858	30	10	14		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3.5	8.75			HDD	7	#N/A	HIGH	0	40375	41878	22:36:48		SAVE
47		Quercus agrifolia		4	12.56637061	12	5	10		Leaning Tree	X		3	2	2.5	No	G	5	3.75	2	5			HDD	4	#N/A	HIGH	0	40375	41878	22:36:48		REMOVE
48	12	Quercus agrifolia	X	21	65.97344573	51	36	42			X		2	3	2.5	No	G	5	3.75	10.5	26.25			HDD	21	#N/A	HIGH	0	40375	41878	22:36:42		REMOVE
49		Quercus agrifolia		4	12.56637061	30	10	14		Crowded Growing Conditions	X		3	3	3	No	G	5	4	2	5			HDD	4	#N/A	HIGH	0	40375	41878	22:36:42		SAVE
50	14	Pinus halepensis		6	18.84955592	30	8	6			X		3	2	2.5	No	M-G	4	3.25	3	7.5			HDD	6	#N/A	MODERATE	0	40375	41878	22:36:39		OFF-SITE
51		Calocedrus decurrens		5	15.70796327	20	8	8			X		4	4	4	No	M	3	3.5	2.5	6.25			HDD	5	#N/A	HIGH	0	40375	41878	22:36:39		OFF-SITE
52		Juglans regia		8	25.13274123	25	5	18		Decay	X		1	2	1.5	No	G	5	3.25	4	10			HDD	8	#N/A	MODERATE	0	40375	41878	22:26:11	Parking Lot	SAVE
53	13	Juglans hindsii	X	20	62.83185307	21	27	35		Severe Decline	X		2	2	2	No	G	5	3.5	10	25			HDD	20	#N/A	HIGH	0	40375	41878	22:25:39		REMOVE
54	16	Pinus halepensis	X	17	53.40707511	45	24	20		Stem Damage	X		3	2	2.5	No	M-G	4	3.25	8.5	21.25			HDD	17	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
55		Calocedrus decurrens		3	9.42477961	18	4	6				EXEMPT	4	4	4	No	M	3	3.5	1.5	3.75			HDD	3	#N/A	HIGH	0	40375	41878	22:36:25		REMOVE
56		Quercus lobata	X	22	69.11503838	47	33	35			X		3	4	3.5	No	M	3	3.25	11	27.5			HDD	22	#N/A	MODERATE	0	40375	41878	22:36:22		REMOVE
57	18	Quercus agrifolia	X	24	75.39822369	46	33	45				X	4	4	4	No	G	5	4.5	12	30			HDD	24	#N/A	HIGH	0	27945	41878	20:14:45		SAVE
58	19	Quercus agrifolia		8	25.13274123	21	6	9		Dead	X		1	1	1	No	G	5	3	4	10			HDD	8	#N/A	MODERATE	0	40375	41878	22:28:30		REMOVE
59		Quercus agrifolia		6	18.84955592	25	14	18		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3	7.5			HDD	6	#N/A	HIGH	0	27945	41878	20:14:45		SAVE
60	20	Quercus agrifolia	X	26	81.68140899	38	43	35				X	4	3	3.5	No	G	5	4.25	13	32.5			HDD	26	#N/A	HIGH	0	27945	41878	20:14:44		SAVE
61	22	Aesculus californica		7	21.99114858	27	15	10		Dead	X		1	1	1	No	G	5	3	3.5	8.75			HDD	7	#N/A	MODERATE	0	40375	41878	22:28:23		OFF-SITE
62	23	Quercus agrifolia	X	13	40.8407045	32	20	23			X		5	5	5	No	G	5	5	6.5	16.25			HDD	13	#N/A	HIGH	0	40375	41878	22:28:24		OFF-SITE
63	21	Quercus agrifolia	X	23	72.25663103	37	25	28			X		4	3	3.5	No	G	5	4.25	11.5	28.75			HDD	23	#N/A	HIGH	0	40375	41878	22:35:56		OFF-SITE
64		Quercus lobata	X	20	62.83185307	44	26	22		Severe Decline	X		1	2	1.5	No	M	3	2.25	10	25			HDD	20	#N/A	LOW	0	40375	41878	22:35:47		SAVE
65		Quercus agrifolia	X	30	94.24777961	37	35	45				X	5	4	4.5	No	G	5	4.75	15	37.5			HDD	30	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
66	25	Quercus agrifolia	X	15	47.1238898	24	23	18		Poor Tree Structure	X		1	3	2	No	G	5	3.5	7.5	18.75			HDD	15	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE
67		Quercus agrifolia	X	16	50.26548246	32	25	20		Severe Decline	X		2	2	2	No	G	5	3.5	8	20			HDD	16	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE
68		Quercus agrifolia	X	15	47.1238898	47	28	20			X		4	4	4	No	G	5	4.5	7.5	18.75			HDD	15	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE
69	27	Quercus agrifolia	X	12	37.69911184	35	25	27		Leaning Tree	X		3	2	2.5	No	G	5	3.75	6	15			HDD	12	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE
70	29	Quercus agrifolia	X	16	50.26548246	48	28	25			X		4	4	4	No	G	5	4.5	8	20			HDD	16	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE
71	90	Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	4	4	No	G	5	4.5	8.5	21.25			HDD	17	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
72		Quercus agrifolia	X	16	50.26548246	48	25	23		Leaning Tree	X		4	3	3.5	No	G	5	4.25	8	20			HDD	16	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
73		Quercus lobata	X	19	59.69026042	46	27	45		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75			HDD	19	#N/A	MODERATE	0	40375	41878	22:34:49		REMOVE
74	36	Quercus lobata	X	19	59.69026042	46	22	34		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75			HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		REMOVE
75		Quercus lobata		9	28.27433388	35	23	26		Dead Wood	X		4	3	3.5	No	M	3	3.25	4.5	11.25			HDD	9	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE
76	31	Quercus agrifolia	X	10	31.41592654	33	15	12			X		5	5	5	No	G	5	5	5	12.5			HDD	10	#N/A	HIGH	0	40375	41878	22:34:40		OFF-SITE
77		Olea europaea		3	9.42477961	26	22	20		Severe Decline		EXEMPT	2	2	2	No	M	3	2.5	1.5	3.75			HDD	3	#N/A	LOW	0	40375	41878	22:28:24		OFF-SITE
78	32	Olea europaea		8	25.13274123	31	20	18				X	4	3	3.5	No	M	3	3.25	4	10			HDD	8	#N/A	MODERATE	0	40375	41878	22:28:24		OFF-SITE
79		Quercus lobata	X	15	47.1238898	37	20	22		Severe Decline	X		1	2	1.5	No	M	3	2.25	7.5	18.75			HDD	15	#N/A	LOW	0	40375	41878	22:28:25		REMOVE
80	0	Quercus agrifolia	X	19	59.69026042	48	35	43			X		4	3	3.5	No	G	5	4.25	9.5	23.75			HDD	19	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE
81		Quercus lobata	X	25	78.53981634	48	33	25		Dead Limbs		X	3	3	2.5	No	M	3	2.75	12.5	31.25			HDD	25	#N/A	MODERATE	1	40459	41878	22:34:09		REMOVE
82		Quercus lobata	X	10	31.41592654	37	12	18			X		3	3	3	No	M	3	3	5	12.5			HDD	10	#N/A	MODERATE	0	40375	41878	22:34:03		REMOVE
83		Quercus lobata		5	15.70796327	23	12	10		Dead Wood	X		2	3	2.5	No	M	3	2.75	2.5	6.25			HDD	5	#N/A	MODERATE	0	40375	41878	22:33:43		SAVE
84		Quercus lobata	X	13	40.8407045	33	20	22		Dead Wood	X		3	2	2.5	No	M	3	2.75	6.5	16.25			HDD	13	#N/A	MODERATE	0	40375	41878	22:33:43		REMOVE
85	40	Quercus lobata	X	16	50.26548246	33	26	18			X		4	3	3.5	No	M	3	3.25	8	20			HDD	16	#N/A	MODERATE	0	40375	41878	22:33:34		REMOVE
86	44	Quercus agrifolia		8	25.13274123	22	13	20		Dead Wood	X		4	4	4	No	G	5	4.5	4	10			HDD	8	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
87		Quercus agrifolia		5	15.70796327	22	20	13		Dead Wood	X		3	3	3	No	G	5	4	2.5	6.25			HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
88	45	Quercus agrifolia		7	21.99114858	23	21	16		Dead Wood	X		3	3	3	No	G	5	4	3.5	8.75			HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
89	62	Quercus agrifolia	X	18	56.54866776	24	28	20		Poor Pruning Technique	X		3	2	2.5	No	G	5	3.75	9	22.5			HDD	18	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
90	63	Quercus agrifolia	X	19	59.69026042	28	26	18		Dead Wood	X		4	3	3.5	No	G	5	4.25	9.5	23.75			HDD	19	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
91	64	Quercus agrifolia	X	14	43.98229715	28	23	16		Dead Wood	X		5	4	4.5	No	G	5	4.75	7	17.5			HDD	14	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
92	65	Quercus agrifolia	X	12	37.69911184	26	27	26		Dead Wood	X		5	4	4.5	No	G	5	4.75	6	15			HDD	12	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
93	579	Quercus agrifolia		9	28.27433388	28	18	23			X		4	4	4	No	G	5	4.5	4.5	11.25			HDD	9	#N/A	HIGH	None	40140	41866	11:50:53		REMOVE
94	46	Quercus lobata	X	18	56.54866776	42	35	33			X		4	4	4	No	M	3	3.5	9	22.5			HDD	18	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
95	607	Quercus agrifolia		3	9.42477961	18	4	5				EXEMPT	3	3	3	No	G	5	4	1.5	3.75			HDD	3	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
96	47	Quercus agrifolia	X	14	43.98229715	23	18	12			X		3	3	3	No	G	5	4	7	17.5			HDD	14	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped	REMOVE
97		Quercus agrifolia		7	21.99114858	23	12	10			X		4	3	3.5	No	G	5	4.25	3.5	8.75			HDD	7	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped	REMOVE
98	580	Calocedrus decurrens		9	28.27433388	20	12	15			X		3	3	3	No	G	5	4	4.5	11.25			HDD	9	#N/A	HIGH	nsmission and Prin	40136	41866	11:50:53	topped; cavity/decay	REMOVE
99	608	Quercus agrifolia		5	15.70796327	20	8	10		Co-Dominant Lead	X		3	3	3	No	G	5	4	2.5	6.25			HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
100	606	Quercus agrifolia		5	15.70796327	24	7	9			X		4	4	4	No	G	5	4.5	2.5	6.25			HDD	5	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
101	3	Quercus lobata	X	19	59.69026042	42	27	25		Dead Wood	X		4	4	4	No	M	3	3.5	9.5	23.75			HDD	19	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	REMOVE
102	4	Quercus agrifolia	X	13	40.8407045	28	27	18			X		5	4	4.5	No	G	5	4.75	6.5	16.25			HDD	13	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	REMOVE
103	49	Quercus lobata	X	26	81.68140899	34	22	38				X	4	4	4	No	M	3	3.5	13	32.5			HDD	26	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	REMOVE
104	76	Quercus agrifolia	X	10	31.41592654	32	16	24			X		4	3	3.5	No	G	5	4.25	5	12.5			HDD	10	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53		REMOVE
105		Quercus agrifolia		6	18.84955592	20	12	10			X		5	4	4.5	No	G	5	4.75	3	7.5			HDD	6	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	branch decay; borers	REMOVE
106	75	Quercus agrifolia	X	23	72.25663103	44	35	33			X		5	4	4.5	No	G	5	4.75	11.5	28.75			HDD	23	#N/A	HIGH	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
107	68	Quercus lobata	X	10	31.41592654	36	25	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	5	12.5			HDD	10	#N/A	MODERATE	nsmission and Prin	40140	41866	11:50:53	topped	REMOVE
108		Quercus agrifolia	X	13	40.8407045	48	28	26		Poor Tree Structure	X		3	3	3	No	G	5	4	6.5	16.25			HDD	13	#N/A	HIGH	nsmission and Prin	40141	41866	11:50:53		REMOVE
109		Quercus lobata	X	10	31.41592654	43	28	25		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5			HDD	10	#N/A	MODERATE	None	40141	41866	11:50:53		REMOVE
110		Quercus agrifolia		4	12.56637061	20	17	10			X		5	3	4	No	G	5	4.5	2	5			HDD	4	#N/

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION YATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
151	121	Quercus lobata	X	21	65.97344573	54	33	31			X		4	4	4	No	M	3	3.5	10.5	26.25		HDD	21	#N/A	HIGH	0	27945	41878	20:14:44		REMOVE
152	122	Quercus agrifolia	X	15	47.1238898	40	5	4			X		3	3	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:28:23		REMOVE
153	586	Quercus agrifolia		5	15.70796327	15	5	4			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41878	22:28:24		REMOVE
154		Quercus agrifolia	X	12	37.69911184	16	12	13		Future Root Problems	X		4	2	3	No	G	5	4	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:35:56		REMOVE
155	126	Quercus agrifolia	X	18	56.54866776	16	23	13		Leaning Tree	X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
156	124	Quercus agrifolia	X	14	43.98229715	40	20	26			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE
157	127	Quercus agrifolia	X	14	43.98229715	42	22	30			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE
158		Quercus agrifolia		6	18.84955592	12	4	3		Dead	X		1	1	No	G	5	3	3	7.5		HDD	6	#N/A	MODERATE	0	40375	41878	22:35:33		REMOVE
159	128	Quercus agrifolia	X	24	75.39822369	47	28	22		Leaning Tree		X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE
160	129	Quercus agrifolia	X	17	53.40707511	33	20	15		Leaning Tree	X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE
161	130	Quercus agrifolia	X	21	65.97344573	36	27	30			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE
162	131	Quercus agrifolia		8	25.13274123	25	7	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
163		Quercus agrifolia		9	28.27433388	25	18	10			X		4	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE
164	132	Quercus lobata	X	22	69.11503838	35	27	20		Dead Limbs	X		4	4	4	No	M	3	3.5	11	27.5		HDD	22	#N/A	HIGH	0	40375	41878	22:34:49		REMOVE
165		Quercus lobata		7	21.99114858	23	6	5		Poor Tree Structure	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:34:50		REMOVE
166	589	Quercus lobata	X	16	50.26548246	31	21	34		Leaning Tree	X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:34:44		REMOVE
167		Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	3	3.5	No	G	5	4.25	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:34:40		REMOVE
168		Quercus agrifolia	X	16	50.26548246	25	16	18			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:28:24		SAVE
169		Quercus agrifolia		9	28.27433388	24	16	14			X		5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:28:24		SAVE
170		Quercus agrifolia	X	11	34.55751919	26	15	12			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:28:25		REMOVE
171		Quercus lobata	X	35	109.9557429	46	48	36				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE
172		Quercus agrifolia	X	34	106.8141502	33	40	32			X		5	4	4.5	No	G	5	4.75	17	42.5		HDD	34	#N/A	HIGH	1	40459	41878	22:34:09		REMOVE
173	593	Quercus agrifolia		9	28.27433388	27	32	32			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:03		REMOVE
174		Quercus agrifolia		9	28.27433388	6	7	10		Crowded Growing Conditions	X		3	2	2.5	No	G	5	3.75	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE
175		Quercus agrifolia	X	14	43.98229715	27	25	28			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE
176		Quercus agrifolia		7	21.99114858	17	20	18			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		OFF-SITE
177		Quercus agrifolia		5	15.70796327	15	8	6	X		X		5	5	5	No	G	5	5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
178		Quercus agrifolia		6	18.84955592	19	6	5			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
179		Quercus agrifolia	X	12	37.69911184	16	10	8			X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
180		Quercus agrifolia		6	18.84955592	13	10	7			X		5	4	4.5	No	G	5	4.75	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
181		Olea europaea	X	13	40.8407045	22	28	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE
182		Pinus brutia var. eldarica		9	28.27433388	24	10	4		Severe Decline	X		2	2	2	No	M-G	4	3	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
183		Pinus brutia var. eldarica	X	11	34.55751919	22	7	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ysmission and Prin	40140	41866	11:50:53	topped	SAVE
184		Pinus brutia var. eldarica	X	14	43.98229715	28	13	10		Dead Wood	X		3	2	2	No	M-G	4	3	7	17.5		HDD	14	#N/A	MODERATE	None	40140	41866	11:50:53		SAVE
185				6	18.84955592	22	5	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	3	7.5		HDD	6	#N/A	MODERATE	ysmission and Prin	40140	41866	11:50:53	topped	SAVE
186	149	Pinus brutia var. eldarica		7	21.99114858	25	8	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE	ysmission and Prin	40140	41866	11:50:53	topped	SAVE
187	150	Pinus brutia var. eldarica	X	11	34.55751919	25	12	5		Poor Tree Structure	X		4	3	3.5	No	M-G	4	3.75	5.5	13.75		HDD	11	#N/A	HIGH	ysmission and Prin	40136	41866	11:50:53	topped	SAVE
188	151	Pinus brutia var. eldarica	X	11	34.55751919	26	8	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ysmission and Prin	40136	41866	11:50:53	topped	SAVE
189	152	Pinus brutia var. eldarica	X	10	31.41592654	32	8	10			X		4	4	4	No	M-G	4	4	5	12.5		HDD	10	#N/A	HIGH	ysmission and Prin	40136	41866	11:50:53	topped; cavity/decay	SAVE
190	153	Pinus brutia var. eldarica	X	11	34.55751919	25	13	10		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	ysmission and Prin	40140	41866	11:50:53	topped	REMOVE
191		Pinus brutia var. eldarica		4	12.56637061	6	4	4		Severe Decline	X		2	2	2	No	M-G	4	3	2	5		HDD	4	#N/A	MODERATE	ysmission and Prin	40140	41866	11:50:53	topped	REMOVE
192	154	Pinus brutia var. eldarica	X	18	56.54866776	35	16	18			X		4	4	4	No	M-G	4	4	4	9	22.5		HDD	18	#N/A	HIGH	ysmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
193	155	Pinus brutia var. eldarica		5	15.70796327	23	6	10			X		4	4	4	No	M-G	4	4	2.5	6.25		HDD	5	#N/A	HIGH	ysmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
194	594	Calocedrus decurrens		8	25.13274123	23	8	10			X		4	4	4	No	M	3	3.5	4	10		HDD	8	#N/A	HIGH	ysmission and Prin	40140	41866	11:50:53	topped; multi-stemmed	SAVE
195	156	Pinus brutia var. eldarica	X	13	40.8407045	27	15	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH	ysmission and Prin	40140	41866	11:50:53		SAVE
196	157	Calocedrus decurrens		8	25.13274123	24	8	10			X		5	5	5	No	M	3	4	4	10		HDD	8	#N/A	HIGH	ysmission and Prin	40140	41866	11:50:53	branch decay; borers	SAVE
197		Calocedrus decurrens		6	18.84955592	15	8	6			X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	ysmission and Prin	40140	41866	11:50:53	topped	SAVE
198		Not Used		0	0								0		0	No	M	0	0	0	0	#N/A	HDD	#N/A	#N/A		ysmission and Prin	40140	41866	11:50:53	topped	
199	158	Pinus brutia var. eldarica	X	11	34.55751919	30	13	17			X		4	4	4	No	M-G	4	4	5.5	13.75		HDD	11	#N/A	HIGH	ysmission and Prin	40141	41866	11:50:53		SAVE
200		Pinus brutia var. eldarica	X	12	37.69911184	31	8	10			X		4	4	4	No	M-G	4	4	6	15		HDD	12	#N/A	HIGH	None	40141	41866	11:50:53		SAVE
201		Not Used		0	0								0		0	No	M	0	0	0	0	#N/A		#N/A			ysmission and Prin	40141	41866	11:50:53		
202	161	Quercus lobata	X	60	188.4955592	43	46	42				X	4	3	3.5	No	M	3	3.25	30	75		HDD	60	#N/A	MODERATE	ysmission and Prin	40141	41866	11:50:53	trunk decay	SAVE
203	160	Quercus lobata	X	17	53.40707511	26	34	35			X		3	4	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	ysmission and Prin	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE
204	163	Quercus lobata	X	10	31.41592654	19	10	5			X		4	3	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	ysmission and Prin	40141	41794	16:38:39		REMOVE
205	164	Quercus lobata		7	21.99114858	23	12	7		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	ysmission and Prin	40141	41794	16:38:39		REMOVE
206	383	Quercus lobata	X	21	65.97344573	30	32	37		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE	ysmission and Prin	40136	41866	11:50:53		SAVE
207	165	Quercus agrifolia		9	28.27433388	16	12	13			X		4	3	3.5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE
208		Quercus lobata	X	11	34.55751919	24	15	18			X		4	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
209	167	Quercus agrifolia	X	28	87.9645943	41	36	43				X	4	3	3.5	No	G	5	4.25	14	35		HDD	28	#N/A	HIGH	None	40136	41866	11:50:53		SAVE
210		Quercus agrifolia	X	18	56.54866776	34	20	15		Severe Decline	X		2	2	2	No	M	3	2.5	9	22.5		HDD	18	#N/A	LOW	None	40136	41866	11:50:53		SAVE
211			X	32	100.5309649	47	28	30				X	3	3	3	Yes	M	3	3	16	40		HDD	32	#N/A	MODERATE	None	40136	41794	16:38:39		SAVE
212		Olea europaea	X	10	31.41592654	27	26	20			X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE
213	171	Olea europaea	X	12	37.69911184	34	21	18		Previous Limb Failure	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
214	172	Quercus lobata	X	11	34.55751919	28	8	10		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53	unknown	SAVE
215	595	Olea europaea		9	28.27433388	32	20	20			X		4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE
216	596	Quercus agrifolia	X	20	62.83185307	22	24	18			X		3	2	2.5	No	G	5	3.75	10	25		HDD	20	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE
217		Quercus lobata	X	35	109.9557429	38	36	32				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	SAVE
218		Olea europaea		5	15.70796327	16	12	22			X		4	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE	None	40136	41866	11:50:53	topped; root decay; roots cut	SAVE
219				9	28.27433388	20	16	10		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53		SAVE
220	175			9	28.27433388	10	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53	basal decay	REMOVE
221		Quercus lobata	X	13	40.8407045	23	13	8		Severe Decline	X		2	2	2	No	M	3	2.5	6.5	16.25		HDD	13	#N/A	LOW	None	40136	41866	11:50:53		SAVE
222	398	Quercus lobata	X	19	59.69026042	32	25	27			X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
223		Quercus lobata	X	23	72.25663161	32	26	35			X		4	3	3.5	No	M	3	3.25	11.5	28.75		HDD	23	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE
224	400	Quercus lobata	X	10	31.41592654	18	8	12		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW	None	40136	41794	16:38:39	crown dieback	SAVE
225		Quercus lobata	X	11	34.55751919	21	10	20		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53		SAVE
226	402	Quercus lobata	X	13	40.8407045	24	16	13		Severe Decline	X		3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:36:53		SAVE
227	392	Quercus lobata	X	28	87.9645943	37	33	36				X	4	4	4	Yes	M	3	3.5	14	35		HDD	28	#N/A	HIGH	0	40375	41878	22:36:52		SAVE
228	391	Quercus lobata	X	17.5	54.97787144	20	10	13		Poor Tree Structure	X		3	3	3	No	M	3	3	8.75	21.875		HDD	17.5	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE
229	390	Quercus lobata	X	24	75.39822369	33	26	18		Dead Wood	X		3	3	3	No	M	3	3	12	30		HDD	24	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE
230	393	Quercus lobata	X	14.5	45.55309348	20	18	10		Poor Tree Structure	X		3	3	3	No	M	3	3	7.25	18.125		HDD	14.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE
231		Quercus lobata	X	13.5	42.41150082	21	16	7		Severe Decline	X		3	3	3	No	M	3	3	6.75	16.875		HDD	13.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE
232		Quercus lobata	X	25.5	80.11061267	35	40	12				X	4	3	3.5	No	M	3	3.25	12.75	31.875		HDD	25.5	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE
233	395	Quercus lobata	X	17	53.40707511	28	18	13			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE
234		Quercus agrifolia	X	17.5	54.97787144	28	22	26			X		4	4	4	No	G	5	4.5	8.75	21.875		HDD	17.5	#N/A	HIGH	0	40375	41878	22:26:11	Parking Lot	SAVE
235	387	Quercus lobata	X	18.5	58.11946409	35	26	10		Dead Wood	X		3	3	3	No	M	3	3	9.25	23.125		HDD	18.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
236	386	Quercus lobata	X	23.5	73.82742736	34	28	25		Dead Wood	X		3	3	3	No	M	3	3	11.75	29.375		HDD	23.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE
237		Quercus agrifolia	X	34	106.8141502	30	40	47		Crowded Growing Conditions		X	4	3	3.5	No	G	5	4.25	17	42.5		HDD	34	#N/A	HIGH	0	40375	41878	22:36:25		SAVE
238	385	Quercus lobata	X	35	109.9557429	40	33	30		Leaning Tree		X	4	3	3	No	M	3	3	17.5	43.75		HDD	35	#N/A	MODERATE	0	40375	41878	22:36:22		SAVE
239	177	Quercus lobata	X	25	78.53981634	35	21	32				X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE
240		Quercus lobata	X	18	56.54866776	35	21	24			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE	0	40375	41878	22:28:30		SAVE
241	180	Quercus lobata	X	34	106.8141502	35	24	25				X	4	3	3.5	No	M	3	3.25	17	42.5		HDD	34	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE
242		Quercus lobata	X	15	47.1238898	30	18	23			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	27945	41878	20:14:44		SAVE
243		Quercus lobata	X	14	43.98229715	25	15	12			X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:28:23		SAVE
244		Quercus lobata	X	20.5	64.4026494	28	16	22			X		3	3	3	No	M	3	3	10.25	25.625		HDD	20.5	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
245	184	Quercus lobata	X	11	34.55751919	15	6	12	X		X		4	2	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:35:56		SAVE
246		Quercus lobata	X	19	59.69026042	31	16	28	X		X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE
247	186	Quercus lobata	X	22	69.11503838	32	20	27	X		X		4	3	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE
248	187	Olea europaea	X	17	53.40707511	28	20	32	X	Dead Limbs	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:35:34		SAVE
249		Quercus lobata	X	30	94.24777961	30	20	30	X	Severe Decline		X	2	2	2	No	M	3	2.5	15	37.5		HDD	30	#N/A	LOW	0	40375	41878	22:35:33		SAVE
250	189	Olea europaea		7	21.99114858	27	20	18	X		X		4	3	3.5	No	M	3	3.25	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:35:33		SAVE
251		Olea europaea	X	10	31.41592654	25	10	30		Future Root Problems	X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41878	22:35:23		SAVE
252	193	Olea europaea		8	25.13274123	16	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:35:04		SAVE
253	192	Olea europaea	X	18	56.54866776	24	30	40			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:34:59		SAVE
254	191	Olea europaea	X	14	43.98229715	24	30	34	X		X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:34:59		SAVE
255	190	Quercus agrifolia	X	17	53.40707511	34	18	22	X		X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:34:49		SAVE
256	196	Quercus lobata	X	19	59.69026042	27	8	18		Dead Wood	X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		SAVE
257		Quercus lobata	X	12	37.69911184	26	15	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE
258	194	Quercus agrifolia	X	14	43.98229715	33	11	20	X	Dead Wood	X		3	3	3	No	M	3	3	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:34:40		SAVE
259		Quercus lobata	X	12	37.69911184	28	15	13	X	Poor Tree Structure	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
260		Quercus lobata	X	25	78.53981634	32	27	25	X	Poor Tree Structure		X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE
261		Quercus lobata	X	17	53.40707511	25	18	26	X	Severe Decline	X		2	2	2	No	M	3	2.5	8.5	21.25		HDD	17	#N/A	LOW	0	40375	41878	22:28:25		SAVE
262	404	Quercus lobata	X	23	72.25663203	33	31	36	X		X		3	3	3	No	M	3	3	11.5	28.75		HDD	23	#N/A	MODERATE	0	40375	41878	22:34:08		SAVE
263	403	Quercus lobata	X	34	106.8141502	36	30	16		Severe Decline		X	2	2	2	No	M	3	2.5	17	42.5		HDD	34	#N/A	LOW	1	40459	41878	22:34:09		SAVE
264	198	Quercus lobata	X	15	47.1238898	33	12	20		Dead Wood	X		4	3	3.5	No	M	3	3.25

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CR2_FT_R ADIUS	TP2_FT_R ADIUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION YATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
301		Calocedrus decurrens	X	10	31.41592654	23	12	10			X		5	5	5	No	M	3	4	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
302		Calocedrus decurrens		7	21.99114858	17	8	8			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
303	456	Calocedrus decurrens		7	21.99114858	17	6	5		Dead	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		REMOVE
304	457	Calocedrus decurrens	X	15	47.1238898	21	10	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
305	458	Calocedrus decurrens		7	21.99114858	15	8	10		Severe Decline	X		3	2	2.5	No	M	3	2.75	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
306		Calocedrus decurrens		7	21.99114858	15	10	5		Dead Wood	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
307		Calocedrus decurrens		7	21.99114858	10	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		SAVE
308	454	Pinus brutia var. eldarica	X	11	34.55751939	30	10	18		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
309		Pinus brutia var. eldarica	X	12	37.69911184	30	12	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
310	462	Calocedrus decurrens		8	25.13274123	18	8	8		Severe Decline	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
311	464	Calocedrus decurrens		8	25.13274123	15	10	9		Severe Decline	X		3	2	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE
312	463	Calocedrus decurrens		5	15.70796327	18	6	8			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		SAVE
313		Calocedrus decurrens		6	18.84955592	12	8	6		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	0	40375	41878	22:33:34		SAVE
314		Calocedrus decurrens		5	15.70796327	8	7	7		Poor Tree Structure	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
315	505	Calocedrus decurrens		6	18.84955592	10	6	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
316	503	Pinus brutia var. eldarica	X	10	31.41592654	28	6	8		Severe Decline	X		2	2	2	No	M-G	4	3	5	12.5		HDD	10	#N/A	MODERATE						SAVE
317	504	Pinus brutia var. eldarica	X	11	34.55751939	31	10	8		Dead Wood	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
318		Pinus brutia var. eldarica	X	10	31.41592654	29	7	5		Poor Tree Structure	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
319	509	Calocedrus decurrens		5	15.70796327	15	4	6		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						SAVE
320	508	Calocedrus decurrens		6	18.84955592	18	6	6			X		3	4	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE
321		Calocedrus decurrens		5	15.70796327	8	4	5		Severe Decline	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
322		Calocedrus decurrens		8	25.13274123	10	6	5			X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE
323	515	Calocedrus decurrens		7	21.99114858	12	5	5		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						SAVE
324	517	Calocedrus decurrens		8	25.13274123	10	8	6			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE
325	518	Calocedrus decurrens		7	21.99114858	8	6	7		Poor Tree Structure	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE
326	514	Calocedrus decurrens		9	28.27433388	16	8	9		Poor Tree Structure	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
327	513	Pinus brutia var. eldarica	X	11	34.55751939	31	8	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
328		Pinus brutia var. eldarica	X	11	34.55751939	28	15	12		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
329		Calocedrus decurrens		5	15.70796327	10	8	6			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
330		Calocedrus decurrens		7	21.99114858	10	8	5			X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE
331		Calocedrus decurrens		6	18.84955592	18	8	6			X		4	4	4	No	M	3	3.5	3	7.5		HDD	6	#N/A	HIGH						SAVE
332		Pinus brutia var. eldarica	X	13	40.8407045	28	18	20			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
333		Calocedrus decurrens		7	21.99114858	12	8	6			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
334	526	Calocedrus decurrens	X	13	40.8407045	26	12	8			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
335	527	Calocedrus decurrens		5	15.70796327	8	7	3		Severe Decline	X		3	2	2.5	No	M	3	2.75	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
336	528	Calocedrus decurrens		6	18.84955592	8	4	4		Root Impact	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
337	529	Pinus brutia var. eldarica	X	12	37.69911184	28	13	14			X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE
338		Pinus brutia var. eldarica	X	15	47.1238898	30	20	18		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
339		Calocedrus decurrens		3	9.424777961	10	4	3			EXEMPT		3	3	3	No	M	3	3	1.5	3.75		HDD	3	#N/A	MODERATE						SAVE
340		Calocedrus decurrens		4	12.56637061	15	5	3			X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						SAVE
341		Pinus brutia var. eldarica		8	25.13274123	25	8	7		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE
342	535	Pinus brutia var. eldarica	X	14	43.98229715	27	12	10		Poor Tree Structure	X		3	3	3	No	M-G	4	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
343		Pinus brutia var. eldarica	X	15	47.1238898	28	15	10			X		3	3	3	No	M-G	4	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
344	533	Calocedrus decurrens		6	18.84955592	15	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE
345		Calocedrus decurrens		6	18.84955592	10	5	5		Leaning Tree	X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE
346		Quercus lobata	X	21	65.97344573	30	27	22		Dead Wood	X		4	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE
347		Quercus lobata	X	21	65.97344573	40	24	27		Dead Wood	X		4	3	3.5	No	M	3	3.25	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE
348		Quercus douglasii	X	24	75.39822369	43	40	30				X	4	3	3.5	No	M-G	4	3.75	12	30		HDD	24	#N/A	HIGH						SAVE
349		Quercus douglasii	X	23	72.25663103	36	35	26			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
350	440	Quercus lobata	X	11	34.55751939	25	16	18		Dead Wood	X		4	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
351	214	Olea europaea	X	14	43.98229715	30	40	45			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE
352		Quercus douglasii		5	15.70796327	25	12	8		Severe Decline	X		2	2	2.5	No	M-G	4	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE
353	225	Quercus lobata	X	14	43.98229715	20	6	5		Dead	X		1	1	1	No	M	3	2	7	17.5		HDD	14	#N/A	LOW						REMOVE
354		Quercus lobata	X	10	31.41592654	23	8	18			X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE
355	431	Quercus lobata	X	20	62.83185307	28	33	30			X		3	2	2.5	No	M	3	2.75	10	25		HDD	20	#N/A	MODERATE						SAVE
356		Snag		9	28.27433388	22	1	1		Dead	X		1	1	1	No	0	0	0	4.5	0		HDD	9	#N/A							REMOVE
357	443	Quercus douglasii	X	24	75.39822369	43	24	35				X	3	3	3	No	M-G	4	3.5	12	30		HDD	24	#N/A	HIGH						SAVE
358		Quercus lobata		8	25.13274123	15	1	11		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE
359	446	Quercus lobata	X	12	37.69911184	25	10	6		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE
360	447	Quercus lobata	X	25	78.53981634	38	25	24		Dead Limbs		X	3	3	3	No	M	3	3	12.5	31.25		HDD	25	#N/A	MODERATE						SAVE
361		Quercus lobata	X	18	56.54866776	23	1	1		Dead	X		1	1	1	No	M	3	2	9	22.5		HDD	18	#N/A	LOW						REMOVE
362	437	Quercus lobata	X	19	59.69026042	30	16	15		Poor Tree Architecture	X		3	2	2.5	No	M	3	2.75	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
363		Quercus agrifolia	X	21	65.97344573	32	35	36			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
364		Quercus lobata	X	13	40.8407045	31	15	13			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
365		Quercus lobata	X	13	40.8407045	35	22	10			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						OFF-SITE
366	210	Quercus lobata		9	28.27433388	15	12	27		Excessive Limb Weight	X		4	2	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
367	211	Quercus lobata	X	16	50.26548246	46	16	15		Dead Limbs	X		4	2	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE
368	213	Quercus lobata	X	17	53.40707511	32	26	22		Dead Wood	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
369	212	Quercus agrifolia	X	19	59.69026042	32	23	28			X		4	4	4	No	G	5	4.5	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
370	219	Snag		7	21.99114858	5	1	1		Dead	X		1	1	1	No	0	0	0	3.5	0		HDD	7	#N/A							REMOVE
371		Quercus lobata	X	15	47.1238898	50	15	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
372	221	Quercus lobata		8	25.13274123	43	12	15		Dead Wood	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE
373		Snag		8	25.13274123	22	1	1		Dead	X		1	1	1	No	0	0	0	4	0		HDD	8	#N/A							REMOVE
374	220	Olea europaea	X	18	56.54866776	38	23	20			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
375	223	Quercus lobata	X	18	56.54866776	26	28	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						SAVE
376		Quercus agrifolia	X	20	62.83185307	22	1	1		Dead	X		1	1	1	No	G	5	3	10	25		HDD	20	#N/A	MODERATE						REMOVE
377		Quercus agrifolia	X	30	94.24777961	35	45	35				X	4	4	4	No	G	5	4.5	15	37.5		HDD	30	#N/A	HIGH						SAVE
378		Quercus lobata		9	28.27433388	15	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW						REMOVE
379		Quercus agrifolia	X	10	31.41592654	14	2	10		Dead	X		1	1	1	No	G	5	3	5	12.5		HDD	10	#N/A	MODERATE						REMOVE
380		Pinus halepensis	X	13	40.8407045	34	13	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
381		Quercus lobata		9	28.27433388	28	23	15		Dead Wood	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
382		Quercus douglasii	X	23	72.25663103	36	43	50			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
383		Pinus halepensis		5	15.70796327	21	12	5		Co-Dominant Lead	X		4	3	3.5	No	M-G	4	3.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
384		Pinus halepensis	X	11	34.55751939	30	20	10			X		4	2	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
385		Quercus agrifolia	X	22	69.11503838	26	10	36		Severe Decline	X		2	2	2	No	G	5	3.5	11	27.5		HDD	22	#N/A	HIGH						SAVE
386		Quercus lobata	X	15	47.1238898	20	1	1		Dead	X		1	1	1	No	M	3	2	7.5	18.75		HDD	15	#N/A	LOW						REMOVE
387		Quercus douglasii	X	22	69.11503838	30	30	20		Sites of Decay	X		3	2	2.5	No	M-G	4	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE
388		Quercus douglasii	X	11	34.55751919	20	6	17			X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
389		Quercus douglasii		8	25.13274123	22	8	14			X		4	4	4	No	M-G	4	4	4	10		HDD	8	#N/A	HIGH						SAVE
390		Quercus douglasii	X	20	62.83185307	33	28	30			X		4	4	4	No	M-G	4	4	10	25		HDD	20	#N/A	HIGH						SAVE
391	439	Quercus lobata	X	13	40.8407045	28	20	15			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
392	230	Quercus lobata	X	17	53.40707511	34	21	20		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
393		Quercus lobata	X	14	43.98229715	30	10	20		Severe Decline	X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE
394	234	Quercus douglasii	X	12	37.69911184	33	22	18			X		4	3	3.5	No	M-G	4	3.75	6	15		HDD	12	#N/A	HIGH						OFF-SITE
395	235	Quercus douglasii	X	10	31.41592654	22	15	12			X		4	3	3.5	No	M-G	4	3.75	5	12.5		HDD	10	#N/A	HIGH						OFF-SITE
396		Quercus douglasii	X	13	40.8407045	22	14	10		Severe Decline	X		4	2	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
397		Quercus douglasii	X	13	40.8407045	31	18	13			X		3	3	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
398	236	Quercus douglasii	X	27	84.82300165	42	43	40				X	4	4	4	No	M-G	4	4	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
399		Quercus douglasii	X	21	65.97344573	35	20	25		Sites of Decay	X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
400		Quercus douglasii	X	15	47.1238898	36	24	20		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
401		Quercus douglasii	X	10	31.41592654	30	20	13		Leaning Tree	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
402		Quercus douglasii	X	13	40.8407045	39	20	18		Severe Decline	X		2	2	2	No	M-G	4	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
403		Quercus douglasii	X	22	69.11503838	45	22	24		Severe Decline	X		2	2	2	No	M-G	4	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE
404		Quercus douglasii	X	19	59.69026042	36	30	24			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
405		Quercus lobata	X	10	31.41592654	25	10	8		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW						SAVE
406		Quercus lobata	X	12	37.69911184	25	4	10		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE
407		Quercus douglasii	X	15	47.1238898	36	20	30		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE
408		Quercus lobata	X	17	53.40707511	34	27	40		Poor Tree Structure	X		3	2	2.5	No	M	3	2.75	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
409		Quercus douglasii	X	18	56.54866776	32	27	33			X		4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH						SAVE
410		Quercus douglasii	X	17	53.40707511	37	20	25			X		4	4	4	No	M-G	4	4	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
411		Quercus douglasii	X	16	50.26548246	30	17	23			X		4	4	4	No	M-G	4	4	8	20		HDD	16	#N/A	HIGH						SAVE
412		Quercus lobata	X	16	50.26548246	33	25	30			X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE
413	481	Quercus lobata		8	25.13274123	24	1	1		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE
414		Quercus douglasii	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
415		Quercus douglasii	X	23	72.25663103	32	28	24			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
416	489	Quercus lobata	X	14	43.98229715	30	17	22			X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
417	488	Quercus lobata	X	22	69.11503838	28	30	33		Dead Wood	X		4	3	3	No	M	3	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE
418		Quercus douglasii	X	23	72.25663103	38	22	27			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE
419		Quercus lobata	X	17	53.40707511	34	15	13			X		4	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
420		Quercus lobata	X	14	43.98229715	26	15	12		Severe Decline	X		4	3	2	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE
421	485	Quercus lobata	X	15	47.1238898	27	13	15		Severe Decline	X		2	2	2	No	M	3	2.5	7.5	18.75		HDD	15	#N/A	LOW						SAVE
422		Quercus douglasii	X	28	87.9645943	42	44	28		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE
423		Quercus lobata	X	28	87.9645943	35	20	40		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE
424	486	Quercus douglasii	X	21	65.97344573	23	30	18			X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
425		Quercus douglasii	X	21	65.97344573	38	24	23		Leaning Tree	X		4	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
426		Quercus douglasii		7	21.99114858	20	12	8			X		3	3	3	No	M-G	4	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
427		Quercus lobata	X	19	59.69026042	32	23	23			X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
428		Quercus douglasii	X	25	78.53981634	41	30	35				X	3	3	3	No	M-G	4	3.5	12.5	31.25		HDD	25	#N/A	HIGH						SAVE
429	473	Quercus douglasii	X	16	50.26548246	28	15	18			X		3	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE
430		Quercus lobata	X	18	56.54866776	33	22	15			X		3	3	3	No	M	3	3	9	22.5		HDD

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION IATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
451	302	Quercus douglasii	X	28	87.9645943	47	33	35				X	3	3	3	No	M-G	4	3.5	14	35		HDD	28	#N/A	HIGH						SAVE
452		Quercus agrifolia	X	27	84.82300165	35	40	40				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
453	304	Quercus lobata	X	11	34.55751919	28	16	13			X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
454		Quercus agrifolia	X	26	81.68140899	35	30	30				X	4	4	4	No	G	5	4.5	13	32.5		HDD	26	#N/A	HIGH						SAVE
455		Snag	X	16	50.26548246	8	1	1		Dead	X		1	1	1	No	0	0	0	8	0		HDD	16	#N/A							REMOVE
456	258	Quercus agrifolia	X	20	62.83185307	45	35	30			X		3	3	3	No	G	5	4	10	25		HDD	20	#N/A	HIGH						SAVE
457		Quercus douglasii	X	16	50.26548246	45	30	20			X		3	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE
458	252	Quercus douglasii	X	11	34.55751919	35	15	18		Severe Decline	X		2	2	2	No	M-G	4	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE
459	254	Quercus agrifolia	X	15	47.1238898	45	23	30		Severe Decline	X		2	2	2	No	G	5	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
460	249	Quercus agrifolia	X	21	65.97344573	36	38	30			X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
461		Quercus agrifolia	X	10	31.41592654	27	35	20			X		3	3	3	No	G	5	4	5	12.5		HDD	10	#N/A	HIGH						SAVE
462	253	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	5	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH						SAVE
463		Quercus agrifolia		5	15.70796327	15	10	10		Crowded Growing Conditions	X		3	4	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
464	255	Quercus agrifolia	X	15	47.1238898	30	22	20		Poor Tree Structure	X		4	2	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
465	256	Quercus agrifolia	X	32	100.5309649	47	38	37				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE
466	260	Quercus agrifolia	X	16	50.26548246	31	18	22		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH						SAVE
467	259	Quercus agrifolia	X	11	34.55751919	38	15	24			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
468		Quercus agrifolia		9	28.27433388	26	15	15			X		3	4	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
469		Not Used		0	0										0	No	G	0	0	0	0		HDD	0	#N/A							SAVE
470		Quercus lobata		3	9.424777961	23	6	5		Severe Decline	EXEMPT		2	2	2	No	M	3	2.5	1.5	3.75		HDD	3	#N/A	LOW						SAVE
471	540	Quercus agrifolia	X	14	43.98229715	30	16	13			X		4	3	3.5	No	G	5	4.25	7	17.5		HDD	14	#N/A	HIGH						SAVE
472		Quercus agrifolia		4	12.56637061	21	10	12			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE
473	541	Quercus agrifolia	X	15	47.1238898	40	28	20		Dead Wood	X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
474	543	Quercus agrifolia	X	13	40.8407045	40	18	15			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
475		Quercus agrifolia	X	12	37.69911184	28	16	13		Dead Wood	X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE
476		Quercus lobata	X	13	40.8407045	40	21	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
477		Quercus agrifolia	X	11	34.55751919	30	15	13			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
478	546	Quercus agrifolia	X	11	34.55751919	28	18	15			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE
479	263	Quercus agrifolia	X	21	65.97344573	31	26	20		Dead Limbs	X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
480	545	Quercus agrifolia	X	10	31.41592654	31	15	12			X		5	4	4.5	No	G	5	4.75	5	12.5		HDD	10	#N/A	HIGH						SAVE
481		Quercus lobata		4	12.56637061	25	8	3		Crowded Growing Conditions	X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						REMOVE
482		Quercus agrifolia		7	21.99114858	21	10	8			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
483	547	Quercus agrifolia	X	16	50.26548246	42	24	23			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE
484	548	Quercus agrifolia	X	18	56.54866776	36	45	37			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
485		Quercus agrifolia		9	28.27433388	26	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
486		Quercus agrifolia	X	12	37.69911184	24	27	15		Weak Crotch	X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
487		Quercus lobata	X	12	37.69911184	31	24	18		Dead Wood	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						SAVE
488		Heteromeles arbutifolia		4	12.56637061	15	15	15		Severe Decline	X		2	2	2	No	M	3	2.5	2	5		HDD	4	#N/A	LOW						SAVE
489	265	Quercus agrifolia	X	16	50.26548246	28	22	17			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE
490		Quercus agrifolia	X	36	113.0973355	55	36	40				X	4	4	4	No	G	5	4.5	18	45		HDD	36	#N/A	HIGH						SAVE
491	269	Quercus agrifolia	X	18	56.54866776	33	30	28			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
492	270	Quercus agrifolia	X	27	84.82300165	51	35	33				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
493	271	Quercus agrifolia	X	13	40.8407045	23	18	17			X		4	3	3.5	No	G	5	4.25	6.5	16.25		HDD	13	#N/A	HIGH						SAVE
494	274	Quercus agrifolia	X	32	100.5309649	40	35	46				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE
495	273	Quercus lobata	X	17	53.40707511	45	30	35		Dead Limbs	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE
496		Quercus lobata		9	28.27433388	24	18	15		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW						SAVE
497	279	Quercus lobata	X	10	31.41592654	30	15	22			X		4	3	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE
498	293	Quercus agrifolia	X	17	53.40707511	34	30	28			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
499		Quercus agrifolia	X	15	47.1238898	26	28	26			X		5	4	4.5	No	G	5	4.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
500		Quercus lobata	X	12	37.69911184	27	23	15				X	4	3	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE						SAVE
501	278	Quercus agrifolia	X	26	81.68140899	37	55	60				X	4	3	3	No	G	5	4	13	32.5		HDD	26	#N/A	HIGH						SAVE
502		Quercus agrifolia	X	24	75.39822369	40	26	30				X	4	3	3.5	No	G	5	4.25	12	30		HDD	24	#N/A	HIGH						SAVE
503		Quercus agrifolia	X	15	47.1238898	35	20	15			X		4	3	3.5	No	G	5	4.25	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
504	280	Quercus agrifolia	X	27	84.82300165	33	30	35				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE
505	294	Quercus lobata	X	10	31.41592654	37	18	22		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE
506		Quercus lobata	X	14	43.98229715	37	23	27			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE
507		Quercus lobata	X	16	50.26548246	40	35	27			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						SAVE
508		Quercus agrifolia	X	17	53.40707511	30	50	45			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
509		Quercus lobata	X	11	34.55751919	7	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
510	307	Quercus lobata		6	18.84955592	22	13	10			X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	22	#N/A	MODERATE						REMOVE
511		Quercus lobata	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE
512		Quercus lobata	X	13	40.8407045	40	25	27			X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE
513		Quercus agrifolia		3	9.424777961	16	3	5			EXEMPT		4	4	4	No	G	5	4.5	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
514	306	Quercus lobata		7	21.99114858	33	5	6		Severe Decline	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
515		Quercus agrifolia		9	28.27433388	5	1	1		Dead	X		1	1	1	No	G	5	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE
516		Quercus agrifolia	X	10	31.41592654	33	18	13		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH						SAVE
517		Quercus agrifolia		9	28.27433388	28	15	10		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
518	310	Quercus lobata	X	18	56.54866776	32	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
519		Quercus agrifolia		5	15.70796327	10	8	7			X		4	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
520	568	Prunus dulcis		8	25.13274123	15	8	12		Dead	X		1	1	1	No	P-M	2	1.5	4	10		HDD	8	#N/A	LOW						REMOVE
521		Quercus douglasii		7	21.99114858	26	13	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
522	315	Quercus agrifolia	X	12	37.69911184	27	20	15			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
523		Quercus lobata	X	11	34.55751919	24	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
524	314	Quercus agrifolia		6	18.84955592	15	13	10			X		4	3	3.5	No	G	5	4.25	3	7.5		HDD	6	#N/A	HIGH						REMOVE
525		Quercus agrifolia		3	9.424777961	20	3	5			EXEMPT		5	4	4.5	No	G	5	4.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
526	313	Quercus lobata		7	21.99114858	15	1	1		Dead Wood	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW						SAVE
527	328	Quercus agrifolia		8	25.13274123	23	8	13			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE
528		Quercus agrifolia	X	10	31.41592654	23	10	10			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH						REMOVE
529		Quercus agrifolia		5	15.70796327	18	10	5			X		4	3	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE
530	326	Quercus lobata	X	18	56.54866776	36	28	26			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
531	325	Quercus agrifolia	X	12	37.69911184	38	12	23			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE
532		Quercus lobata		9	28.27433388	31	15	13		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
533		Quercus agrifolia		9	28.27433388	32	22	12			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
534	318	Quercus lobata	X	12	37.69911184	16	16	10		Dead Wood	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						REMOVE
535	319	Quercus agrifolia		8	25.13274123	28	15	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH						SAVE
536	320	Olea europaea		5	15.70796327	31	18	13			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE
537		Olea europaea		4	12.56637061	16	18	16			X		4	2	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						REMOVE
538	321	Olea europaea		4	12.56637061	36	20	18			X		4	4	4	No	M	3	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE
539		Quercus agrifolia		4	12.56637061	15	10	10			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE
540	322	Quercus lobata	X	13	40.8407045	35	26	28		Poor Tree Structure	X		4	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE
541		Quercus lobata	X	17	53.40707511	50	33	27		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE
542	587	Quercus agrifolia		7	21.99114858	22	6	13			X		3	2	2.5	No	G	5	3.75	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE
543	329	Quercus lobata		4	12.56637061	24	1	1		Severe Decline	X		2	1	1.5	No	M	3	2.25	2	5		HDD	4	#N/A	LOW						REMOVE
544	330	Quercus agrifolia		7	21.99114858	32	8	6			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE
545		Quercus lobata	X	13	40.8407045	34	1	2		Severe Decline	X		2	1	1.5	No	M	3	2.25	6.5	16.25		HDD	13	#N/A	LOW						REMOVE
546	334	Quercus agrifolia		8	25.13274123	28	12	10			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE
547	333	Quercus agrifolia	X	15	47.1238898	42	23	20			X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						REMOVE
548		Quercus lobata	X	11	34.55751919	38	12	8		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW						REMOVE
549		Quercus lobata	X	15	47.1238898	36	20	20		Dead Wood	X		2	3	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE
550	301	Quercus agrifolia		9	28.27433388	22	20	20		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
551	343	Quercus agrifolia	X	17	53.40707511	40	34	30		Severe Decline	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE
552		Olea europaea		4	12.56637061	17	18	23			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
553	344	Quercus agrifolia	X	12	37.69911184	28	16	15			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE
554	609	Quercus agrifolia		8	25.13274123	25	13	11			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE
555	345	Quercus agrifolia		9	28.27433388	31	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
556	346	Quercus lobata	X	15	47.1238898	42	25	25		Dead Limbs	X		4	3	3	No	M	3	3	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE
557	347	Quercus lobata	X	18	56.54866776	30	28	31		Dead Limbs	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE
558	348	Quercus lobata	X	13	40.8407045	27	24	22		Dead Limbs	X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE
559		Quercus lobata		9	28.27433388	34	12	6		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE
560		Quercus lobata	X	16	50.26548246	41	27	18			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						REMOVE
561		Olea europaea		8	25.13274123	26	23	20		Severe Decline	X		2	2	2	No	M	3	2.5	4	10		HDD	8	#N/A	LOW						REMOVE
562		Quercus agrifolia	X	26	81.68140899	48	35	40		Dead Wood		X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH						REMOVE
563	338	Quercus agrifolia		9	28.27433388	30	28	22			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
564	341	Quercus lobata	X	28	87.9645943	44	40	46		Dead Limbs		X	3	4	3.5	No	M	3	3.25	14	35		HDD	28	#N/A	MODERATE						REMOVE
565	342	Quercus lobata	X	28	87.9645943	44	40	46		Dead Limbs		X	3	4	3.5	No	M	3	3.25	14	35		HDD	28	#N/A	MODERATE						REMOVE
566	340	Quercus agrifolia	X	36	113.0973355	42	38	32				X	5	4	4.5	No	G	5	4.75	18	45		HDD	36	#N/A	HIGH						SAVE
567	339	Quercus lobata	X	19	59.69026042	38	20	33		Dead Wood	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE						REMOVE
568	351	Quercus agrifolia	X	15	47.1238898	36	25	20				X	4	3	3.5	No	G	5	4.25	7.5	18.75		HDD	15	#N/A	HIGH						SAVE
569	611	Quercus lobata	X	35	109.9557429	42	30	30			X		4	3	3.5	No	M	3	3.25	17.5	43.75		HDD	35	#N/A	MODERATE						SAVE
570	352	Prunus cerasifera		7	21.99114858	24	13	10		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						SAVE
571	355	Quercus agrifolia	X	13	40.8407045	35	20	21			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE
572	610	Quercus agrifolia	X	11	34.55751919	24	23	25			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE
573	356	Quercus lobata	X	21	65.97344573	44	36	30		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						REMOVE
574		Quercus agrifolia	X	13	40.8407045	31	25	28		Dead Wood	X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE
575		Sambucus neomexicana	X	14	43.98229715	26	25	15		Previous Limb Failure	X		2	2	2	No	G	5	3.5	7	17.5		HDD	14	#N/A	HIGH						REMOVE
576		Quercus agrifolia	X	11	34.55751919	40	10	20			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE
577	85	Quercus agrifolia	X	38	119.3805308	48	40	42				X	5	4	4.5	No	G	5	4.75	19	47.5		HDD	38	#N/A	HIGH						REMOVE
578		Quercus agrifolia		8	25.13274123	28	13	16		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE
579	84	Sambucus neomexicana	X	10	31.41592654	31	27	23		Poor Tree Structure	X		2	2	2	No	G	5	3.5	5	12.5		HDD	10	#N/A	HIGH						SAVE
580	82	Platanus racemosa	X	27	84.82300165	43	20	45		Sites of Decay		X	3	2	2.5	No	M-G	4	3.25	13.5	33.75		HDD	27	#N/A	MODERATE						SAVE
581		Platanus racemosa	X	34	106.8141502	47	25	30				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE
582		Platanus racemosa	X	34	106.8141502	60	26	40				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE
583		Platanus racemosa	X	36	113.0973355	45	30	27				X	4	3	3.5	No

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH+15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE
601	563	Quercus agrifolia	X	27	84.82300165	30	28	26				X	5	4	4.5	No	G	5	4.75	13.5	33.75		HDD	27	#N/A	HIGH						REMOVE
602	562	Quercus agrifolia	X	18	56.54866776	30	30	27			X		5	4	4.5	No	G	5	4.75	9	22.5		HDD	18	#N/A	HIGH						REMOVE
603		Quercus agrifolia		9	28.27433388	16	10	8			X		5	4	4.5	No	G	5	4.75	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE
604		Pyrus calleryana		5	15.70796327	7	10	5		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
605		Olea europaea		3	9.424777961	7	10	6			EXEMPT		5	4	4.5	No	M	3	3.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE
606	109	Quercus agrifolia	X	21	65.97344573	31	35	33			X		5	5	5	No	G	5	5	10.5	26.25		HDD	21	#N/A	HIGH						REMOVE
607		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
608		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE
609		Quercus agrifolia		5	15.70796327	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						REMOVE
610		Quercus douglasii	X	21	65.97344573	36	28	25		Dead Wood	X		5	4	4	No	M-G	4	4	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
611	111	Quercus agrifolia	X	21	65.97344573	32	37	33			X		5	4	4.5	No	G	5	4.75	10.5	26.25		HDD	21	#N/A	HIGH						SAVE
612		Quercus lobata	X	22	69.11503838	34	38	28		Dead Wood	X		5	4	3	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE
613	560	Quercus douglasii	X	12	37.69911184	34	25	23		Dead Limbs	X		5	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE
614	559	Quercus agrifolia	X	19	59.69026042	34	27	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
615	555	Quercus agrifolia	X	12	37.69911184	28	12	10			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE
616	557	Quercus agrifolia		7	21.99114858	27	5	4			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
617	556	Quercus agrifolia		9	28.27433388	25	6	8		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE
618		Quercus agrifolia	X	18	56.54866776	37	22	24		Co-Dominant Lead	X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE
619		Quercus agrifolia	X	18	56.54866776	30	20	40			X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH						SAVE
620	553	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH						SAVE
621		Quercus agrifolia		6	18.84955592	35	10	8			X		4	4	4	No	G	5	4.5	3	7.5		HDD	6	#N/A	HIGH						SAVE
622		Quercus agrifolia		4	12.56637061	14	10	10		Dead	X		1	3	2	No	G	5	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE
623	552	Quercus agrifolia	X	24	75.39822369	34	30	28				X	5	4	4.5	No	G	5	4.75	12	30		HDD	24	#N/A	HIGH						SAVE
624		Olea europaea		4	12.56637061	20	10	15			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						SAVE
625	551	Quercus agrifolia	X	19	59.69026042	36	25	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE
626	550	Quercus douglasii	X	25	78.53981634	40	28	37				X	4	3	3.5	No	M-G	4	3.75	12.5	31.25		HDD	25	#N/A	HIGH						SAVE
627		Quercus agrifolia	X	12	37.69911184	30	12	12			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE
628		Quercus agrifolia		6	18.84955592	13	8	8			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH						SAVE
629		Quercus agrifolia	X	12	37.69911184	16	10	13			X		5	5	5	No	G	5	5	6	15		HDD	12	#N/A	HIGH						REMOVE
630		Quercus agrifolia		8	25.13274123	13	7	8			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						REMOVE
631	548	Quercus agrifolia	X	17	53.40707511	32	30	33			X		5	5	5	No	G	5	5	8.5	21.25		HDD	17	#N/A	HIGH						REMOVE
632	134	Quercus lobata	X	39	122.5221135	45	48	33		Dead Limbs		X	4	3	3.5	No	M	3	3.25	19.5	48.75		HDD	39	#N/A	MODERATE						SAVE
633	382	Quercus lobata		9	28.27433388	27	8	5		Multiple Leaders	X		4	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE
634		Quercus agrifolia		7	21.99114858	18	16	20			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE
635	136	Quercus lobata	X	12	37.69911184	27	23	16			X		4	4	4	No	M	3	3.5	6	15		HDD	12	#N/A	HIGH						REMOVE
636		Prunus domestica		5	15.70796327	10	12	4		Severe Decline	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
637		Prunus domestica		4	12.56637061	8	8	4		Severe Decline	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE
638		Olea europaea		5	15.70796327	15	12	15			X		5	5	5	No	M	3	4	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE
639		Prunus domestica		4	12.56637061	6	4	3		Canker	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE
640		Prunus domestica		3	9.424777961	5	8	8		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
641		Prunus domestica		3	9.424777961	5	8	2		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
642		Prunus domestica		3	9.424777961	8	6	4		Drought Stress	EXEMPT		2	1	1.5	No	P-M	2	1.75	1.5	3.75		HDD	3	#N/A	LOW						REMOVE
643	142	Prunus domestica		4	12.56637061	7	4	4		Canker	X		2	1	1.5	No	P-M	2	1.75	2	5		HDD	4	#N/A	LOW						REMOVE
644		Quercus agrifolia	X	14	43.98229715	15	17	22			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH						SAVE
645		Prunus domestica		5	15.70796327	16	8	20		Dead	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE
646		Quercus agrifolia		8	25.13274123	15	13	20			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						SAVE
647		Prunus dulcis		9	28.27433388	16	15	13		Dead	X		1	1	1	No	P-M	2	1.5	4.5	11.25		HDD	9	#N/A	LOW						REMOVE
648		Phoenix dactylifera	X	44	138.2300768	24	20	25				X	5	5	5	No	M-G	4	4.5	22	55		HDD	44	#N/A	HIGH						OFF-SITE
649	572	Juniperus chinensis	X	23	72.25663103	24	22	21			X		5	4	4.5	No	G	5	4.75	11.5	28.75		HDD	23	#N/A	HIGH						OFF-SITE
650	299	Quercus agrifolia	X	28	87.9645943	42	60	40		Dead		X	5	5	5	No	G	5	5	14	35		HDD	28	#N/A	HIGH						SAVE
651		Quercus agrifolia	X	17	53.40707511	26	30	28			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE
652		Quercus lobata	X	15	47.1238898	26	15	15			X		3	2	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE
653		Stump		9	28.27433388	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	4.5	11.25		HDD	9	#N/A	#VALUE!						SAVE
654	59	Stump		6	18.84955592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
655	53	Stump		6	18.84955592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
656	60	Stump		6	18.84955592	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	3	7.5		HDD	6	#N/A	#VALUE!						SAVE
657	57	Stump	X	15	47.1238898	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	7.5	18.75		HDD	15	#N/A	#VALUE!						SAVE
658	578	Stump	X	11	34.55751919	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	5.5	13.75		HDD	11	#N/A	#VALUE!						SAVE
659		Stump	X	17	53.40707511	1	0	0		Possible PG&E removal	X		1	1	1	No	0	Unknown	#VALUE!	8.5	21.25		HDD	17	#N/A	#VALUE!						SAVE
660		Quercus agrifolia	X	20	62.83185307	50	35	35			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						REMOVE
661		Quercus agrifolia	X	20	62.83185307	40	30	30			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						OFF SITE
662		Quercus agrifolia	X	22	69.11503838	68	30	25		Leaning Tree	X		4	3	3.5	No	G	5	4.25	11	27.5		HDD	22	#N/A	HIGH						OFF SITE
663		Aesculus californica		7	21.99114858	28	10	15			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH						OFF SITE
664		Quercus lobata	X	45	141.3716694	73	62	65		Dead Limbs		X	3	3	3	No	M	3	3	22.5	56.25		HDD	45	#N/A	MODERATE						OFF SITE
665		Quercus agrifolia	X	24	75.39822369	68	40	40				X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH						OFF SITE
666		Quercus agrifolia	X	16	50.26548246	50	35	35			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						OFF SITE
667		Magnolia grandiflora		7	21.99114858	17	10	13		City Street Tree	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE
668		Quercus lobata		6	18.84955592	24	8	15			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE						OFF-SITE
669		Quercus agrifolia	X	10	31.41592654	25	16	20			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH						OFF-SITE
670	590	Pinus radiata	X	50	157.0796327	50	36	36		Dead Limbs, Severed roots on		X	2	3	2.5	No	M-G	4	3.25	25	62.5		HDD	50	#N/A	MODERATE						SAVE
671		Quercus agrifolia		9	28.27433388	19	15	15			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						OFF-SITE
672		Eucalyptus globulus	X	25	78.53981634	45	15	33		Severe Decline		X	1	3	2	No	M	3	2.5	12.5	31.25		HDD	25	#N/A	LOW						OFF-SITE
673		Quercus agrifolia		9	28.27433388	17	15	16			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						OFF-SITE
674		Quercus lobata		6	18.84955592	17	10	12			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE						OFF-SITE
675		Quercus agrifolia	X	30	94.24777961	32	30	50		Leaning Tree		X	4	3	3.5	No	G	5	4.25	15	37.5		HDD	30	#N/A	HIGH						SAVE
676	598	Quercus agrifolia	X	34	106.8141502	36	50	50				X	4	4	4	No	G	5	4.5	17	42.5		HDD	34	#N/A	HIGH						OFF-SITE
677		Quercus lobata	X	40	125.6637061	50	50	40		Dead Limbs		X	3	3	3	No	M	3	3	20	50		HDD	40	#N/A	MODERATE						OFF-SITE

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL- OVERALL.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-7

PLOTTED: 10/16/2025 12:32 PM
I:\4185\10\LAP\ANNIKO\418510CL- OVERALL.DWG

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH)^2*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD)^2*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	REMOVE, REMOVE, OFF-SITE
1	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
2	Calocedrus decurrens	Incense Cedar	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	OFF-SITE
3	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 548	$ 600.00	$ 1,100	OFF-SITE
4	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	OFF-SITE
5	Not Used																			
6	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400	OFF-SITE
7	Quercus lobata	Valley Oak	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400	OFF-SITE
8	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	50	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 319	$ 600.00	$ 900	REMOVE
9	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 469	$ 600.00	$ 1,100	OFF-SITE
10	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,575	$ 600.00	$ 3,200	OFF-SITE
11	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	REMOVE
12	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	REMOVE
13	Calocedrus decurrens	Incense Cedar	9.0	63.62	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	REMOVE
14	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 975	$ 600.00	$ 1,600	OFF-SITE
15	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
16	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
17	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	OFF-SITE
18	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	OFF-SITE
19	Calocedrus decurrens	Incense Cedar	13.0	132.73	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	REMOVE
20	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400	REMOVE
21	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,676	$ 600.00	$ 2,300	REMOVE
22	Calocedrus decurrens	Incense Cedar	12.0	113.10	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,994	$ 600.00	$ 2,600	REMOVE
23	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,719	$ 600.00	$ 7,300	OFF-SITE
24	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	OFF-SITE
25	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,986	$ 600.00	$ 3,600	OFF-SITE
26	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	OFF-SITE
27	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	REMOVE
28	Calocedrus decurrens	Incense Cedar	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
29	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
30	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 747	$ 600.00	$ 1,300	OFF-SITE
31	Quercus lobata	Valley Oak	6.0	28.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 424	$ 600.00	$ 1,000	OFF-SITE
32	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	OFF-SITE
33	Quercus lobata	Valley Oak	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400	OFF-SITE
34	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	OFF-SITE
35	Pinus halepensis	Aleppo Pine	22.0	380.13	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,899	$ 600.00	$ 6,500	REMOVE
36	Cupressus macrocarpa	Monterey Cypress	7.0	38.48	70	70	80	73%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,719	$ 600.00	$ 2,300	REMOVE
37	Ligustrum japonicum	Japanese Privet	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 199	$ 600.00	$ 800	REMOVE
38	Quercus lobata	Valley Oak	6.0	28.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 449	$ 600.00	$ 1,000	REMOVE
39	Quercus lobata	Valley Oak	19.0	283.53	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,400	$ 600.00	$ 5,000	REMOVE
40	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	70	80	60%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 3,038.26	$ 1,823	$ 600.00	$ 2,400	REMOVE
41	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
42	Calocedrus decurrens	Incense Cedar	4.0	12.57	10	50	50	37%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 992.08	$ 364	$ 600.00	$ 1,000	SAVE
43	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE
44	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	REMOVE
45	Quercus agrifolia	Coast Live Oak	8.0	50.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 753	$ 600.00	$ 1,400	REMOVE
46	Quercus agrifolia	Coast Live Oak	7.0	38.48	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	SAVE
47	Quercus agrifolia	Coast Live Oak	4.0	12.57	30	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	REMOVE
48	Quercus agrifolia	Coast Live Oak	21.0	346.36	30	50	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,886	$ 600.00	$ 5,500	REMOVE
49	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
50	Pinus halepensis	Aleppo Pine	6.0	28.27	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 399	$ 600.00	$ 1,000	OFF-SITE
51	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	OFF-SITE
52	Juglans regia	English Walnut	8.0	50.27	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 488	$ 600.00	$ 1,100	SAVE
53	Juglans hindsii	California Black Walnut	20.0	314.16	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	REMOVE
54	Pinus halepensis	Aleppo Pine	17.0	226.98	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,602	$ 600.00	$ 3,200	SAVE
55	Calocedrus decurrens	Incense Cedar	3.0	7.07	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 137	$ 600.00	$ 700	REMOVE
56	Quercus lobata	Valley Oak	22.0	380.13	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	REMOVE
57	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400	SAVE
58	Quercus agrifolia	Coast Live Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
59	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	SAVE
60	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,363	$ 600.00	$ 10,000	SAVE
61	Aesculus californica	California Buckeye	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	OFF-SITE
62	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 3,043	$ 600.00	$ 3,600	OFF-SITE
63	Quercus agrifolia	Coast Live Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900	OFF-SITE
64	Quercus lobata	Valley Oak	20.0	314.16	10	30	50	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 2,493	$ 600.00	$ 3,100	SAVE
65	Quercus agrifolia	Coast Live Oak	30.0	706.86	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 14,958	$ 600.00	$ 15,600	REMOVE
66	Quercus agrifolia	Coast Live Oak	15.0	176.72	10	50	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	REMOVE
67	Quercus agrifolia	Coast Live Oak	16.0	201.06	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,305	$ 600.00	$ 2,900	REMOVE
68	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
69	Quercus agrifolia	Coast Live Oak	12.0	113.10	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,596	$ 600.00	$ 2,200	REMOVE
70	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,900	$ 600.00	$ 4,500	REMOVE
71	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800	REMOVE
72	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
73	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
74	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
75	Quercus lobata	Valley Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
76	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	90	80	87%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,801	$ 600.00	$ 2,400	OFF-SITE
77	Olea europaea	Olive	3.0	7.07	30	30	70	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 57	$ 600.00	$ 700	OFF-SITE
78	Olea europaea	Olive	8.0	50.27	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 620	$ 600.00	$ 1,200	OFF-SITE
79	Quercus lobata	Valley Oak	15.0	176.72	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	OFF-SITE
80	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	REMOVE
81	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	REMOVE
82	Quercus lobata	Valley Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	REMOVE
83	Quercus lobata	Valley Oak	5.0	19.64	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	SAVE
84	Quercus lobata	Valley Oak	13.0	132.73	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
85	Quercus lobata	Valley Oak	16.0	201.06	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,546	$ 600.00	$ 4,100	REMOVE
86	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
87	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 294	$ 600.00	$ 900	REMOVE
88	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 577	$ 600.00	$ 1,200	REMOVE
89	Quercus agrifolia	Coast Live Oak	18.0	254.47	50	30	60	47%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,141	$ 600.00	$ 3,700	REMOVE
90	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	60	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	REMOVE
91	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,122	$ 600.00	$ 3,700	REMOVE
92	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,294	$ 600.00	$ 2,900	REMOVE
93	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,234	$ 600.00	$ 1,800	REMOVE
94	Quercus lobata	Valley Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	REMOVE
95	Quercus agrifolia	Coast Live Oak	3.0	7.07	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 112	$ 600.00	$ 700	REMOVE
96	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE
97	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 679	$ 600.00	$ 1,300	REMOVE
98	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
99	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
100	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
101	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	REMOVE
102	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
103	Quercus lobata	Valley Oak	26.0	530.93	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 10,299	$ 600.00	$ 10,900	REMOVE
104	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
105	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 598	$ 600.00	$ 1,200	REMOVE
106	Quercus agrifolia	Coast Live Oak	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400	REMOVE
107	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900	REMOVE
108	Quercus agrifolia	Coast Live Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
109	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	REMOVE
110	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	50	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 233	$ 600.00	$ 800	REMOVE
111	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
112	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,579	$ 600.00	$ 3,200	REMOVE
113	Quercus agrifolia	Coast Live Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600	REMOVE
114	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
115	Quercus lobata	Valley Oak	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 199	$ 600.00	$ 800	REMOVE
116	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	REMOVE
117	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,524	$ 600.00	$ 2,100	REMOVE
118	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =((dbh**2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	I.C.ANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =((RTD**2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
182	Pinus brutia var. eldarica	Afghan Pine	9.0	63.62	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 494	$ 600.00	$ 1,100	SAVE
183	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
184	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,194	$ 600.00	$ 1,800	SAVE
185	Pinus brutia var. eldarica	Afghan Pine	6.0	28.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	SAVE
186	Pinus brutia var. eldarica	Afghan Pine	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 244	$ 600.00	$ 800	SAVE
187	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
188	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
189	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
190	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 871	$ 600.00	$ 1,500	REMOVE
191	Pinus brutia var. eldarica	Afghan Pine	4.0	12.57	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 122	$ 600.00	$ 700	REMOVE
192	Pinus brutia var. eldarica	Afghan Pine	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	SAVE
193	Pinus brutia var. eldarica	Afghan Pine	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	SAVE
194	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 780	$ 600.00	$ 1,400	SAVE
195	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	SAVE
196	Calocedrus decurrens	Incense Cedar	8.0	50.27	90	90	80	87%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 922	$ 600.00	$ 1,500	SAVE
197	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	80	47%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 279	$ 600.00	$ 900	SAVE
198	Not Used																			
199	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	SAVE
200	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,194	$ 600.00	$ 2,800	SAVE
201	Not Used																			
202	Quercus lobata	Valley Oak	60.0	2827.44	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 74,792.24	$ 39,889	$ 600.00	$ 40,500	SAVE
203	Quercus lobata	Valley Oak	17.0	226.98	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	REMOVE
204	Quercus lobata	Valley Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
205	Quercus lobata	Valley Oak	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000	REMOVE
206	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	SAVE
207	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100	SAVE
208	Quercus lobata	Valley Oak	11.0	95.03	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
209	Quercus agrifolia	Coast Live Oak	28.0	615.75	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,859	$ 600.00	$ 11,500	SAVE
210	Quercus lobata	Valley Oak	18.0	254.47	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 2,468	$ 600.00	$ 3,100	SAVE
211	Quercus lobata	Valley Oak	32.0	804.25	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 12,765	$ 600.00	$ 13,400	SAVE
212	Olea europaea	Olive	10.0	78.54	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 873	$ 600.00	$ 1,500	SAVE
213	Olea europaea	Olive	12.0	113.10	50	30	50	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 907	$ 600.00	$ 1,500	SAVE
214	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 737	$ 600.00	$ 1,300	SAVE
215	Olea europaea	Olive	9.0	63.62	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 785	$ 600.00	$ 1,400	SAVE
216	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	30	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,546	$ 600.00	$ 4,100	SAVE
217	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 18,663	$ 600.00	$ 19,300	SAVE
218	Olea europaea	Olive	5.0	19.64	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 218	$ 600.00	$ 800	SAVE
219	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
220	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
221	Quercus lobata	Valley Oak	13.0	132.73	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,287	$ 600.00	$ 1,900	SAVE
222	Quercus lobata	Valley Oak	19.0	283.53	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	SAVE
223	Quercus lobata	Valley Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900	SAVE
224	Quercus lobata	Valley Oak	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400	SAVE
225	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 922	$ 600.00	$ 1,500	SAVE
226	Quercus lobata	Valley Oak	13.0	132.73	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,521	$ 600.00	$ 2,100	SAVE
227	Quercus lobata	Valley Oak	28.0	615.75	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 11,945	$ 600.00	$ 12,500	SAVE
228	Quercus lobata	Valley Oak	17.5	240.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 3,181	$ 600.00	$ 3,800	SAVE
229	Quercus lobata	Valley Oak	24.0	452.39	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,781	$ 600.00	$ 7,400	SAVE
230	Quercus lobata	Valley Oak	14.5	165.13	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,368.07	$ 2,184	$ 600.00	$ 2,800	SAVE
231	Quercus lobata	Valley Oak	13.5	143.14	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,786.36	$ 1,893	$ 600.00	$ 2,500	SAVE
232	Quercus lobata	Valley Oak	25.5	510.71	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 13,509.35	$ 9,006	$ 600.00	$ 9,600	SAVE
233	Quercus lobata	Valley Oak	17.0	226.98	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,602	$ 600.00	$ 4,200	SAVE
234	Quercus agrifolia	Coast Live Oak	17.5	240.53	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 4,666	$ 600.00	$ 5,300	SAVE
235	Quercus lobata	Valley Oak	18.5	268.80	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,110.46	$ 4,029	$ 600.00	$ 4,600	SAVE
236	Quercus lobata	Valley Oak	23.5	433.74	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,473.34	$ 6,502	$ 600.00	$ 7,100	SAVE
237	Quercus agrifolia	Coast Live Oak	34.0	907.92	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 15,211	$ 600.00	$ 15,800	SAVE
238	Quercus lobata	Valley Oak	35.0	962.12	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 14,422	$ 600.00	$ 15,000	SAVE
239	Quercus lobata	Valley Oak	25.0	490.88	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 8,657	$ 600.00	$ 9,300	SAVE
240	Quercus lobata	Valley Oak	18.0	254.47	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,488	$ 600.00	$ 5,100	SAVE
241	Quercus lobata	Valley Oak	34.0	907.92	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 16,011	$ 600.00	$ 16,600	SAVE
242	Quercus lobata	Valley Oak	15.0	176.72	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,428	$ 600.00	$ 4,000	SAVE
243	Quercus lobata	Valley Oak	14.0	153.94	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800	SAVE
244	Quercus lobata	Valley Oak	20.5	330.06	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,730.96	$ 5,239	$ 600.00	$ 5,800	SAVE
245	Quercus lobata	Valley Oak	11.0	95.03	70	30	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
246	Quercus lobata	Valley Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	SAVE
247	Quercus lobata	Valley Oak	22.0	380.13	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	SAVE
248	Olea europaea	Olive	17.0	226.98	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,382	$ 600.00	$ 3,000	SAVE
249	Quercus lobata	Valley Oak	30.0	706.86	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,696.06	$ 6,856	$ 600.00	$ 7,500	SAVE
250	Olea europaea	Olive	7.0	38.48	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 475	$ 600.00	$ 1,100	SAVE
251	Olea europaea	Olive	10.0	78.54	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 824	$ 600.00	$ 1,400	SAVE
252	Olea europaea	Olive	8.0	50.27	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 589	$ 600.00	$ 1,200	SAVE
253	Olea europaea	Olive	18.0	254.47	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,455	$ 600.00	$ 4,100	SAVE
254	Olea europaea	Olive	14.0	153.94	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,090	$ 600.00	$ 2,700	SAVE
255	Quercus lobata	Valley Oak	17.0	226.98	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	SAVE
256	Quercus lobata	Valley Oak	19.0	283.53	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,250	$ 600.00	$ 4,900	SAVE
257	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
258	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
259	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	SAVE
260	Quercus lobata	Valley Oak	25.0	490.88	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,358	$ 600.00	$ 8,000	SAVE
261	Quercus lobata	Valley Oak	17.0	226.98	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 1,801	$ 600.00	$ 2,400	SAVE
262	Quercus lobata	Valley Oak	23.0	415.48	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 6,594	$ 600.00	$ 7,200	SAVE
263	Quercus lobata	Valley Oak	34.0	907.92	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 7,205	$ 600.00	$ 7,800	SAVE
264	Quercus lobata	Valley Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600	SAVE
265	Quercus lobata	Valley Oak	11.0	95.03	50	50	60	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	SAVE
266	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
267	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	SAVE
268	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
269	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
270	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
271	Quercus lobata	Valley Oak	16.0	201.06	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
272	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
273	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,715	$ 600.00	$ 3,300	SAVE
274	Quercus lobata	Valley Oak	9.0	63.62	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,122	$ 600.00	$ 1,700	SAVE
275	Quercus lobata	Valley Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
276	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.32	$ 2,172	$ 600.00	$ 2,800	SAVE
277	Quercus lobata	Valley Oak	12.0	113.10	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.39	$ -	$ 600.00	$ 600	REMOVE
278	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,084	$ 600.00	$ 6,700	OFF-SITE
279	Quercus lobata	Valley Oak	11.0	95.03	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900	SAVE
280	Quercus lobata	Valley Oak	8.0	50.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.14	$ 886	$ 600.00	$ 1,500	SAVE
281	Umbellularia californica	California Bay	8.0	50.27	90	90	90	90%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 3,444	$ 600.00	$ 4,000	SAVE
282	Quercus lobata	Valley Oak	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
283	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.36	$ 2,224	$ 600.00	$ 2,800	SAVE
284	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.32	$ 2,307	$ 600.00	$ 2,900	SAVE
285	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600	SAVE
286	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 1,950	$ 600.00	$ 2,600	SAVE
287	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
288	Quercus lobata	Valley Oak	14.0	153.94	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.32	$ 1,493	$ 600.00	$ 2,100	SAVE
289	Quercus lobata	Valley Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	SAVE
290	Pinus halepensis	Afghan Pine	7.0	38.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.21	$ 814	$ 600.00	$ 1,400	SAVE
291	Pinus halepensis	Afghan Pine	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
292	Pinus halepensis	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
293	Quercus lobata	Valley Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE
294	Pinus halepensis	Afghan Pine	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.54	$ 931	$ 600.00	$ 1,500	SAVE
295	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	SAVE
296	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.39	$ 1,895	$ 600.00	$ 2,500	SAVE
297	Pinus halepensis	Afghan Pine	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.32	$ 2,850	$ 600.00	$ 3,500	SAVE
298	Pinus halepensis	Afghan Pine	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.36	$ 2,458	$ 600.00	$ 3,100	SAVE
299	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	SAVE
300	Quercus lobata	Valley Oak	19.0	283.53	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.30	$ 3,750	$ 600.00	$ 4,400	SAVE
301	Calocedrus decurrens	Incense Cedar	10.0	78.54	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,870	$ 600.00	$ 2,500	SAVE
302	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.21	$ 713

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =((dbh/2)^2)*3.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =((RTD^2)/2)*3.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
366	Quercus lobata	Valley Oak	9.0	63.62	70	30	30	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	SAVE
367	Quercus lobata	Valley Oak	16.0	201.06	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
368	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
369	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	SAVE
370	Snag	Snag	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	REMOVE
371	Quercus lobata	Valley Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
372	Quercus lobata	Valley Oak	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300	SAVE
373	Snag	Snag	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
374	Olea europaea	Olive	18.0	254.47	70	70	70	70%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,298	$ 600.00	$ 3,900	SAVE
375	Quercus lobata	Valley Oak	18.0	254.47	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
376	Quercus agrifolia	Coast Live Oak	20.0	314.16	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ -	$ 600.00	$ 600	REMOVE
377	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 10,471	$ 600.00	$ 11,100	SAVE
378	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
379	Quercus agrifolia	Coast Live Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE
380	Pinus halepensis	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
381	Quercus lobata	Valley Oak	9.0	63.62	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600	SAVE
382	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
383	Pinus halepensis	Afghan Pine	5.0	19.64	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 235	$ 600.00	$ 800	SAVE
384	Pinus halepensis	Afghan Pine	11.0	95.03	70	30	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,006	$ 600.00	$ 1,600	SAVE
385	Quercus agrifolia	Coast Live Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 3,687	$ 600.00	$ 4,300	REMOVE
386	Quercus lobata	Valley Oak	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600	SAVE
387	Quercus douglasii	Blue Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 12,540	$ 600.00	$ 13,100	SAVE
388	Quercus douglasii	Blue Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 4,100	$ 600.00	$ 4,700	SAVE
389	Quercus douglasii	Blue Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 2,679	$ 600.00	$ 3,300	SAVE
390	Quercus douglasii	Blue Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 23,915.82	$ 16,741	$ 600.00	$ 17,300	SAVE
391	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,592	$ 600.00	$ 2,200	SAVE
392	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,722	$ 600.00	$ 3,300	SAVE
393	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,412	$ 600.00	$ 2,000	SAVE
394	Quercus douglasii	Blue Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 5,453	$ 600.00	$ 6,100	OFF-SITE
395	Quercus douglasii	Blue Oak	10.0	78.54	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 3,787	$ 600.00	$ 4,400	OFF-SITE
396	Quercus douglasii	Blue Oak	13.0	132.73	70	30	70	57%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 4,581	$ 600.00	$ 5,200	SAVE
397	Quercus douglasii	Blue Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 5,120	$ 600.00	$ 5,700	SAVE
398	Quercus douglasii	Blue Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 43,586.56	$ 30,511	$ 600.00	$ 31,100	SAVE
399	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 10,547	$ 600.00	$ 11,100	SAVE
400	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
401	Quercus douglasii	Blue Oak	10.0	78.54	50	30	70	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 2,392	$ 600.00	$ 3,000	SAVE
402	Quercus douglasii	Blue Oak	13.0	132.73	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 2,425	$ 600.00	$ 3,000	SAVE
403	Quercus douglasii	Blue Oak	22.0	380.13	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 6,945	$ 600.00	$ 7,500	SAVE
404	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
405	Quercus lobata	Valley Oak	10.0	78.54	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 623	$ 600.00	$ 1,200	SAVE
406	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500	SAVE
407	Quercus douglasii	Blue Oak	15.0	176.72	50	30	30	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 4,933	$ 600.00	$ 5,500	SAVE
408	Quercus lobata	Valley Oak	17.0	226.98	50	30	30	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,202	$ 600.00	$ 2,800	SAVE
409	Quercus douglasii	Blue Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 13,560	$ 600.00	$ 14,200	SAVE
410	Quercus douglasii	Blue Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 17,279.18	$ 12,095	$ 600.00	$ 12,700	SAVE
411	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 10,714	$ 600.00	$ 11,300	SAVE
412	Quercus lobata	Valley Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
413	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
414	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
415	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
416	Quercus lobata	Valley Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
417	Quercus lobata	Valley Oak	22.0	380.13	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,698	$ 600.00	$ 6,300	SAVE
418	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
419	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
420	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,765	$ 600.00	$ 2,400	SAVE
421	Quercus lobata	Valley Oak	15.0	176.72	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	SAVE
422	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
423	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
424	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
425	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
426	Quercus douglasii	Blue Oak	7.0	38.48	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,465	$ 600.00	$ 2,100	SAVE
427	Quercus lobata	Valley Oak	19.0	283.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400	SAVE
428	Quercus douglasii	Blue Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 18,684	$ 600.00	$ 19,300	SAVE
429	Quercus douglasii	Blue Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 7,653	$ 600.00	$ 8,300	SAVE
430	Quercus lobata	Valley Oak	18.0	254.47	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,366	$ 600.00	$ 4,000	SAVE
431	Quercus lobata	Valley Oak	8.0	50.27	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	SAVE
432	Quercus douglasii	Blue Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
433	Quercus douglasii	Blue Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 12,269	$ 600.00	$ 12,900	SAVE
434	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,779	$ 600.00	$ 2,400	SAVE
435	Quercus agrifolia	Coast Live Oak	25.0	490.88	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,271	$ 600.00	$ 7,900	SAVE
436	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,571	$ 600.00	$ 9,200	SAVE
437	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
438	Quercus douglasii	Blue Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,660	$ 600.00	$ 2,300	SAVE
439	Quercus douglasii	Blue Oak	12.0	113.10	50	30	70	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
440	Quercus douglasii	Blue Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 10,611	$ 600.00	$ 11,200	SAVE
441	Prunus domestica	Plum	5.0	19.64	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 149	$ 600.00	$ 700	SAVE
442	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 10,770	$ 600.00	$ 11,400	SAVE
443	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
444	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600	REMOVE
445	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
446	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
447	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
448	Quercus douglasii	Blue Oak	15.0	176.72	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 7,623	$ 600.00	$ 8,200	SAVE
449	Quercus douglasii	Blue Oak	16.0	201.06	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 6,633	$ 600.00	$ 7,200	SAVE
450	Quercus douglasii	Blue Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 6,641	$ 600.00	$ 7,200	SAVE
451	Quercus douglasii	Blue Oak	28.0	615.75	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 46,875.00	$ 26,563	$ 600.00	$ 27,200	SAVE
452	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200	SAVE
453	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
454	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	SAVE
455	Snag	Snag	16.0	201.06	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ -	$ 600.00	$ 600	REMOVE
456	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 4,709	$ 500.00	$ 5,200	SAVE
457	Quercus douglasii	Blue Oak	16.0	201.06	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,673	$ 600.00	$ 9,300	SAVE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =((dbh/2)^2)*3.7854	HEALTH%	STRUCTURE%	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS%	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =((RTD^2)/2)*3.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
458	Quercus douglasii	Blue Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 2,170	$ 600.00	$ 2,800	SAVE
459	Quercus agrifolia	Coast Live Oak	15.0	176.72	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,402	$ 600.00	$ 2,000	SAVE
460	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
461	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	SAVE
462	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	90	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,258	$ 600.00	$ 3,900	SAVE
463	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	SAVE
464	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	SAVE
465	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500	SAVE
466	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
467	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	SAVE
468	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
469	Not Used																			
470	Quercus lobata	Valley Oak	3.0	7.07	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 56	$ 600.00	$ 700	SAVE
471	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
472	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	SAVE
473	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
474	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
475	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	SAVE
476	Quercus lobata	Valley Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
477	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
478	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
479	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
480	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,593	$ 600.00	$ 2,200	SAVE
481	Quercus lobata	Valley Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
482	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =((dbh**2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =((RTD**2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
539	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
540	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,404	$ 600.00	$ 2,000	REMOVE
541	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
542	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	REMOVE
543	Quercus lobata	Valley Oak	4.0	12.57	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
544	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	REMOVE
545	Quercus lobata	Valley Oak	13.0	132.73	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 819	$ 600.00	$ 1,400	REMOVE
546	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
547	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
548	Quercus lobata	Valley Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 754	$ 600.00	$ 1,400	REMOVE
549	Quercus lobata	Valley Oak	15.0	176.72	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	REMOVE
550	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
551	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
552	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	REMOVE
553	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 2,094	$ 600.00	$ 2,700	REMOVE
554	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
555	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
556	Quercus lobata	Valley Oak	15.0	176.72	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	REMOVE
557	Quercus lobata	Valley Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	REMOVE
558	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	REMOVE
559	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	REMOVE
560	Quercus lobata	Valley Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
561	Olea europaea	Olive	8.0	50.27	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 399	$ 600.00	$ 1,000	REMOVE
562	Quercus lobata	Valley Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	REMOVE
563	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
564	Quercus lobata	Valley Oak	28.0	615.75	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,316	$ 600.00	$ 10,900	REMOVE
565	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	REMOVE
566	Quercus agrifolia	Coast Live Oak	36.0	1017.88	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 21,540	$ 600.00	$ 22,100	SAVE
567	Quercus lobata	Valley Oak	18.0	254.47	70	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,490	$ 600.00	$ 5,200	REMOVE
568	Quercus lobata	Valley Oak	22.0	380.13	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	REMOVE
569	Quercus lobata	Valley Oak	35.0	962.12	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 16,118	$ 600.00	$ 16,700	SAVE
570	Pyrus calleryana	Ornamental Pear	7.0	38.48	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,709.89	$ 615	$ 600.00	$ 1,200	REMOVE
571	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
572	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,011	$ 600.00	$ 2,600	REMOVE
573	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	REMOVE
574	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
575	Sambucus neomexicana	Blue Elderberry	14.0	153.94	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 3,516	$ 600.00	$ 4,100	REMOVE
576	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	REMOVE
577	Quercus agrifolia	Coast Live Oak	38.0	1134.12	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 30,000.00	$ 24,000	$ 600.00	$ 24,600	REMOVE
578	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
579	Sambucus neomexicana	Blue Elderberry	10.0	78.54	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 1,794	$ 600.00	$ 2,400	SAVE
580	Platanus racemosa	California Sycamore	27.0	572.56	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 7,573	$ 600.00	$ 8,200	SAVE
581	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800	SAVE
582	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800	SAVE
583	Platanus racemosa	California Sycamore	36.0	1017.88	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 17,053	$ 600.00	$ 17,700	SAVE
584	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	SAVE
585	Platanus racemosa	California Sycamore	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
586	Platanus racemosa	California Sycamore	31.0	754.77	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 19,965.37	$ 12,645	$ 600.00	$ 13,200	SAVE
587	Quercus lobata	Valley Oak	23.0	415.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,693	$ 600.00	$ 8,300	SAVE
588	Sequoia sempervirens	Coast Redwood	5.0	19.64	90	70	80	80%	80%	100%	24" Box	4.75	17.72	$ 300.00	$ 16.93	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
589	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
590	Washingtonia robusta	Mexican Fan Palm	22.0	380.13	90	70	80	80%	70%	100%	5' BTH	4.75	17.72	$ 400.00	$ 22.57	$ 8,580.61	$ 4,805	$ 600.00	$ 5,400	SAVE
591	Prunus dulcis	Almond	7.0	38.48	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 879	$ 600.00	$ 1,500	REMOVE
592	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
593	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
594	Quercus agrifolia	Coast Live Oak	16.0	201.06	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 4,255	$ 600.00	$ 4,900	REMOVE
595	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 2,393	$ 600.00	$ 3,000	REMOVE
596	Quercus agrifolia	Coast Live Oak	15.0	176.72	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,740	$ 600.00	$ 4,300	REMOVE
597	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,413	$ 600.00	$ 7,000	REMOVE
598	Quercus lobata	Valley Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 4,357	$ 600.00	$ 5,000	REMOVE
599	Quercus agrifolia	Coast Live Oak	20.0	314.16	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,648	$ 600.00	$ 7,200	REMOVE
600	Quercus agrifolia	Coast Live Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	REMOVE
601	Quercus agrifolia	Coast Live Oak	27.0	572.56	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 12,116	$ 600.00	$ 12,700	REMOVE
602	Quercus agrifolia	Coast Live Oak	18.0	254.47	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 5,385	$ 600.00	$ 6,000	REMOVE
603	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,346	$ 600.00	$ 1,900	REMOVE
604	Pyrus calleryana	Ornamental Pear	5.0	19.64	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 314	$ 600.00	$ 900	REMOVE
605	Olea europaea	Olive	3.0	7.07	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 150	$ 600.00	$ 700	REMOVE
606	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 8,246	$ 600.00	$ 8,800	REMOVE
607	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
608	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 500.00	$ 600	REMOVE
609	Quercus agrifolia	Coast Live Oak	5.0	19.64	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 121	$ 600.00	$ 700	REMOVE
610	Quercus douglasii	Blue Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 18,457	$ 600.00	$ 19,100	SAVE
611	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 7,330	$ 600.00	$ 7,900	SAVE
612	Quercus lobata	Valley Oak	22.0	380.13	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	SAVE
613	Quercus douglasii	Blue Oak	12.0	113.10	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,879	$ 600.00	$ 5,500	SAVE
614	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
615	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 2,094	$ 600.00	$ 2,700	SAVE
616	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
617	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	SAVE
618	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300	SAVE
619	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
620	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
621	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	SAVE
622	Quercus agrifolia	Coast Live Oak	4.0	12.57	0	50	0	17%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 55	$ 600.00	$ 700	REMOVE
623	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 9,573	$ 600.00	$ 10,200	SAVE
624	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	SAVE
625	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
626	Quercus douglasii	Blue Oak	25.0	490.88	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 23,667	$ 600.00	$ 24,300	SAVE
627	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 1,895	$ 600.00	$ 2,500	SAVE
628	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 673	$ 600.00	$ 1,300	SAVE
629	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 2,693	$ 600.00	$ 3,300	REMOVE
630	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	REMOVE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =((dbh**2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =((RTD**2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
631	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 5,404	$ 600.00	$ 6,000	REMOVE
632	Quercus lobata	Valley Oak	39.0	1194.59	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 31,599.72	$ 20,013	$ 600.00	$ 20,600	SAVE
633	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
634	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500	SAVE
635	Quercus lobata	Valley Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.89	$ 2,094	$ 600.00	$ 2,700	REMOVE
636	Prunus domestica	Plum	5.0	19.64	10	30	30	23%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 349	$ 600.00	$ 900	REMOVE
637	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
638	Olea europaea	Olive	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 467	$ 600.00	$ 1,100	REMOVE
639	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
640	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
641	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
642	Prunus domestica	Plum	3.0	7.07	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ 90	$ 600.00	$ 700	REMOVE
643	Prunus domestica	Plum	4.0	12.57	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 159	$ 600.00	$ 800	REMOVE
644	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,665	$ 600.00	$ 4,300	SAVE
645	Prunus domestica	Plum	5.0	19.64	0	30	30	20%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 299	$ 600.00	$ 900	REMOVE
646	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	SAVE
647	Prunus dulcis	Almond	9.0	63.62	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 4,842.95	$ -	$ 600.00	$ 600	REMOVE
648	Phoenix dactylifera	Date Palm	44.0	1520.53	90	90	90	90%	100%	100%	5' BTH	4.75	17.72	$ 800.00	$ 45.15	$ 68,644.88	$ 61,780	$ 600.00	$ 62,400	OFF-SITE
649	Juniperus chinensis	Chinese Juniper	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400	OFF-SITE
650	Quercus agrifolia	Coast Live Oak	28.0	615.75	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 14,659	$ 600.00	$ 15,300	SAVE
651	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,803	$ 600.00	$ 5,400	SAVE
652	Quercus lobata	Valley Oak	15.0	176.72	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	SAVE
653	Stump	Stump	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	SAVE
654	Stump	Stump	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFCRE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY PD PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.T-2005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.T-2025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALLBE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.T-2010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

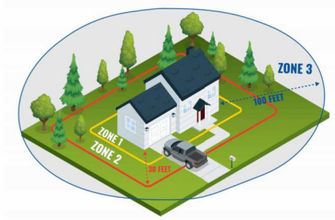
(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

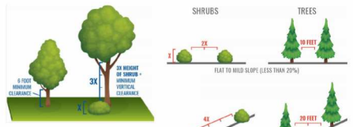
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

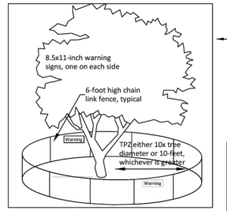
- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



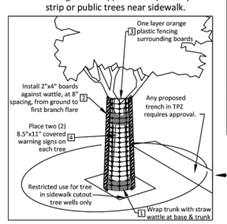
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



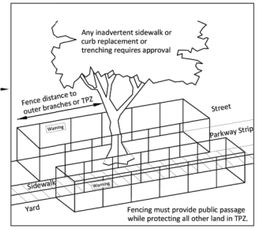
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

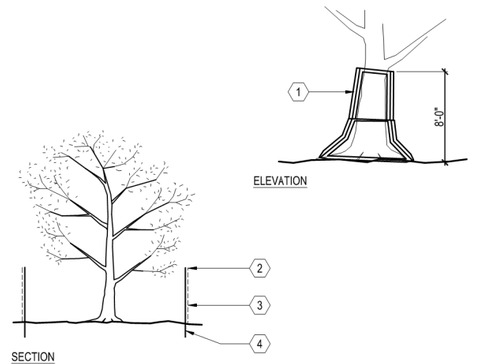


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185510CL- OVERALL.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE NOTES AND TREE PROTECTION FENCING DETAIL

T-12

PLOTTED: 10/16/2025 12:32 PM
4185\10\A\PLANNING\4185\10CL- OVERALL.DWG

This Page Intentionally Left Blank

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 1 (S-24-023)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS		AND NOTES
3.1	PRELIMINARY GRADING SECTIONS	A3.0	BUILDING SECTIONS	10.0	LANDSCAPE PLAN
4.0	UTILITY PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.1	PLANTING LEGEND AND NOTES
5.0	STORMWATER CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.2	LANDSCAPE DETAILS
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS			10.3	HYDROZONE PLAN
				10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 1 (S24-023) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	BMR (low)	
Gross Lot Size	N/A	21659sf	20 acre minimum
Average Slope	6.25%	12.45%	
Reduction Factor*	N/A	N/A	
Net Lot Size	N/A	21,659 sf	
Lot Frontage	N/A	216.9'	N/A
Lot Depth	N/A	93.7'	N/A
Height	N/A	27'-7"	25 feet max per HDS&G. 18 feet max for visible homes.
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	1025	
First Floor	N/A	589	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	1681 (includes 67 sf of garage)	4,900 sf
Garage	N/A	467	400 sf excluded from total per HDS&G
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	5.11%	N/A in RC
Setbacks			
Front	N/A	37.21'	30'
Side	N/A	5'	20'
Side	N/A	122'	20'
Rear	N/A	39.4'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.50-ACRE PROPOSED LOT 1 (S-24-023) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 1.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

TITLE SHEET

1.0

PLOTTED: 9/18/2025 11:40 AM
I:\4185\10\PLUP\PERMIT\LOT 1\PERMIT\418510PLUPERMITLOT 1PERMIT\418510TS_LOT 1.DWG

EXHIBIT 16

ITEM NO. 1.

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
RIPARIAN AREA	
STORMDRAIN CULVERT STRUCTURE	

ABBREVIATIONS

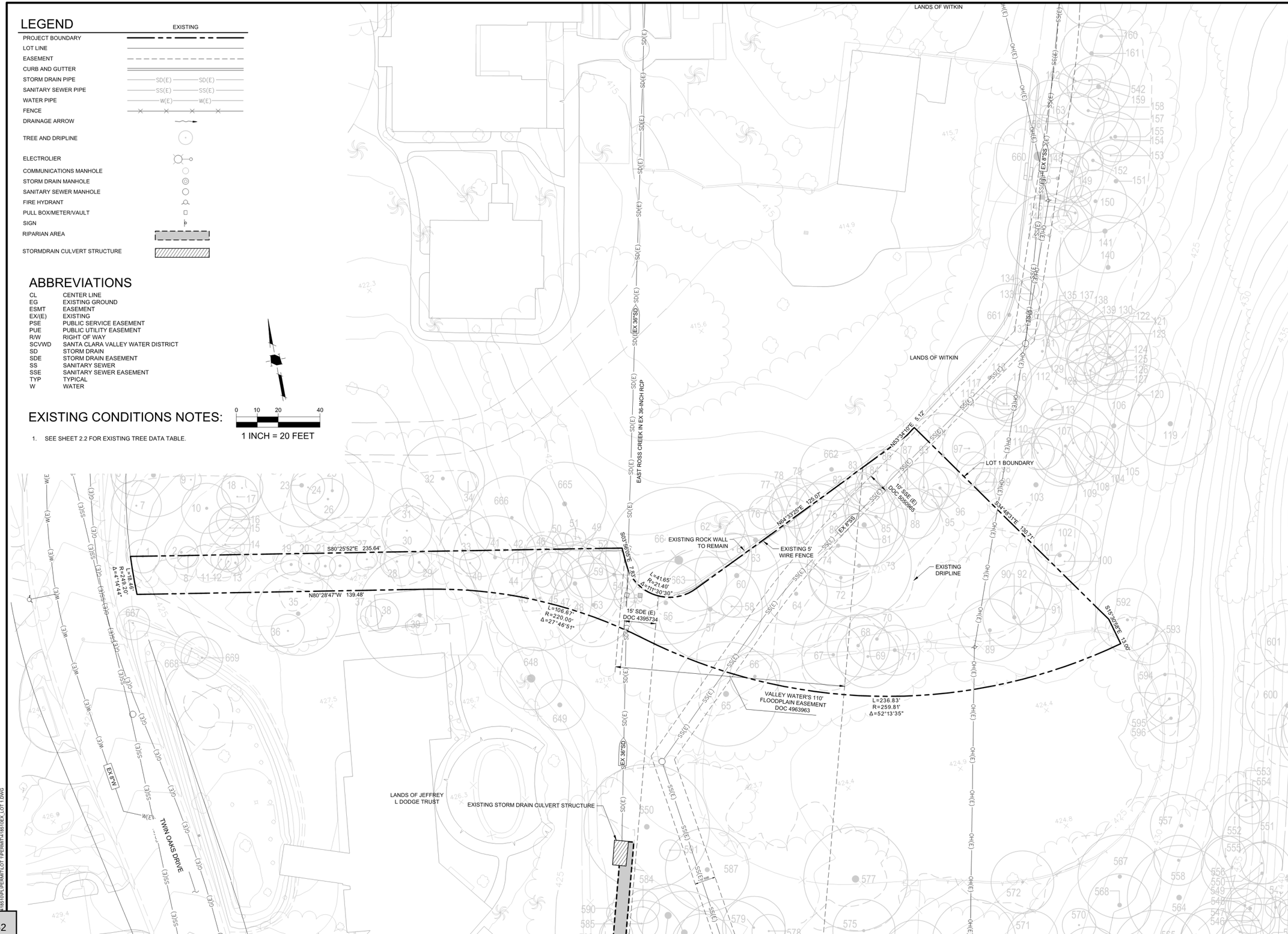
CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

0 10 20 40

1 INCH = 20 FEET



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

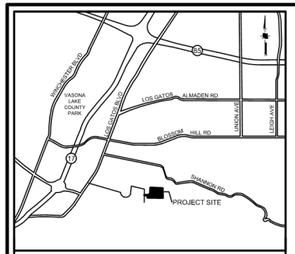
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 1.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/11/2025 9:37 AM



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- STORMDRAIN CULVERT STRUCTURE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

0 25 50 100
1 INCH = 50 FEET

CERRO VISTA COURT
TWIN OAKS DRIVE
SURREY FARMS HILL (P)
EAST ROSS CREEK IN EX 36-INCH RCP
EAST ROSS CREEK IN EX 96-INCH RCP

EXISTING WETLAND AREA TO REMAIN
EXCLUSION FENCE
EXISTING ROCK WALL TO REMAIN
25' RIPARIAN SETBACK
10' BUFFER FROM TREE CANOPY (TYP.)
APPROXIMATE RIPARIAN LIMIT (TYP.)
VALLEY WATER'S 110' FLOODPLAIN EASEMENT
EXISTING STORMDRAIN CULVERT STRUCTURE
REQUIRED YARD (TYP) - SEE INDIVIDUAL PACKAGES
ROAD ESMT (E) 311 OR 381

532-11-011 LANDS OF HILLBROOK SCHOOLS EXISTING SCHOOL
537-30-010 LANDS OF LIU EXISTING RESIDENTIAL
532-16-008 LANDS OF MELEYOO EXISTING RESIDENTIAL
532-16-007 LANDS OF FORDYCE EXISTING RESIDENTIAL
532-16-003 LANDS OF WITKEN EXISTING RESIDENTIAL
532-16-002 LANDS OF WITKIN EXISTING RESIDENTIAL
532-16-005 LANDS OF DODGE EXISTING RESIDENTIAL
532-18-034 LANDS OF DUGGINS EXISTING RESIDENTIAL
532-18-038 LANDS OF INO EXISTING RESIDENTIAL
532-18-039 LANDS OF BERTOLOTTI EXISTING RESIDENTIAL
537-30-007 LANDS OF TFR MANAGEMENT GROUP INC EXISTING RESIDENTIAL
537-30-006 LANDS OF URALSKY EXISTING RESIDENTIAL
537-30-013 LANDS OF SMITH EXISTING RESIDENTIAL

LOT 1 S-24-023
LOT 2 S-24-024
LOT 3 S-24-025
LOT 4 S-24-026
LOT 5 S-24-027
LOT 6 S-24-028
LOT 7 S-24-029
LOT 8 S-24-030
LOT 9 S-24-031
LOT 10 S-24-032
LOT 11 S-24-033
LOT 12 S-24-034

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 1.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

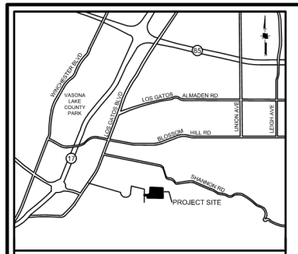
© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:01 PM

I:\418510\PLI\PERMIT\LOT 1\PERMIT\418510SP OVERALL_LOT 1.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE

ABBREVIATIONS

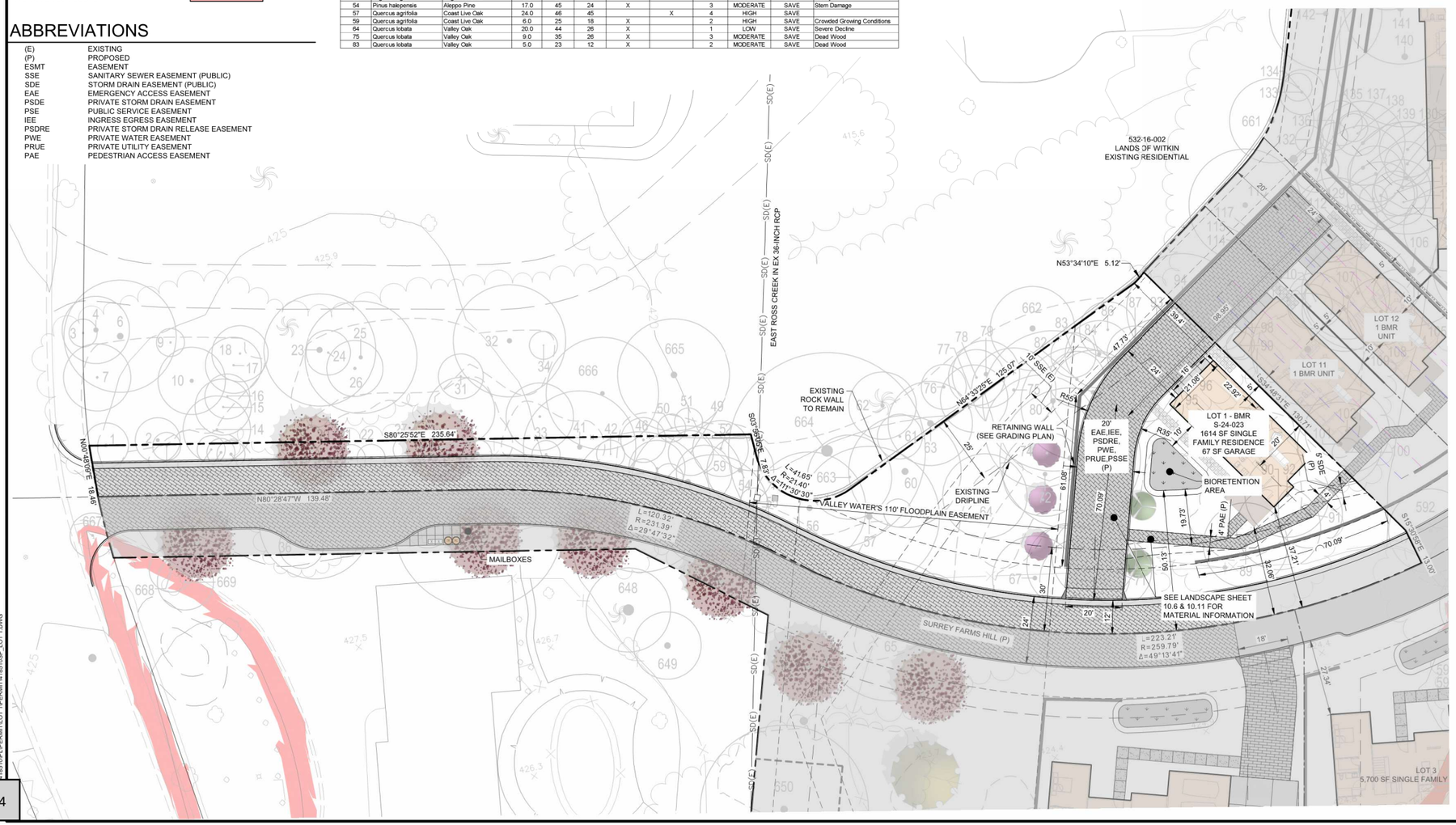
(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
IEE	INGRESS EGRESS EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Retention Rating	Remove?	Notes
12	Calocedrus decurrens	Incense Cedar	8.0	9	9	X		3	MODERATE	REMOVE	Previously Headed
13	Calocedrus decurrens	Incense Cedar	9.0	8	6	X		3	MODERATE	REMOVE	Previously Headed
19	Calocedrus decurrens	Incense Cedar	13.0	28	12	X		3	MODERATE	REMOVE	
20	Calocedrus decurrens	Incense Cedar	8.0	21	12	X		3	MODERATE	REMOVE	
21	Calocedrus decurrens	Incense Cedar	11.0	25	12	X		3	MODERATE	REMOVE	
22	Calocedrus decurrens	Incense Cedar	12.0	28	12	X		3	MODERATE	REMOVE	
27	Calocedrus decurrens	Incense Cedar	8.0	19	12	X		3	MODERATE	REMOVE	
28	Calocedrus decurrens	Incense Cedar	9.0	23	14	X		4	HIGH	REMOVE	
29	Calocedrus decurrens	Incense Cedar	11.0	17	12	X		3	MODERATE	REMOVE	Previously Headed
40	Calocedrus decurrens	Incense Cedar	7.0	18	12	X		2	MODERATE	REMOVE	
43	Quercus agrifolia	Coast Live Oak	14.0	33	44	X		3	HIGH	REMOVE	
44	Quercus agrifolia	Coast Live Oak	6.0	45	12	X		2	HIGH	REMOVE	Crowded Growing Conditions
45	Quercus agrifolia	Coast Live Oak	8.0	40	20	X		3	HIGH	REMOVE	Leaning Tree
47	Quercus agrifolia	Coast Live Oak	4.0	12	10	X		3	HIGH	REMOVE	Leaning Tree
48	Quercus agrifolia	Coast Live Oak	21.0	51	42	X		2	HIGH	REMOVE	
53	Juglans hindsii	California Black Walnut	20.0	21	35	X		2	HIGH	REMOVE	Severe Decline
55	Calocedrus decurrens	Incense Cedar	3.0	18	6	EXEMPT		4	HIGH	REMOVE	
56	Quercus lobata	Valley Oak	22.0	47	35	X		3	MODERATE	REMOVE	
58	Quercus agrifolia	Coast Live Oak	8.0	21	9	X		1	MODERATE	REMOVE	Dead
60	Quercus agrifolia	Coast Live Oak	26.0	38	43		X	4	HIGH	SAVE	
66	Quercus agrifolia	Coast Live Oak	15.0	24	23	X		1	HIGH	REMOVE	Poor Tree Structure
67	Quercus agrifolia	Coast Live Oak	16.0	32	25	X		2	HIGH	REMOVE	Severe Decline
68	Quercus agrifolia	Coast Live Oak	15.0	47	28	X		4	HIGH	REMOVE	
69	Quercus agrifolia	Coast Live Oak	12.0	35	27	X		3	HIGH	REMOVE	Leaning Tree
70	Quercus agrifolia	Coast Live Oak	16.0	48	28	X		4	HIGH	REMOVE	
71	Quercus agrifolia	Coast Live Oak	17.0	25	22	X		4	HIGH	REMOVE	
72	Quercus agrifolia	Coast Live Oak	16.0	48	25	X		4	HIGH	REMOVE	Leaning Tree
73	Quercus lobata	Valley Oak	19.0	46	45	X		4	MODERATE	REMOVE	Leaning Tree
74	Quercus lobata	Valley Oak	19.0	46	34	X		4	MODERATE	REMOVE	Leaning Tree
80	Quercus agrifolia	Coast Live Oak	19.0	48	43	X		4	HIGH	REMOVE	
81	Quercus lobata	Valley Oak	25.0	48	33		X	3	MODERATE	REMOVE	Dead Limbs
82	Quercus lobata	Valley Oak	10.0	37	18	X		3	MODERATE	REMOVE	
84	Quercus lobata	Valley Oak	13.0	33	22	X		3	MODERATE	REMOVE	Dead Wood
85	Quercus lobata	Valley Oak	16.0	33	26	X		4	MODERATE	REMOVE	
86	Quercus agrifolia	Coast Live Oak	8.0	22	20	X		4	HIGH	REMOVE	Dead Wood
87	Quercus agrifolia	Coast Live Oak	5.0	22	20	X		3	HIGH	REMOVE	Dead Wood
88	Quercus agrifolia	Coast Live Oak	7.0	23	21	X		3	HIGH	REMOVE	Dead Wood
89	Quercus agrifolia	Coast Live Oak	18.0	24	28	X		3	HIGH	REMOVE	Poor Pruning Technique
90	Quercus agrifolia	Coast Live Oak	19.0	28	26	X		4	HIGH	REMOVE	Dead Wood
91	Quercus agrifolia	Coast Live Oak	14.0	28	23	X		5	HIGH	REMOVE	
92	Quercus agrifolia	Coast Live Oak	12.0	26	27	X		5	HIGH	REMOVE	Dead Wood
93	Quercus agrifolia	Coast Live Oak	9.0	28	23	X		4	HIGH	REMOVE	
95	Quercus agrifolia	Coast Live Oak	3.0	18	5	EXEMPT		3	HIGH	REMOVE	
96	Quercus agrifolia	Coast Live Oak	14.0	23	18	X		3	HIGH	REMOVE	
1	Calocedrus decurrens	Incense Cedar	11.0	28	14	X		3	MODERATE	REMOVE	
8	Calocedrus decurrens	Incense Cedar	6.0	18	10	X		2	MODERATE	REMOVE	Severe Decline
11	Calocedrus decurrens	Incense Cedar	6.0	12	12	X		4	MODERATE	REMOVE	Poor Pruning Technique
41	Quercus agrifolia	Coast Live Oak	17.0	36	40	X		4	HIGH	SAVE	
42	Calocedrus decurrens	Incense Cedar	4.0	15	10	X		1	LOW	SAVE	Severe Decline
46	Quercus agrifolia	Coast Live Oak	7.0	30	14	X		2	HIGH	SAVE	Crowded Growing Conditions
49	Quercus agrifolia	Coast Live Oak	4.0	30	14	X		3	HIGH	SAVE	Crowded Growing Conditions
52	Juglans regia	English Walnut	8.0	25	18	X		1	MODERATE	SAVE	Decay
54	Pinus halepensis	Aleppo Pine	17.0	45	24	X		3	MODERATE	SAVE	Stem Damage
57	Quercus agrifolia	Coast Live Oak	24.0	46	45		X	4	HIGH	SAVE	
59	Quercus agrifolia	Coast Live Oak	6.0	25	18	X		2	HIGH	SAVE	Crowded Growing Conditions
64	Quercus lobata	Valley Oak	20.0	44	26	X		1	LOW	SAVE	Severe Decline
75	Quercus lobata	Valley Oak	9.0	35	26	X		3	MODERATE	SAVE	Dead Wood
83	Quercus lobata	Valley Oak	5.0	23	12	X		2	MODERATE	SAVE	Dead Wood

LOT AREA	21,659 SF/ 0.50 ACRES
EXISTING CONTOUR LENGTHS	1,351'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	6.25%
PROPOSED CONTOUR LENGTHS	2,691'
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	12.45%

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 1.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

SITE PLAN

2.2

PLOTTED: 9/17/2025 9:57 AM
418510\PLI\PERMIT\418510SP_LOT 1.DWG

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	202	0	4.7	4	3	202	0
HOUSE FOOTPRINT	0	36	0	2.3	8	3	35	0
PORCH/PATIO	0	5	0	1.3	4	3	5	0
GARAGE	0	81	0	2.5	4	3	81	0
MISC HARDSCAPE	1	3	0.6	2.2	4	3	2	0
LANDSCAPE	10	258	1.4	4.7	-	-	248	0
TOTAL	11	585	-	-	-	-	573	0

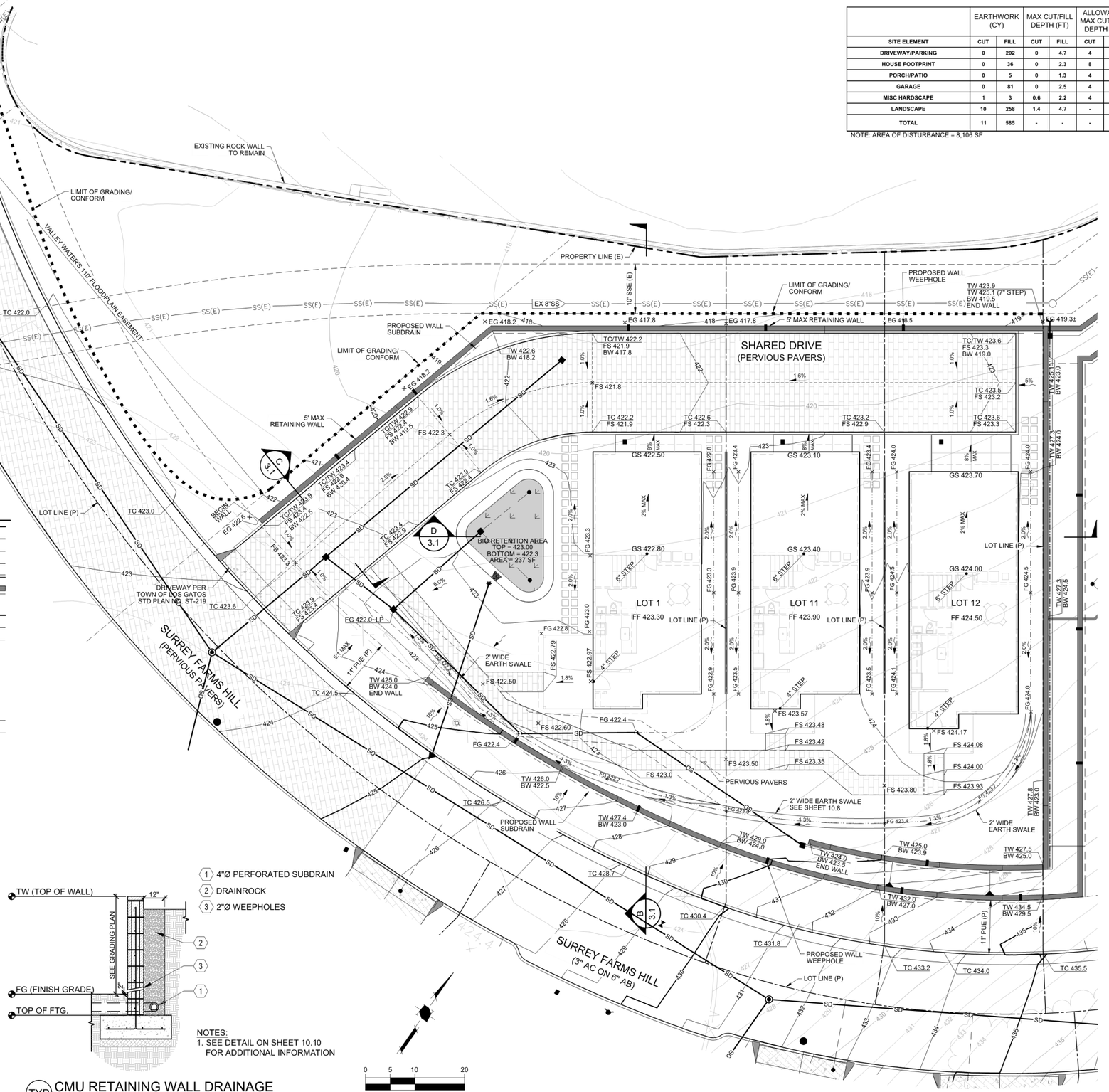
NOTE: AREA OF DISTURBANCE = 8,106 SF

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR
- CONTOUR (EXISTING)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL



1 4"Ø PERFORATED SUBDRAIN
2 DRAINROCK
3 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

0 5 10 20
1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 1.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

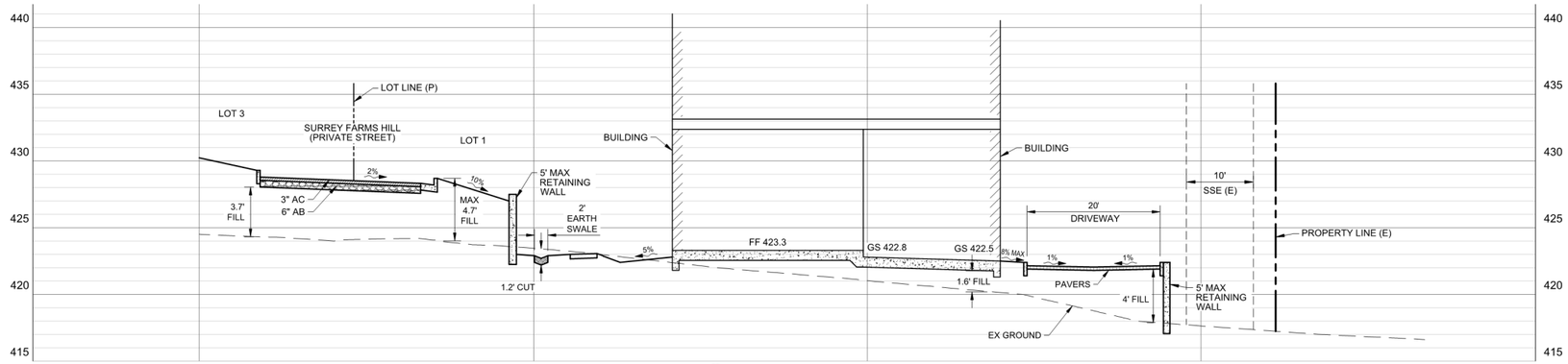
© HMH

PRELIMINARY GRADING AND DRAINAGE PLAN

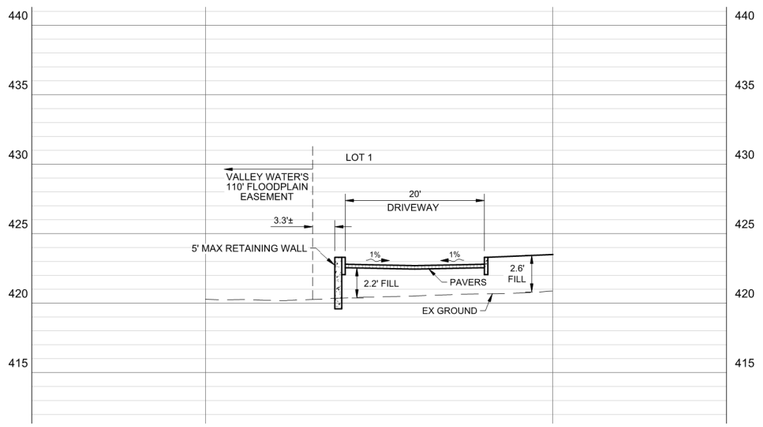
3.0

PLOTTED: 9/12/2025 11:28 AM

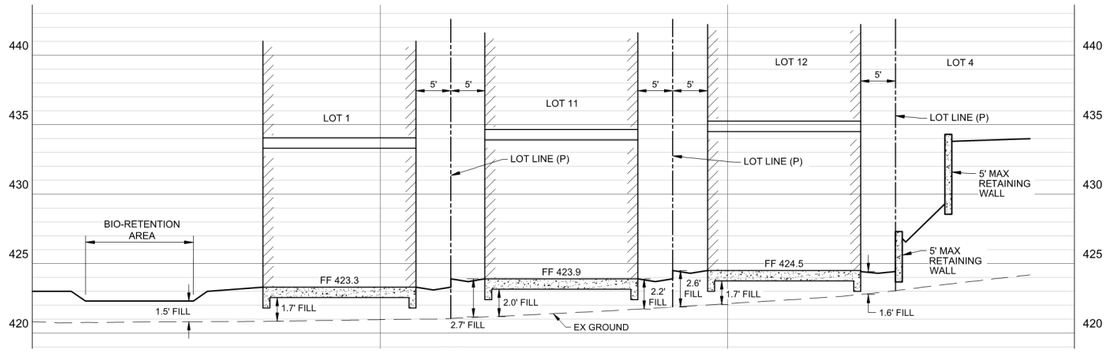
I:\4185\10\PLP\ERMIT\LOT 1\PERMIT\418510GP_LOT 1.DWG



B SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V



D SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 1.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 11:28 AM
418510/PLI/PERMIT/LOT 1\PERMIT\418510GP_LOT 1.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
IEE	INGRESS EGRESS EASEMENT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

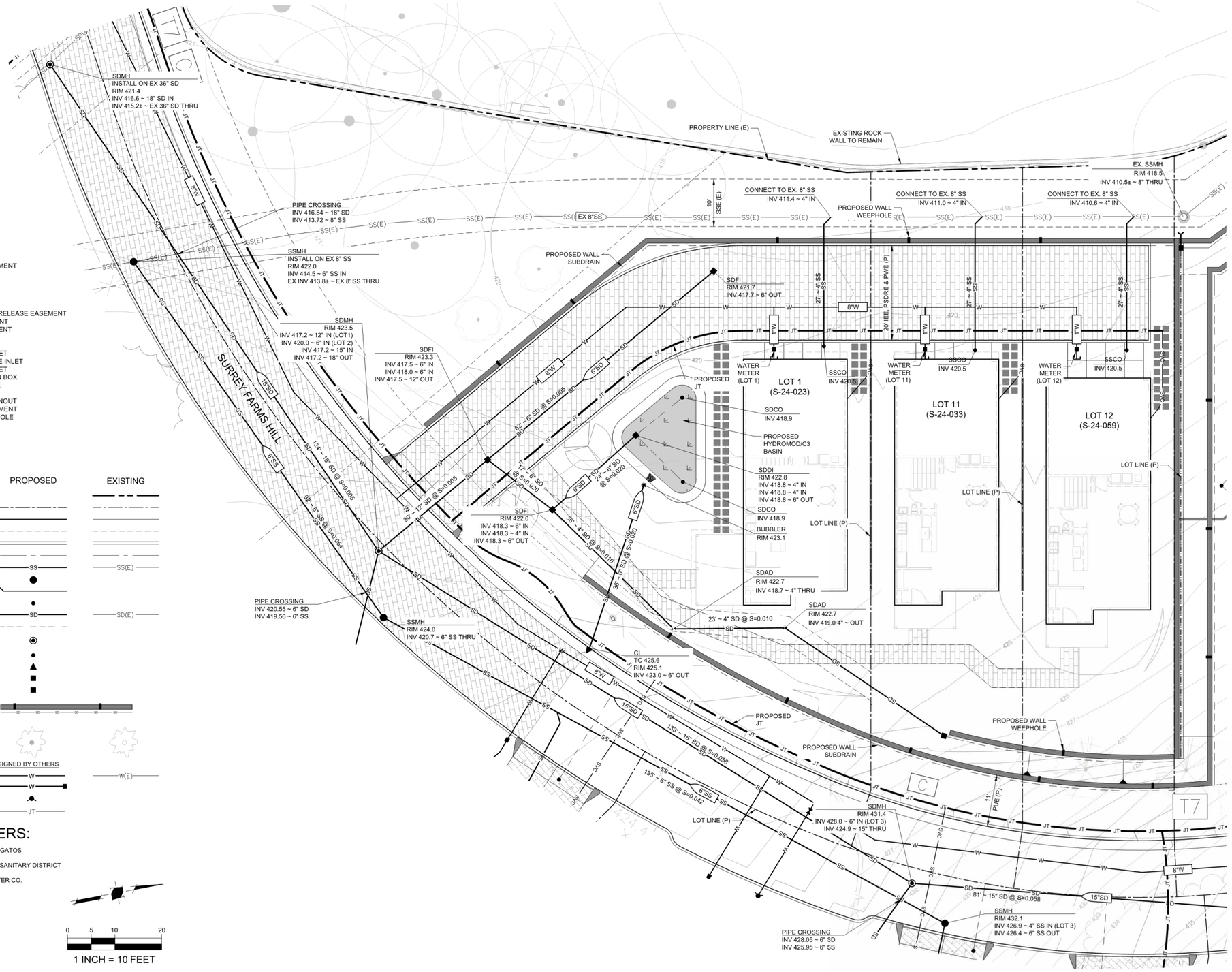
WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

0 5 10 20

1 INCH = 10 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 1.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

418510\PLUPERMIT\LOT 1\PERMIT\418510UT_LOT 1.DWG
PLOTTED: 9/22/2025 11:35 AM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)	b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)				
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

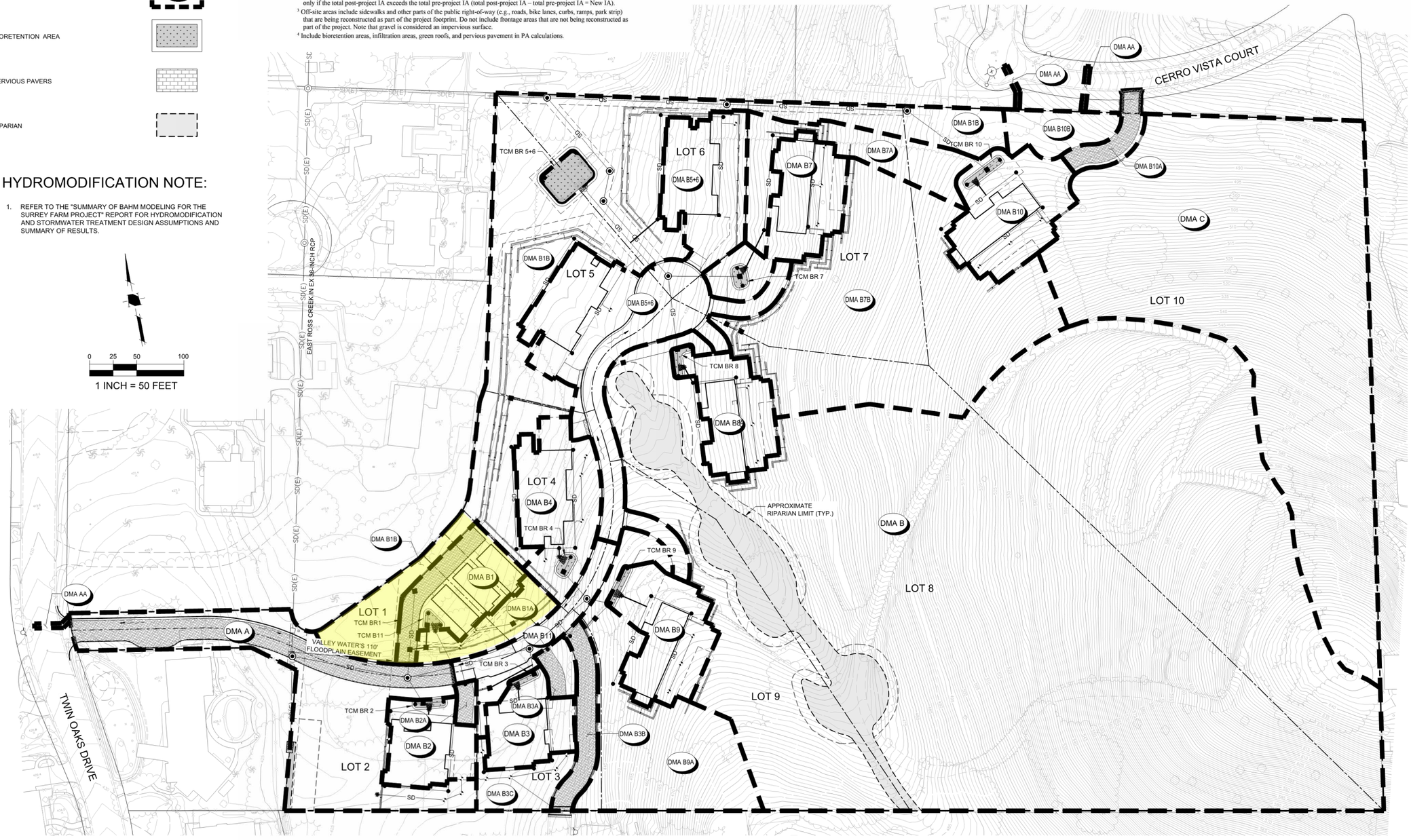
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM, PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 1.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

P:\4185105\PLUPERMIT\4185105W_LOT 1.DWG
PLOTTED: 9/12/2025 11:32 AM

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

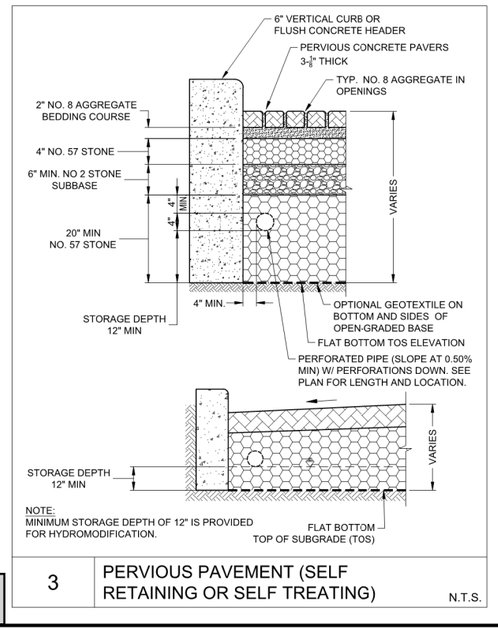
Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

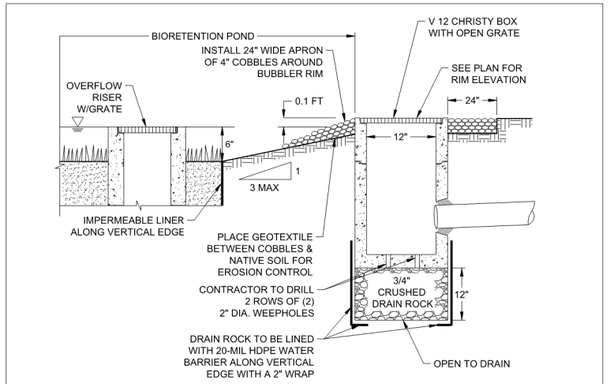
Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	31001	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

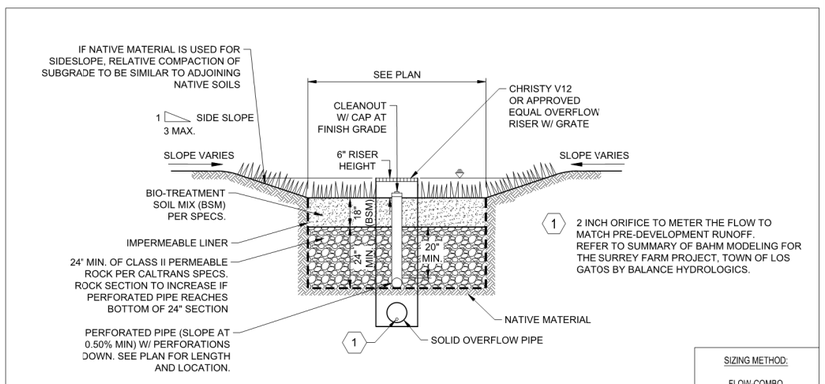
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.



3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

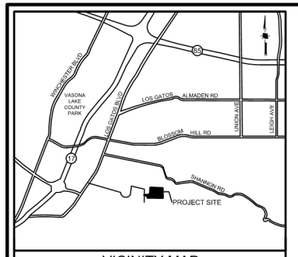
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 1.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 11:32 AM

4185\10\PLI\PERMIT\LOT 1\PERMIT\418510SW_LOT 1.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 1.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

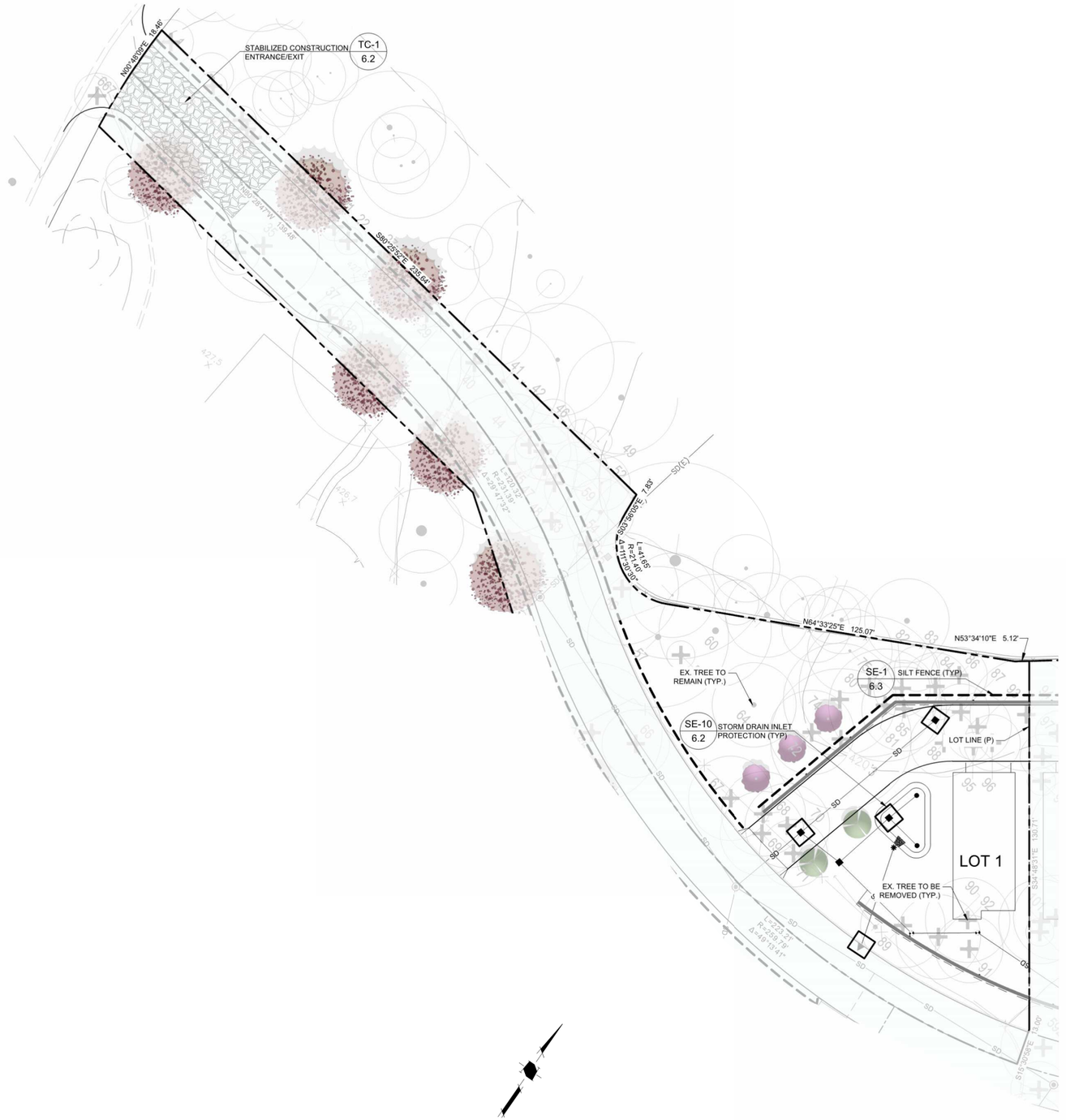
© HMH

EROSION CONTROL PLAN

6.0

I:\418510\PLI\PERMIT\LOT 1\PERMIT\418510EC_LOT 1.DWG
PLOTTED: 9/15/2025 6:53 PM

ITEM NO. 1.



LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 1.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

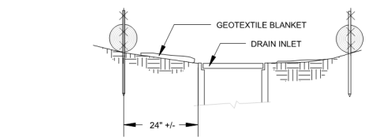
© HMH

EROSION CONTROL PLAN

6.1

418510\PL\PERMIT\LOT 1\PERMIT\418510EC_LOT 1.DWG

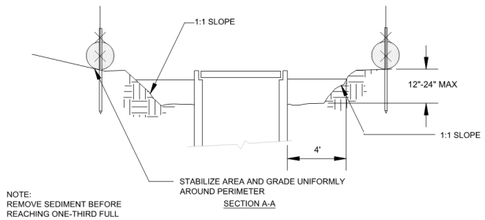
PLOTTED: 9/12/2025 11:13 AM



NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

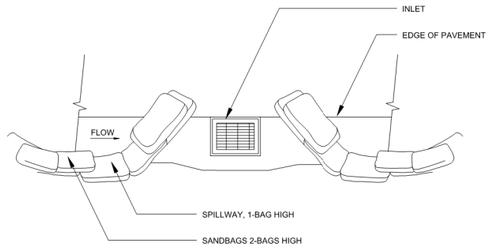
N.T.S.



NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

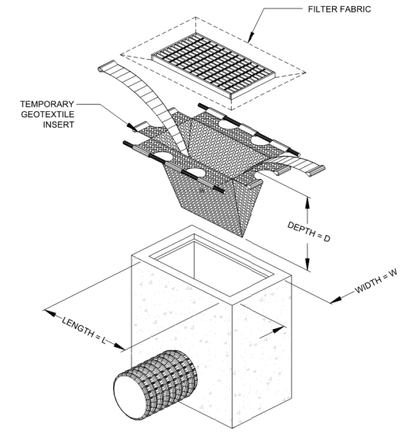
N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

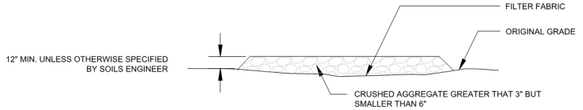
N.T.S.

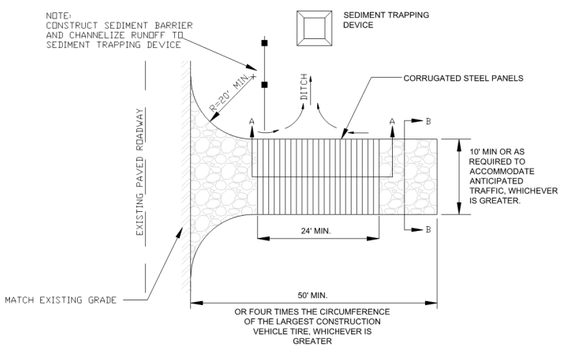


NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

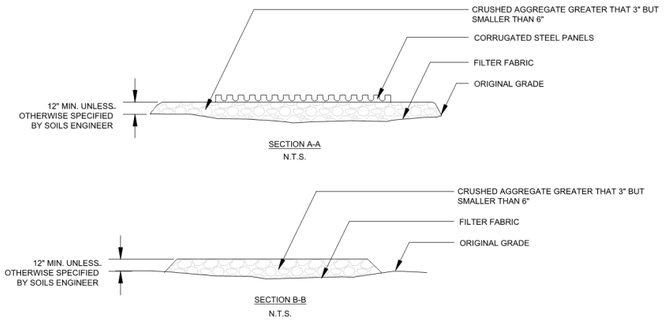
N.T.S.





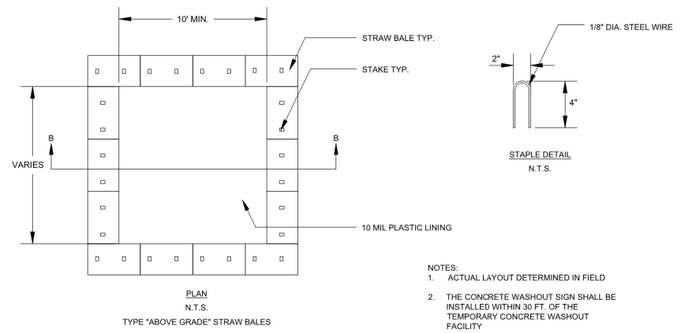
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

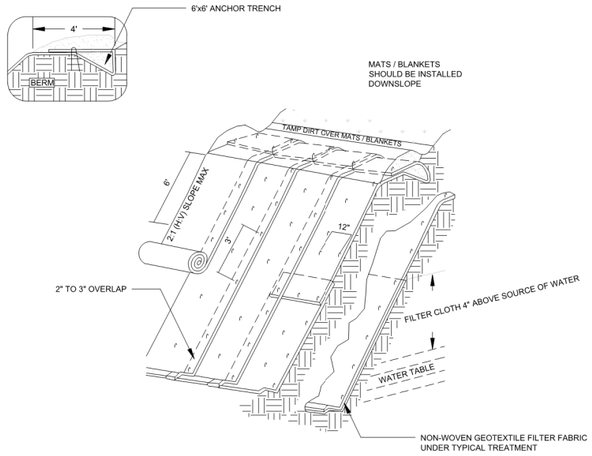
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 1.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

P:\4185\10\PLP\ERMIT\LOT 1\PERMIT\4185\10\EC_LOT 1.DWG
PLOTTED: 9/12/2025 11:13 AM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

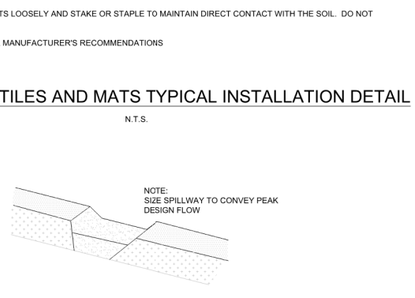
N.T.S.

NOTES:

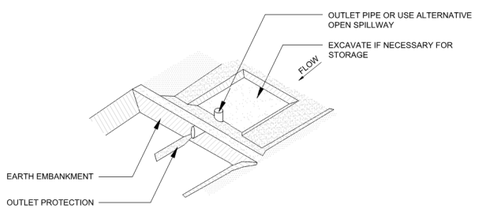
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

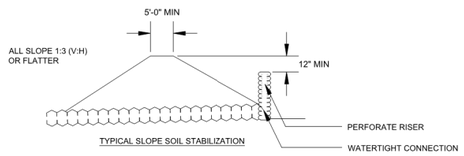
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



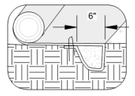
TYPICAL OPEN SPILLWAY





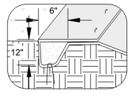
SE-3 SEDIMENT TRAP

N.T.S.



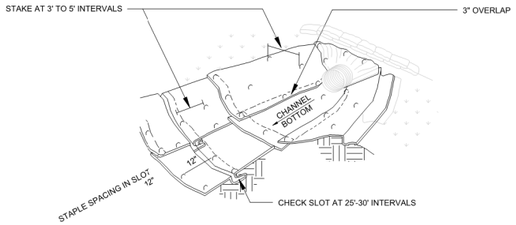
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



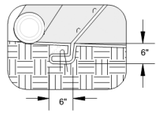
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



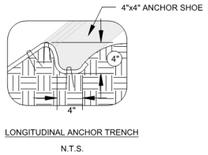
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

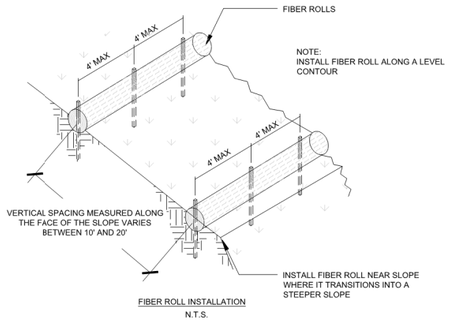
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

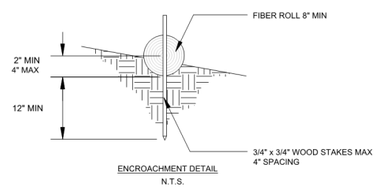
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

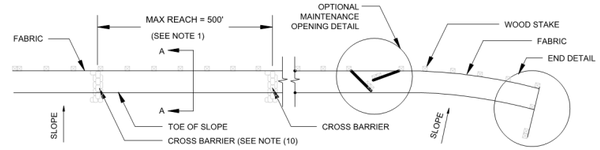


ENCROACHMENT DETAIL

N.T.S.

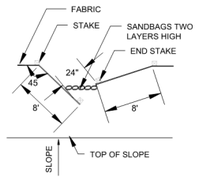
SE-5 FIBER ROLLS

N.T.S.

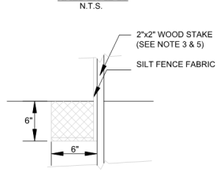


SILT FENCE PLAN

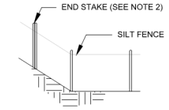
N.T.S.



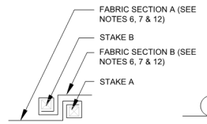
OPTIONAL MAINTENANCE OPENING DETAIL



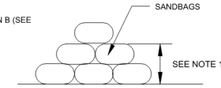
DETAIL A



END DETAIL

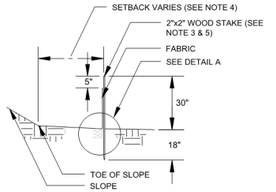


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

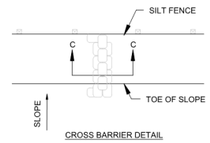
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 1.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

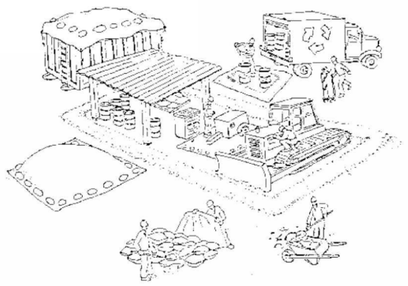
EROSION CONTROL DETAILS

6.3

PLOTTED: 9/12/2025 11:14 AM

J:\4185\10\PLUPERMIT\LOT 1\PERMIT\4185\10\EC_LOT 1.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

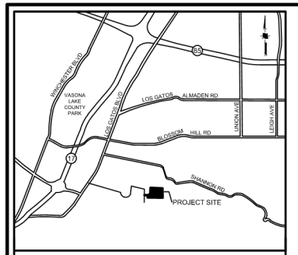
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 1.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

BASMAA

6.4

PLOTTED: 9/10/2025 11:14 AM
418510\PLIPERMIT\LOT 1\PERMIT\418510EC_LOT 1.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

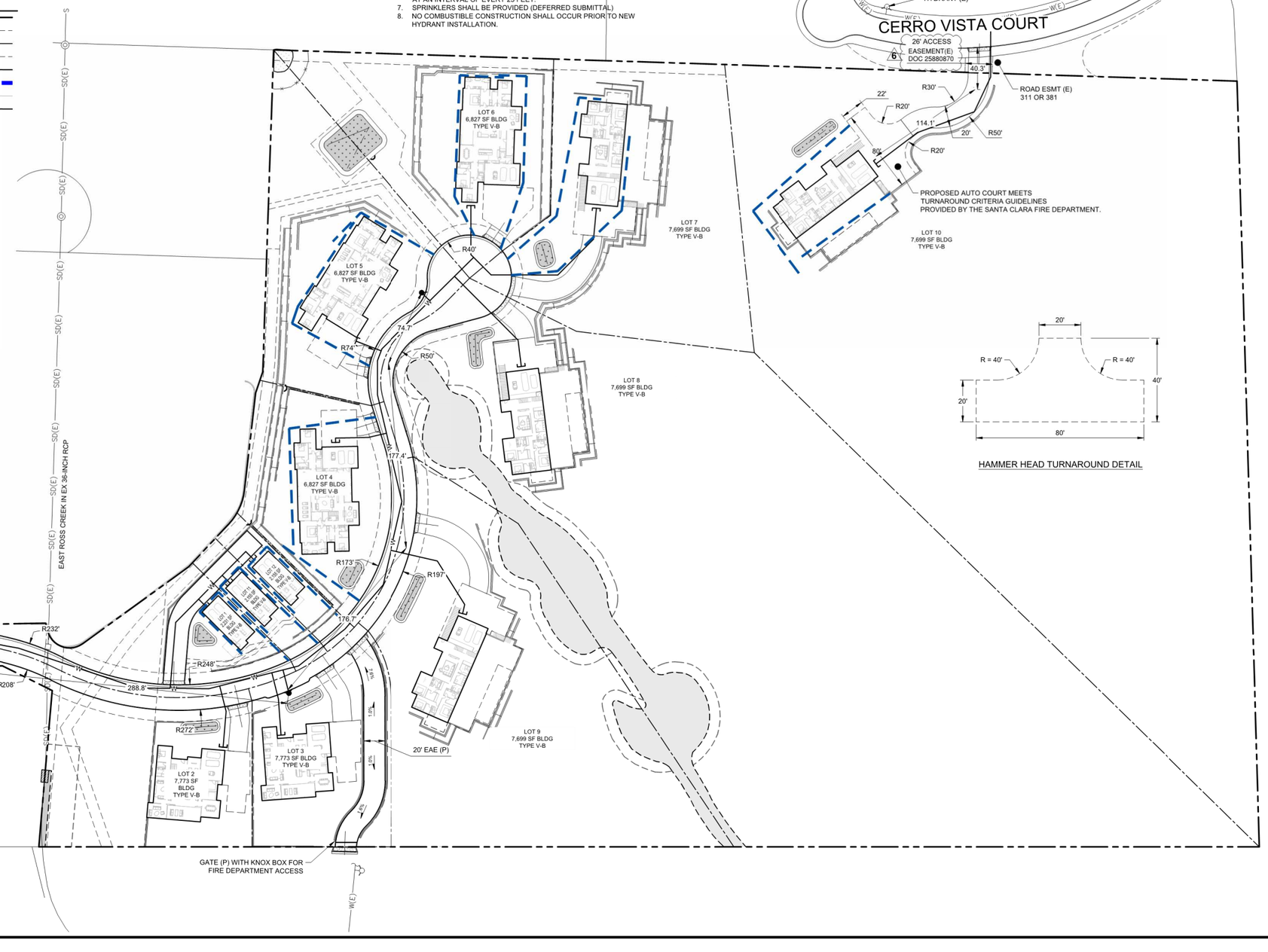
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



0 25 50 100
1 INCH = 50 FEET

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

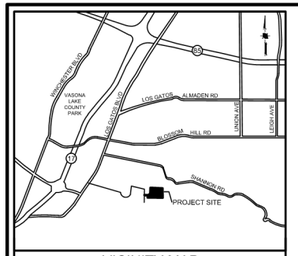
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 1.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

I:\418510\PLI\PERMIT\LOT 1\PERMIT\418510FA_LOT 1.DWG
PLOTTED: 10/23/2025 1:21 PM



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

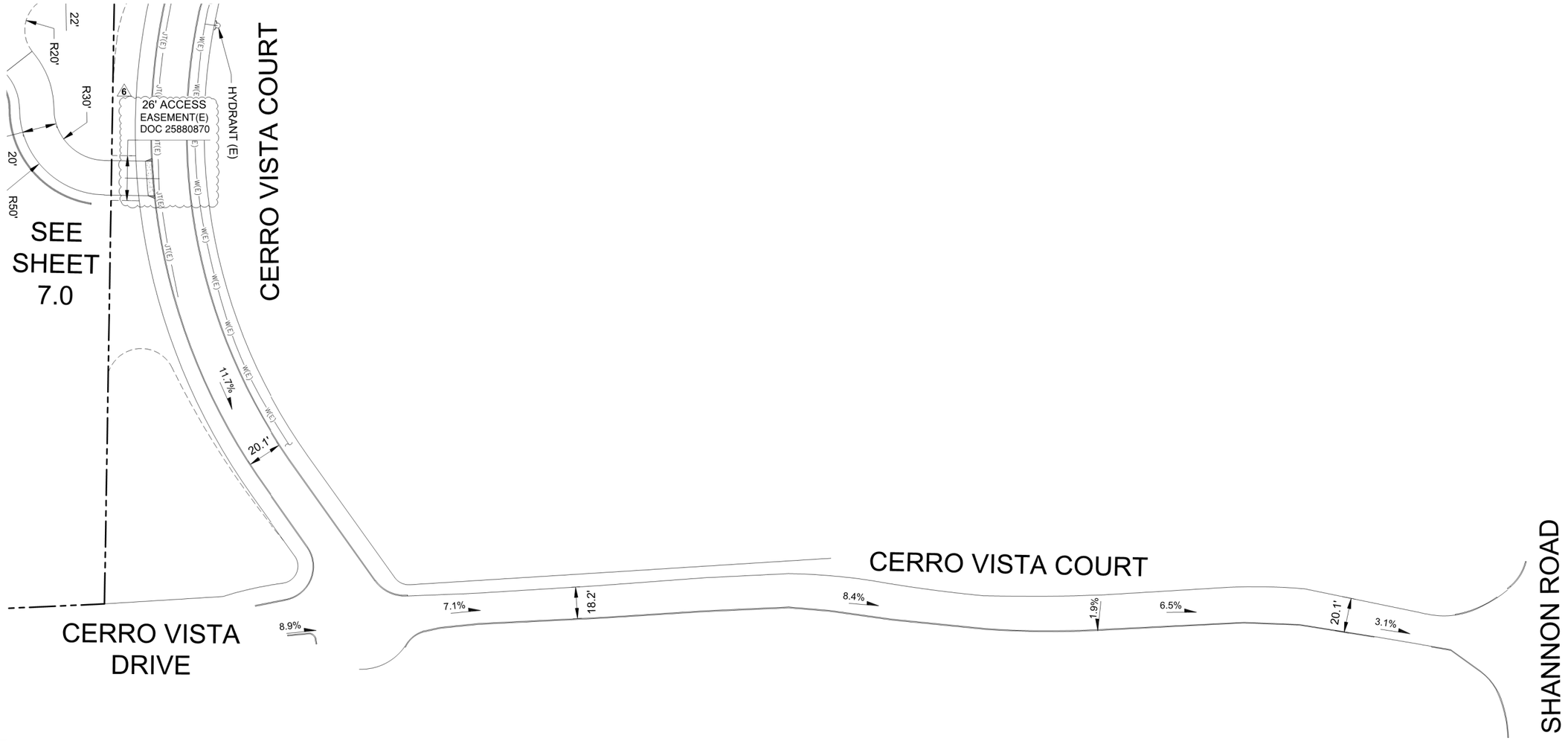
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 1.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

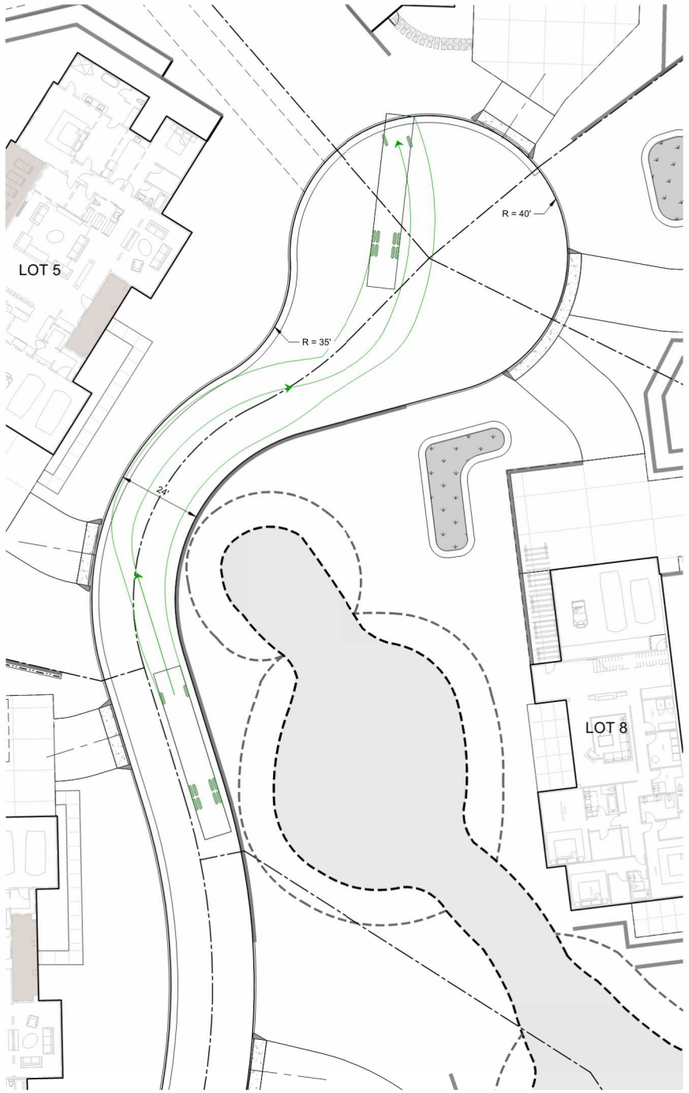
© HMH

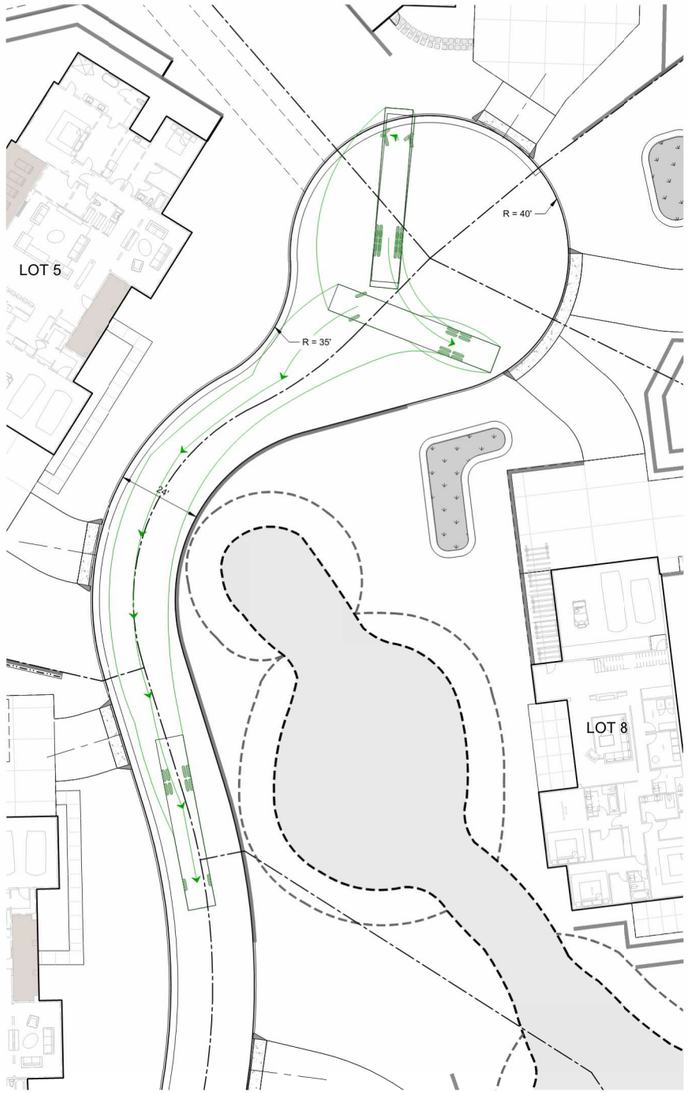
FIRE ACCESS PLAN

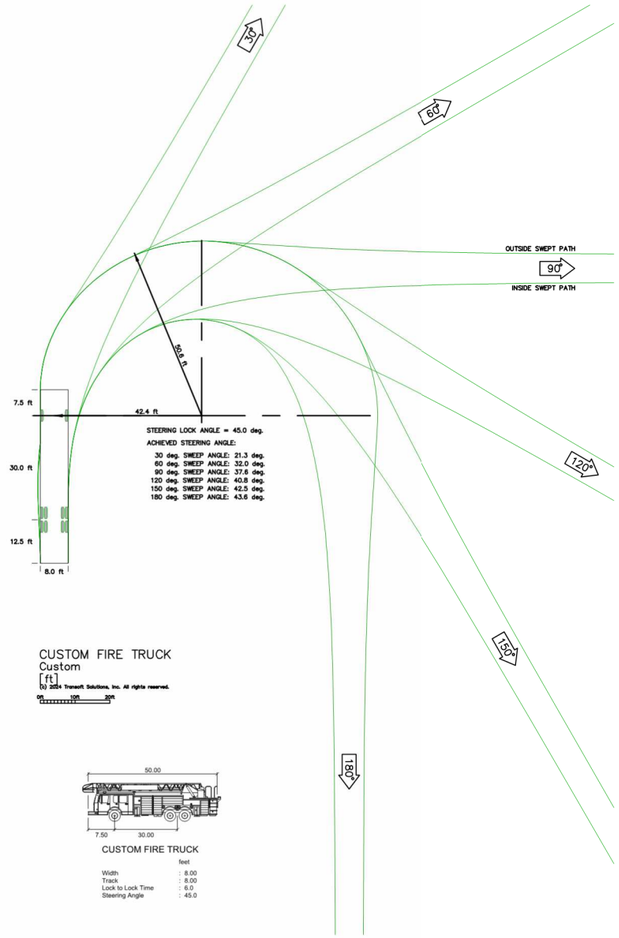
7.1

PLOTTED: 10/23/2025 1:52 PM

J:\418510\PLI\PERMIT\418510FA_LOT 1\PERMIT\418510FA_LOT 1.DWG

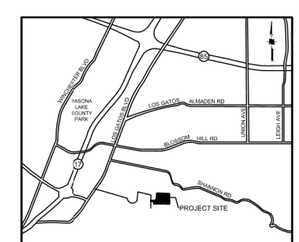






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 1 (S-24-023)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 1.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/12/2025 11:20 AM

418510\PL\PERMIT\LOT 1\PERMIT\418510FA_LOT 1.DWG



PLANNING APPLICATION - LOT 1 (S-24-023) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 1 is a proposed as a BMR unit on its own lot and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

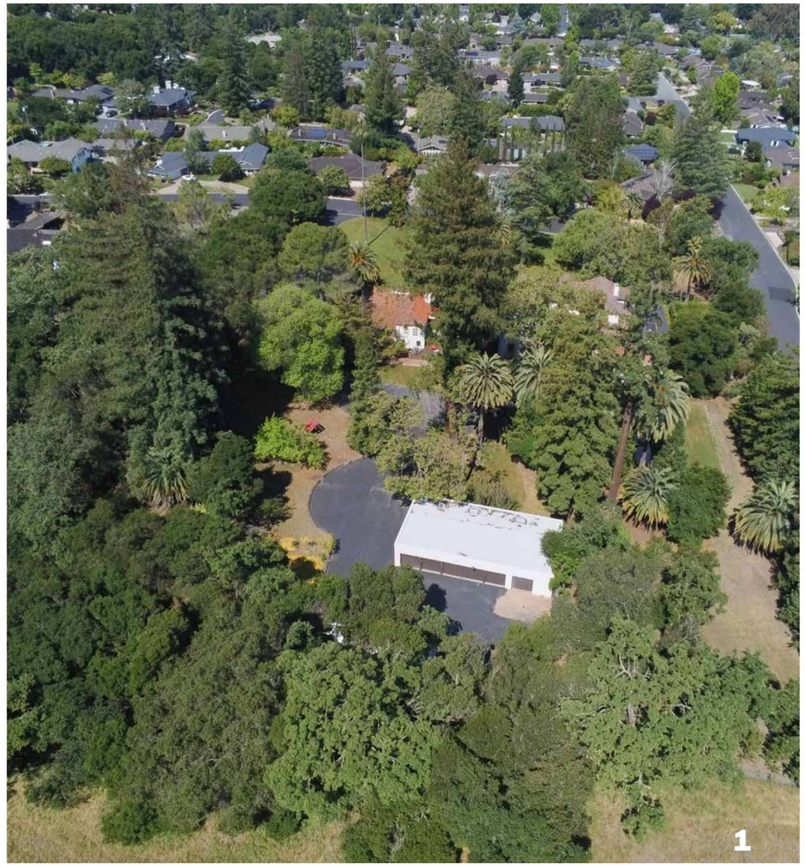
LOCATION PLAN:



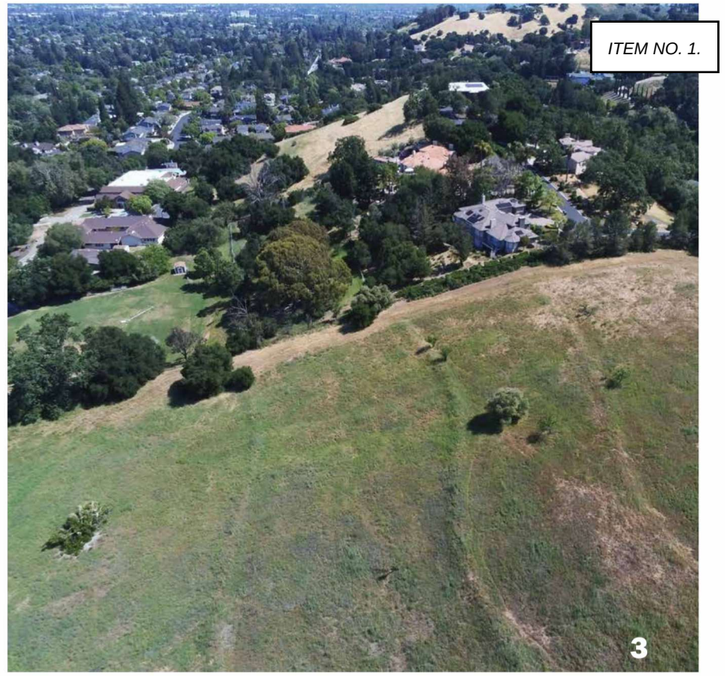
VICINITY MAP:

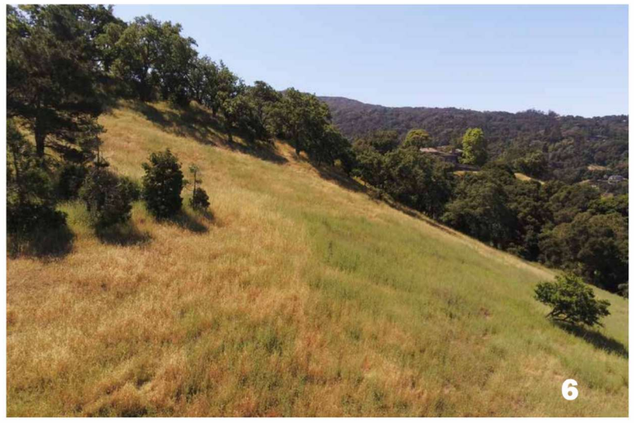




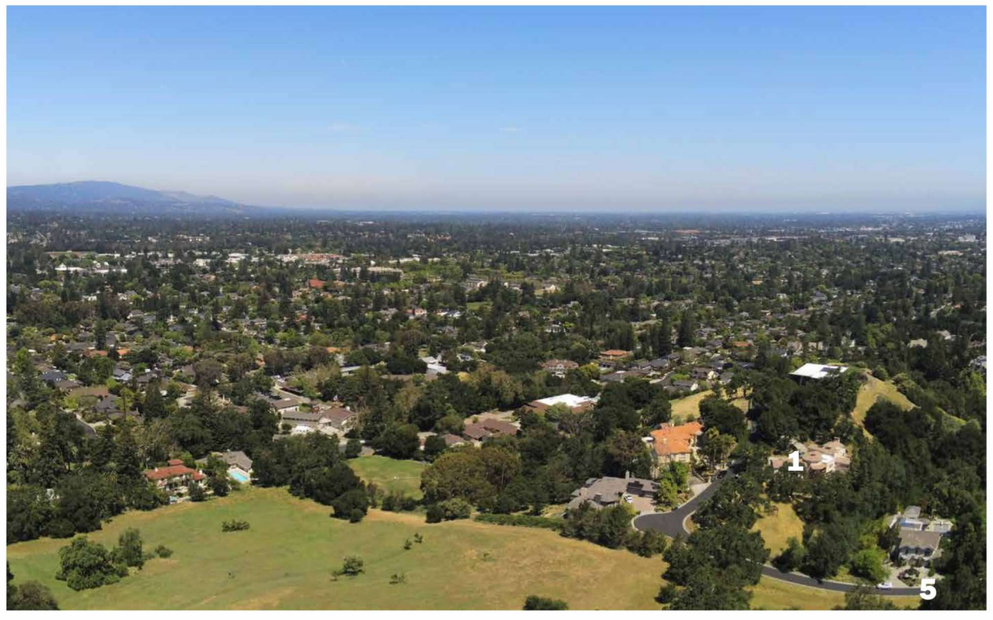

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natural grade (see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

Notes:
*2 garage parking spaces are proposed, no additional off-street parking is proposed for BMR units

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type D

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	150 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**150 sf**	**467 sf**

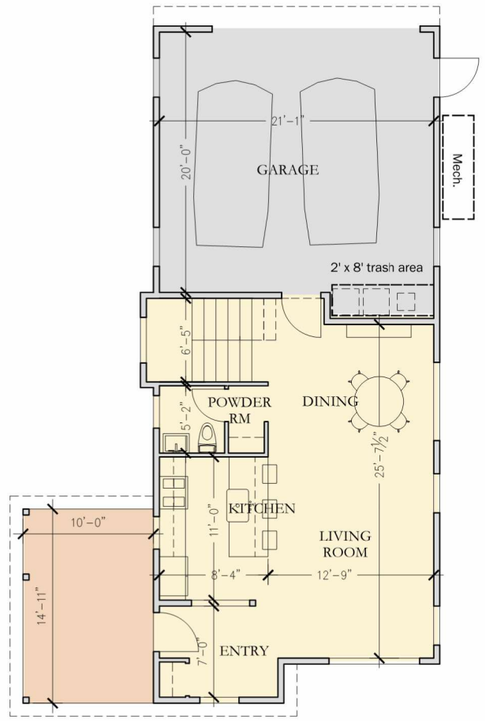


PLATFORM
architecture / planning / research

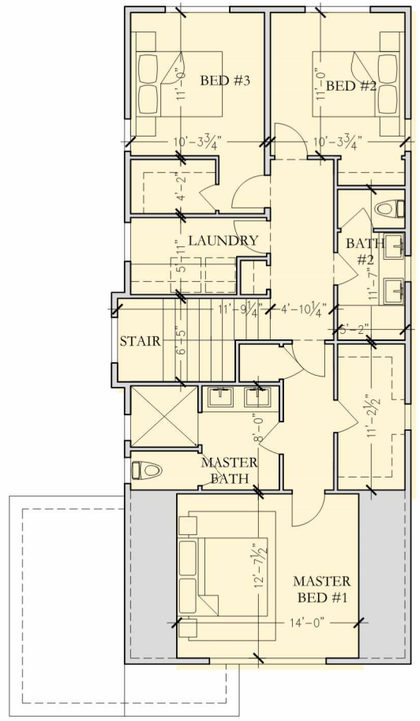
SURREY FARMS
Los Gatos, CA

Lot 1 - Siteplan PG **A1.1**

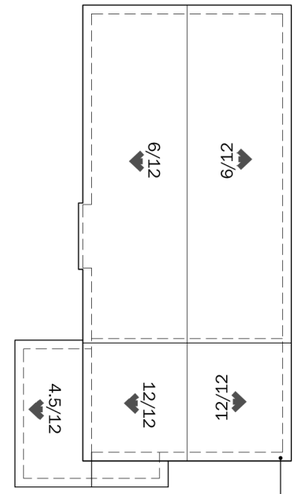
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Fl Plan



2nd Fl Plan



Roof Plan

12" eaves (typ)

0 2 4 8 16'

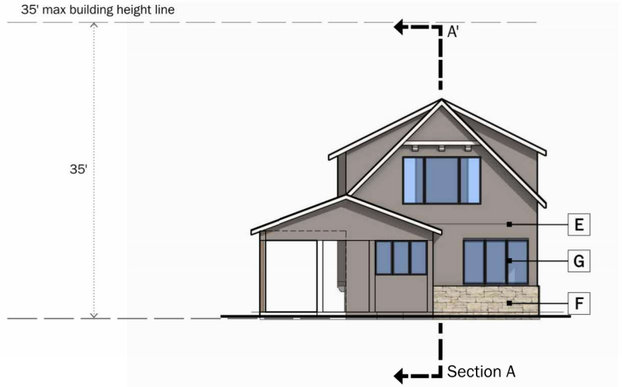
3/16" = 1'-0" at full size (24 x 36")

Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	150 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**150 sf**	**467 sf**

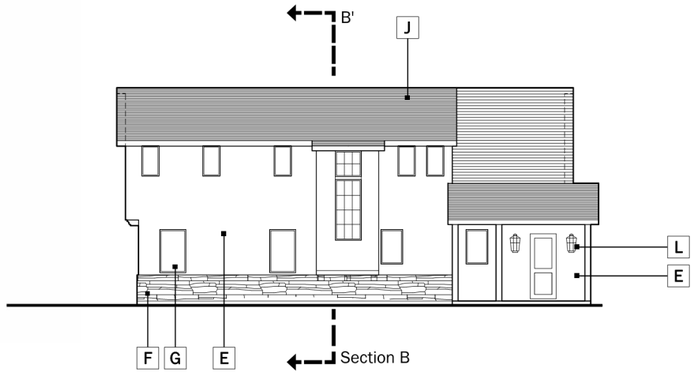


NOTES:

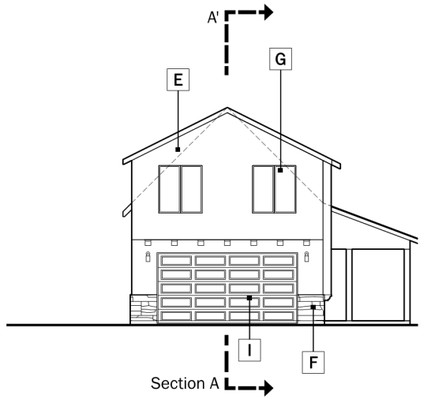
1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section pg A3.0 no attic space qualifies on this plan)



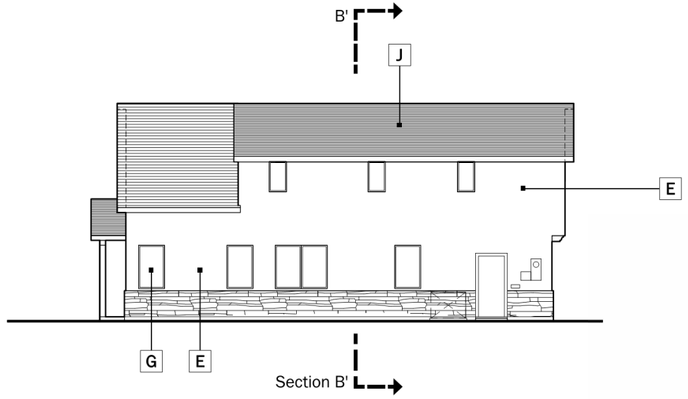
Front Elevation (facing Street/South)



Side Elevation (Entry Facing West)



Rear Elevation (facing North)



Side Elevation (Facing East)

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



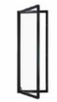
F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce

L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce

1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

3 Body Color 3

LRV 30%

0 8 16 24

1" = 8' *at full size (36 x 24")*

NOTES:

Building Height, if shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages (section A-A) for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

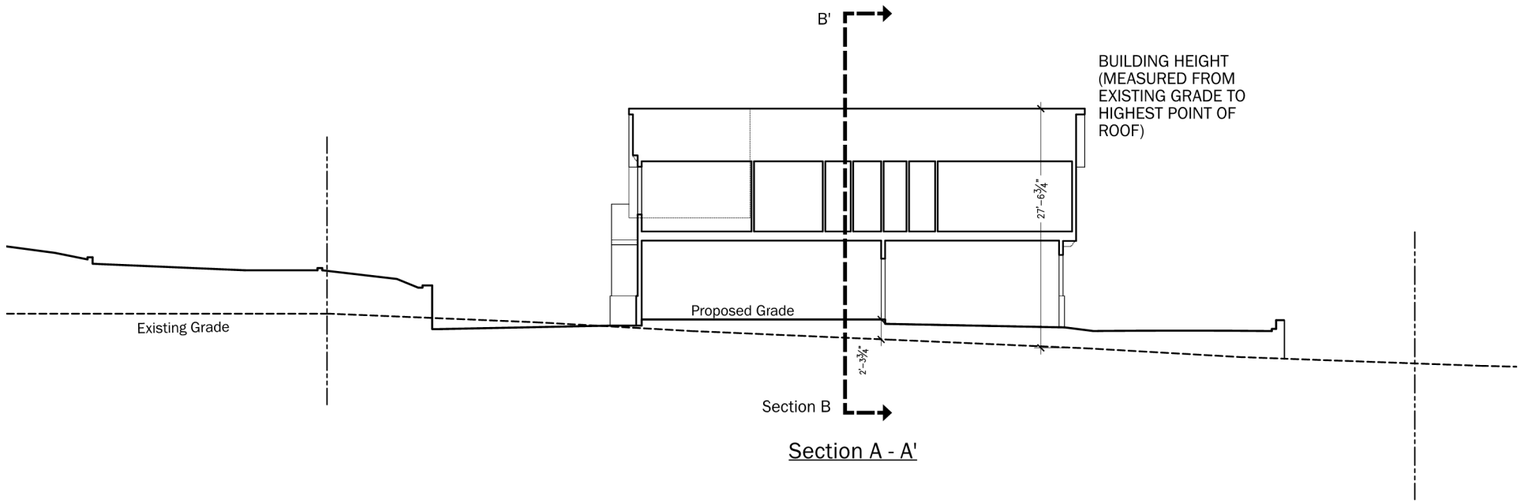


PLATFORM
architecture / planning / research

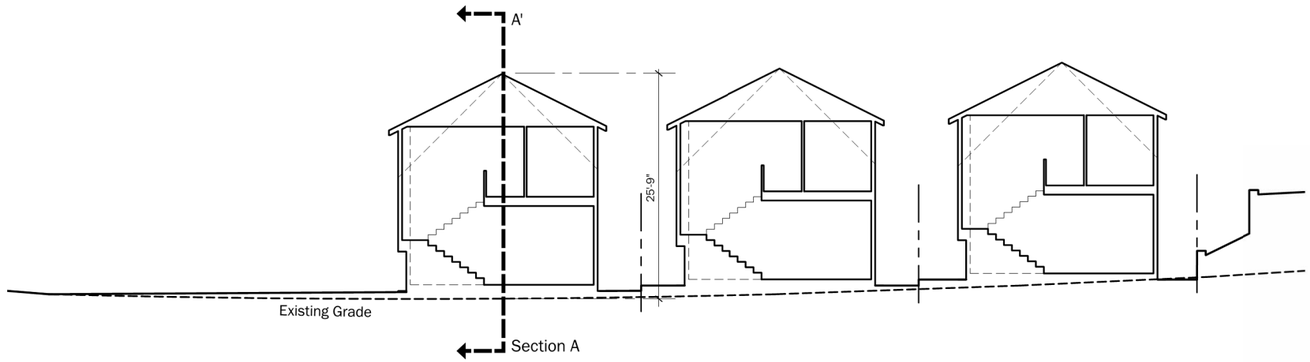
SURREY FARMS
Los Gatos, CA

Elevations Lot 1 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



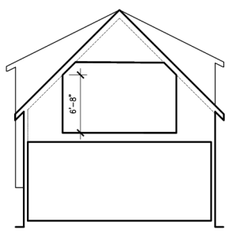
Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



Section C (through attic)

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



E Stucco

Sand Stucco Finish Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



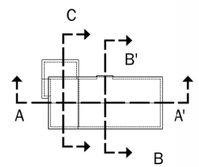
3 Body Color 3

LRV 30%



0 8 16 24

1" = 8' *at full size (36 x 24")*







Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



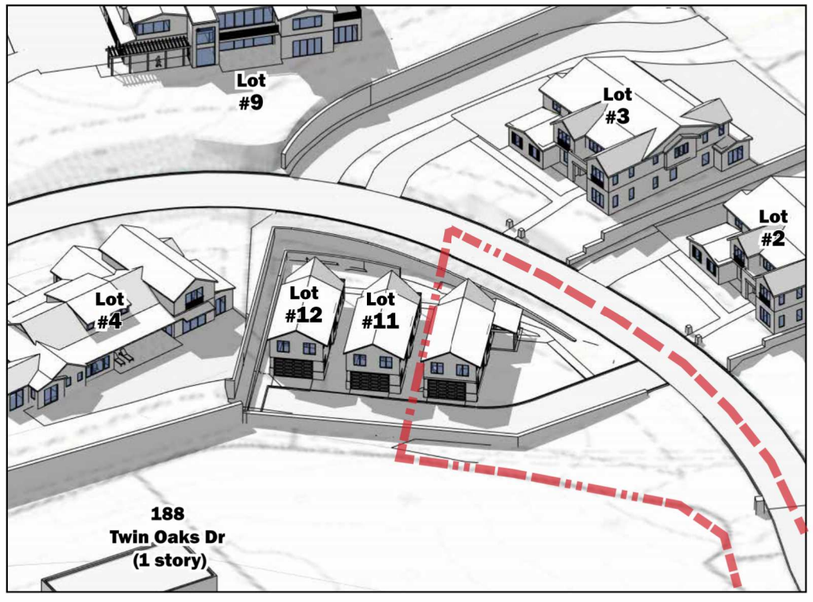
PLATFORM
architecture / planning / research

SURREY FARMS

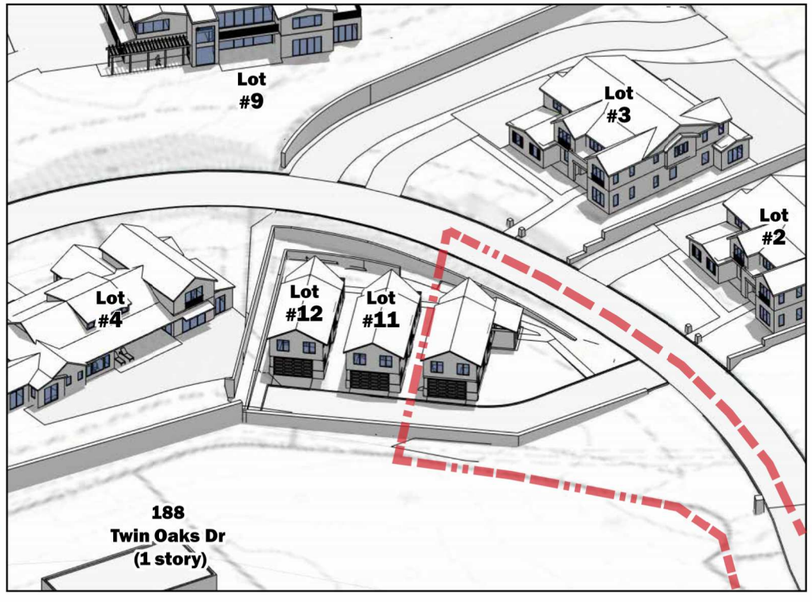
Los Gatos, CA

Street Elevations PG **A3.1**

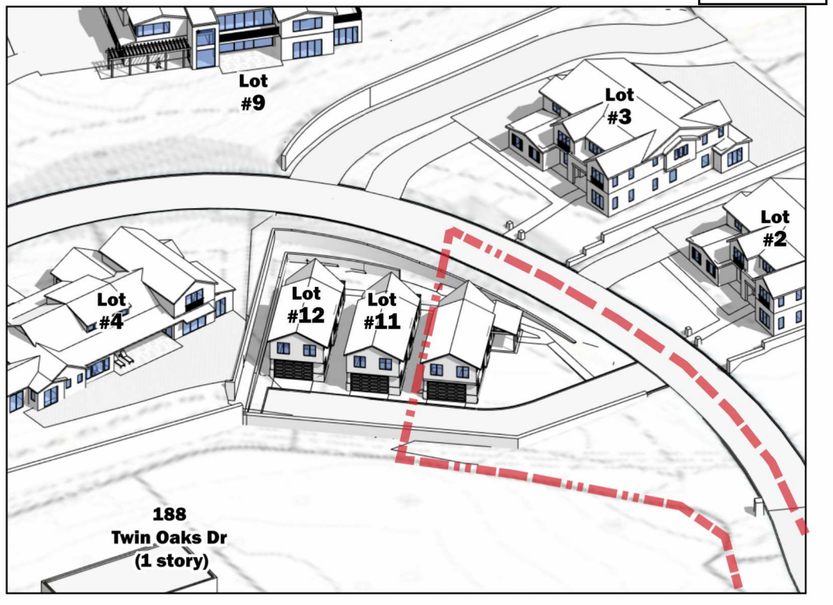
SB 330 Final Application Re-Submittal - **July 28th, 2025**



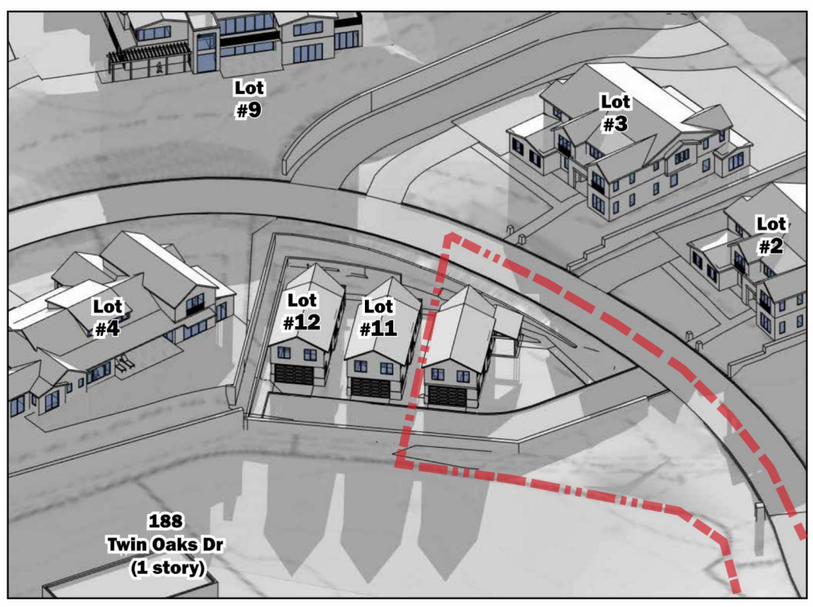
June 21st 9 AM



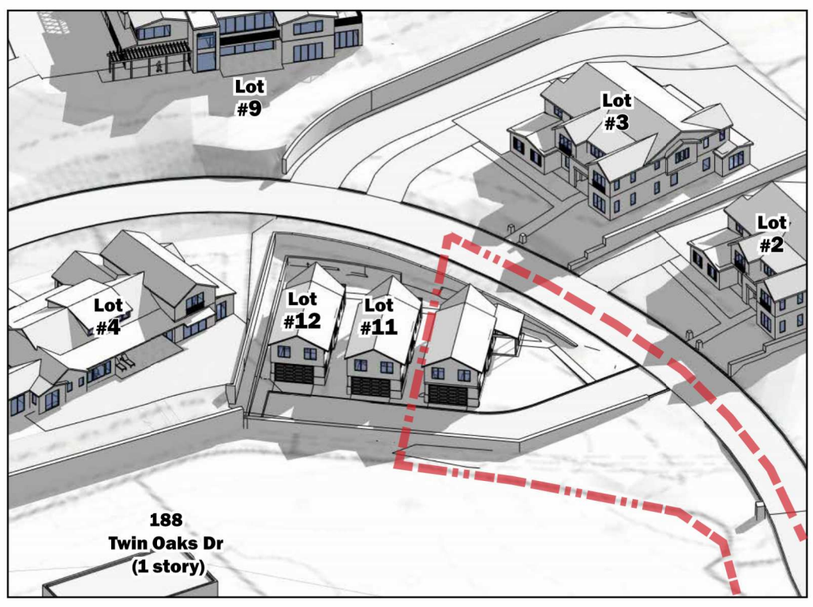
June 21st 12 PM



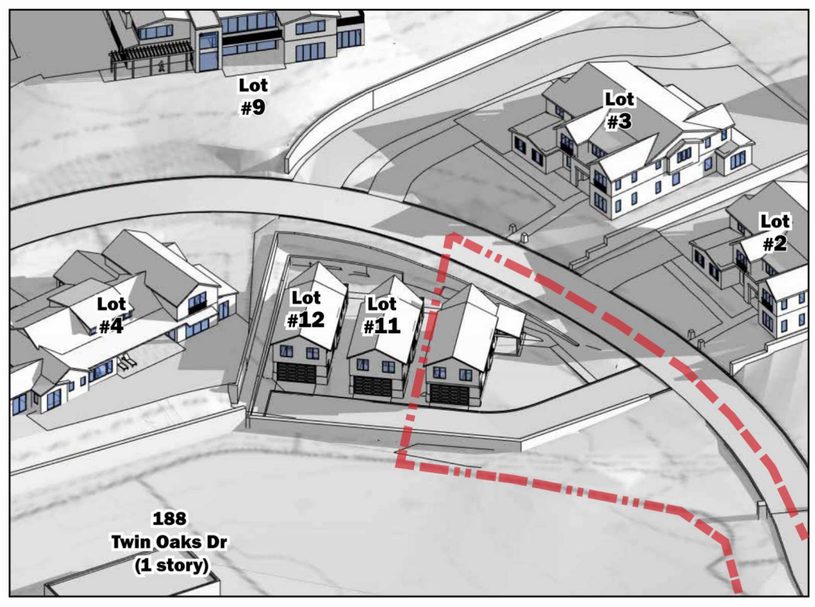
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



December 21st 3 PM

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	7	TWO - 24" BOX	14 - 24" BOX
	11' - 25'	24	THREE - 24" BOX	72 - 24" BOX
	26' - 40'	11	FOUR - 24" BOX OR TWO - 36" BOX	22 - 36" BOX
	41' - 55'	4	SIX- 24" BOX OR THREE- 36" BOX	15 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

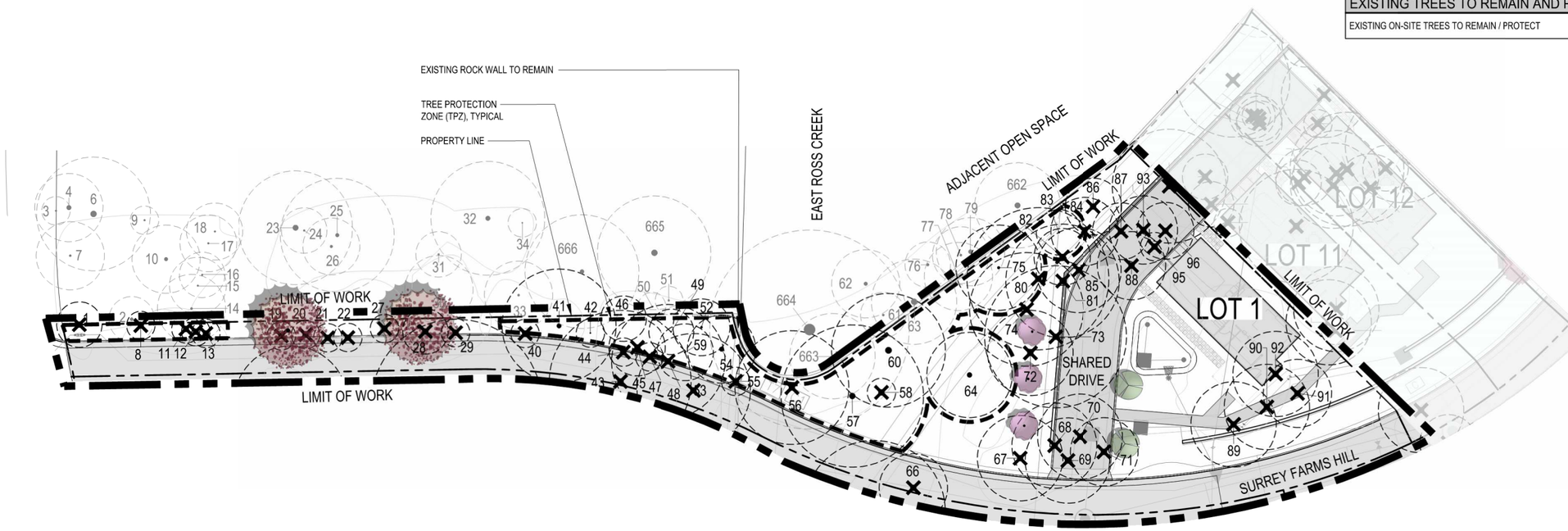
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	86	24" BOX
	34	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	7	24" BOX
	0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	79	24" BOX
	34	36" BOX

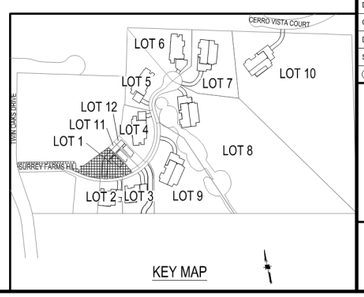
NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	12



GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

418510\PLAN\PLANNING\418510CL - LOT 1.DWG
PLOTTED: 9/12/2025 11:33 AM

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 1
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_DT	Inspect_TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
1		Calocedrus decurrens	EXEMPT	11	34.55751919	28	14	14	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75	0.8	HDD	11	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
8	359	Calocedrus decurrens	X	6	18.84955592	18	10	10	M	Severe Decline	X		2	3	2.5	No	M	3	2.75	3	7.5		HDD	6	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
11	360	Calocedrus decurrens		6	18.84955592	12	12	9	M	Poor Pruning Technique	X		4	2	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
12		Calocedrus decurrens		8	25.13274123	9	9	3	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
13		Calocedrus decurrens		9	28.27433388	8	4	6	M	Previously Headed	X		3	2	2.5	No	M	3	2.75	4.5	11.25		HDD	9	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53		REMOVE	4	
19	574	Calocedrus decurrens	X	13	40.8407045	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE	nsmission and Prim	40141	41866	11:50:53		REMOVE	4	
20		Calocedrus decurrens		8	25.13274123	21	12	12	M		X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	nsmission and Prim	40141	41866	11:50:53	trunk decay	REMOVE	4	
21	365	Calocedrus decurrens	X	11	34.55751919	25	12	12	M		X		3	4	3.5	No	M	3	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prim	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE	4	
22	366	Calocedrus decurrens	X	12	37.69911184	28	12	12	M		X		3	4	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE	nsmission and Prim	40141	41794	16:38:39		REMOVE	4	
27		Calocedrus decurrens		8	25.13274123	19	12	12			X		3	4	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE	4	
28	369	Calocedrus decurrens		9	28.27433388	23	14	14			X		4	4	4	No	M	3	3.5	4.5	11.25		HDD	9	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
29		Calocedrus decurrens	X	11	34.55751919	17	10	12		Previously Headed	X		3	2	2.5	Yes	M	3	2.75	5.5	13.75		HDD	11	#N/A	MODERATE	None	40136	41794	16:38:39		REMOVE	4	
40	5	Calocedrus decurrens		7	21.96114858	18	8	12			X		2	4	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE	4	
41	6	Quercus agrifolia	X	17	53.40707511	36	40	40			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	None	40136	41866	11:50:53		SAVE		Type 1
42	7	Calocedrus decurrens		4	12.56637061	15	10	5		Severe Decline	X		1	3	2	No	M	3	2.5	2	5		HDD	4	#N/A	LOW	None	40136	41794	16:38:39	crown dieback	SAVE		Type 1
43	8	Quercus agrifolia	X	14	43.98229715	33	44	40			X		3	3	3	No	G	5	4	7	17.5		HDD	14	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
44	9	Quercus agrifolia		6	18.84955592	45	6	12		Crowded Growing Conditions	X		2	2	2	No	G	5	3.5	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:36:53		REMOVE	3	
45	10	Quercus agrifolia		8	25.13274123	40	15	20		Leaning Tree	X		3	3	3	Yes	G	5	4	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:36:52		REMOVE	1	
46	11	Quercus agrifolia		7	21.96114858	30	10	14		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:36:48		SAVE		Type 1
47		Quercus agrifolia		4	12.56637061	12	5	10		Leaning Tree	X		3	2	2.5	No	G	5	3.75	2	5		HDD	4	#N/A	HIGH	0	40375	41878	22:36:48		REMOVE	1	
48	12	Quercus agrifolia	X	21	65.97344573	51	36	42			X		2	3	2.5	No	G	5	3.75	10.5	26.25		HDD	21	#N/A	HIGH	0	40375	41878	22:36:42		REMOVE	4	
49		Quercus agrifolia		4	12.56637061	30	10	14		Crowded Growing Conditions	X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH	0	40375	41878	22:36:42		SAVE		Type 1
52		Juglans regia		8	25.13274123	25	5	18		Decay	X		1	2	1.5	No	G	5	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:26:11	Parking Lot	SAVE		Type 1
53	13	Juglans hindsii	X	20	62.83185307	21	27	35		Severe Decline	X		2	2	2	No	G	5	3.5	10	25		HDD	20	#N/A	HIGH	0	40375	41878	22:25:39		REMOVE	1	
54	16	Pinus halepensis	X	17	53.40707511	45	24	20		Stem Damage	X		3	2	2.5	No	M-G	4	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE		Type 1
55		Calocedrus decurrens		3	9.424777961	18	4	6			EXEMPT		4	4	4	No	M	3	3.5	1.5	3.75		HDD	3	#N/A	HIGH	0	40375	41878	22:36:25		REMOVE	4	
56		Quercus lobata	X	22	69.11503838	47	33	35			X		3	4	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE	0	40375	41878	22:36:22		REMOVE	4	
57	18	Quercus agrifolia	X	24	75.36822369	46	33	45				X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	0	27945	41878	20:14:45		SAVE		Type 1
58	19	Quercus agrifolia		8	25.13274123	21	6	9		Dead	X		1	1	1	No	G	5	3	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:28:30		REMOVE	1	
59		Quercus agrifolia		6	18.84955592	25	14	18		Crowded Growing Conditions	X		2	3	2.5	No	G	5	3.75	3	7.5		HDD	6	#N/A	HIGH	0	27945	41878	20:14:45		SAVE		Type 1
60	20	Quercus agrifolia	X	26	81.68140899	38	43	35				X	4	3	3.5	No	G	5	4.25	13	32.5		HDD	26	#N/A	HIGH	0	27945	41878	20:14:44		SAVE		Type 1
64		Quercus lobata	X	20	62.83185307	44	26	22		Severe Decline	X		1	2	1.5	No	M	3	2.25	10	25		HDD	20	#N/A	LOW	0	40375	41878	22:35:47		SAVE		Type 1
66	25	Quercus agrifolia	X	15	47.1238898	24	23	18		Poor Tree Structure	X		1	3	2	No	G	5	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE	1	
67		Quercus agrifolia	X	16	50.26548246	32	25	20		Severe Decline	X		2	2	2	No	G	5	3.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE	1	
68		Quercus agrifolia	X	15	47.1238898	47	28	20			X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE	4	
69	27	Quercus agrifolia	X	12	37.69911184	35	25	27		Leaning Tree	X		3	2	2.5	No	G	5	3.75	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE	1	
70	29	Quercus agrifolia	X	16	50.26548246	48	28	25			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE	4	
71	90	Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE	4	
72		Quercus agrifolia	X	16	50.26548246	48	25	23		Leaning Tree	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE	1	
73		Quercus lobata	X	19	59.66026042	46	27	45		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:49		REMOVE	1	
74	36	Quercus lobata	X	19	59.66026042	46	22	34		Leaning Tree	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		REMOVE	1	
75		Quercus lobata		9	28.27433388	35	23	26		Dead Wood	X		3	4	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE		Type 1
80	0	Quercus agrifolia	X	19	59.66026042	48	35	43			X		4	3	3.5	No	G	5	4.25	9.5	23.75		HDD	19	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE	4	
81		Quercus lobata	X	25	78.53981634	48	33	25		Dead Limbs		X	3	2	2.5	No	M	3	2.75	12.5	31.25		HDD	25	#N/A	MODERATE	1	40459	41878	22:34:09		REMOVE	1	
82		Quercus lobata	X	10	31.41592654	37	12	18			X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41878	22:34:03		REMOVE	4	
83		Quercus lobata		5	15.70796327	23	12	10		Dead Wood	X		2	3	2.5	No	M	3	2.75	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41878	22:33:43		SAVE		Type 1
84		Quercus lobata	X	13	40.8407045	33	20	22		Dead Wood	X		3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:33:43		REMOVE	1	
85	40	Quercus lobata	X	16	50.26548246	33	26	18			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:33:34		REMOVE	4	
86	44	Quercus agrifolia		8	25.13274123	22	13	20		Dead Wood	X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	1	
87		Quercus agrifolia		5	15.70796327	22	20	13		Dead Wood	X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	1	
88	45	Quercus agrifolia		7	21.96114858	23	21	16		Dead Wood	X		3	3	3	No	G	5	4	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	1	
89	62	Quercus agrifolia	X	18	56.54866776	24	28	20		Poor Pruning Technique	X		3	2	2.5	No	G	5	3.75	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	1	
90	63	Quercus agrifolia	X	19	59.66026042	28	26	18		Dead Wood	X		4	3	3.5	No	G	5	4.25	9.5	23.75		HDD	19	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	1	
91	64	Quercus agrifolia	X	14	43.98229715	28	23	16			X		5	4	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4	
92	65	Quercus agrifolia	X	12	37.69911184	26	27	26		Dead Wood	X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	1	
93	579	Quercus agrifolia		9	28.27433388	28	18	23			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH	None	40140	41866	11:50:53		REMOVE	1	
94	46	Quercus lobata	X	18	56.54866776	42	35	33			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
95	607	Quercus agrifolia		3	9.424777961	18	4	5			EXEMPT		3	3	3	No	G	5	4	1.5	3.75		HDD	3	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
96	47	Quercus agrifolia	X	14	43.98229715	23	18	12			X		3	3	3	No	G	5	4	7	17.5		HDD	14	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped	REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

P:\418510\A\PLANNING\418510CL - LOT 1.DWG
PLOTTED: 9/12/2025 11:33 AM

LOT 1

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
1	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
8	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	50	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 319	$ 600.00	$ 900	REMOVE
11	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	REMOVE
12	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	REMOVE
13	Calocedrus decurrens	Incense Cedar	9.0	63.62	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	REMOVE
19	Calocedrus decurrens	Incense Cedar	13.0	132.73	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	REMOVE
20	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 798	$ 600.00	$ 1,400	REMOVE
21	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,676	$ 600.00	$ 2,300	REMOVE
22	Calocedrus decurrens	Incense Cedar	12.0	113.10	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,994	$ 600.00	$ 2,600	REMOVE
27	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	REMOVE
28	Calocedrus decurrens	Incense Cedar	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
29	Calocedrus decurrens	Incense Cedar	11.0	95.03	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	REMOVE
40	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	70	80	60%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 3,038.26	$ 1,823	$ 600.00	$ 2,400	REMOVE
41	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
42	Calocedrus decurrens	Incense Cedar	4.0	12.57	10	50	50	37%	100%	100%	24" Box	3.8	3.8	$ 300.00	$ 78.95	$ 992.08	$ 364	$ 600.00	$ 1,000	SAVE
43	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE
44	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	REMOVE
45	Quercus agrifolia	Coast Live Oak	8.0	50.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 753	$ 600.00	$ 1,400	REMOVE
46	Quercus agrifolia	Coast Live Oak	7.0	38.48	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	SAVE
47	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	REMOVE
48	Quercus agrifolia	Coast Live Oak	21.0	346.36	30	50	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,886	$ 600.00	$ 5,500	REMOVE
49	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
52	Juglans regia	English Walnut	8.0	50.27	10	30	70	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 488	$ 600.00	$ 1,100	SAVE
53	Juglans hindsii	California Black Walnut	20.0	314.16	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	REMOVE
54	Pinus halepensis	Aleppo Pine	17.0	226.98	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,602	$ 600.00	$ 3,200	SAVE
55	Calocedrus decurrens	Incense Cedar	3.0	7.07	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 137	$ 600.00	$ 700	REMOVE
56	Quercus lobata	Valley Oak	22.0	380.13	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	REMOVE
57	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,776	$ 600.00	$ 9,400	SAVE
58	Quercus agrifolia	Coast Live Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE
59	Quercus agrifolia	Coast Live Oak	6.0	28.27	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 374	$ 600.00	$ 1,000	SAVE
60	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,363	$ 600.00	$ 10,000	SAVE
64	Quercus lobata	Valley Oak	20.0	314.16	10	30	50	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 2,493	$ 600.00	$ 3,100	SAVE
66	Quercus agrifolia	Coast Live Oak	15.0	176.72	10	50	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	REMOVE
67	Quercus agrifolia	Coast Live Oak	16.0	201.06	30	30	70	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,305	$ 600.00	$ 2,900	REMOVE
68	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
69	Quercus agrifolia	Coast Live Oak	12.0	113.10	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,596	$ 600.00	$ 2,200	REMOVE
70	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,900	$ 600.00	$ 4,500	REMOVE
71	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800	REMOVE
72	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
73	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
74	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
75	Quercus lobata	Valley Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
80	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	REMOVE
81	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	REMOVE
82	Quercus lobata	Valley Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	REMOVE
83	Quercus lobata	Valley Oak	5.0	19.64	30	50	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	SAVE
84	Quercus lobata	Valley Oak	13.0	132.73	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
85	Quercus lobata	Valley Oak	16.0	201.06	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,546	$ 600.00	$ 4,100	REMOVE
86	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
87	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 294	$ 600.00	$ 900	REMOVE
88	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 577	$ 600.00	$ 1,200	REMOVE
89	Quercus agrifolia	Coast Live Oak	18.0	254.47	50	30	60	47%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,141	$ 600.00	$ 3,700	REMOVE
90	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	50	60	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	REMOVE
91	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,122	$ 600.00	$ 3,700	REMOVE
92	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,294	$ 600.00	$ 2,900	REMOVE
93	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,234	$ 600.00	$ 1,800	REMOVE
94	Quercus lobata	Valley Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	REMOVE
95	Quercus agrifolia	Coast Live Oak	3.0	7.07	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 112	$ 600.00	$ 700	REMOVE
96	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,443	$ 600.00	$ 3,000	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/12/2025 11:33 AM
418510\LA\PLANNING\418510CL - LOT 1.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

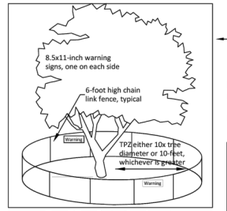
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

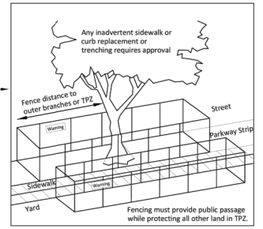
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



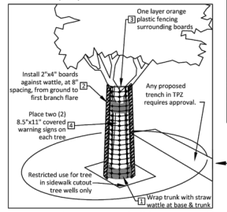
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

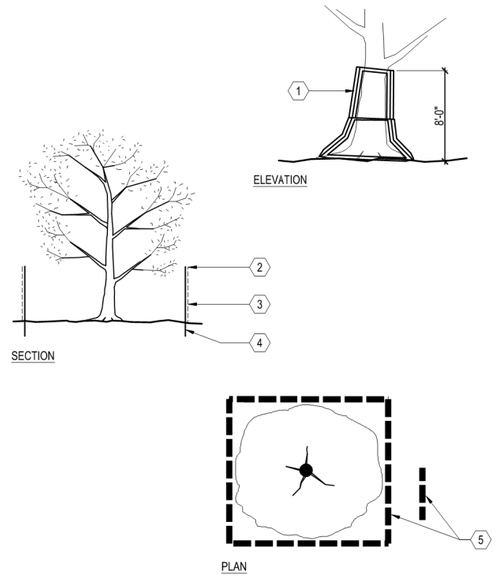


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/12/2025 11:33 AM

I:\4185101\PLANNING\418510CL - LOT 1.DWG

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

TREE LEGEND

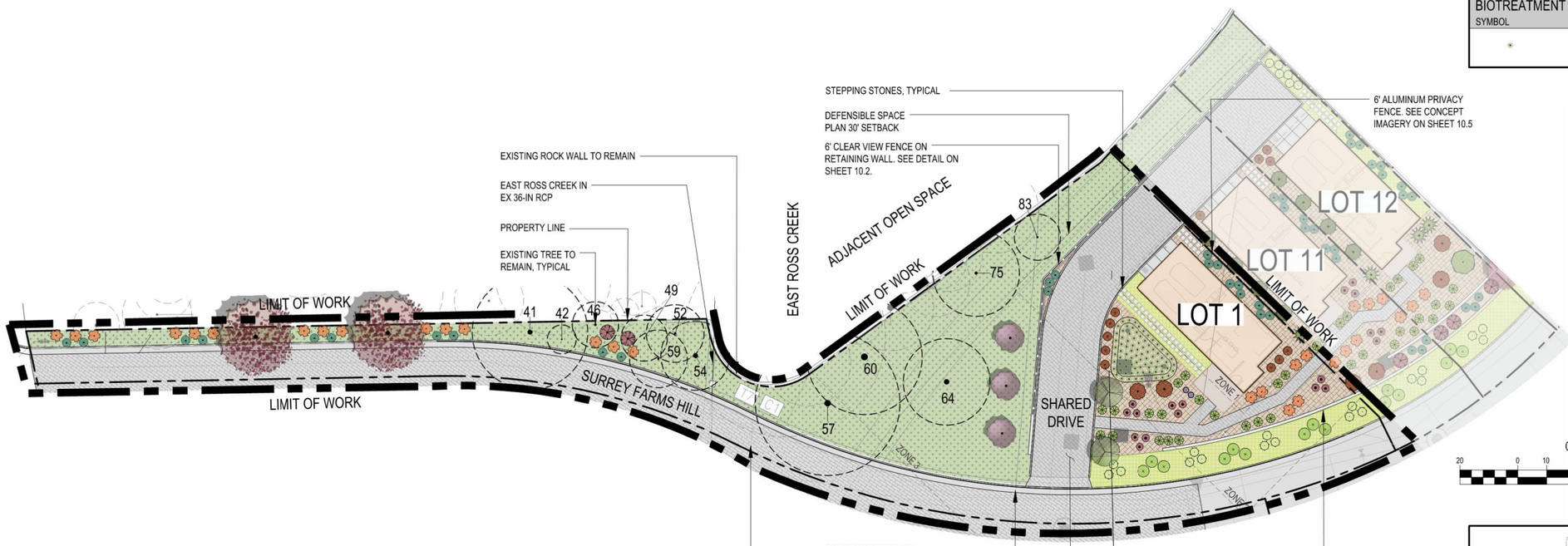
SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

GROUNDCOVER LEGEND

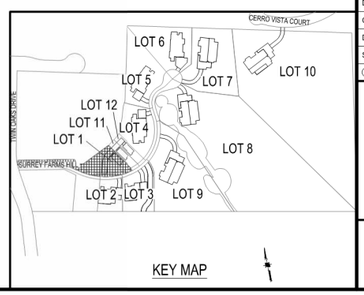
SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS
1 2	' $ 7 (	' (6 & 5 , 3 7 , 2 1

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
⊗ + 0 +	

LANDSCAPE PLAN

10.0

PLOTTED: 9/12/2025 11:34 AM
G:\4185\10\LA\PLANNING\418510CL - LOT 1.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

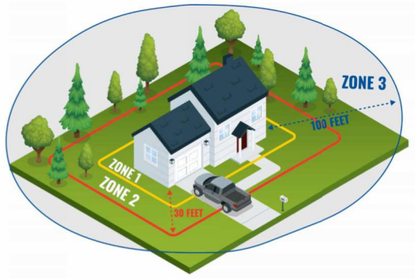
PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW EXPECTED MATURE SIZE	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	2	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	3	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	2	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	19	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	0	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	18	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	0	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	0	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	8	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	0	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	21	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	12	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	0	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	0	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	2	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L			X
	9	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	82	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

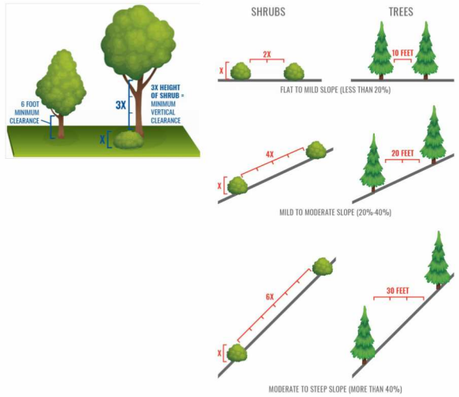
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

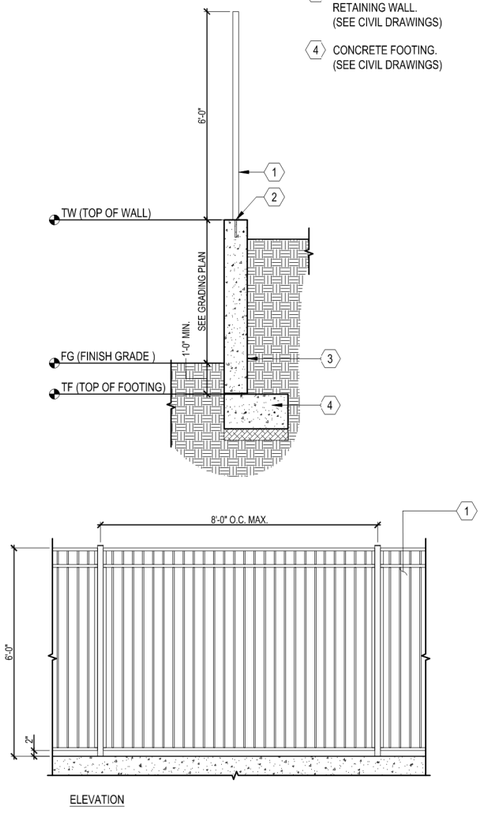
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/12/2025 11:34 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 1.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

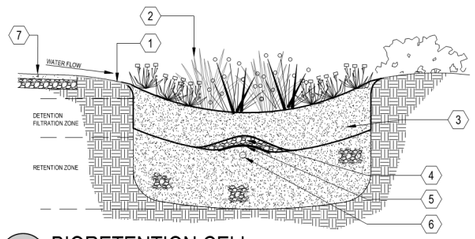
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

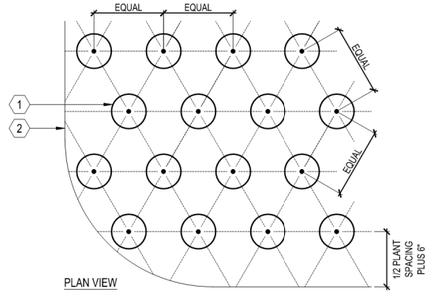
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

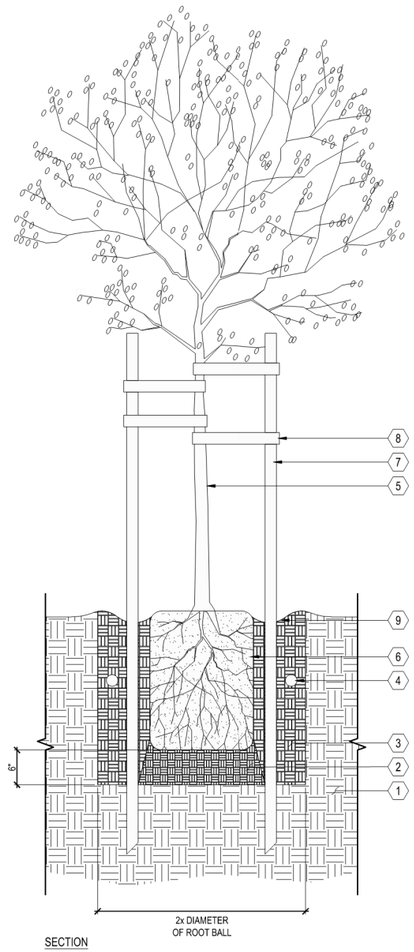
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

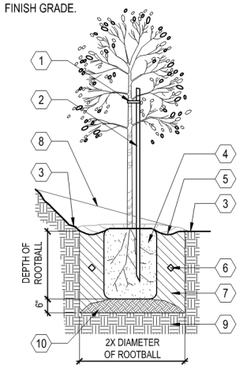
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

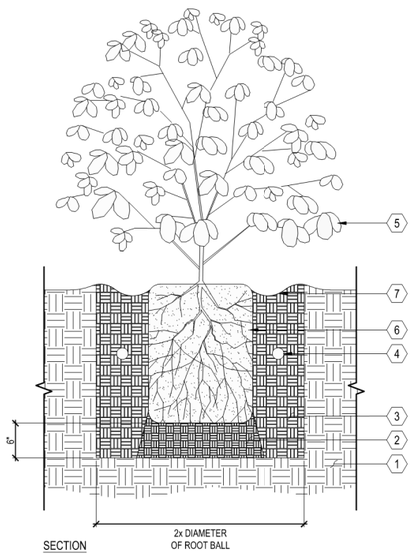
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

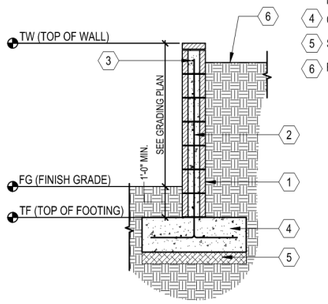
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

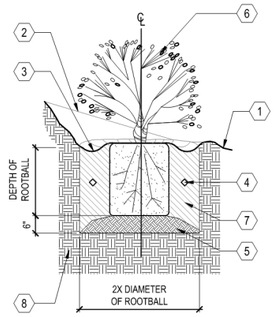
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

LANDSCAPE DETAILS

10.2

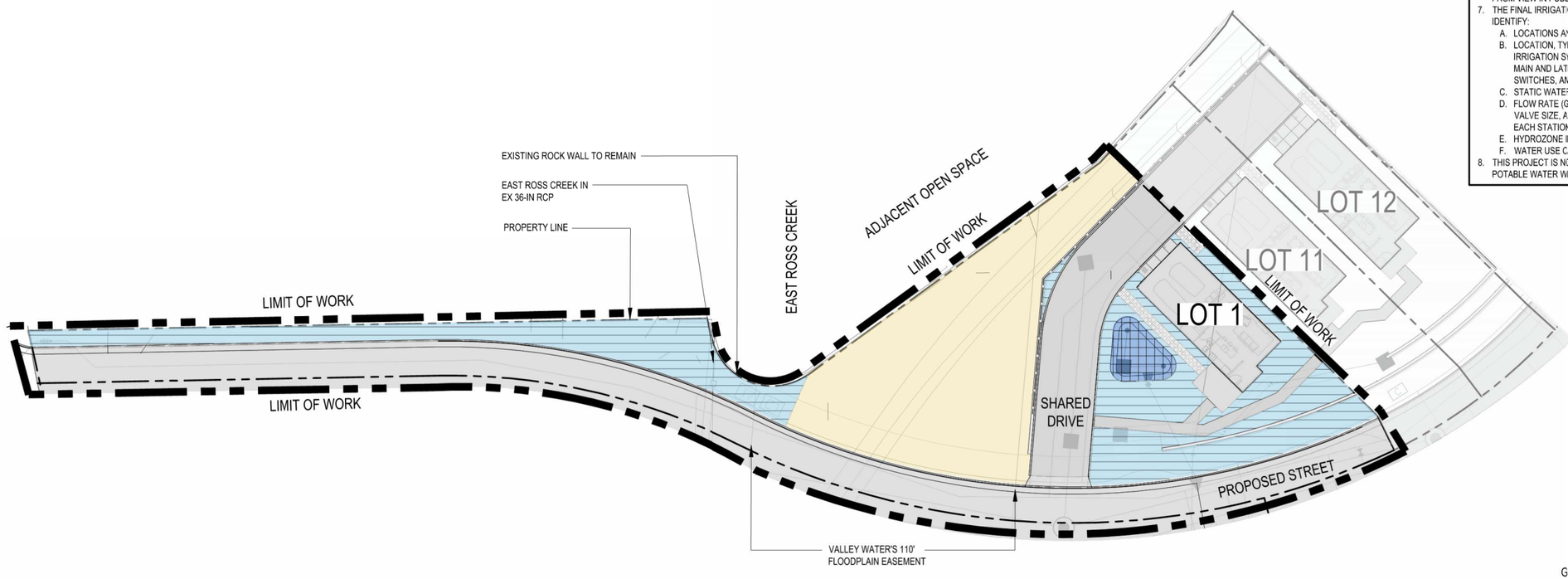
PLOTTED: 9/12/2025 11:34 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 1.DWG

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

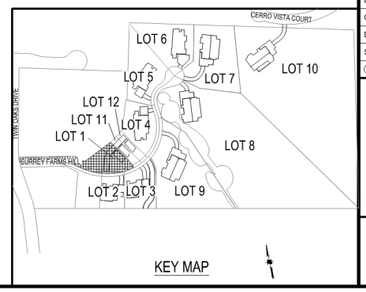
1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.



GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)
1 inch = 40 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

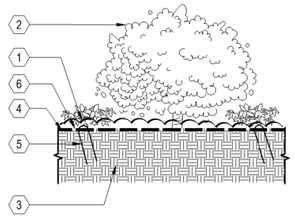
HYDROZONE PLAN

10.3

PLOTTED: 9/12/2025 11:34 AM
I:\418510\A\P\LANNING\418510CL - LOT 1.DWG

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

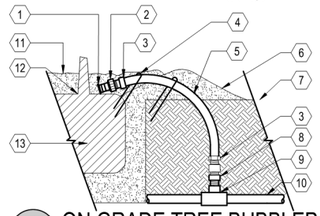
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

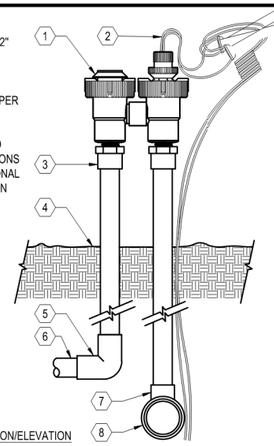
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

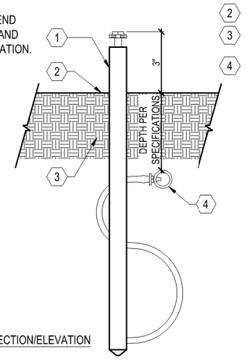
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

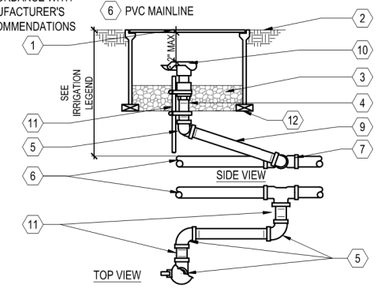
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

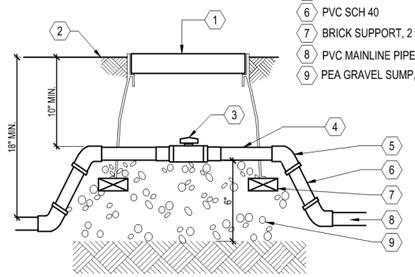
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

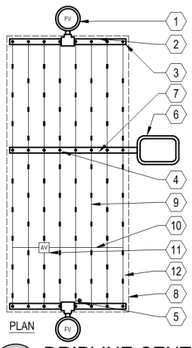
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

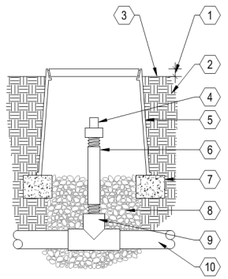
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

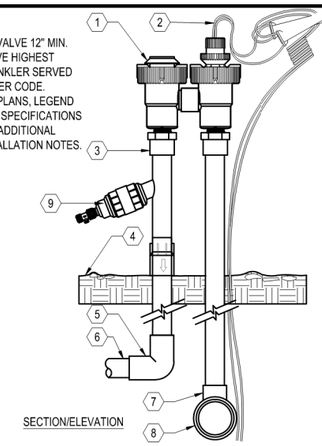
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

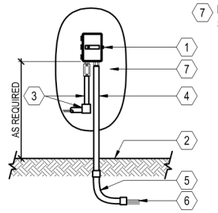
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

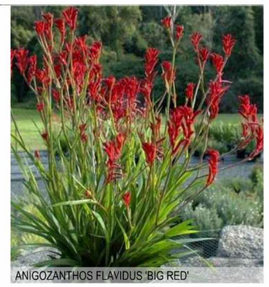
PLOTTED: 9/12/2025 11:34 AM



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



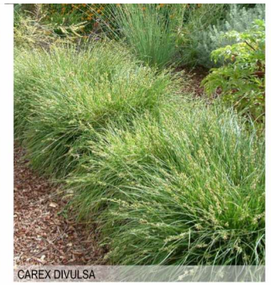
ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/12/2025 11:34 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 1.DWG

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.



FRONT PORCH WALL MOUNT LIGHT

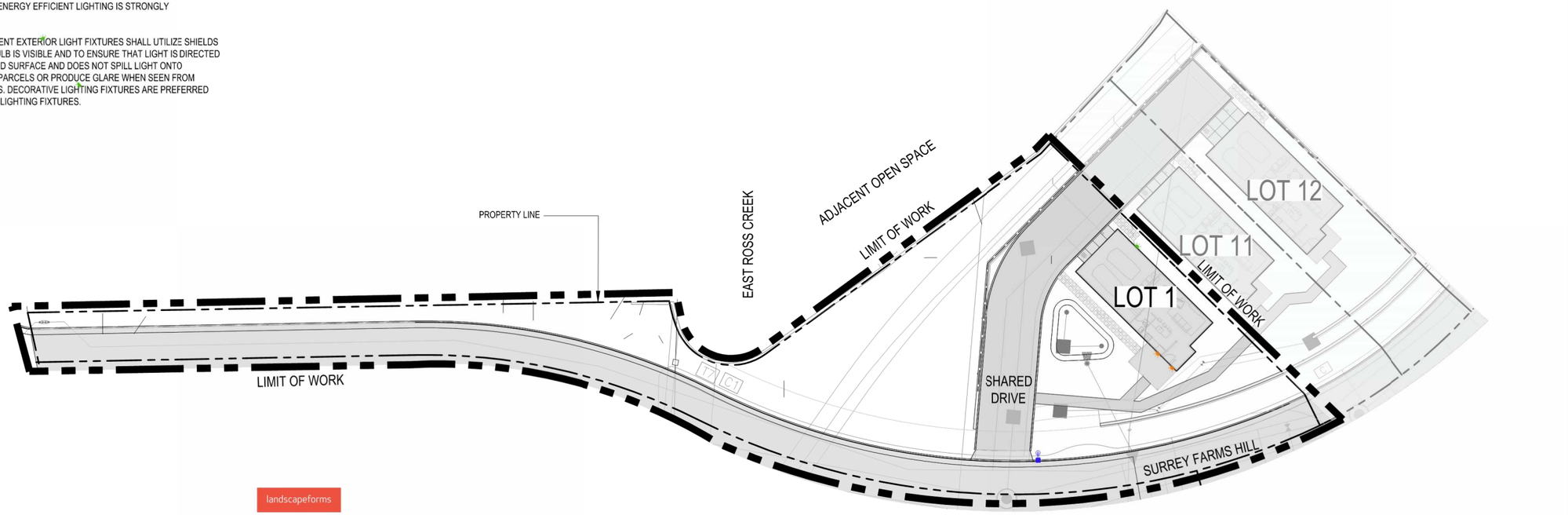


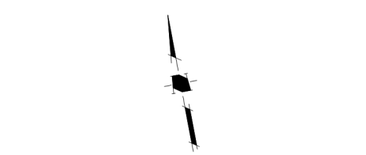
OUTDOOR WALL MOUNT LIGHT

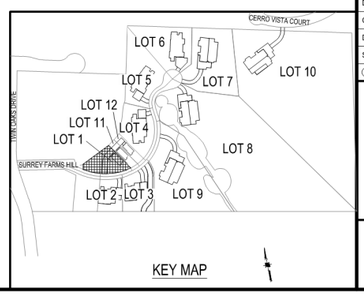


POST LIGHT

P SITE LIGHTING
SCALE: NONE







LEO

landscapeforms

Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 1 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 1.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/12/2025 11:35 AM
418510\A\PLANNING\418510CL - LOT 1.DWG

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 2 (S-24-024)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS		AND NOTES
3.1	PRELIMINARY GRADING SECTIONS	A2.2	ELEVATIONS/COLOR & MATERIALS	10.0	LANDSCAPE PLAN
4.0	UTILITY PLAN	A3.0	BUILDING SECTIONS	10.1	PLANTING LEGEND AND NOTES
5.0	STORMWATER CONTROL PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.2	LANDSCAPE DETAILS
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A4.1	SHADOW ANALYSIS	10.3	HYDROZONE PLAN
				10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 2 (S24-024) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	34,485	20 acre minimum
Average Slope	4.24%	8.78%	
Reduction Factor	N/A	N/A	
Net Lot Size	N/A	34485	
Lot Frontage	N/A	192.1	N/A
Lot Depth	N/A	132.5'	N/A
Height	N/A	32'-6'	25 feet max per HDS&G unless the proposed project is deemed "visible" (18' max)
Gross Floor Area			
Countable Attic	N/A	780	
Second Floor	N/A	2807	
First Floor	N/A	2987	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6827 (includes 253 sf of countable garage)	6,000 sf
Garage	N/A	653	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	800 sf of extra floor area allowed. Max unit size is 1,200 sf
Lot Coverage	N/A	11.9%	N/A in RC
Setbacks			
Front	N/A	46.2'	30'
Side	N/A	100'	20'
Side	N/A	25.9'	20'
Rear	N/A	23.8'	25'
Parking	N/A	2 spaces garage, 2 on-site	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.79-ACRE PROPOSED LOT 2 (S-24-024) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 2.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

TITLE SHEET

1.0

PLOTTED: 9/18/2025 11:23 AM

C:\Users\dmorsilli\Documents\4185\16\PLP\ERMIT\LOT 2\PERMIT\4185107S_LOT 2.DWG

EXHIBIT 17

ITEM NO. 1.

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
RIPARIAN AREA	
STORMDRAIN CULVERT STRUCTURE	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.
2. ROSS CREEK IS IN A BURIED UNDERGROUND CULVERT.



0 10 20 40

1 INCH = 20 FEET

418510\PL\PERMIT\LOT 2\PERMIT\418510EX_LOT 2.DWG

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

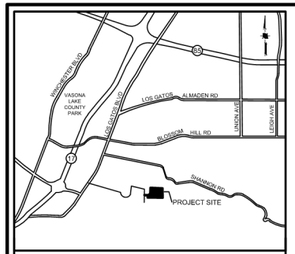
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 2.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/11/2025 10:37 AM



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 2.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

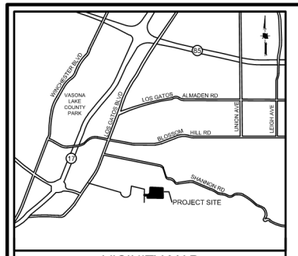
© HMH

OVERALL SITE PLAN

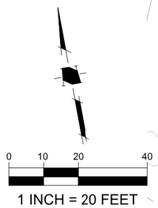
2.1

PLOTTED: 9/16/2025 2:54 PM

I:\418510\PLI\PERMIT\LOT 2\PERMIT\418510SP OVERALL_LOT 2.DWG



VICINITY MAP
NOT TO SCALE



1 INCH = 20 FEET

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE
- STORMDRAIN CULVERT STRUCTURE

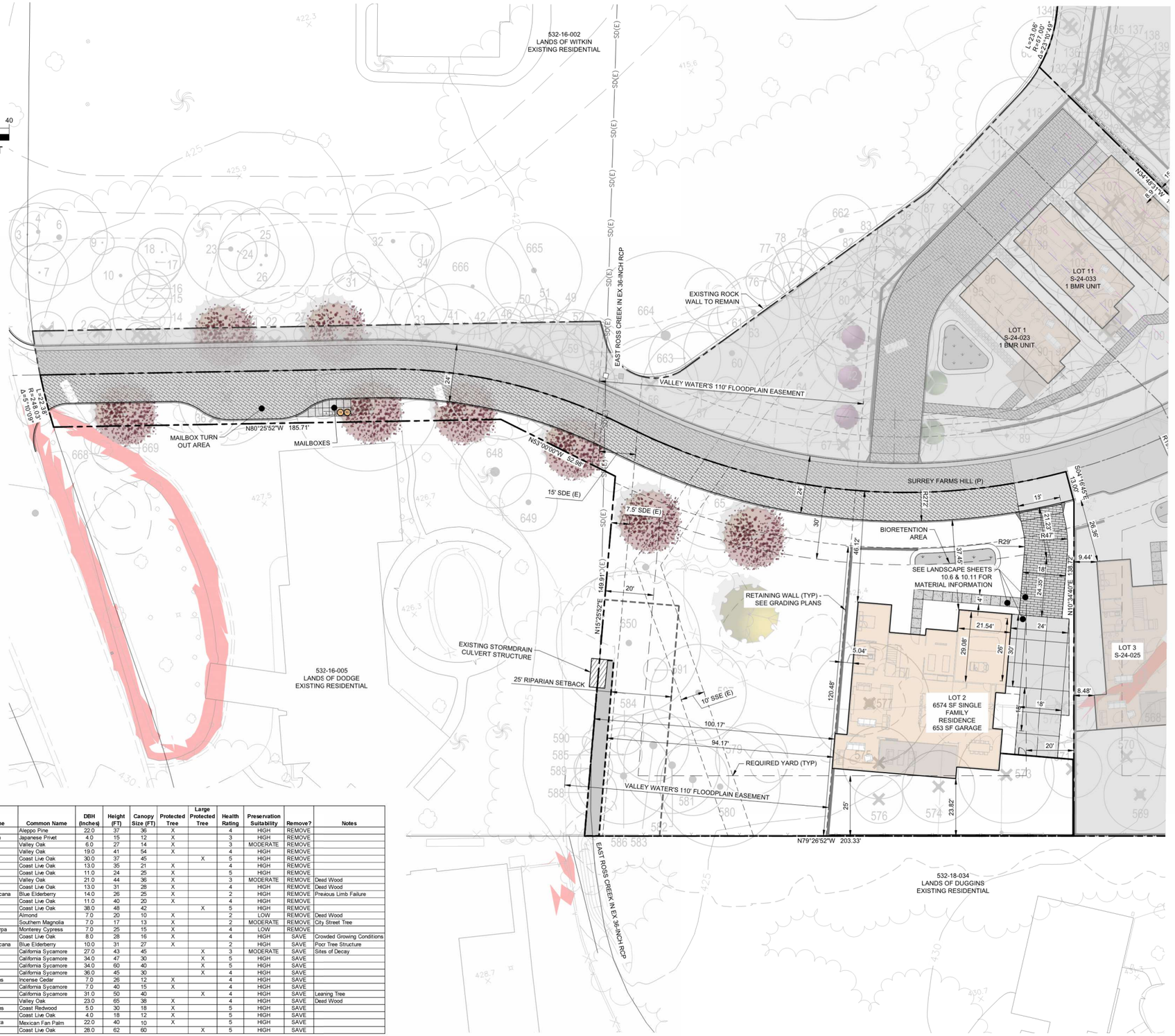
ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.
2. ROSS CREEK IS IN A BURIED UNDERGROUND CULVERT.

LOT AREA	34,485 SF/ 0.79 ACRES
EXISTING CONTOUR LENGTHS	1,459.21'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	4.24%
PROPOSED CONTOUR LENGTHS	3,020.74
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	8.78%



TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
35	Pinus halepensis	Aleppo Pine	22.0	37	36	X		4	HIGH	REMOVE	
37	Ligustrum japonicum	Japanese Privet	4.0	15	12	X		3	HIGH	REMOVE	
38	Quercus lobata	Valley Oak	6.0	27	14	X		3	MODERATE	REMOVE	
39	Quercus lobata	Valley Oak	19.0	41	54	X		4	HIGH	REMOVE	
65	Quercus agrifolia	Coast Live Oak	30.0	37	45		X	5	HIGH	REMOVE	
571	Quercus agrifolia	Coast Live Oak	13.0	35	21	X		4	HIGH	REMOVE	
572	Quercus agrifolia	Coast Live Oak	11.0	24	25	X		5	HIGH	REMOVE	
573	Quercus lobata	Valley Oak	21.0	44	36	X		3	MODERATE	REMOVE	Deed Wood
574	Quercus agrifolia	Coast Live Oak	13.0	31	28	X		4	HIGH	REMOVE	Deed Wood
575	Sambucus neomexicana	Blue Elderberry	14.0	26	25	X		2	HIGH	REMOVE	Preuous Limb Failure
576	Quercus agrifolia	Coast Live Oak	11.0	40	20	X		4	HIGH	REMOVE	
577	Quercus agrifolia	Coast Live Oak	38.0	48	42		X	5	HIGH	REMOVE	
591	Prunus dulcis	Almond	7.0	20	10	X		2	LOW	REMOVE	Deed Wood
667	Magnolia grandiflora	Southern Magnolia	7.0	17	13	X		2	MODERATE	REMOVE	City Street Tree
36	Cupressus macrocarpa	Monterey Cypress	7.0	25	15	X		4	LOW	REMOVE	
578	Quercus agrifolia	Coast Live Oak	8.0	28	16	X		4	HIGH	SAVE	Crowded Growing Conditions
579	Sambucus neomexicana	Blue Elderberry	10.0	31	27	X		2	HIGH	SAVE	Poor Tree Structure
580	Platarus racemosa	California Sycamore	27.0	43	45		X	3	MODERATE	SAVE	Sites of Decay
581	Platarus racemosa	California Sycamore	34.0	47	30		X	5	HIGH	SAVE	
582	Platarus racemosa	California Sycamore	34.0	60	40		X	5	HIGH	SAVE	
583	Platarus racemosa	California Sycamore	36.0	45	30		X	4	HIGH	SAVE	
584	Calocedrus decurrens	Incense Cedar	7.0	26	12	X		4	HIGH	SAVE	
585	Platarus racemosa	California Sycamore	7.0	40	15	X		4	HIGH	SAVE	
586	Platarus racemosa	California Sycamore	31.0	50	40		X	4	HIGH	SAVE	Leaning Tree
587	Quercus lobata	Valley Oak	23.0	65	38	X		4	HIGH	SAVE	Deed Wood
588	Sequcia sempervirens	Coast Redwood	5.0	30	18	X		5	HIGH	SAVE	
589	Quercus agrifolia	Coast Live Oak	4.0	18	12	X		5	HIGH	SAVE	
590	Washngtonia robusta	Mexican Fan Palm	22.0	40	10	X		5	HIGH	SAVE	
650	Quercus agrifolia	Coast Live Oak	28.0	62	60		X	5	HIGH	SAVE	

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 2.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

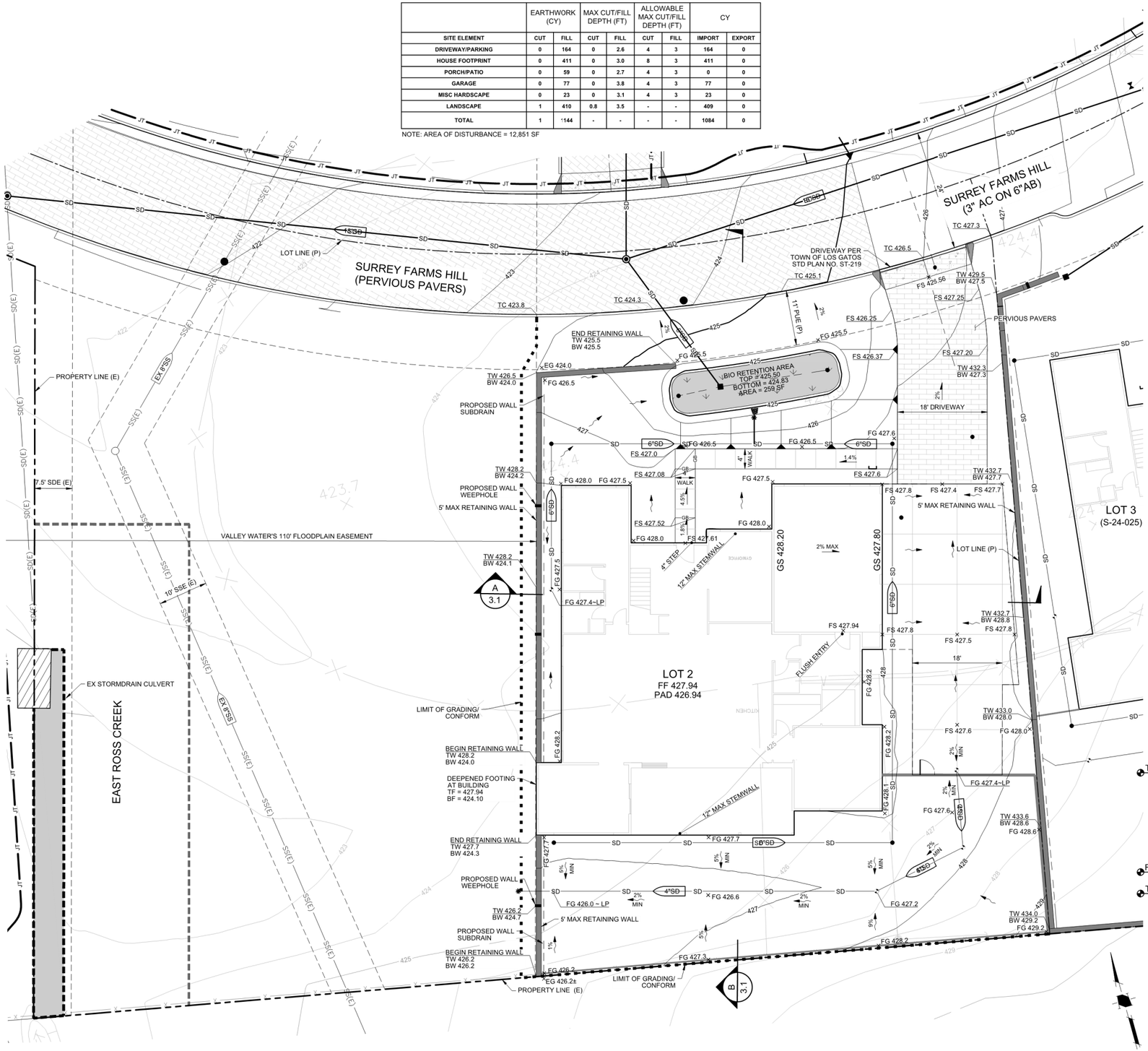
SITE PLAN

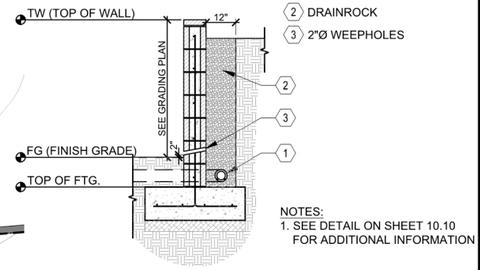
2.2

PLOTTED: 9/16/2025 2:50 PM
I:\418510\PLIPERMIT\LOT 2\PERMIT\418510SP_LOT 2.DWG

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	164	0	2.6	4	3	164	0
HOUSE FOOTPRINT	0	411	0	3.0	8	3	411	0
PORCH/PATIO	0	59	0	2.7	4	3	0	0
GARAGE	0	77	0	3.8	4	3	77	0
MISC HARDSCAPE	0	23	0	3.1	4	3	23	0
LANDSCAPE	1	410	0.8	3.5	-	-	409	0
TOTAL	1	1144	-	-	-	-	1084	0

NOTE: AREA OF DISTURBANCE = 12,851 SF





NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

0 5 10 20
1 INCH = 10 FEET

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE (SD)
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING) (SD(E))
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR (150)
- CONTOUR (EXISTING) (150)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP	TYPICAL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

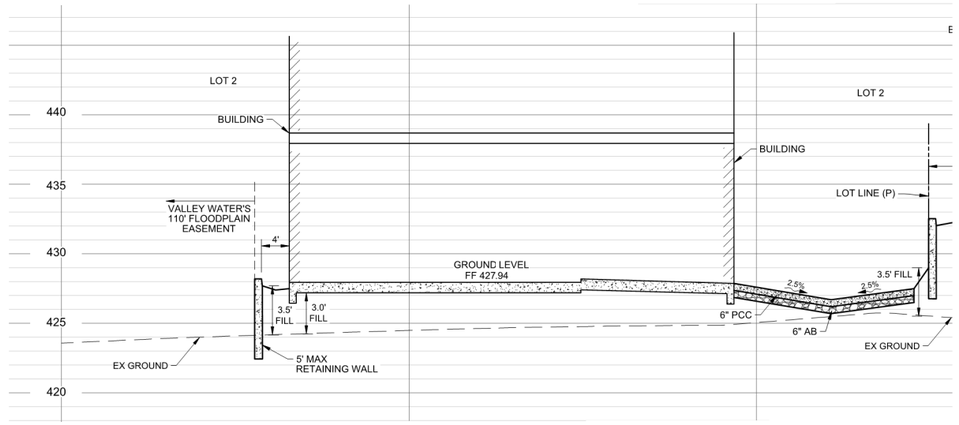
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 2.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

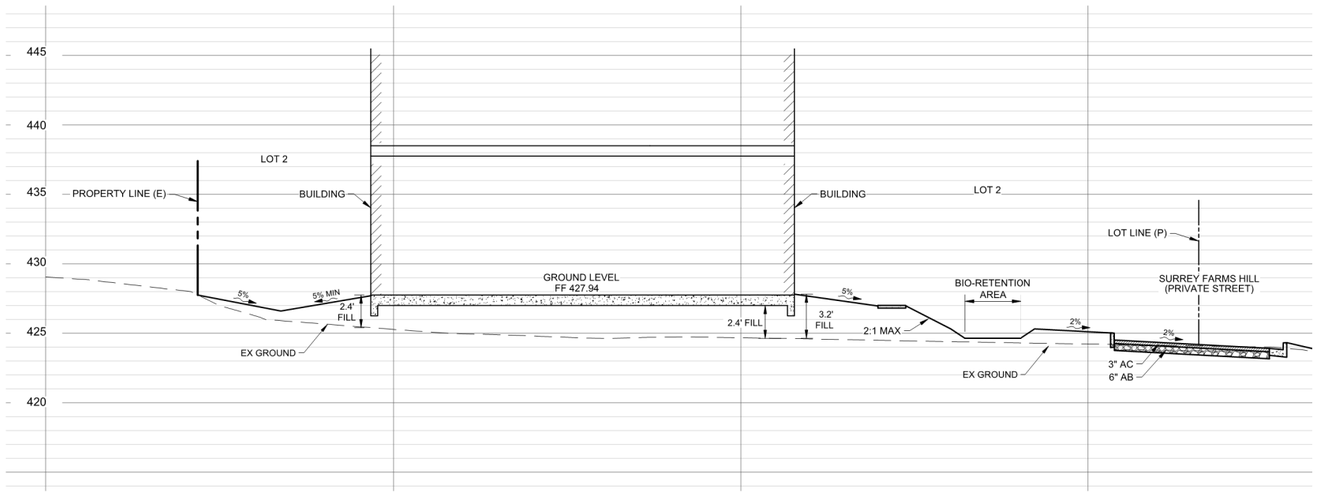
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

PLOTTED: 9/12/2025 11:44 AM
418510\PLUP\PERMIT\LOT 2\PERMIT\418510GP_LOT 2.DWG



A SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 2.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 11:45 AM
I:\4185\10\PLI\PERMIT\LOT 2\PERMIT\4185\10GP_LOT 2.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

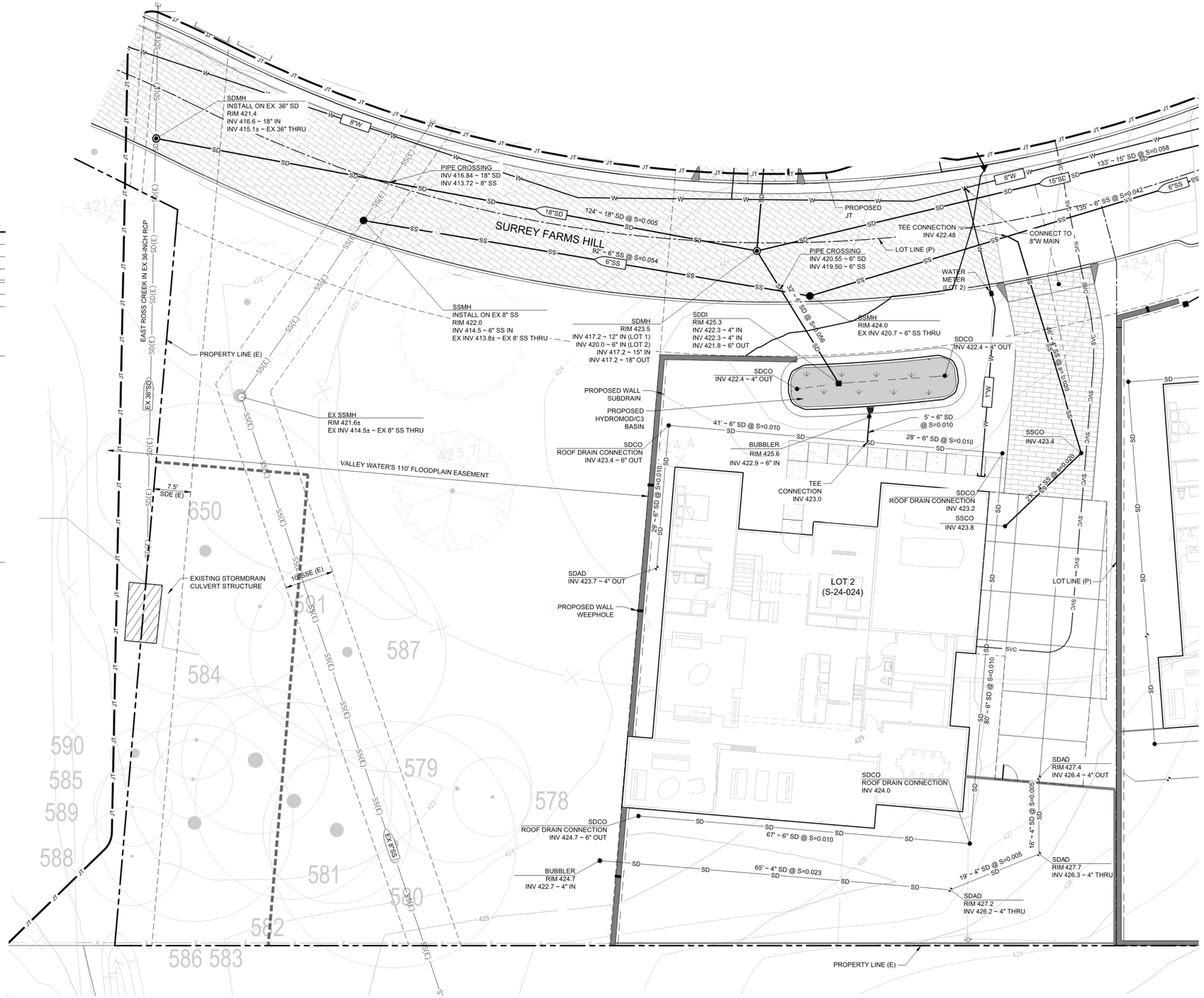
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
STORM DRAIN BUBBLER SEE DTL 2/C5.1		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



0 5 10 20

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 2.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/10/2025 11:50 AM
418510\PLI\PERMIT\LOT 2\PERMIT\418510UT_LOT 2.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

0 25 50 100

1 INCH = 50 FEET

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
***Pervious Area (PA)*[4]**					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

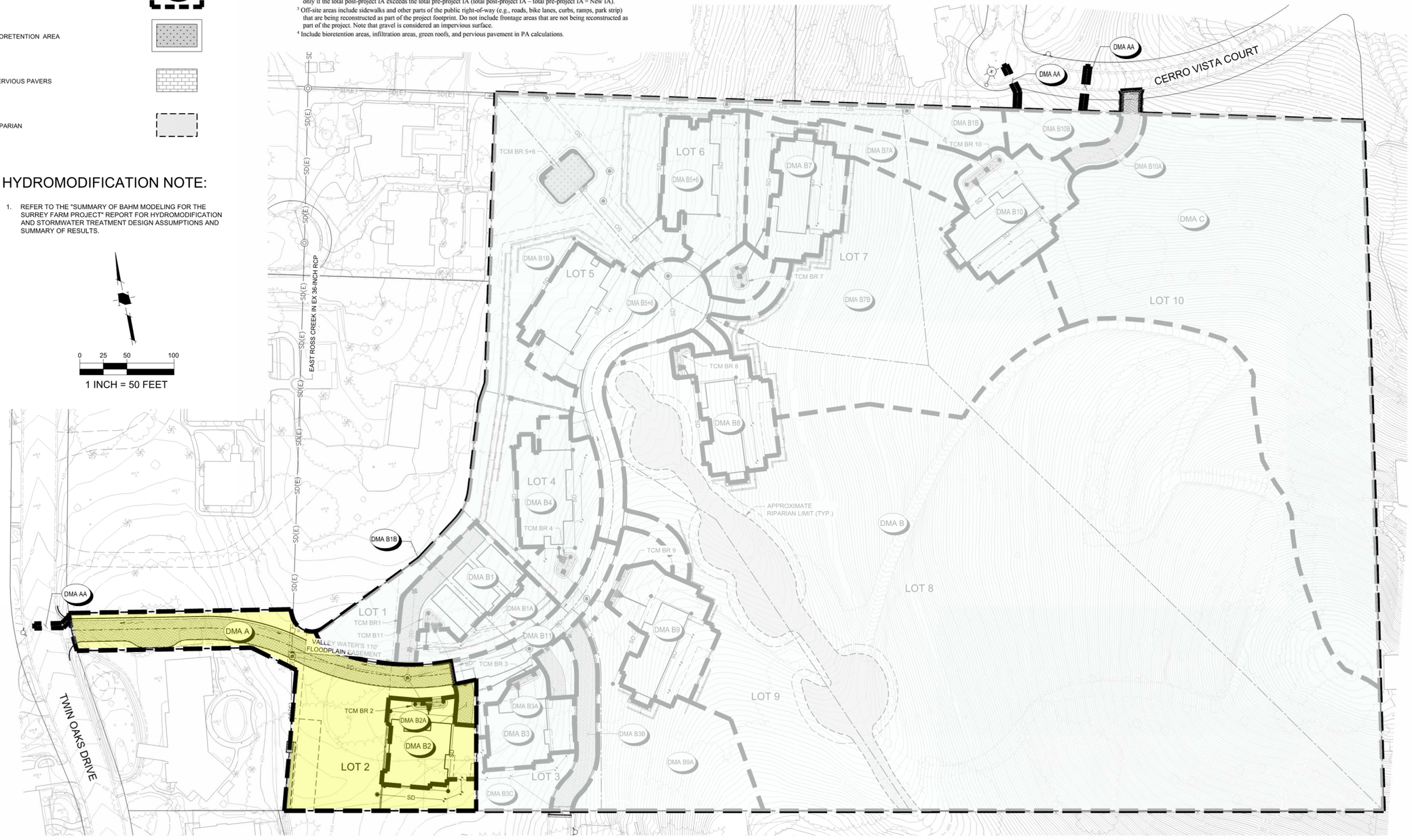
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 2.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
© HMH	

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 11:48 AM

4185105\PLI\PERMIT\4185105W_LOT 2.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

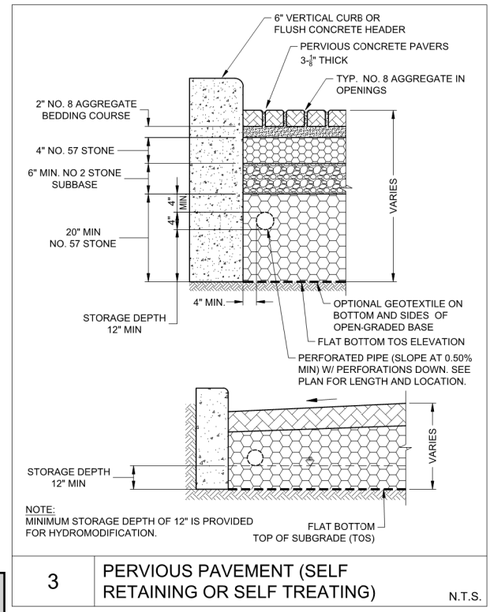
Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

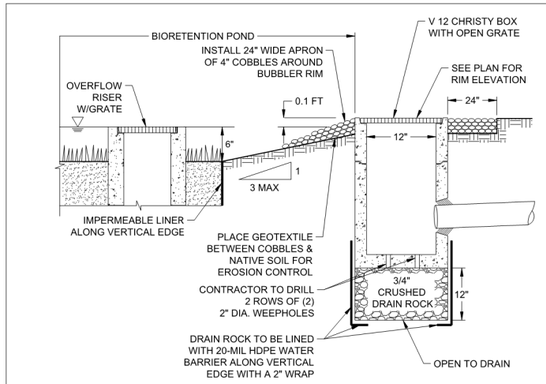
Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

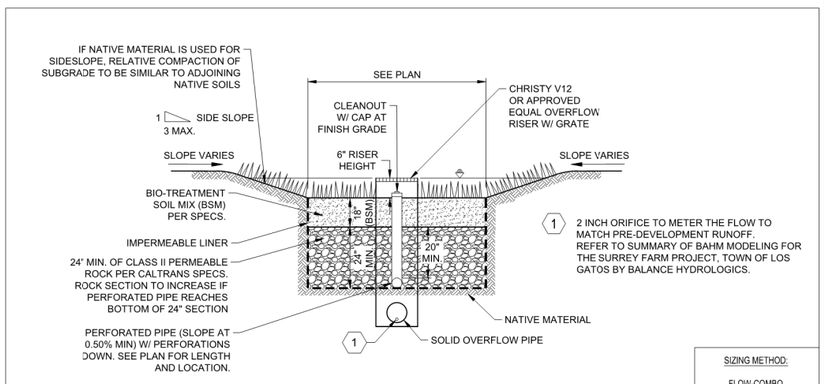
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.



3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

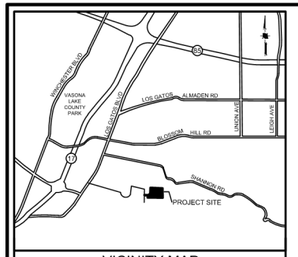
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 2.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

P:\418510\PLI\PERMIT\418510SW_LOT 2\PERMIT\418510SW_LOT 2.DWG
PLOTTED: 9/12/2025 11:48 AM



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 25 50 100

1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

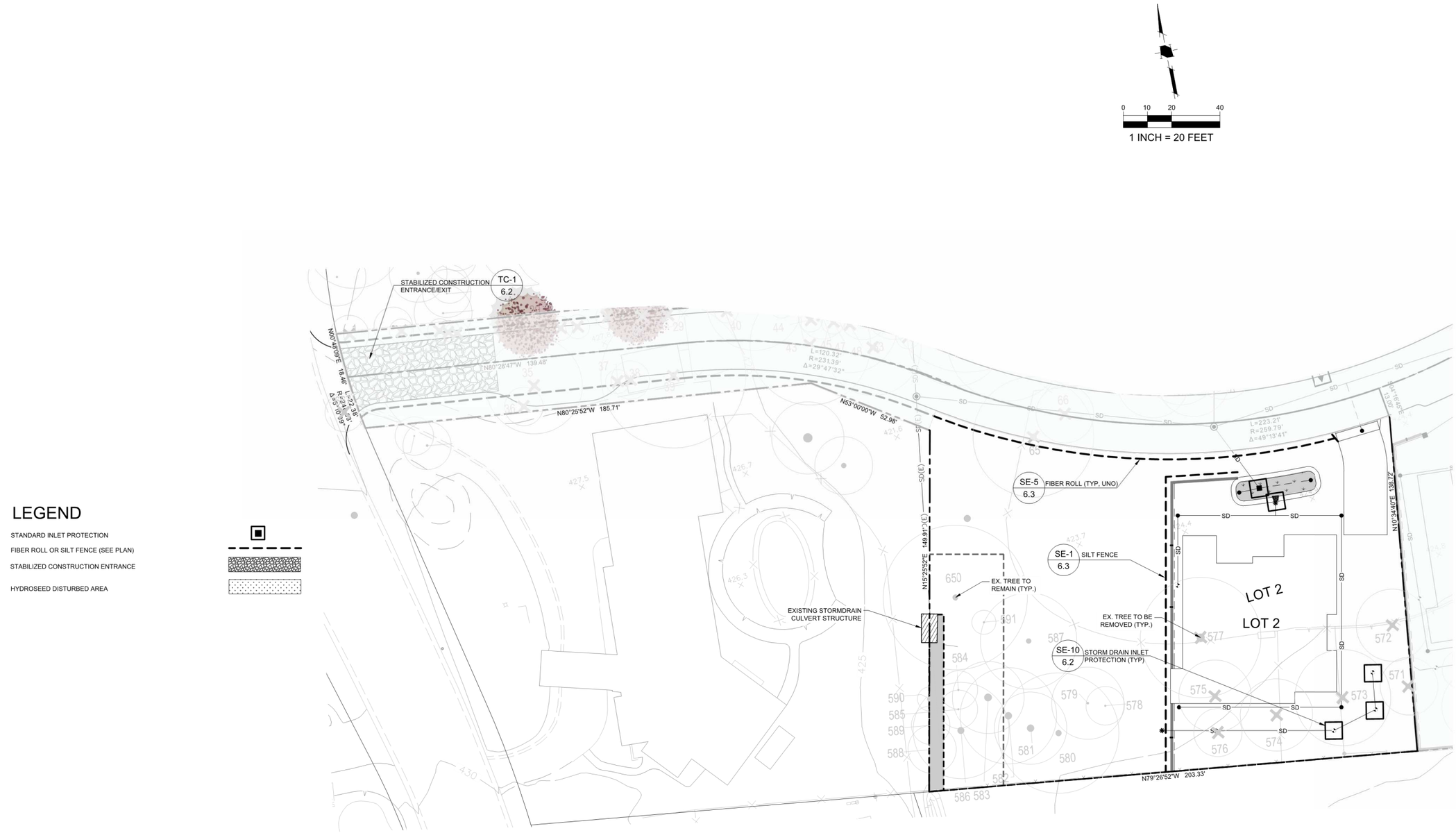
© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 5:51 PM
I:\4185\10\PLI\PERMIT\LOT 2\PERMIT\4185106EC_LOT 2.DWG

ITEM NO. 1.



LEGEND

- STANDARD INLET PROTECTION
- FIBER ROLL OR SILT FENCE (SEE PLAN)
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED DISTURBED AREA

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

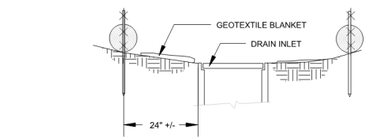
© HMH

EROSION CONTROL PLAN

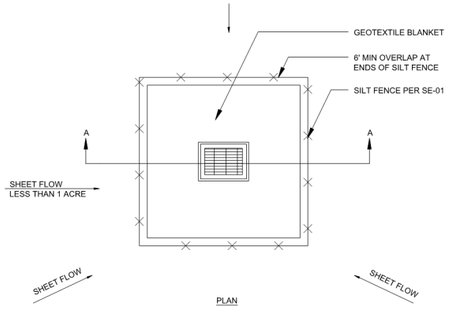
6.1

418510\PL\PERMIT\LOT 2\PERMIT\418510EC_LOT 2.DWG

PLOTTED: 9/12/2025 11:38 AM



SECTION A-A

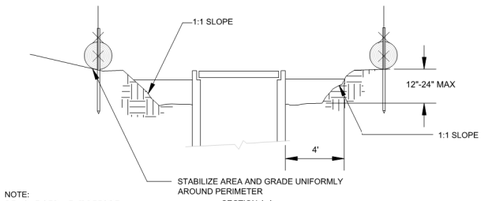


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

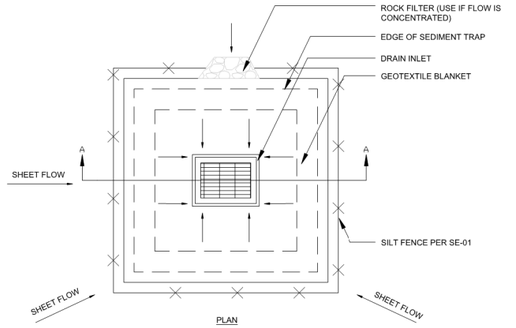
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

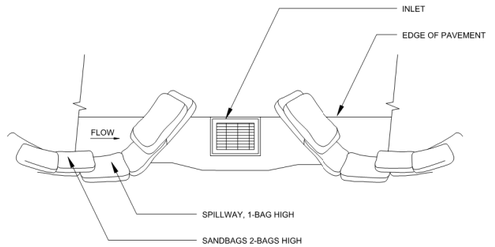


PLAN

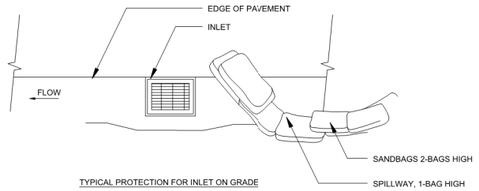
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

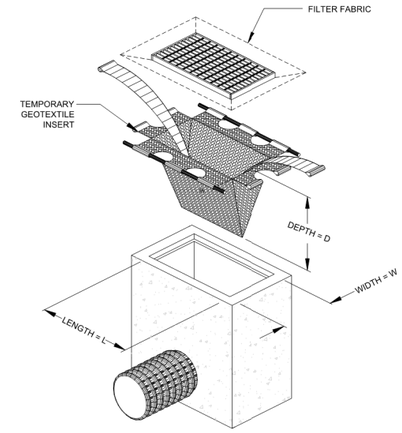


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

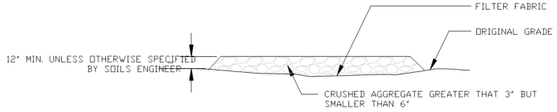
N.T.S.



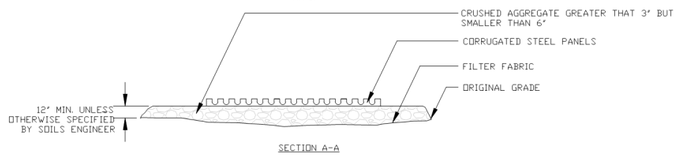
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

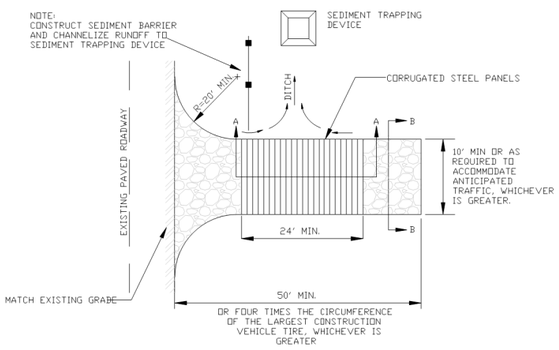
N.T.S.



SECTION B-B
N.T.S.

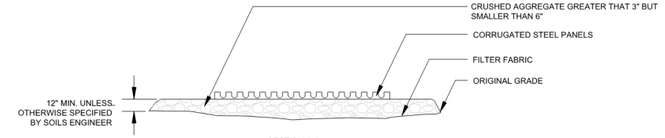


SECTION A-A
N.T.S.

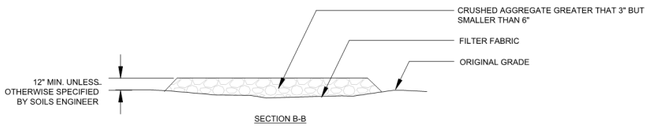


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

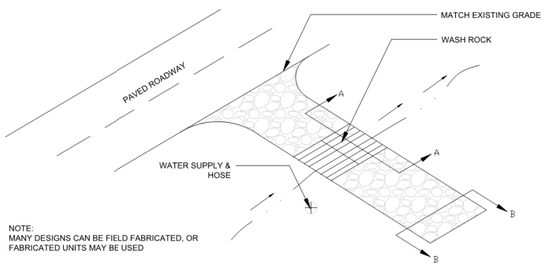
N.T.S.



SECTION A-A
N.T.S.



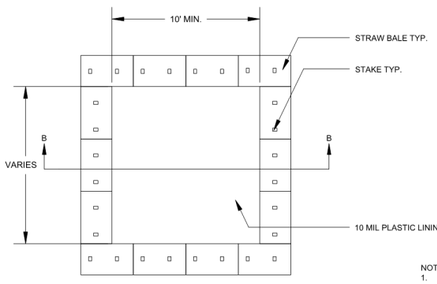
SECTION B-B
N.T.S.



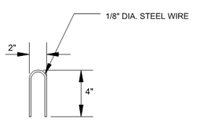
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

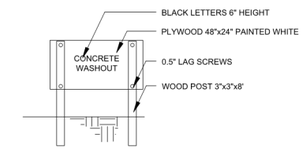


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

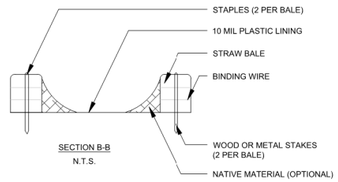


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

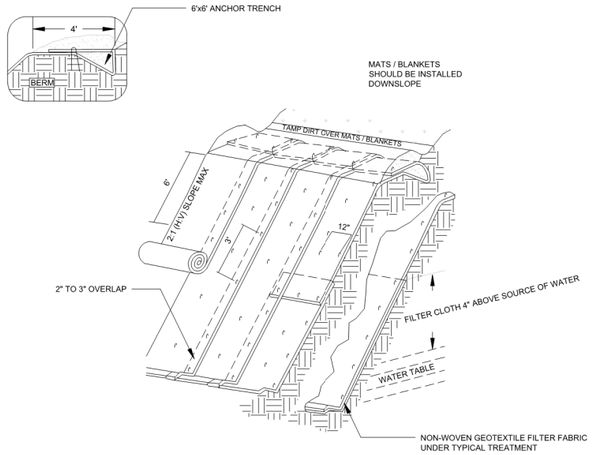
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

EROSION CONTROL DETAILS

6.2

P:\418510\PLI\PERMIT\418510EC_LOT 2\PERMIT\418510EC_LOT 2.DWG
PLOTTED: 9/12/2025 11:39 AM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

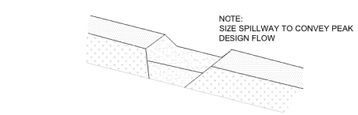
N.T.S.

NOTES:

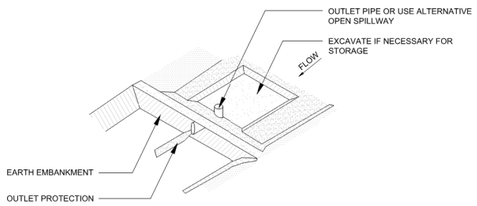
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

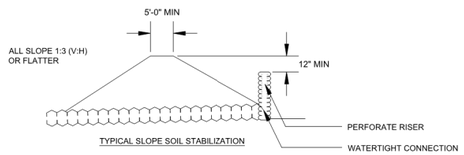
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



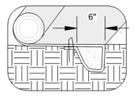
TYPICAL OPEN SPILLWAY





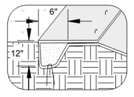
SE-3 SEDIMENT TRAP

N.T.S.



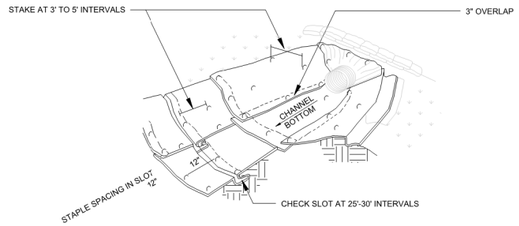
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



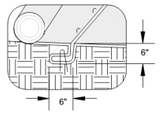
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



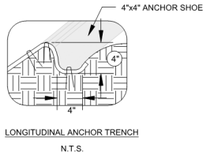
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

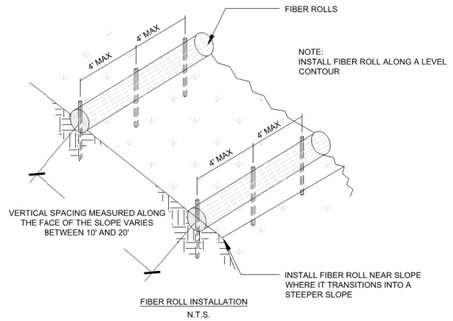
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

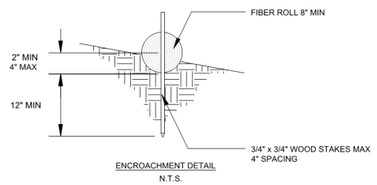
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

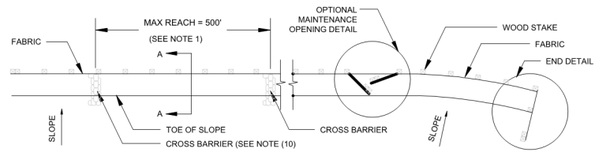


ENCROACHMENT DETAIL

N.T.S.

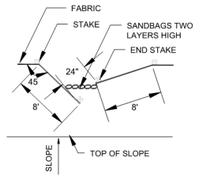
SE-5 FIBER ROLLS

N.T.S.

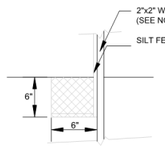


SILT FENCE PLAN

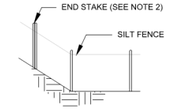
N.T.S.



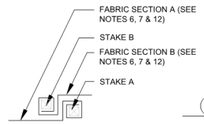
OPTIONAL MAINTENANCE OPENING DETAIL



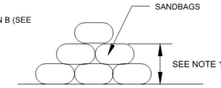
DETAIL A



END DETAIL

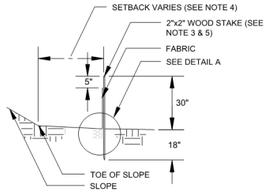


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

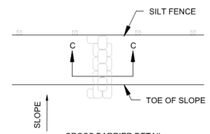
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

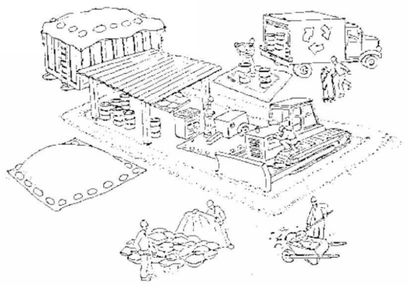
© HMH

EROSION CONTROL DETAILS

6.3

PLOTTED: 9/12/2025 11:39 AM
I:\418510\PLI\PERMIT\LOT 2\PERMIT\418510EC_LOT 2.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 2.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

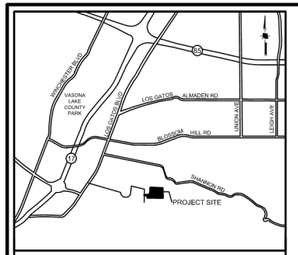
© HMH

BASMAA

6.4

PLOTTED: 9/12/2025 11:40 AM

418510\PLIPERMIT\LOT 2\PERMIT\418510EC_LOT 2.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

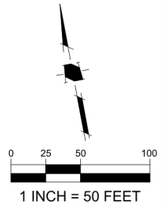
NOTES

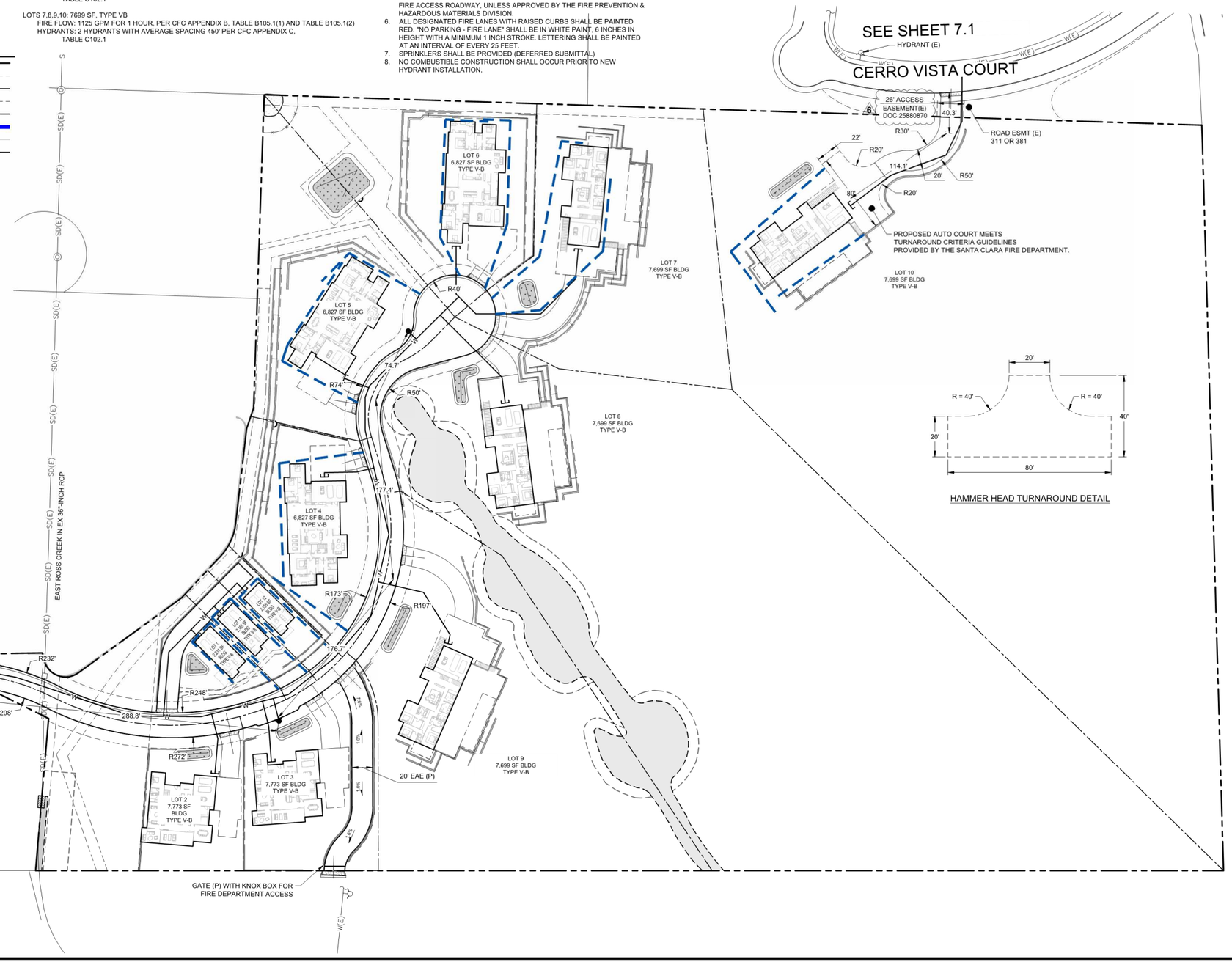
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

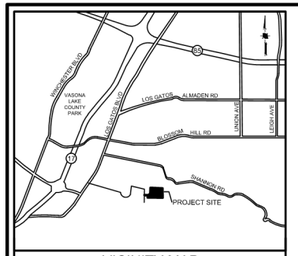
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 2.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 2:32 PM
418510\PLI\PERMIT\LOT 2\PERMIT\418510FA_LOT 2.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

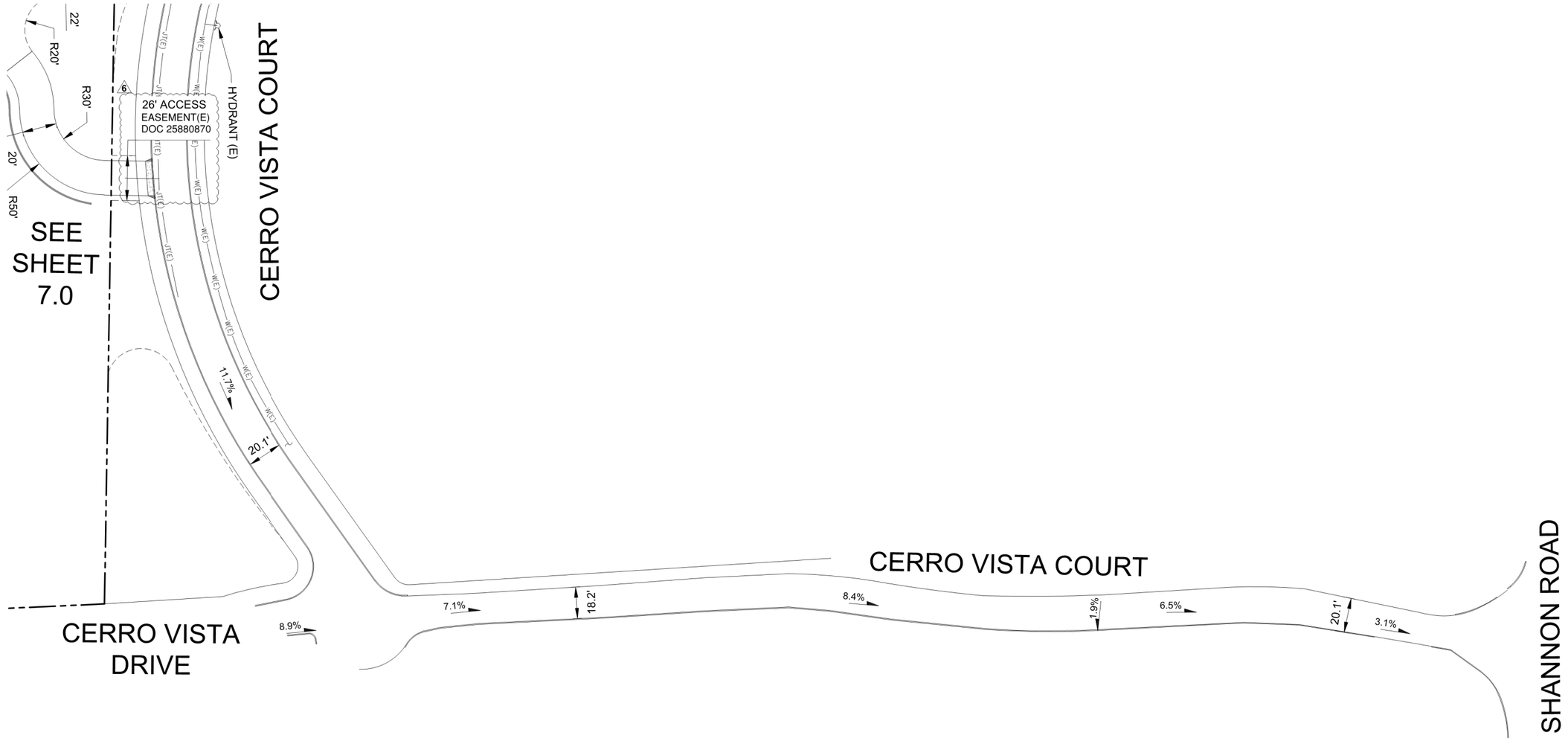
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 2.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

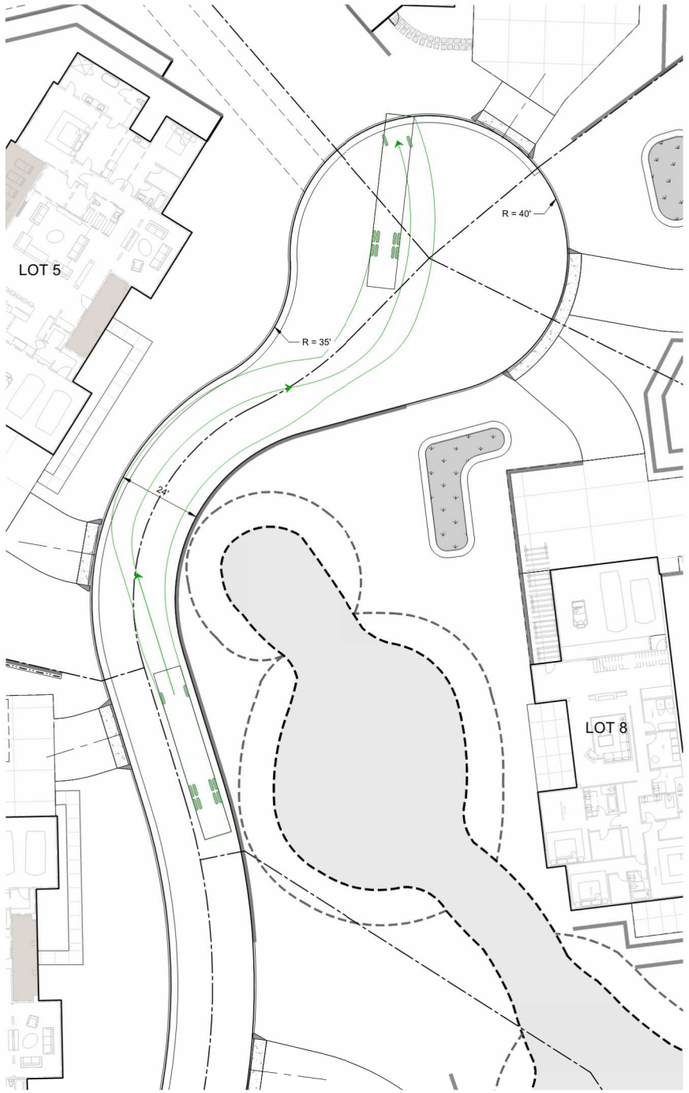
© HMH

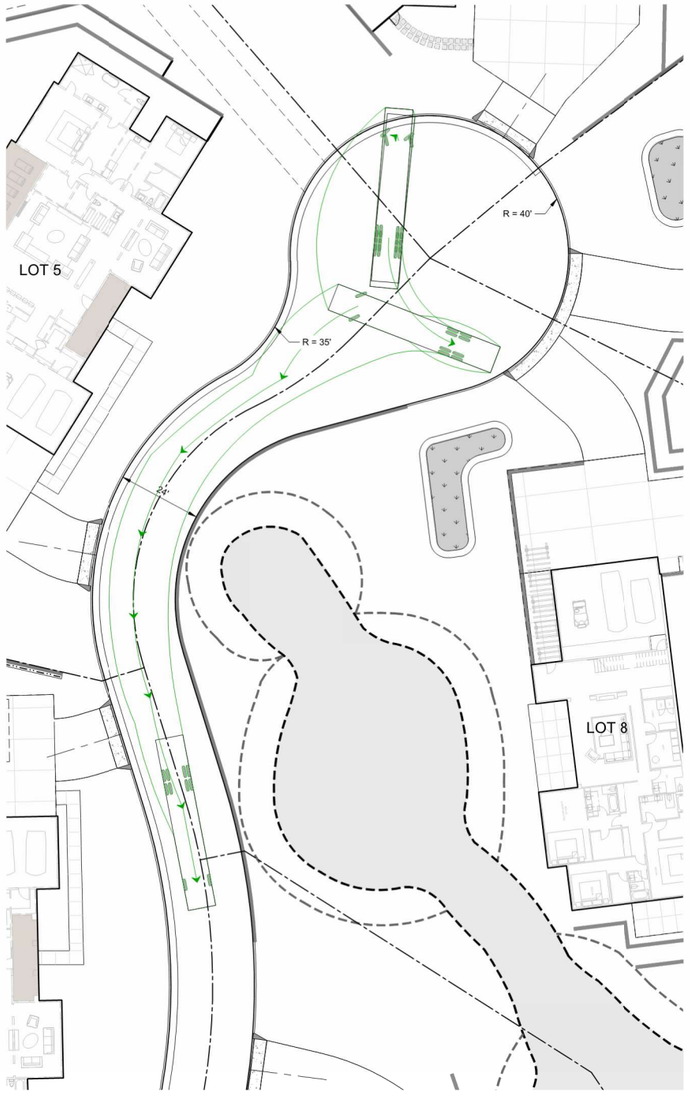
FIRE ACCESS PLAN

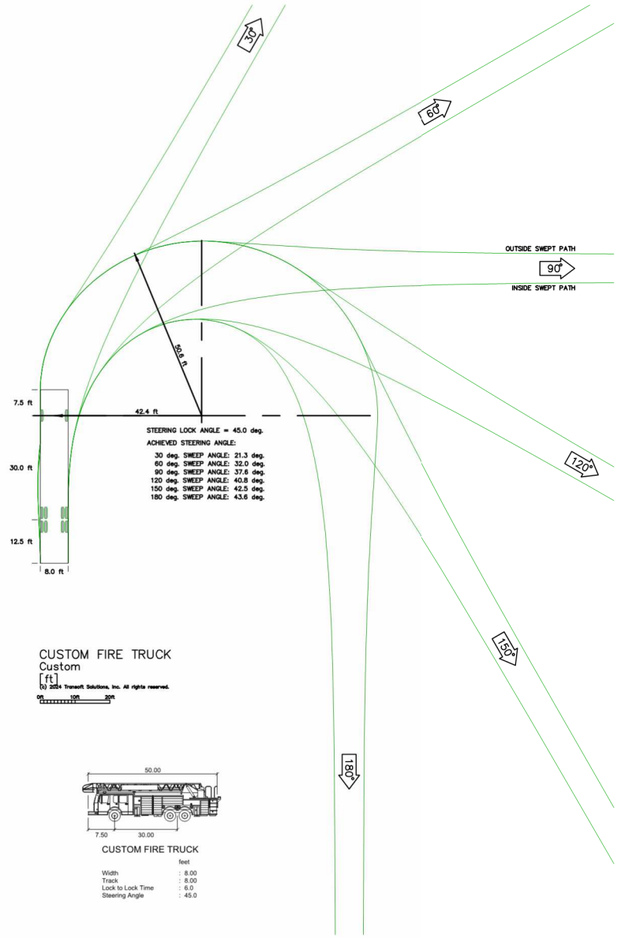
7.1

PLOTTED: 10/23/2025 2:33 PM
I:\418510\PLI\PERMIT\418510FA_LOT 2\PERMIT\418510FA_LOT 2.DWG

ITEM NO. 1.

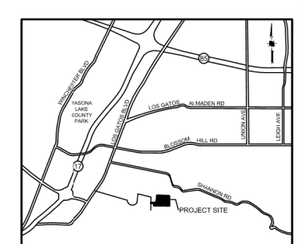






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 2 (S-24-024)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 2.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/12/2025 11:43 AM

418510\PL\PERMIT\LOT 2\PERMIT\418510FA_LOT 2.DWG



PLANNING APPLICATION - LOT 2 (S-24-024) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 2 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

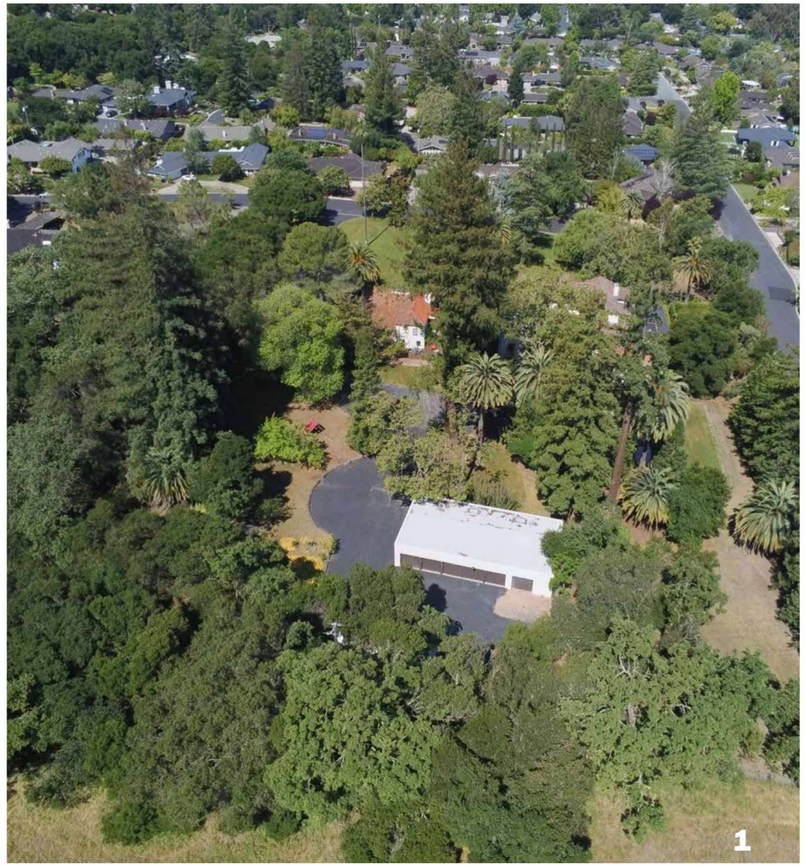


LOCATION PLAN:

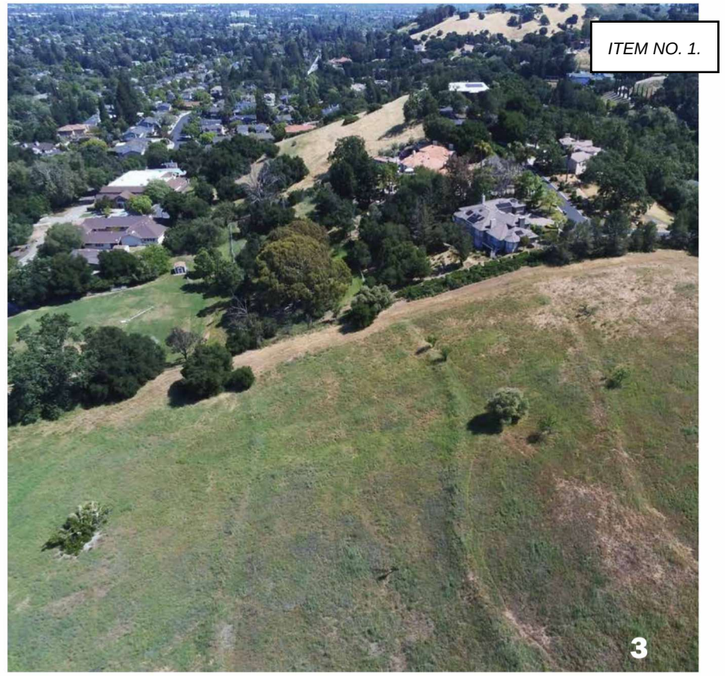


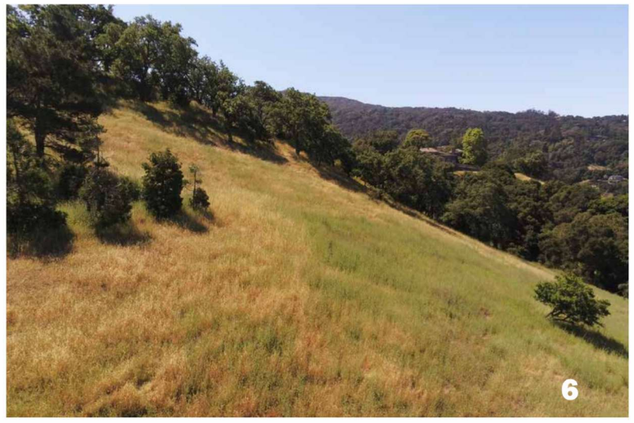
VICINITY MAP:



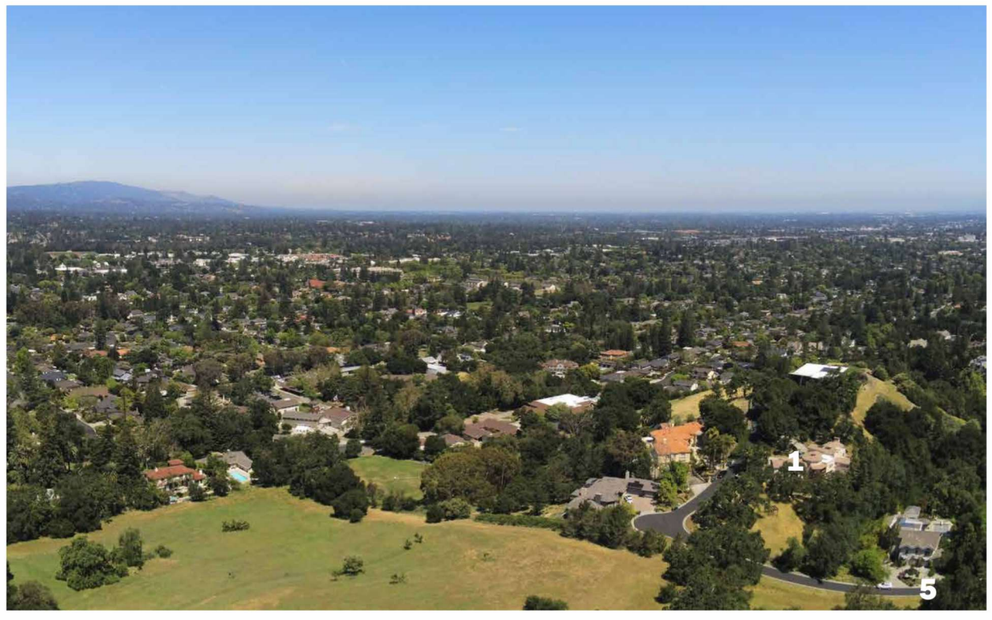














PLATFORM
architecture planning research

SURREY FARMS

Los Gatos, CA

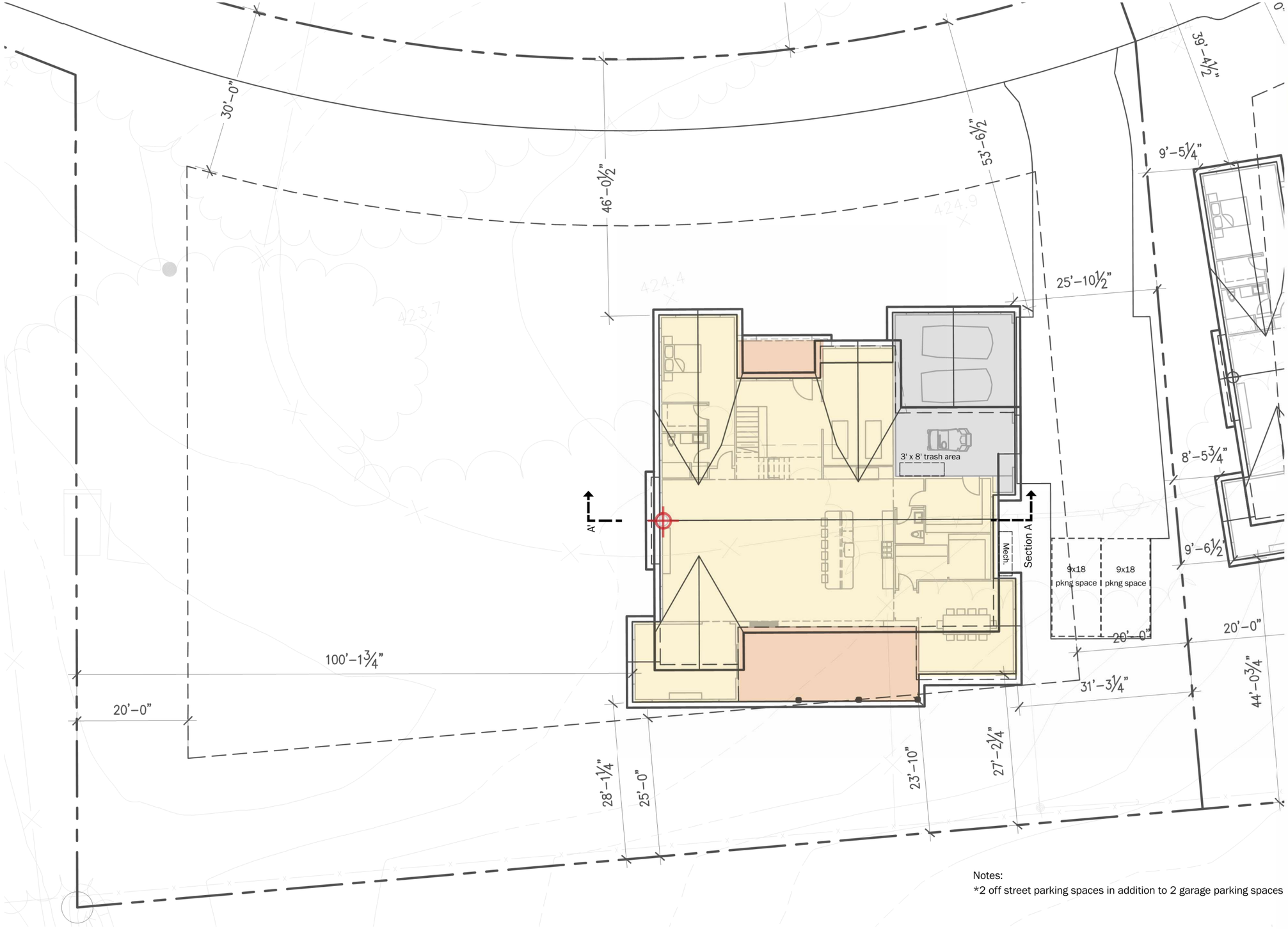
Existing Site Photos PG **G1.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type B			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2.987 sf	546 sf	653 sf
2nd Fl	2,807 sf	-	
Attic	780		
Total	**6,574 sf**	**546sf**	**653 sf**



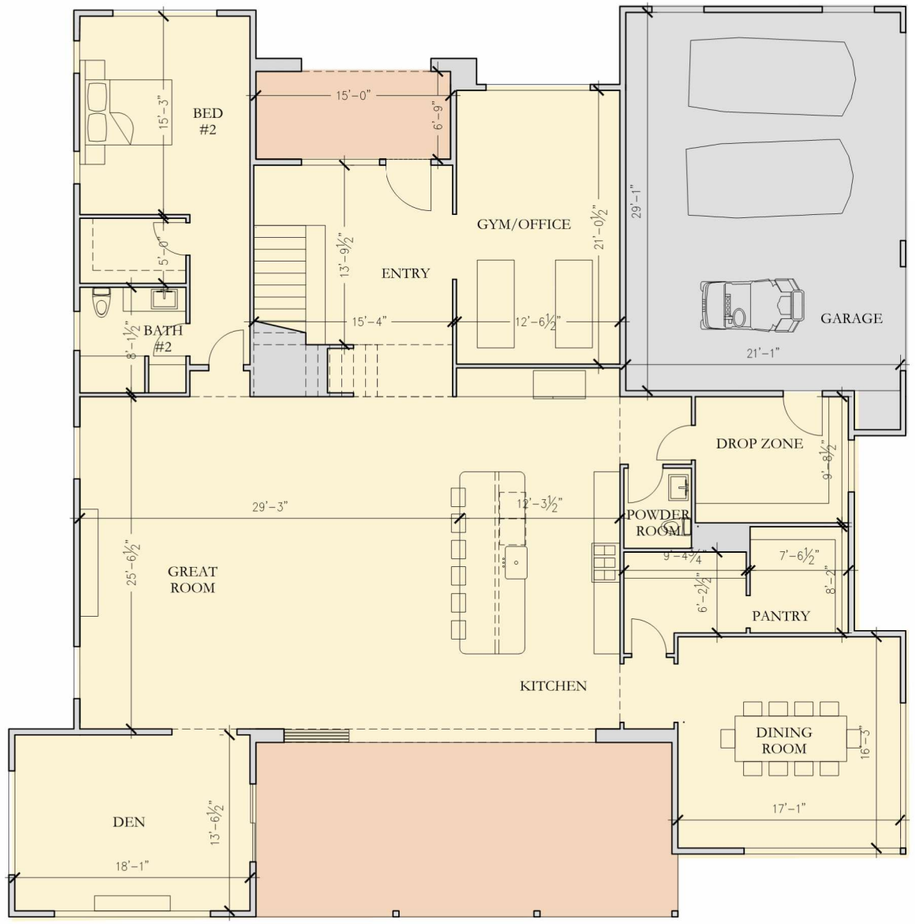
Notes:
*2 off street parking spaces in addition to 2 garage parking spaces

PLATFORM
architecture planning research

SURREY FARMS
Los Gatos, CA

Lot 2 - Siteplan & Ground Floor Plan PG **A1.1**

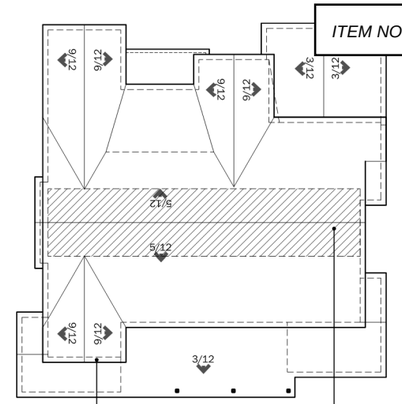
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Floor Plan



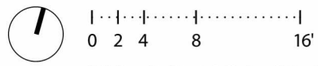
2nd Floor Plan



Roof Plan (NTS)

12" eaves (typ)

Hatched area indicates Attic Space



3/16" = 1'-0" at full size (24 x 36")

Plan Type B			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2.987 sf	546 sf	653 sf
2nd Fl	2,807 sf	-	
Attic	780		
Total	**6,574 sf**	**546sf**	**653 sf**

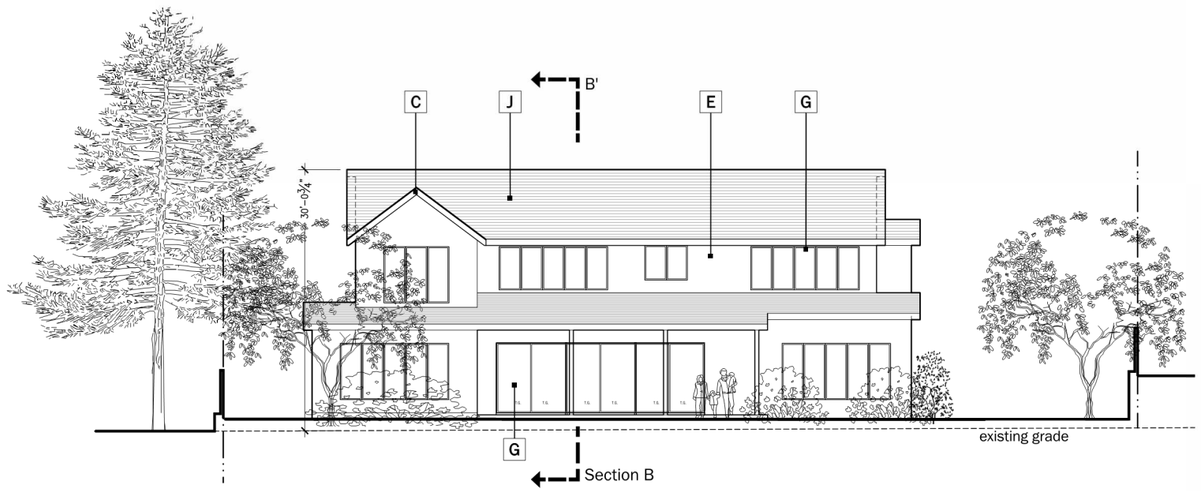


NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see hatched area over roofplan for qualifying attic space)
3. Roof overhangs are shown at 1'



North Elevation



South Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 20%

2 Body Color 5

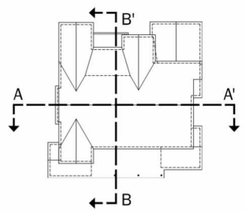
LRV 30%

3 Body Color 3

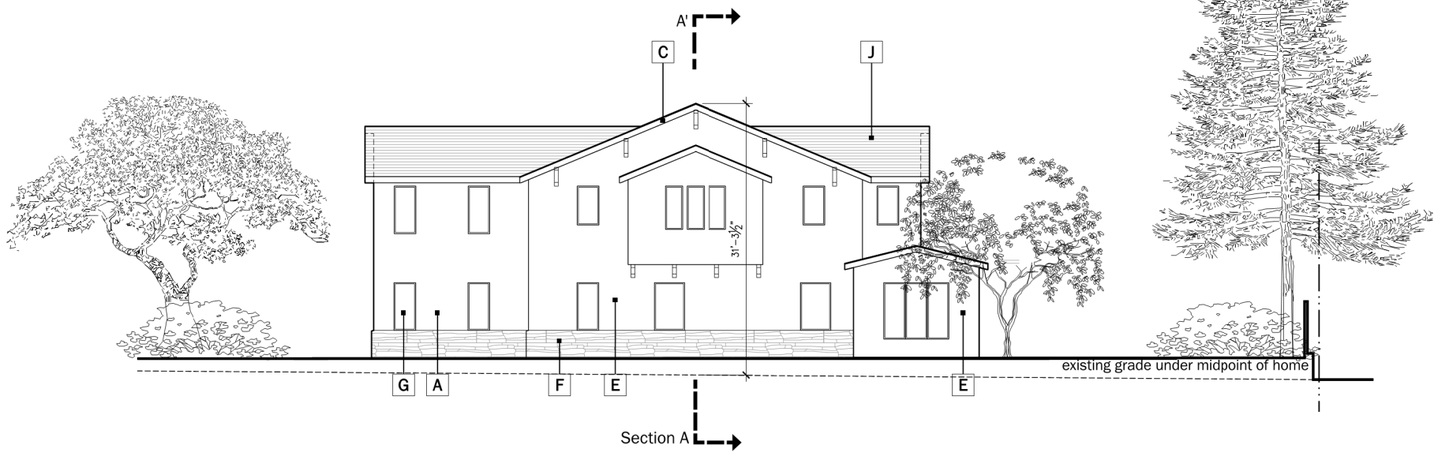
LRV 10%

0 8 16 24

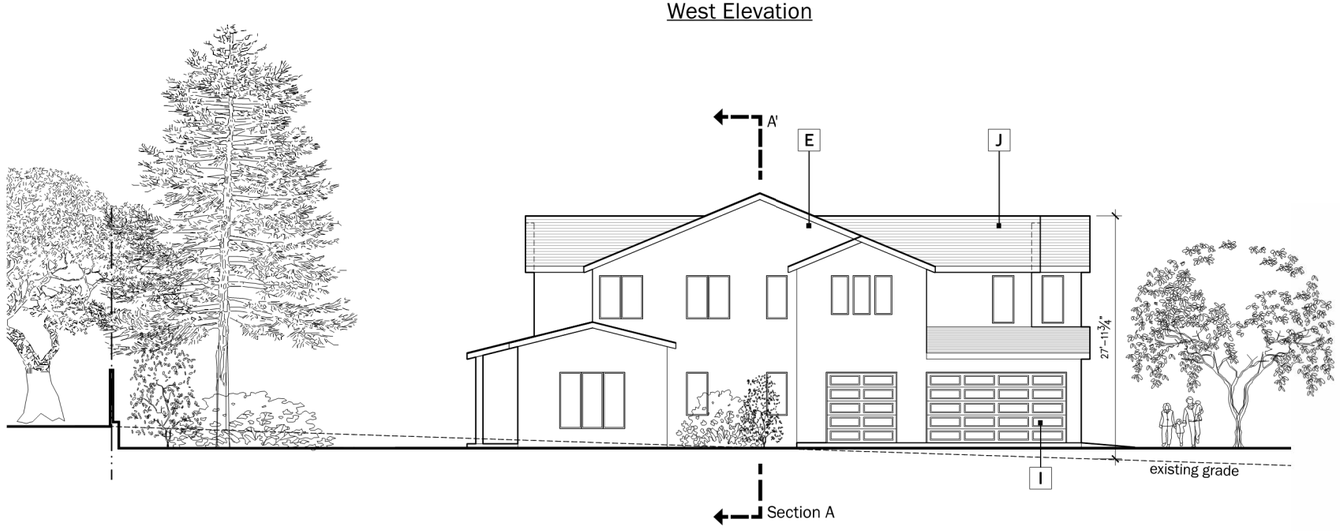
1" = 8' *at full size (36 x 24")*







West Elevation



East Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



G Fiberglass Windows

LRV 10 Slim Profile Section



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



H Painted Entry Door

Varies



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 20%

2 Body Color 5

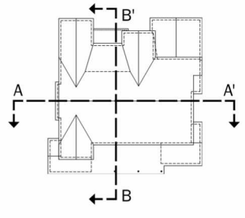
LRV 30%

3 Body Color 3

LRV 10%

0 8 16 24

1" = 8' *at full size (36 x 24")*



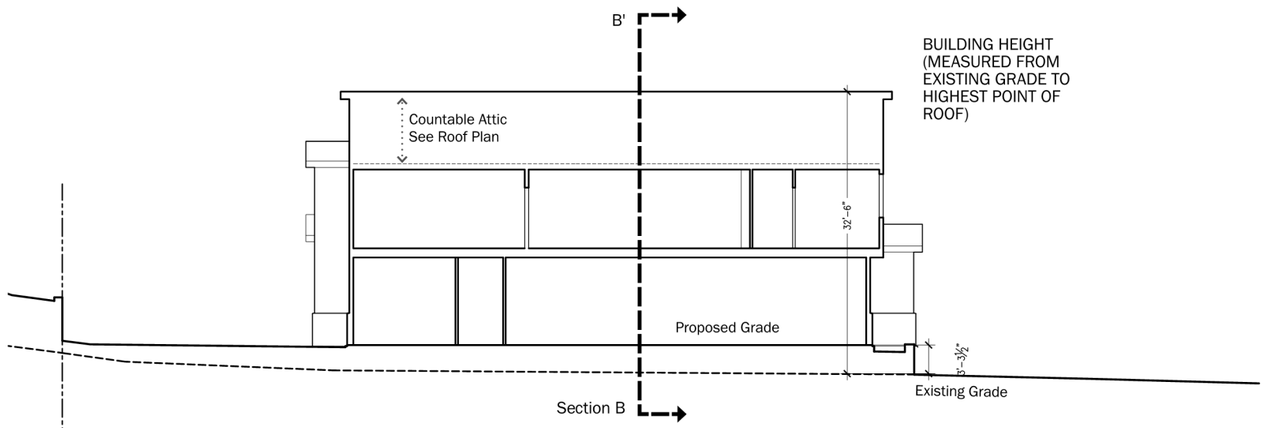


PLATFORM
architecture planning research

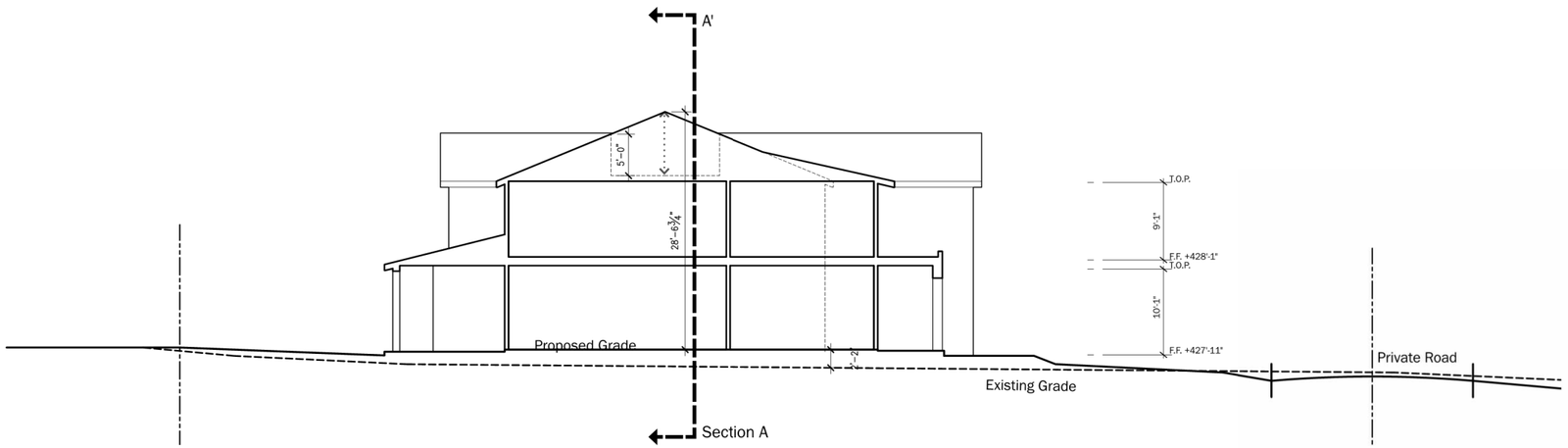
SURREY FARMS
Los Gatos, CA

Elevations Lot 2 PG **A2.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



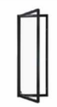
B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



G Fiberglass Windows

LRV 10 Slim Profile Section



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



H Painted Entry Door

Varies



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 20%



2 Body Color 5

LRV 30%



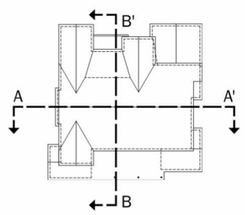
3 Body Color 3

LRV 10%



0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture planning research

SURREY FARMS

Los Gatos, CA

Sections Lot 2 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



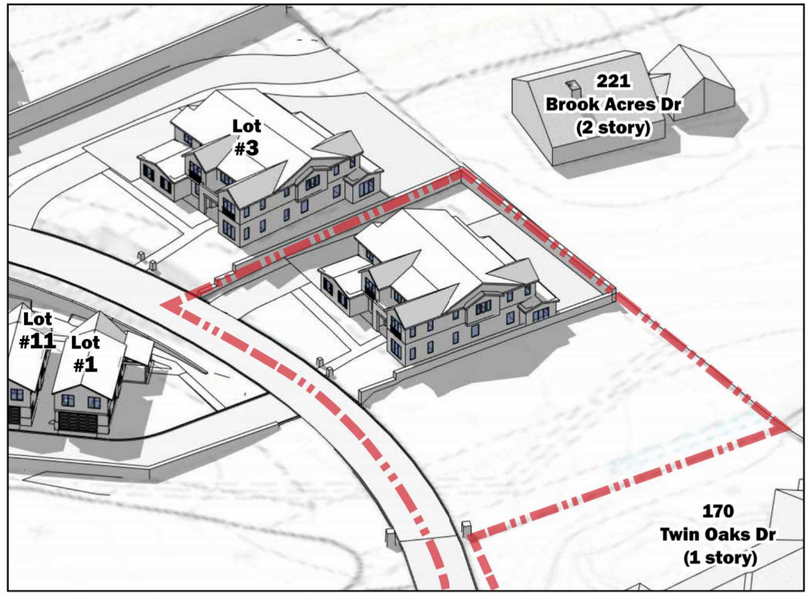
Street Elevation



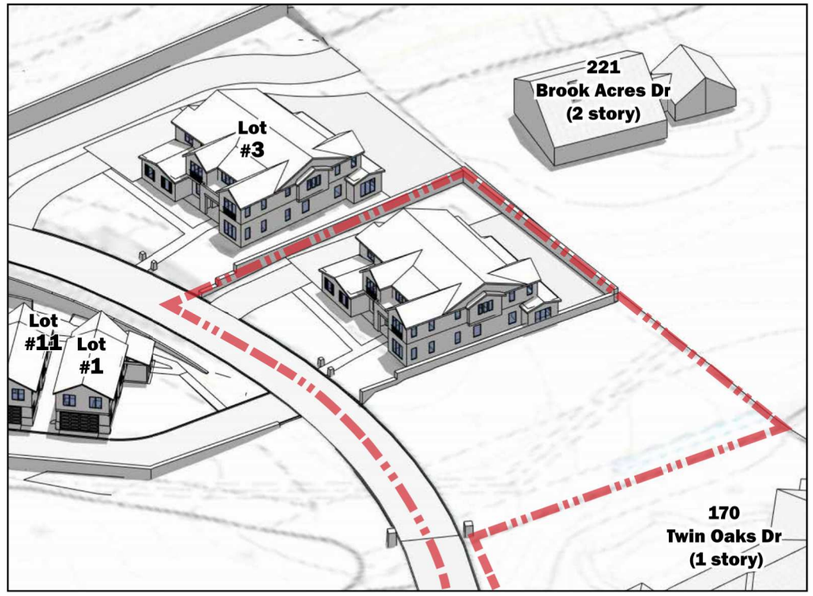
Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

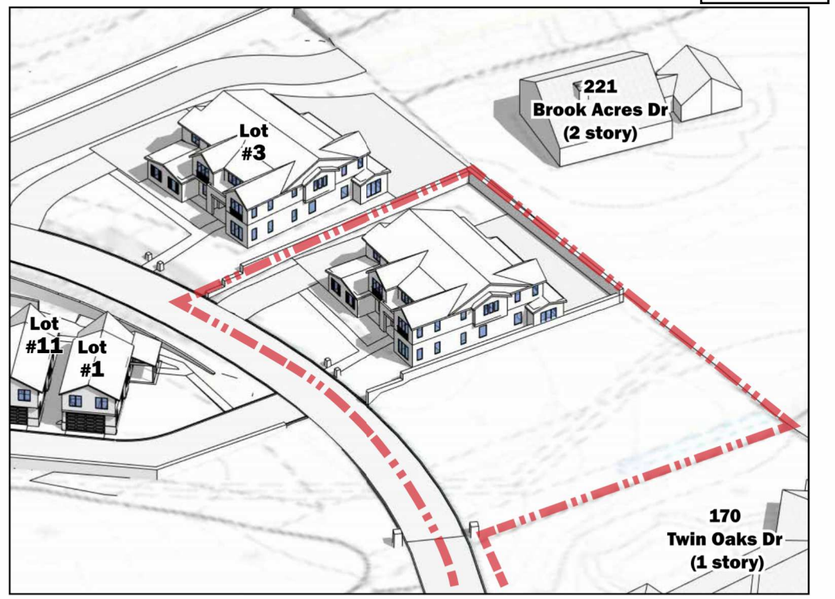




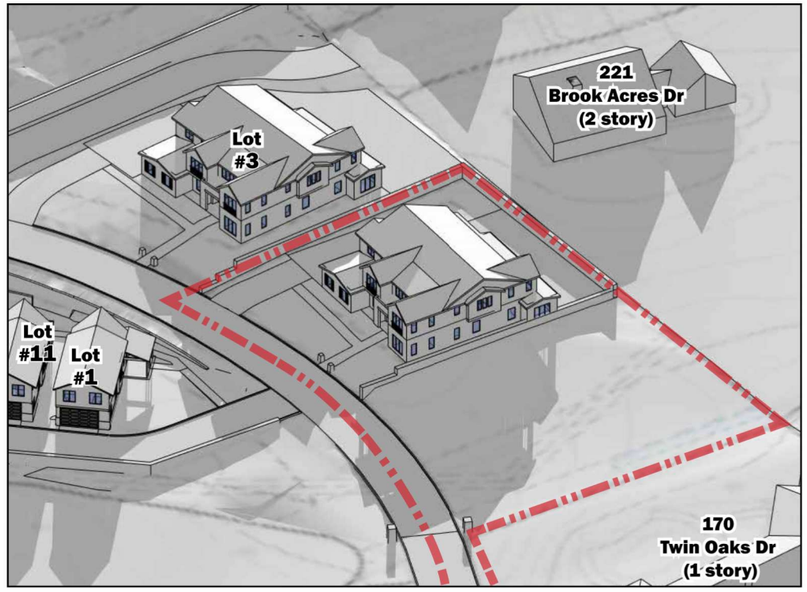
June 21st 9 AM



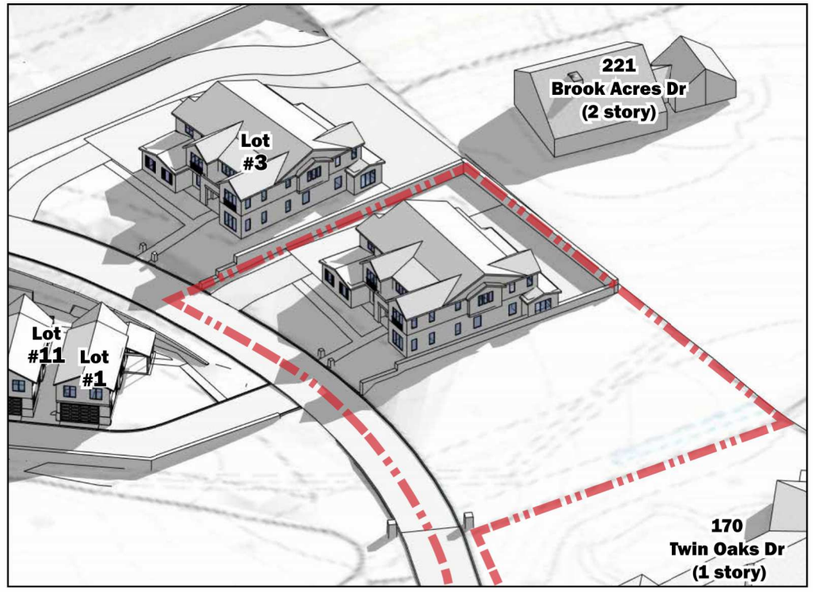
June 21st 12 PM



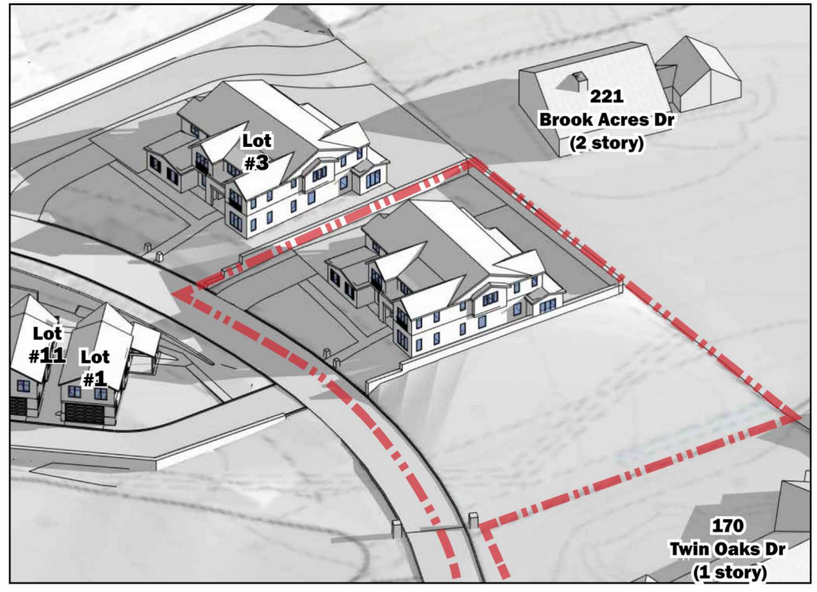
June 21st 3 PM



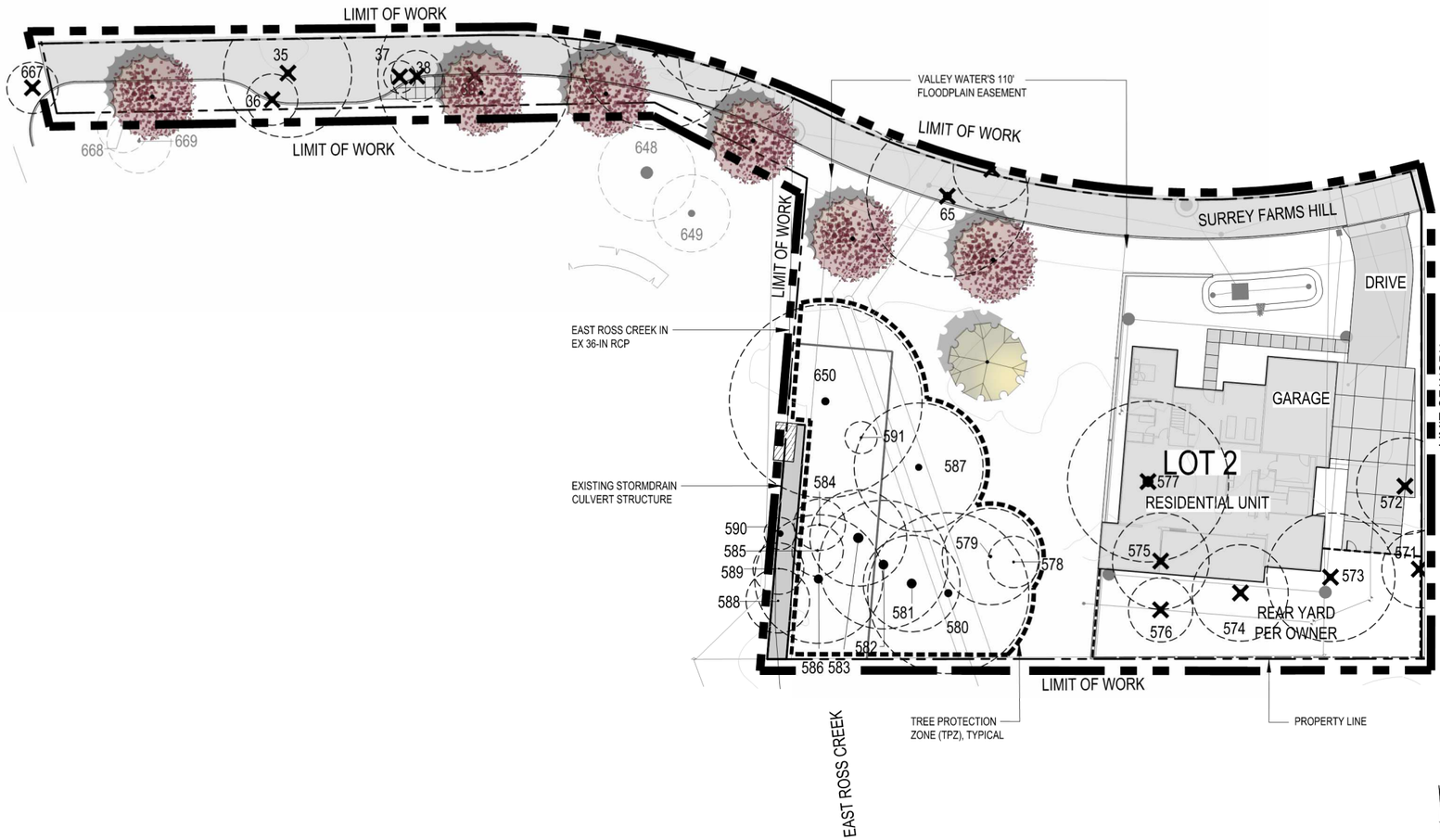
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

EXISTING AND PROPOSED TREE LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	0	TWO - 24" BOX	0 - 24" BOX
	11' - 25'	8	THREE - 24" BOX	24 - 24" BOX
	26' - 40'	3	FOUR - 24" BOX OR TWO - 36" BOX	6 - 36" BOX
	41' - 55'	3	SIX- 24" BOX OR THREE- 36" BOX	9 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

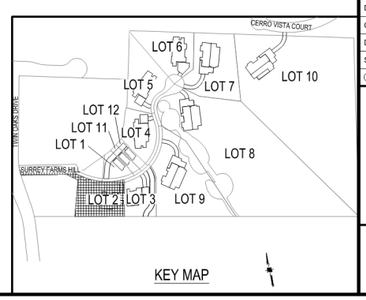
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	24	24" BOX
	15	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	6	24" BOX
	1	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	18	24" BOX
	14	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	15

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE MITIGATION AND PROTECTION PLAN

T-1

I:\418510\LA\PLANNING\418510CL - LOT 2.DWG
PLOTTED: 9/13/2025 8:51 AM

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 2
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
35	363	Pinus halepensis	X	22	69.1503838	37	36	36			X		4	4	4	No	M-G	4	4	11	27.5		HDD	22	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	REMOVE	4	
36	537	Cupressus macrocarpa		7	21.99114858	25	12	15			X		4	4	4	No	P	1	2.5	3.5	8.75		HDD	7	#N/A	LOW	None	40136	41866	11:50:53	topped; root decay; roots cut	REMOVE	4	
37		Ligustrum japonicum		4	12.56637061	15	12	12			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
38	604	Quercus lobata		6	18.84955592	27	14	14			X		3	3	3	No	M	3	3	3	7.5		HDD	6	#N/A	MODERATE	None	40136	41866	11:50:53	basal decay	REMOVE	4	
39		Quercus lobata	X	19	59.69026042	41	54	54			X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
65		Quercus agrifolia	X	30	94.24777961	37	35	45				X	5	4	4.5	No	G	5	4.75	15	37.5		HDD	30	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE	4	
571	355	Quercus agrifolia	X	13	40.8407045	35	20	21			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE	4	
572	610	Quercus agrifolia	X	11	34.55751919	24	23	25			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE	4	
573	356	Quercus lobata	X	21	65.97344573	44	36	30		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						REMOVE	4	
574		Quercus agrifolia	X	13	40.8407045	31	25	28		Dead Wood	X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE	4	
575		Sambucus neomexicana	X	14	43.98229715	26	25	15		Previous Limb Failure	X		2	2	2	No	G	5	3.5	7	17.5		HDD	14	#N/A	HIGH						REMOVE	4	
576		Quercus agrifolia	X	11	34.55751919	40	10	20			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						REMOVE	4	
577	85	Quercus agrifolia	X	38	119.3805208	48	40	42				X	5	4	4.5	No	G	5	4.75	19	47.5		HDD	38	#N/A	HIGH						REMOVE	4	
578		Quercus agrifolia		8	25.13274123	28	13	16		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE		Type 1
579	84	Sambucus neomexicana	X	10	31.41592654	31	27	23		Poor Tree Structure	X		2	2	2	No	G	5	3.5	5	12.5		HDD	10	#N/A	HIGH						SAVE		Type 1
580	82	Platanus racemosa	X	27	84.82300165	43	20	45		Sites of Decay		X	3	2	2.5	No	M-G	4	3.25	13.5	33.75		HDD	27	#N/A	MODERATE						SAVE		Type 1
581		Platanus racemosa	X	34	106.8141502	47	25	30				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE		Type 1
582		Platanus racemosa	X	34	106.8141502	60	26	40				X	5	4	4.5	No	M-G	4	4.25	17	42.5		HDD	34	#N/A	HIGH						SAVE		Type 1
583		Platanus racemosa	X	36	113.0973355	45	30	27				X	4	3	3.5	No	M-G	4	3.75	18	45		HDD	36	#N/A	HIGH						SAVE		Type 1
584		Calocedrus decurrens		7	21.99114858	26	10	12			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		Type 1
585		Platanus racemosa		7	21.99114858	40	15	12			X		4	3	3.5	No	M-G	4	3.75	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		Type 1
586		Platanus racemosa	X	31	97.38937226	50	40	40		Leaning Tree		X	4	3	3.5	No	M-G	4	3.75	15.5	38.75		HDD	31	#N/A	HIGH						SAVE		Type 1
587		Quercus lobata	X	23	72.25663103	65	38	36		Dead Wood	X		4	4	4	No	M	3	3.5	11.5	28.75		HDD	23	#N/A	HIGH						SAVE		Type 1
588		Sequoia sempervirens		5	15.70796327	30	18	18			X		5	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE		None
589		Quercus agrifolia		4	12.56637061	18	12	10			X		5	4	4.5	No	G	5	4.75	2	5		HDD	4	#N/A	HIGH						SAVE		None
590		Washingtonia robusta	X	22	69.1503838	40	10	10			X		5	4	4.5	No	G	5	4.75	11	27.5		HDD	22	#N/A	HIGH						SAVE		None
591		Prunus dulcis		7	21.99114858	20	10	6		Dead Wood	X		2	2	2	No	P-M	2	2	3.5	8.75		HDD	7	#N/A	LOW						SAVE		Type 1
650	299	Quercus agrifolia	X	28	87.9645943	62	60	40				X	5	5	5	No	G	5	5	14	35		HDD	28	#N/A	HIGH						SAVE		Type 1
667		Magnolia grandiflora		7	21.99114858	17	10	13		City Street Tree	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE		

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/13/2025 8:51 AM
418510\PLANNING\418510CL - LOT 2.DWG

LOT 2

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
35	Pinus halepensis	Aleppo Pine	22.0	380.13	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,899	$ 600.00	$ 6,500	REMOVE
36	Cupressus macrocarpa	Monterey Cypress	7.0	38.48	70	70	80	73%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,719	$ 600.00	$ 2,300	REMOVE
37	Ligustrum japonicum	Japanese Privet	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 199	$ 600.00	$ 800	REMOVE
38	Quercus lobata	Valley Oak	6.0	28.27	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 449	$ 600.00	$ 1,000	REMOVE
39	Quercus lobata	Valley Oak	19.0	283.53	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,400	$ 600.00	$ 5,000	REMOVE
65	Quercus agrifolia	Coast Live Oak	30.0	706.86	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 14,958	$ 600.00	$ 15,600	REMOVE
571	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
572	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,011	$ 600.00	$ 2,600	REMOVE
573	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	REMOVE
574	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	REMOVE
575	Sambucus neomexicana	Blue Elderberry	14.0	153.94	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 3,516	$ 600.00	$ 4,100	REMOVE
576	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	REMOVE
577	Quercus agrifolia	Coast Live Oak	38.0	1134.12	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 30,000.00	$ 24,000	$ 600.00	$ 24,600	REMOVE
578	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
579	Sambucus neomexicana	Blue Elderberry	10.0	78.54	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 1,794	$ 600.00	$ 2,400	SAVE
580	Platanus racemosa	California Sycamore	27.0	572.56	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 7,573	$ 600.00	$ 8,200	SAVE
581	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800	SAVE
582	Platanus racemosa	California Sycamore	34.0	907.92	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 19,213	$ 600.00	$ 19,800	SAVE
583	Platanus racemosa	California Sycamore	36.0	1017.88	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 17,053	$ 600.00	$ 17,700	SAVE
584	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	SAVE
585	Platanus racemosa	California Sycamore	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
586	Platanus racemosa	California Sycamore	31.0	754.77	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 19,965.37	$ 12,645	$ 600.00	$ 13,200	SAVE
587	Quercus lobata	Valley Oak	23.0	415.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,693	$ 600.00	$ 8,300	SAVE
588	Sequoia sempervirens	Coast Redwood	5.0	19.64	90	70	80	80%	80%	100%	24" Box	4.75	17.72	$ 300.00	$ 16.93	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
589	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 213	$ 600.00	$ 800	SAVE
590	Washingtonia robusta	Mexican Fan Palm	22.0	380.13	90	70	80	80%	70%	100%	5' BTH	4.75	17.72	$ 400.00	$ 22.57	$ 8,580.61	$ 4,805	$ 600.00	$ 5,400	SAVE
591	Prunus dulcis	Almond	7.0	38.48	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 879	$ 600.00	$ 1,500	REMOVE
650	Quercus agrifolia	Coast Live Oak	28.0	615.75	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 14,659	$ 600.00	$ 15,300	SAVE
667	Magnolia grandiflora	Southern Magnolia	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 244	$ 600.00	$ 800	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/13/2025 8:51 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 2.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

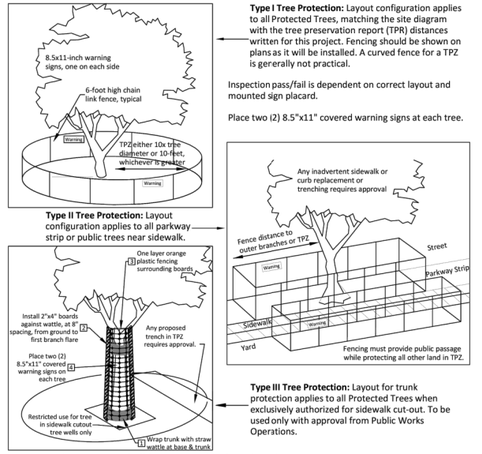
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

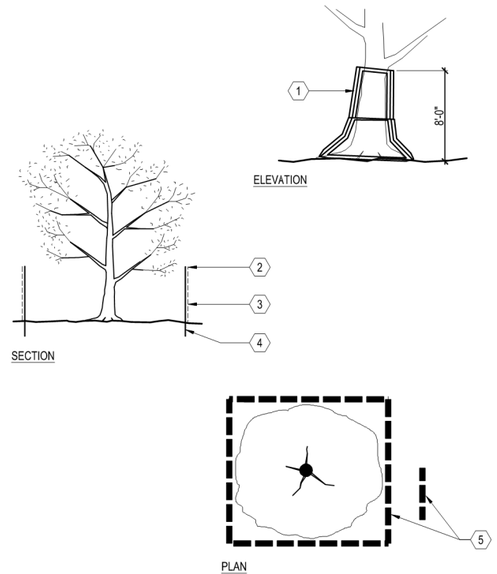
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/13/2025 8:51 AM

I:\4185101\LAPLANNING\418510CL - LOT 2.DWG

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

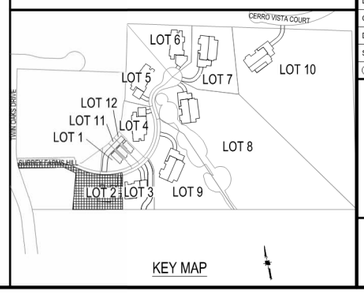
SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/13/2025 8:52 AM
I:\418510\LA\PLANNING\418510CL - LOT 2.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

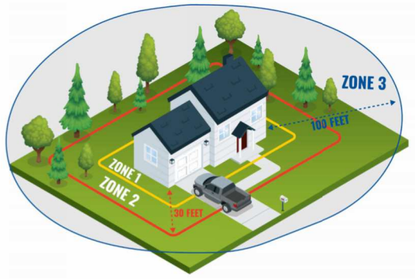
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

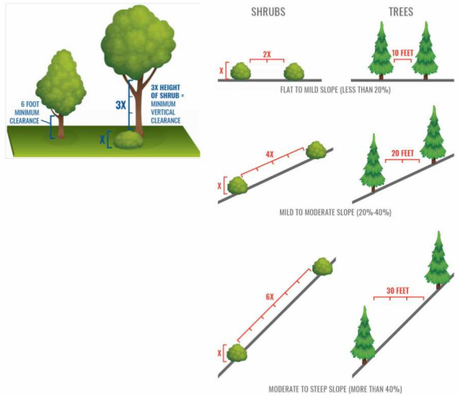
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW EXPECTED MATURE SIZE	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	6	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	1	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	23	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	4	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	22	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	8	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	0	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	16	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	6	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	6	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	26	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	26	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	26	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	2	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	12	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	57	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. * NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

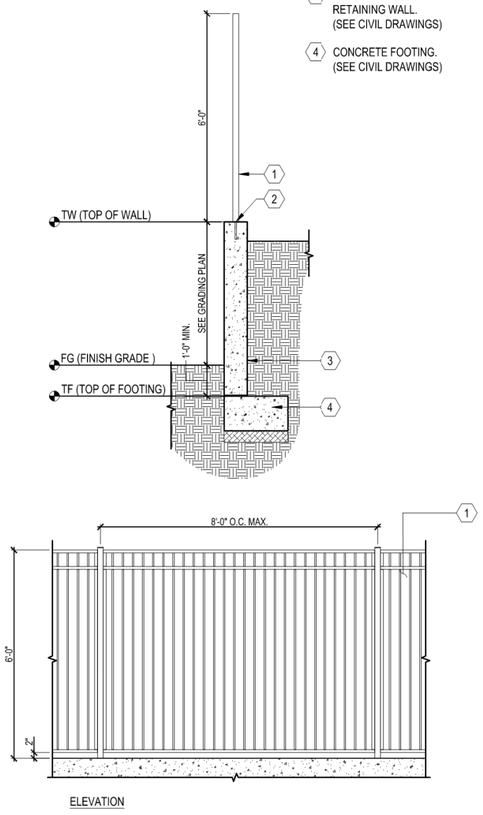
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/13/2025 8:52 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 2.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

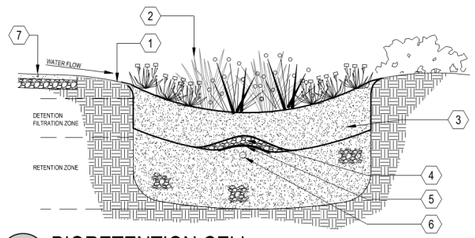
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

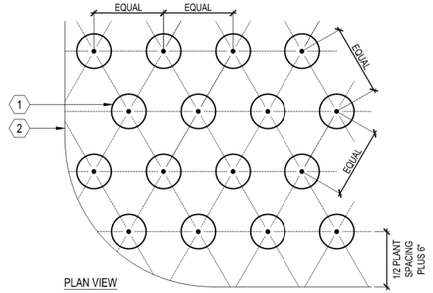
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

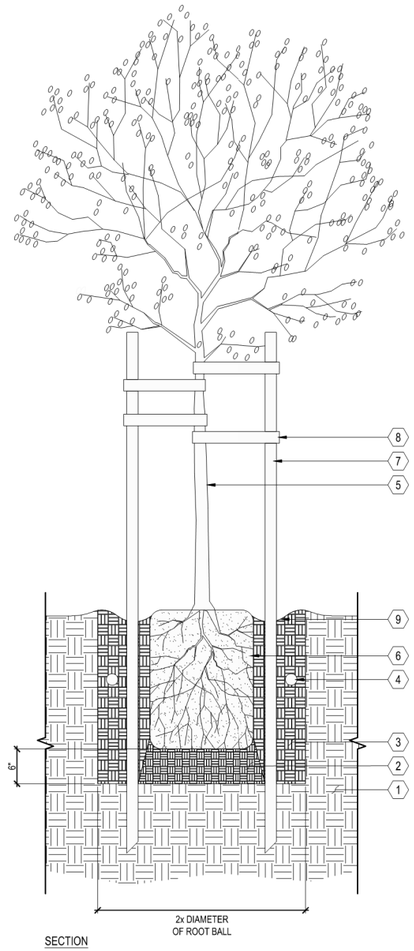
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

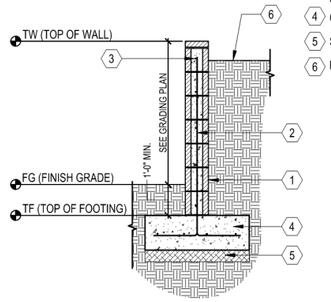
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

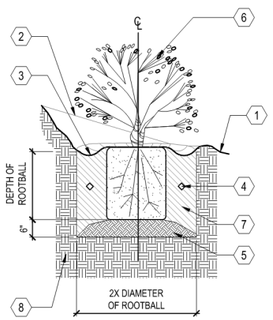
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

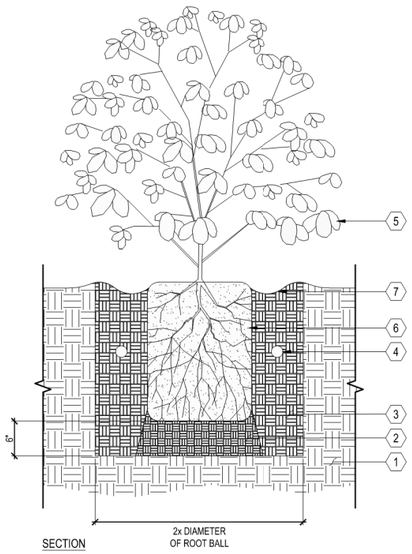
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GAL.ON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA

C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS

A TREE
SCALE: 1" = 1'-0"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

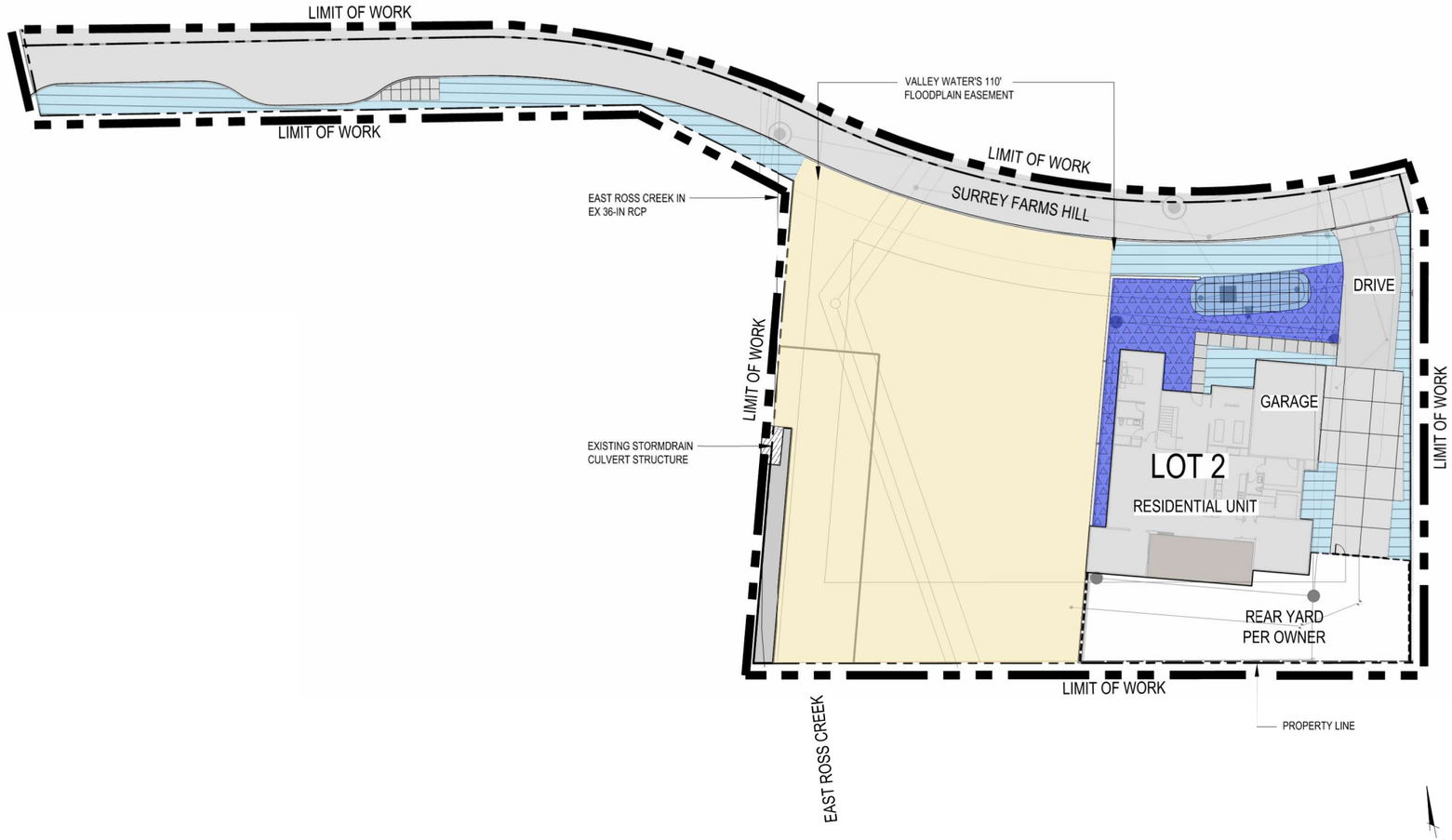
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

LANDSCAPE DETAILS

10.2

G:\418510\LA\PLANNING\418510CL - LOT 2.DWG
PLOTTED: 9/13/2025 8:52 AM



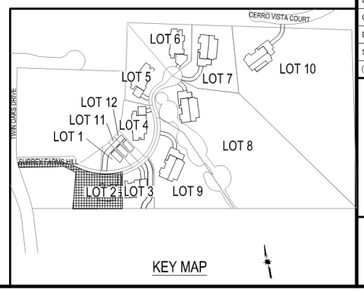
HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

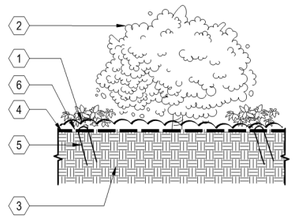
HYDROZONE PLAN

10.3

P:\4185\10\LA\PLANNING\418510CL - LOT 2.DWG
PLOTTED: 9/13/2025 8:52 AM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

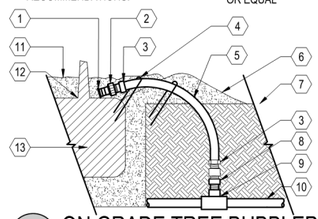
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

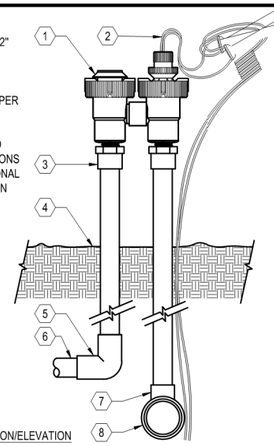
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH

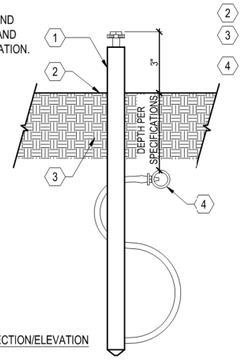


SECTION/ELEVATION

C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

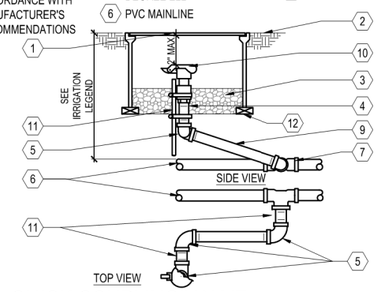


SECTION/ELEVATION

H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

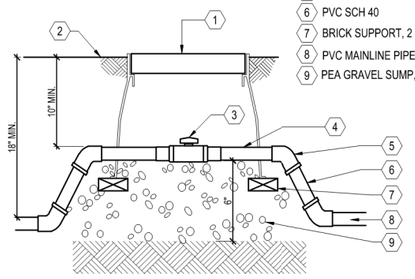
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

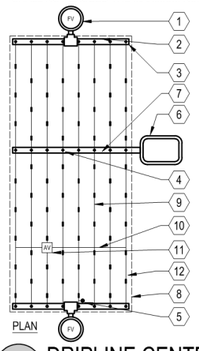
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

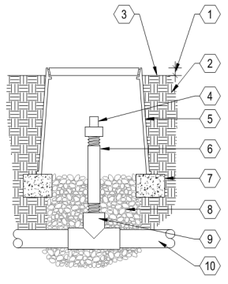


PLAN

J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

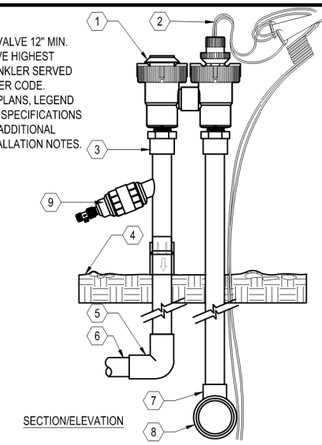
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN

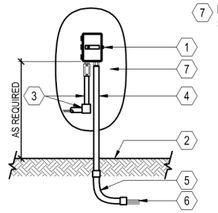


SECTION/ELEVATION

D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/13/2025 8:53 AM

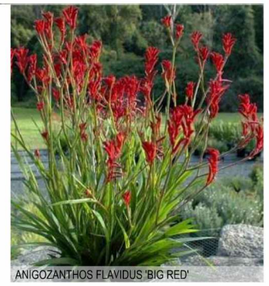
I:\4185\10\LA\PLANNING\418510CL - LOT 2.DWG



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



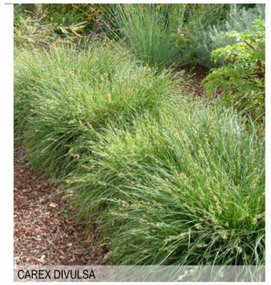
G LITTER AND RECYCLE RECEPTACLE
COLOR SHALL BE MUSHROOM TEXTURE



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



F MAILBOX CLUSTERS
SHALL HAVE 65 3/8" HEIGHT x 33 3/8" WIDTH x 21 3/8" DEPTH (WITHOUT CAP)
COLOR SHALL BE STANDSTONE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/13/2025 8:53 AM
I:\4185\10\LA\PLANNING\4185510CL - LOT 2.DWG



FRONT PORCH WALL MOUNT LIGHT



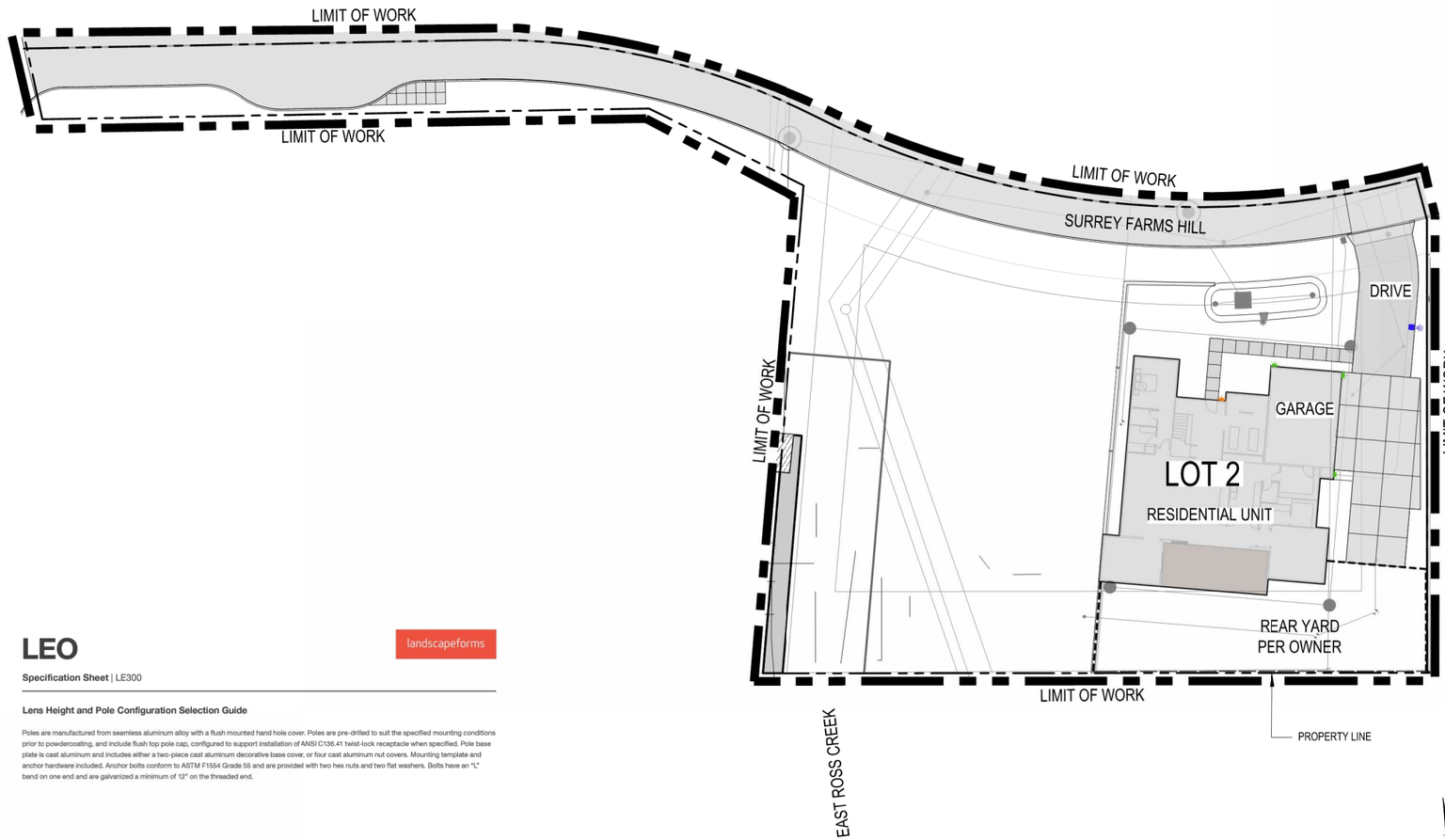
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR CUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

LEO

landscapeforms

Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



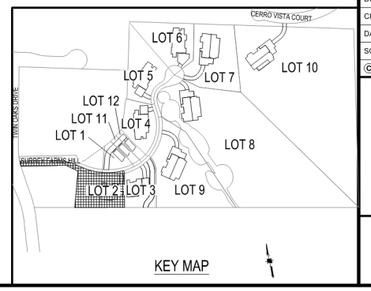
LE-20-A

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)

1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 2.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/13/2025 8:53 AM

4185101\LA\PLANNING\418510CL - LOT 2.DWG

This Page Intentionally Left Blank

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 3 (S-24-025)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.2	ELEVATIONS/COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A3.0	BUILDING SECTIONS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A4.1	SHADOW ANALYSIS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 3 (S24-025) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	23931 sf	20 acre minimum
Average Slope	15.2%	13.23%	
Reduction Factor	N/A	20.43%	
Net Lot Size	N/A	19042	
Lot Frontage	N/A	131.93	N/A
Lot Depth	N/A	171.9'	N/A
Height	N/A	38'	25 ft max per HDS&G /18' vis
Gross Floor Area			
Countable Attic	N/A	780	
Second Floor	N/A	2807	
First Floor	N/A	2987	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6827 (includes 253 sf of garage)	4700 sf
Garage	N/A	653	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	800 sf of extra floor area allowed. Max unit size is 1,200 sf
Lot Coverage	N/A	21.6%	N/A in RC
Setbacks			
Front	N/A	39.36'	30'
Side	N/A	8.48'	20'
Side	N/A	54.8'	20'
Rear	N/A	44.1'	25'
Parking	N/A	2 spaces garage, 2 on-site	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.55-ACRE PROPOSED LOT 3 (S-24-025) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 3.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

TITLE SHEET

1.0

PLOTTED: 10/20/2025 2:55 PM
I:\4185\10\PLI\PERMIT\LOT 3\PERMIT\418510TS_LOT 3.DWG

EXHIBIT 18

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
OVERHEAD ELECTRICAL LINE	OH(E) OH(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
RIPARIAN AREA	

ABBREVIATIONS

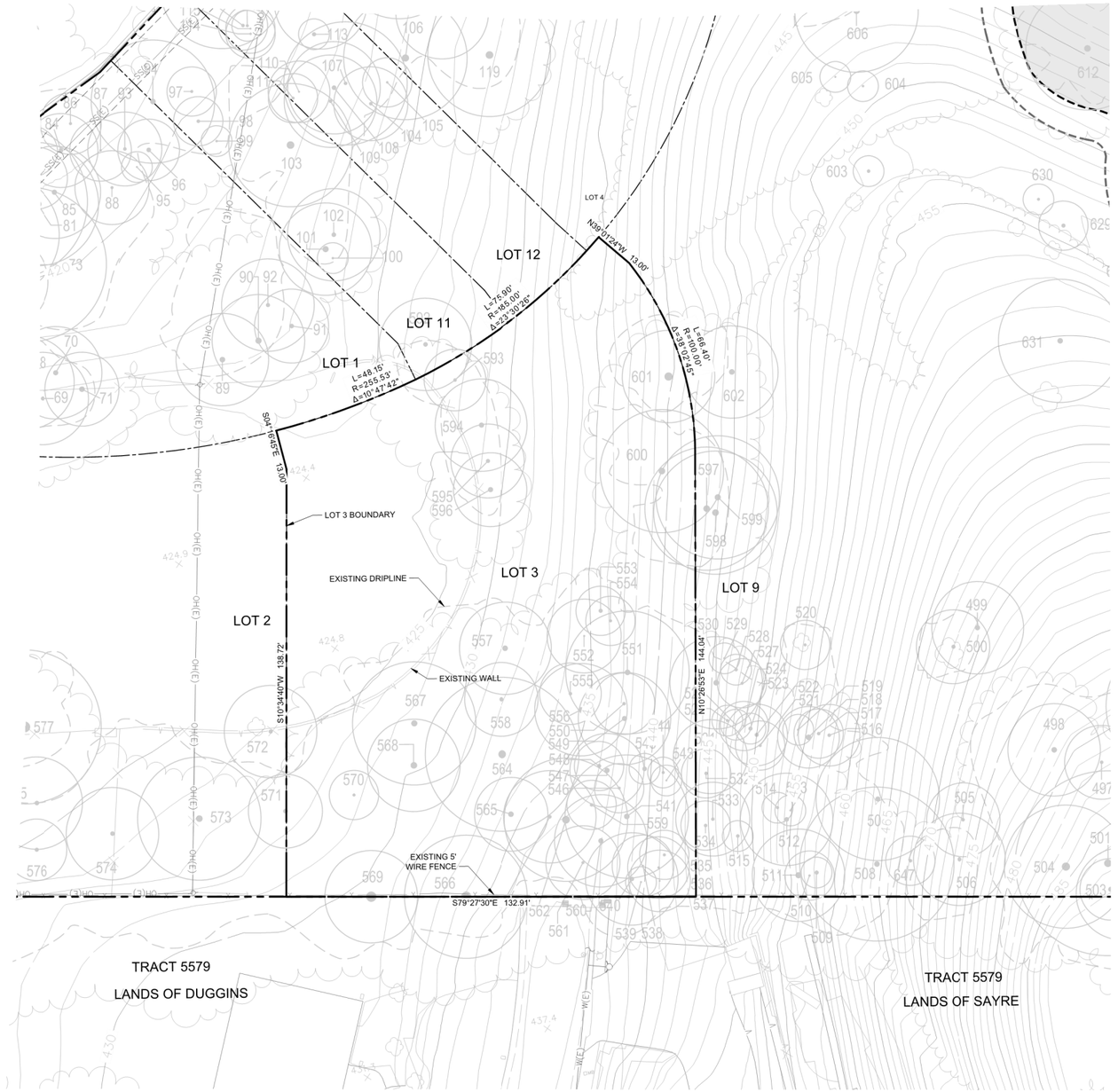
CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

0 10 20 40

1 INCH = 20 FEET



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 3.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

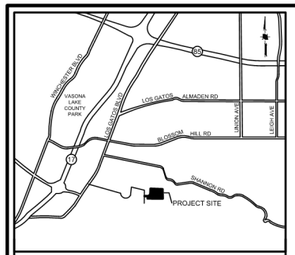
© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 10/20/2025 2:07 PM
418510\PLIPERMIT\LOT 3\PERMIT\418510EX_LOT 3.DWG

ITEM NO. 1.



VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASMENT (PROPOSED)	
RIPARIAN AREA	
BIORETENTION AREA	
WETLAND AREA	
EXISTING TREE	
STORMDRAIN CULVERT STRUCTURE	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
IEE	INGRESS EGRESS EASEMENT
PWE	PRIVATE WATER EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131
(408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 3.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

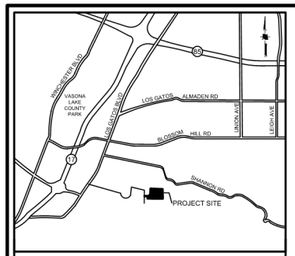
© HMH

OVERALL SITE PLAN

2.1

418510\PL\PERMIT\LOT 3\PERMIT\418510SP OVERALL_LOT 3.DWG

PLOTTED: 10/20/2025 2:08 PM



VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASEMENT (PROPOSED)	
YARD (REQUIRED)	
RIPARIAN AREA	
BIORETENTION AREA	
WETLAND AREA	
AREA OVER 30% SLOPE	

ABBREVIATIONS

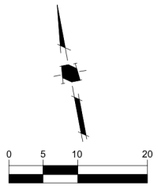
(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
FSDE	PRIVATE STORM DRAIN EASEMENT
FSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

LOT AREA	23931 SF/ 0.55 ACRES
EXISTING CONTOUR LENGTHS	3634.42'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	15.22%
PROPOSED CONTOUR LENGTHS	3159.13'
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	13.23%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
535	Quercus agrifolia	Coast Live Oak	8.0	28	15	X		4	HIGH	SAVE	
536	Olea europaea	Olive	5.0	31	18	X		4	HIGH	REMOVE	
537	Olea europaea	Olive	4.0	16	18	X		4	MODERATE	REMOVE	
538	Olea europaea	Olive	4.0	36	20	X		4	HIGH	REMOVE	
539	Quercus agrifolia	Coast Live Oak	4.0	15	10	X		3	HIGH	SAVE	
540	Quercus lobata	Valley Oak	13.0	35	28	X		3	MODERATE	REMOVE	Poor Tree Structure
541	Quercus lobata	Valley Oak	17.0	50	33	X		3	MODERATE	REMOVE	Dead Wood
543	Quercus lobata	Valley Oak	4.0	24	1	X		2	LOW	REMOVE	Severe Decline
544	Quercus agrifolia	Coast Live Oak	7.0	32	8	X		4	HIGH	REMOVE	
545	Quercus lobata	Valley Oak	13.0	34	2	X		2	LOW	REMOVE	Severe Decline
546	Quercus agrifolia	Coast Live Oak	8.0	28	12	X		4	HIGH	REMOVE	
547	Quercus agrifolia	Coast Live Oak	15.0	42	23	X		4	HIGH	REMOVE	
548	Quercus lobata	Valley Oak	11.0	38	12	X		2	LOW	REMOVE	Severe Decline
549	Quercus lobata	Valley Oak	15.0	36	20	X		2	MODERATE	REMOVE	Dead Wood
550	Quercus agrifolia	Coast Live Oak	9.0	22	20	X		4	HIGH	REMOVE	Crowded Growing Conditions
551	Quercus lobata	Valley Oak	17.0	40	34	X		3	MODERATE	REMOVE	Severe Decline
552	Olea europaea	Olive	4.0	17	23	X		4	MODERATE	REMOVE	
553	Quercus agrifolia	Coast Live Oak	12.0	28	16	X		4	HIGH	REMOVE	
554	Quercus agrifolia	Coast Live Oak	8.0	25	13	X		4	HIGH	REMOVE	
555	Quercus agrifolia	Coast Live Oak	9.0	31	20	X		4	HIGH	REMOVE	
556	Quercus lobata	Valley Oak	15.0	42	25	X		3	MODERATE	REMOVE	Dead Limbs
557	Quercus lobata	Valley Oak	18.0	30	31	X		4	MODERATE	REMOVE	Dead Limbs
558	Quercus lobata	Valley Oak	13.0	27	24	X		4	MODERATE	REMOVE	Dead Limbs
559	Quercus lobata	Valley Oak	9.0	34	12	X		3	MODERATE	REMOVE	Severe Decline
560	Quercus lobata	Valley Oak	16.0	41	27	X		4	MODERATE	REMOVE	
561	Olea europaea	Olive	8.0	26	23	X		2	LOW	REMOVE	Severe Decline
562	Quercus lobata	Valley Oak	26.0	48	40		X	4	HIGH	REMOVE	Dead Wood
563	Quercus agrifolia	Coast Live Oak	9.0	30	28	X		4	HIGH	REMOVE	
564	Quercus lobata	Valley Oak	28.0	44	46		X	3	MODERATE	REMOVE	
565	Quercus lobata	Valley Oak	17.0	42	23	X		4	MODERATE	REMOVE	Dead Limbs
566	Quercus agrifolia	Coast Live Oak	36.0	42	38		X	5	HIGH	SAVE	
567	Quercus lobata	Valley Oak	19.0	40	33	X		4	MODERATE	REMOVE	Dead Wood
568	Quercus lobata	Valley Oak	22.0	46	30	X		3	MODERATE	REMOVE	Dead Wood
569	Quercus lobata	Valley Oak	35.0	42	30		X	4	MODERATE	SAVE	
570	Pyrus calleryana	Ornamental Pear	7.0	23	13	X		2	LOW	REMOVE	Severe Decline
593	Quercus agrifolia	Coast Live Oak	9.0	26	20	X		4	HIGH	REMOVE	
594	Quercus agrifolia	Coast Live Oak	16.0	28	26	X		5	HIGH	REMOVE	
595	Quercus agrifolia	Coast Live Oak	12.0	27	21	X		5	HIGH	REMOVE	
596	Quercus agrifolia	Coast Live Oak	15.0	27	24	X		5	HIGH	REMOVE	
600	Quercus agrifolia	Coast Live Oak	22.0	42	35	X		4	HIGH	REMOVE	Dead Limbs
601	Quercus agrifolia	Coast Live Oak	27.0	30	28		x	5	HIGH	REMOVE	



1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

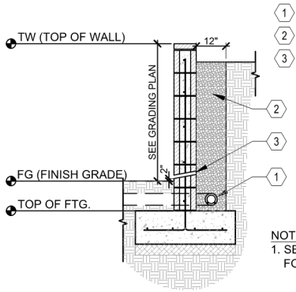
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 3.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

SITE PLAN

2.2

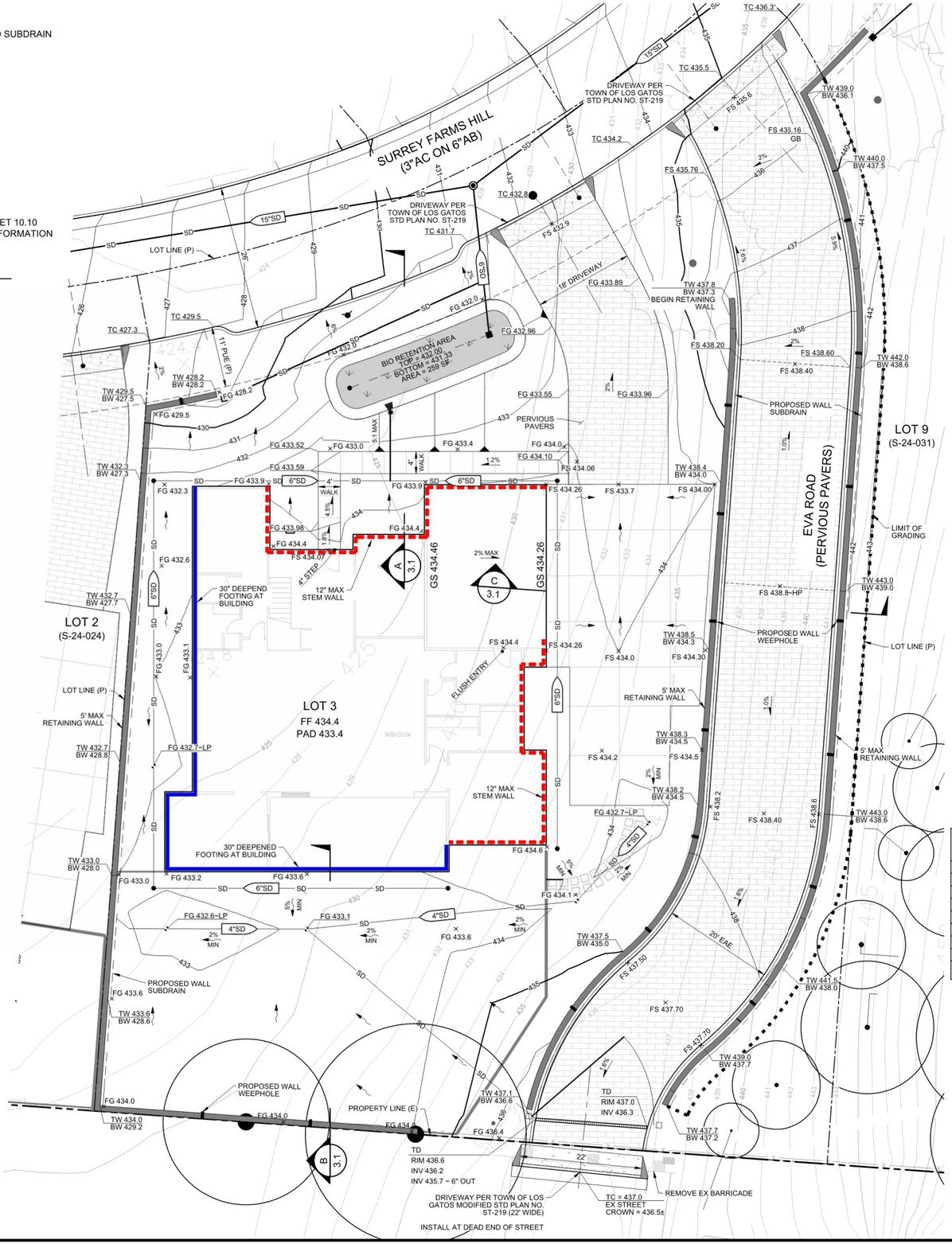
I:\418510\PL\PERMIT\LOT 3\PERMIT\418510SP_LOT 3.DWG
PLOTTED: 10/20/2025 2:10 PM



1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.



LEGEND

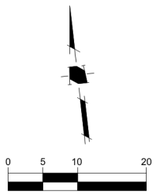
PROJECT BOUNDARY	
LOT LINE	
PROPERTY LINE (EXISTING)	
EASEMENT	
CURB AND GUTTER	
DEEPENED FOOTING	
STEM WALL	
STORM DRAIN PIPE	SD SD SD
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET	
STORM DRAIN PIPE (EXISTING)	SD(E) SD(E)
FENCE	
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
DRAINAGE ARROW	
OVERLAND RELEASE	
CONTOUR	150
CONTOUR (EXISTING)	150
LID TREATMENT AREA	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN	
STORM DRAIN INLET	
STORM DRAIN CLEANOUT	
BUBBLER BOX	
AREA DRAIN	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN CATCH BASIN (EXISTING)	

ABBREVIATIONS

BC	BEGIN CURVE
BF	BOTTOM OF FOOTING
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TD	TRENCH DRAIN
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP	TYPICAL

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	17	116	1.8	4.3	4	3	99	0
HOUSE FOOTPRINT	0	882	0	8.5	8	3	882	0
PORCH/PATIO	0	0	0	9.0	4	3	0	0
GARAGE	0	135	0	3.5	4	3	135	0
MISC HARDSCAPE	0	60	0	9.0	4	3	60	0
LANDSCAPE	43	1285	3.6	9.2	-	-	1242	0
EVA	92	76	2.2	2.5	4	3	0	16
TOTAL	152	2554	-	-	-	-	2418	16

NOTE: AREA OF DISTURBANCE = 21,160 SF



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

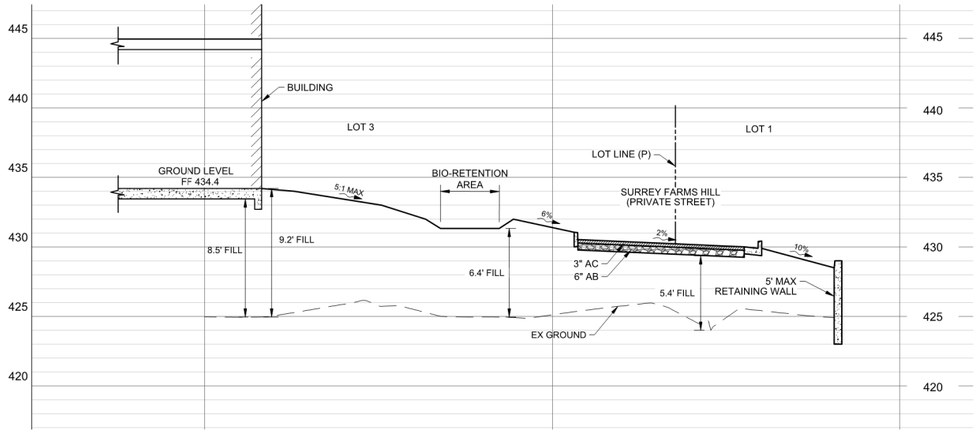
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 3.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

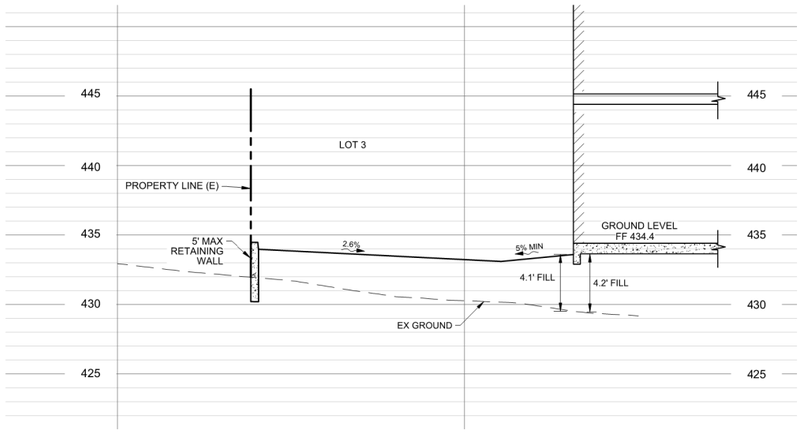
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

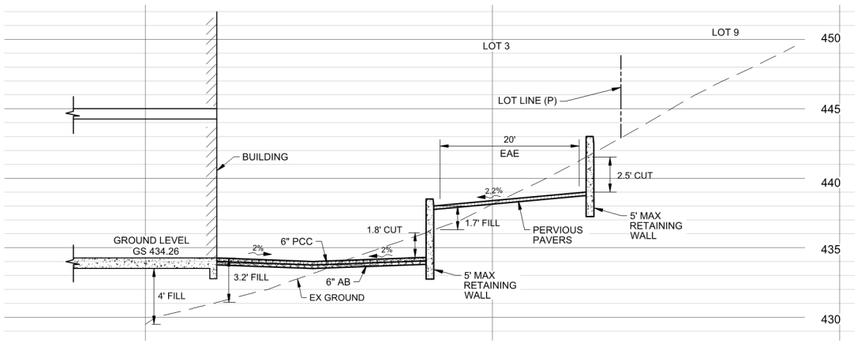
P:\418510\PLI\PERMIT\LOT 3\PERMIT\418510GP_LOT 3.DWG
PLOTTED: 10/20/2025 2:11 PM



A SECTION
SCALE: 1" = 10' H , 1" = 2' V



B SECTION
SCALE: 1" = 10' H , 1" = 2' V



C SECTION
SCALE: 1" = 10' H , 1" = 2' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 3.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

418510/PLI/PERMIT/LOT 3/PERMIT/418510GP_LOT 3.DWG
PLOTTED: 10/20/2025 2:12 PM

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
P / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

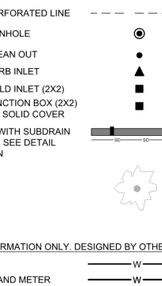
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		
FENCE		x

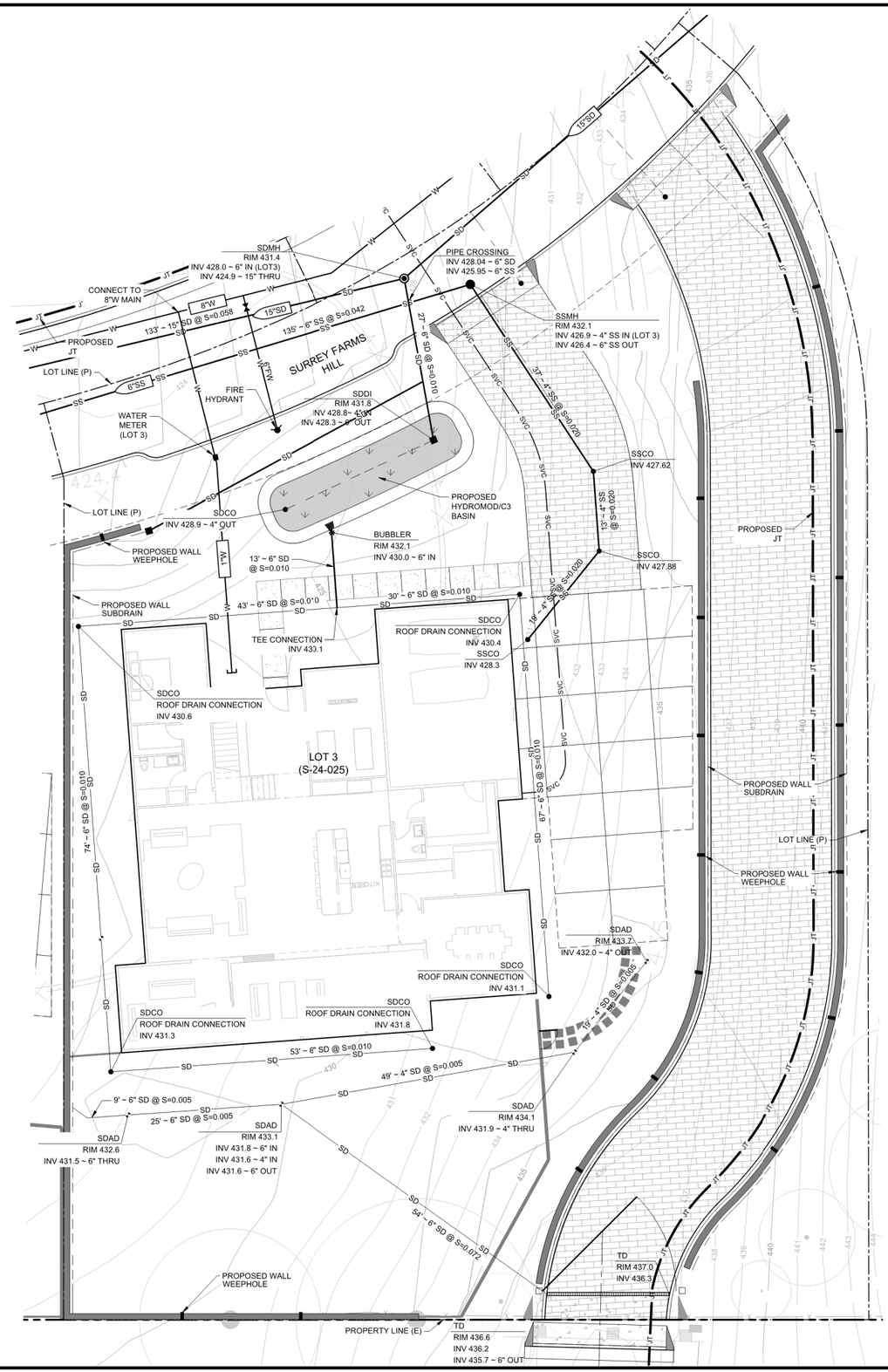
SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E





Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 3.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

P:\418510\PLPERMIT\LOT 3\PERMIT\418510UT_LOT 3.DWG
PLOTTED: 10/20/2025 2:13 PM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

0 25 50 100

1 INCH = 50 FEET

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[3] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

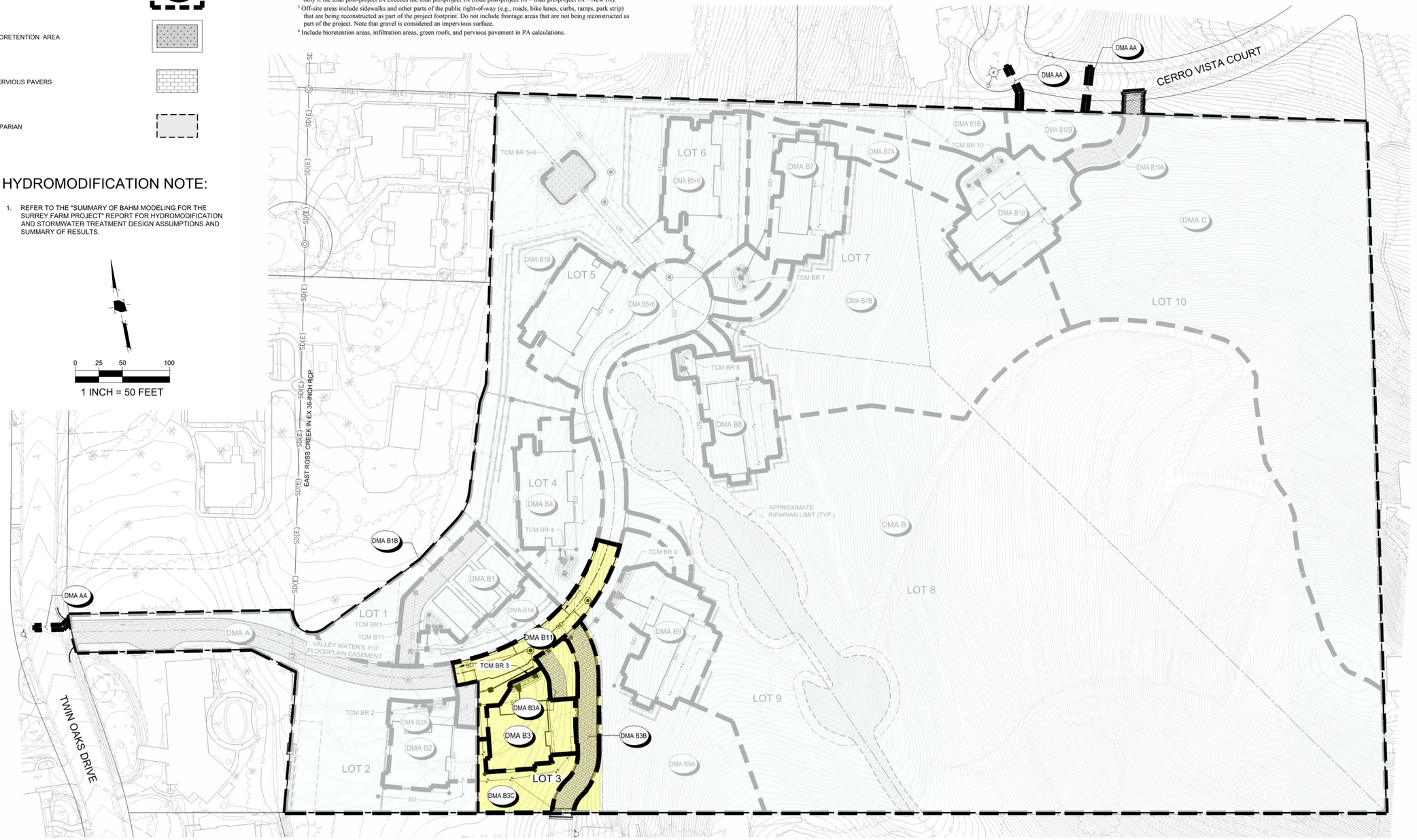
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 3.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

PLOTTED: 10/20/2025 2:16 PM
I:\4185\10\PLI\PERMIT\418510SW_LOT 3\PERMIT\418510SW_LOT 3.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

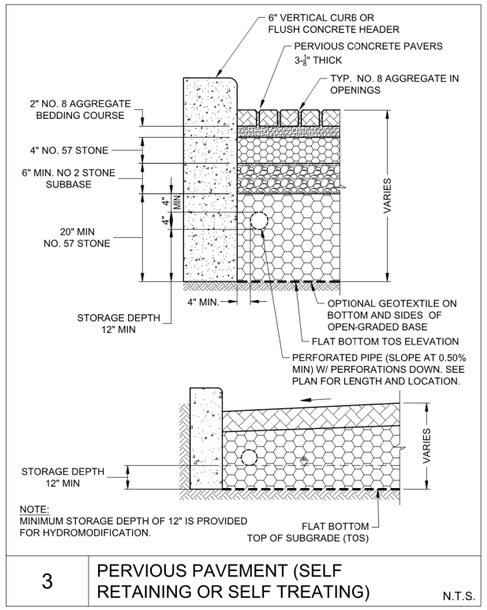
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

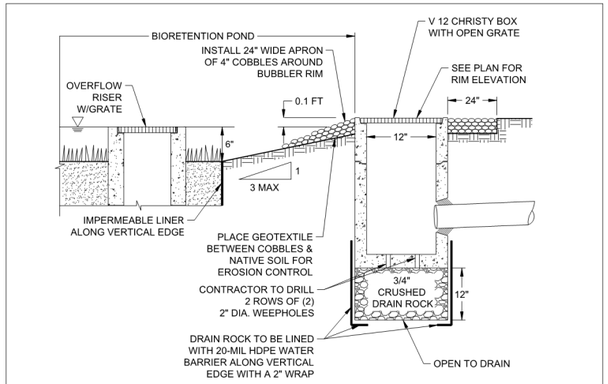
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

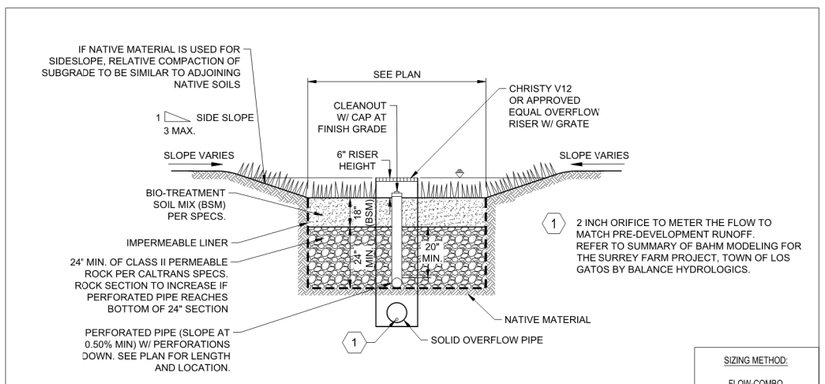
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



SIZING METHOD:
FLOW-COMBO

1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1		

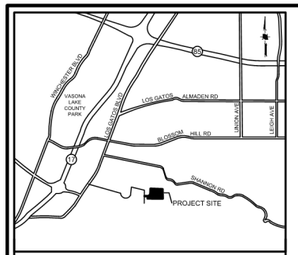
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 3.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 10/20/2025 2:16 PM
I:\418510\PLI\PERMIT\LOT 3\PERMIT\418510SW_LOT 3.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

0 25 50 100

1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

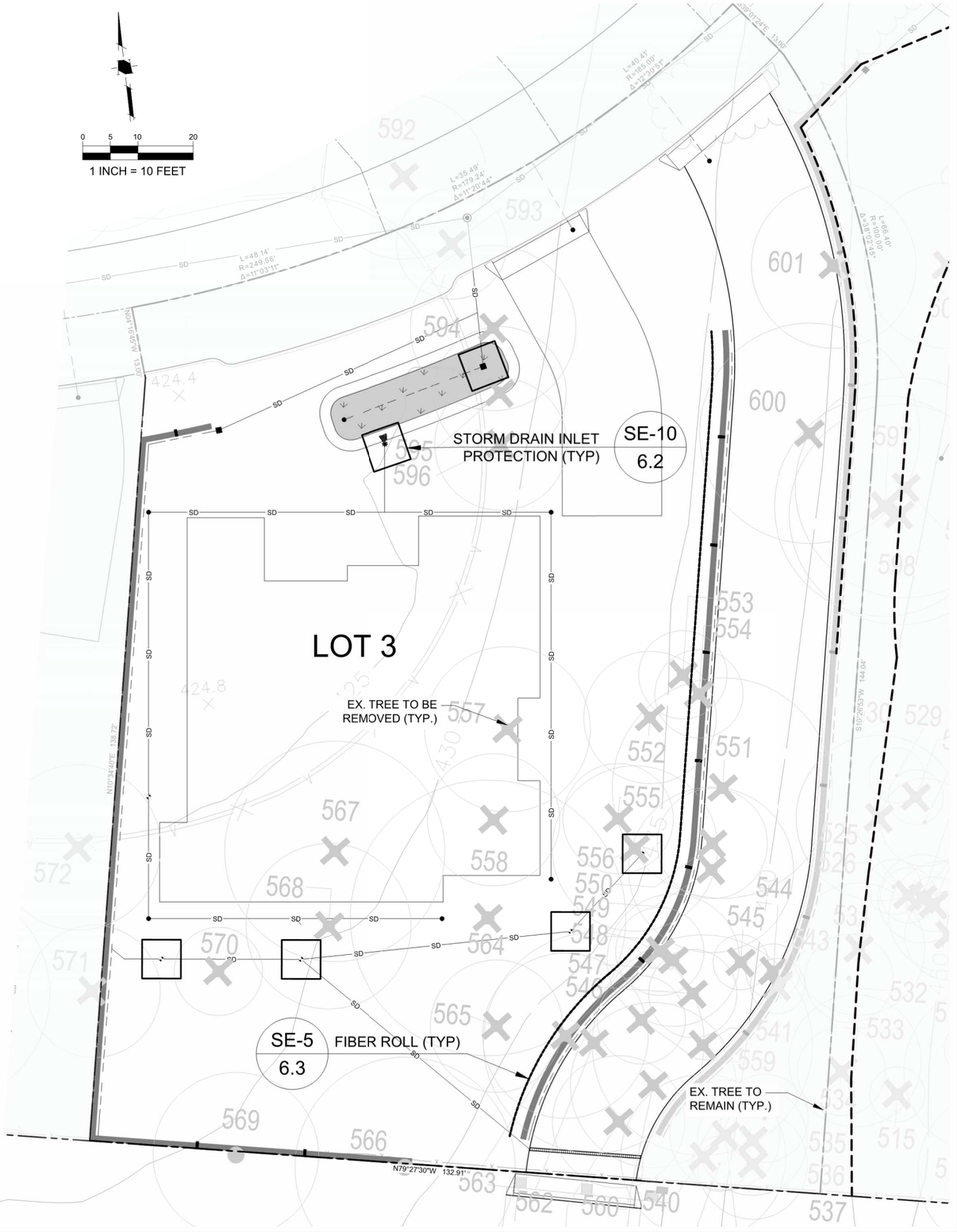
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 3.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 10/20/2025 2:18 PM
418510/PLI/PERMIT/LOT 3/PERMIT/418510EC_LOT 3.DWG



LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 3.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

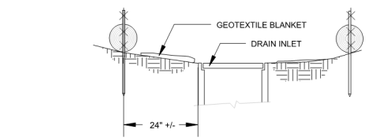
© HMH

EROSION CONTROL PLAN

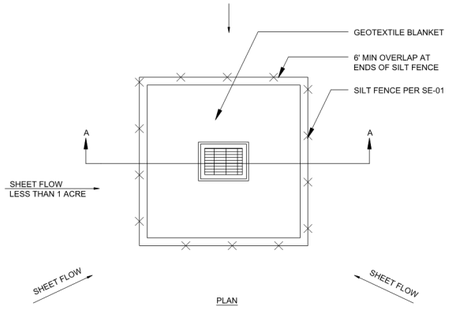
6.1

PLOTTED: 10/20/2025 2:18 PM

I:\4185\10\PLI\PERMIT\LOT 3\PERMIT\4185\10\EC_LOT 3.DWG



SECTION A-A

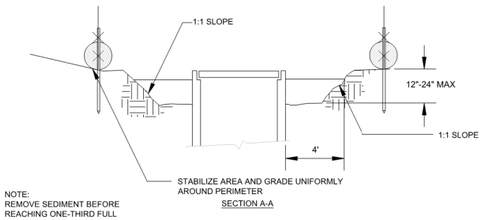


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

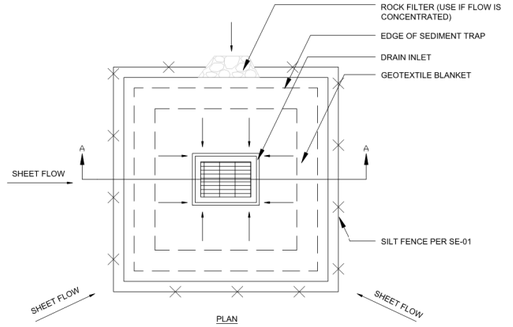
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

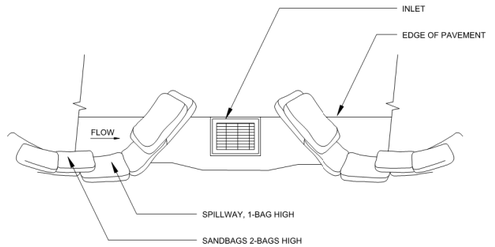


PLAN

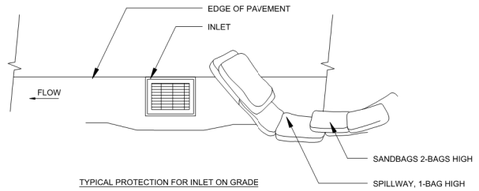
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

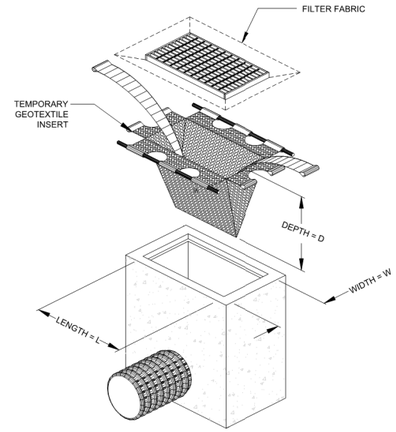


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

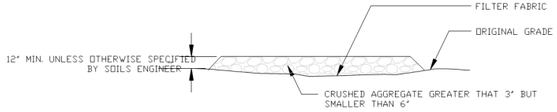
N.T.S.



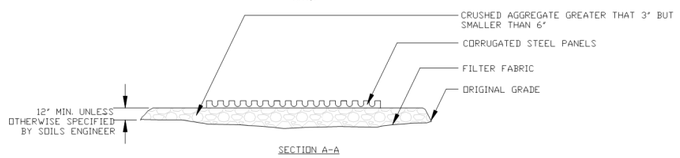
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

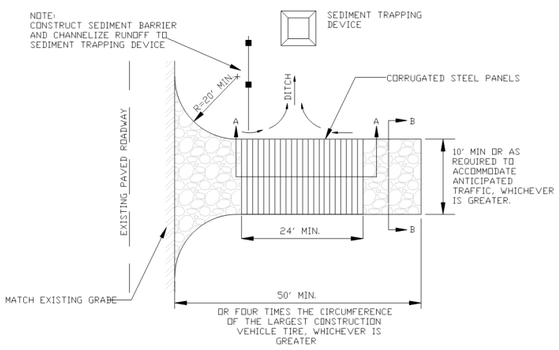
N.T.S.



SECTION B-B
N.T.S.

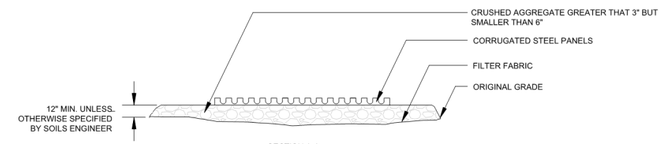


SECTION A-A
N.T.S.

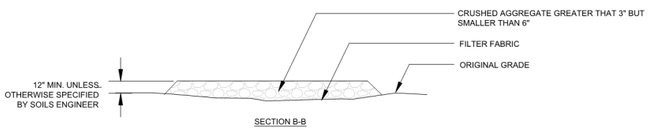


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

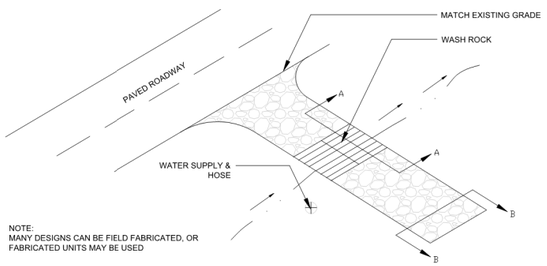
N.T.S.



SECTION A-A
N.T.S.



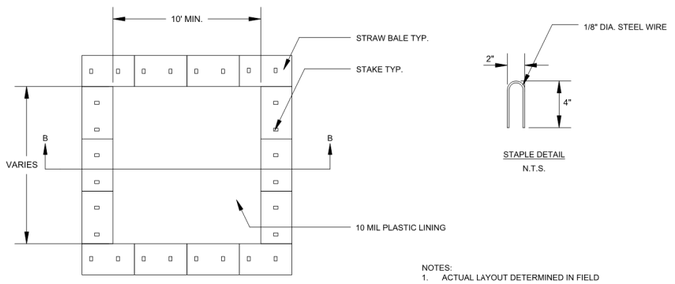
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

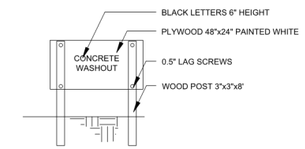
N.T.S.



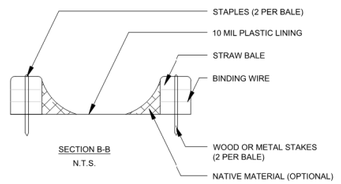
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1		

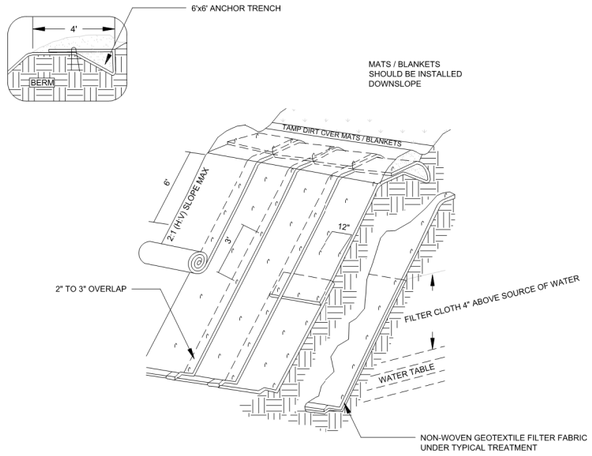
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 3.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

P:\418510\PLI\PERMIT\LOT 3\PERMIT\418510EC_LOT 3.DWG
PLOTTED: 10/20/2025 2:18 PM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

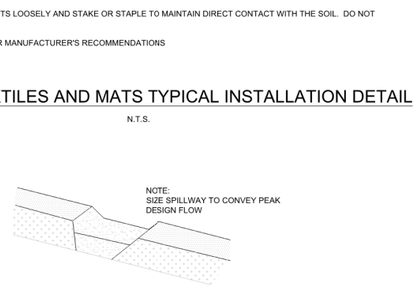
N.T.S.

NOTES:

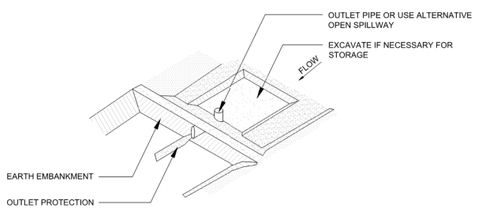
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

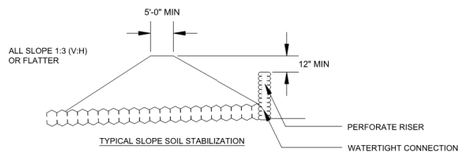
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



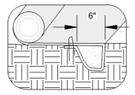
TYPICAL OPEN SPILLWAY





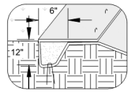
SE-3 SEDIMENT TRAP

N.T.S.



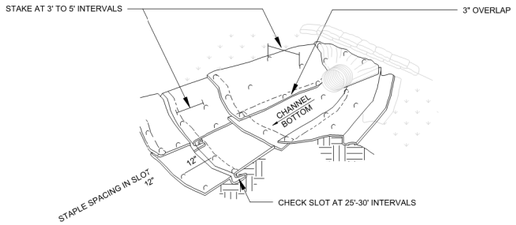
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



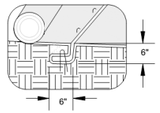
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



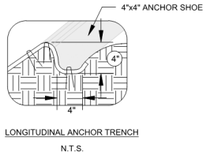
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

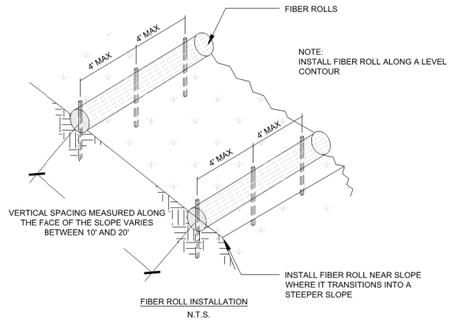
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

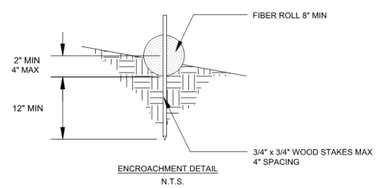
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

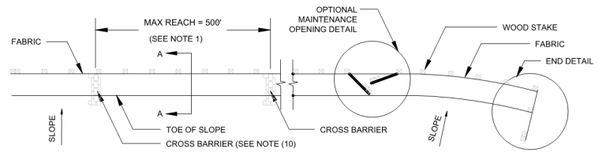


ENCROACHMENT DETAIL

N.T.S.

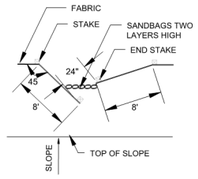
SE-5 FIBER ROLLS

N.T.S.

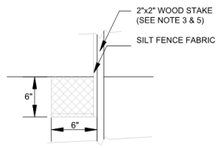


SILT FENCE PLAN

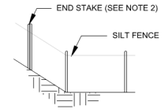
N.T.S.



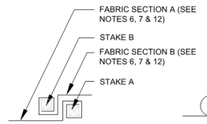
OPTIONAL MAINTENANCE OPENING DETAIL



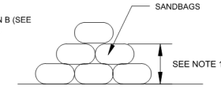
DETAIL A



END DETAIL

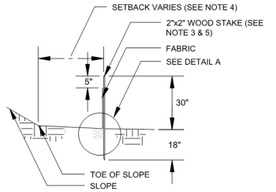


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

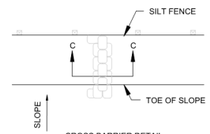
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 3.DWG
DESIGNED BY:	XX
DRAWN BY:	JZHU
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

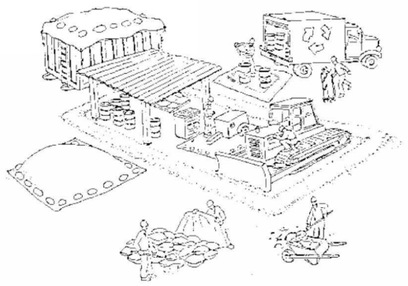
© HMH

EROSION CONTROL DETAILS

6.3

PLOTTED: 10/20/2025 2:18 PM
418510\PLIPERMIT\LOT 3\PERMIT\418510EC_LOT 3.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

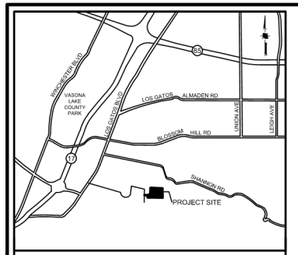
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 3.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

BASMAA

6.4

PLOTTED: 10/20/2025 2:19 PM
418510\PLP\ERMIT\LOT 3\PERMIT\418510EC_LOT 3.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

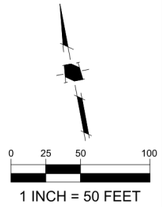
NOTES

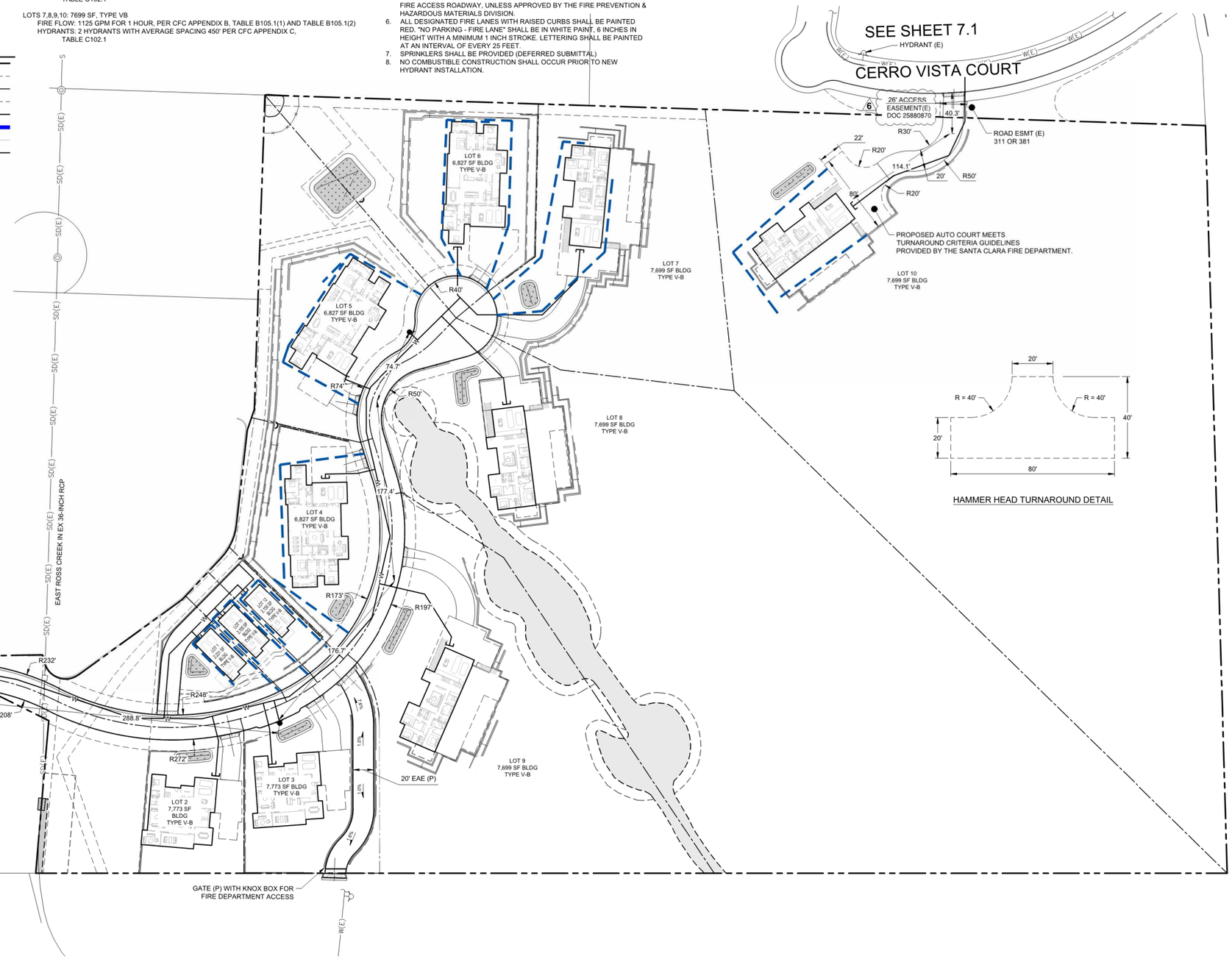
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

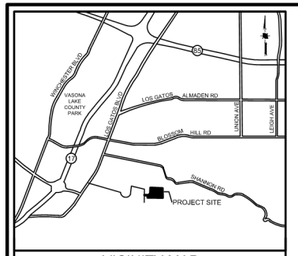
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 3.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 2:27 PM
418510\PLI\PERMIT\LOT 3\PERMIT\418510FA_LOT 3.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

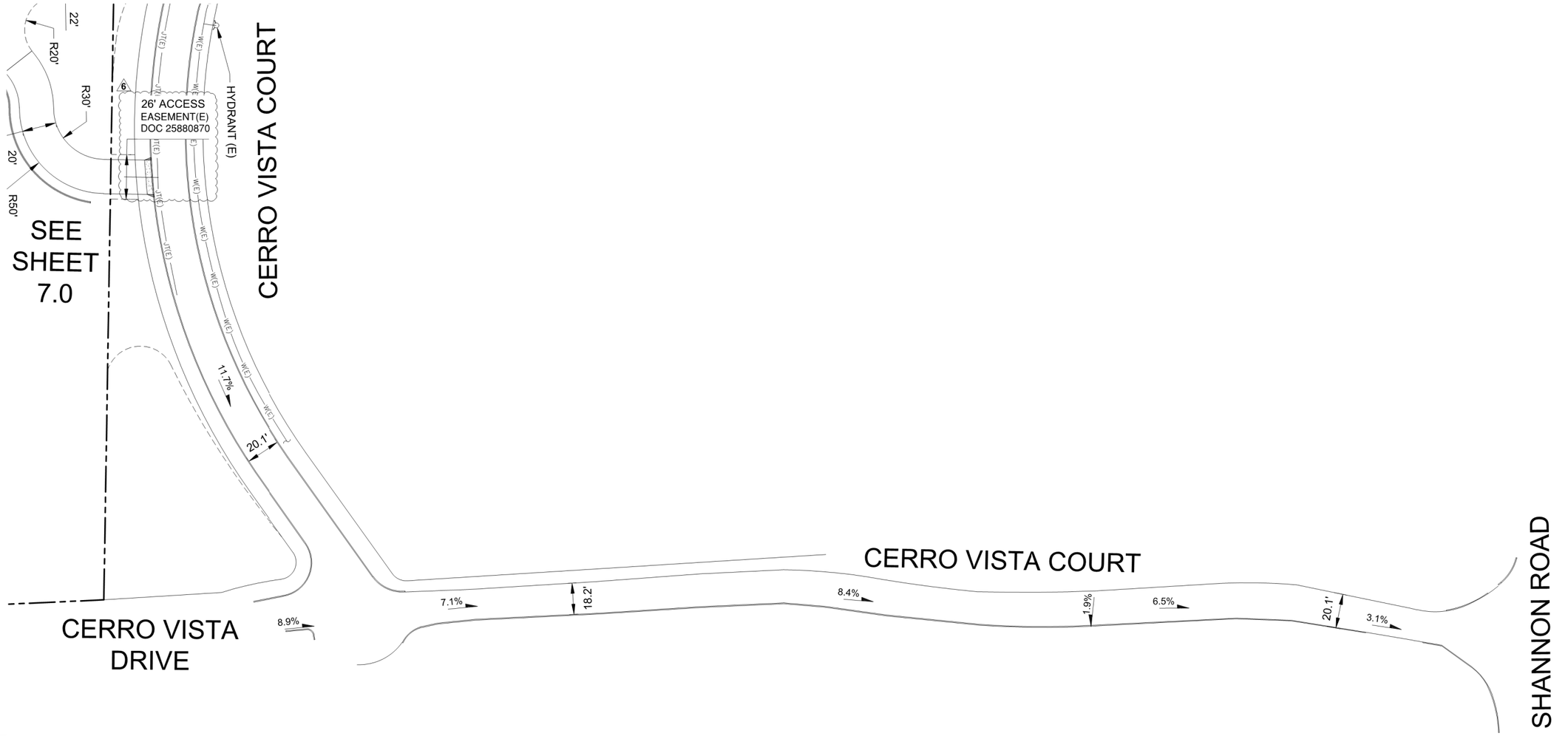
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 3.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

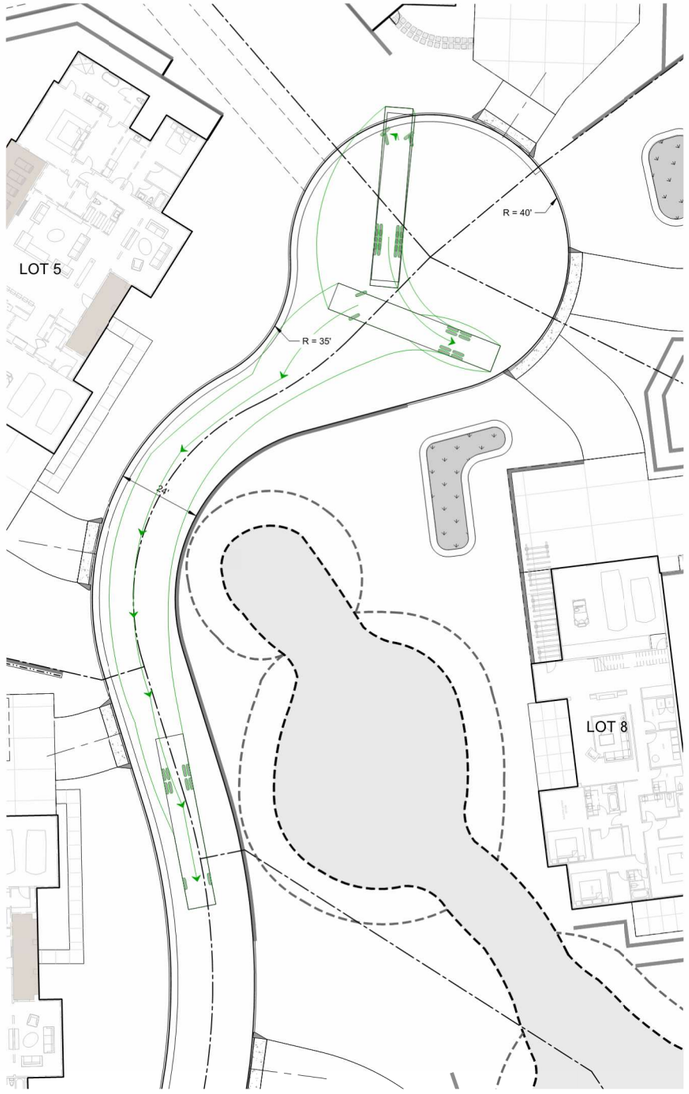
© HMH

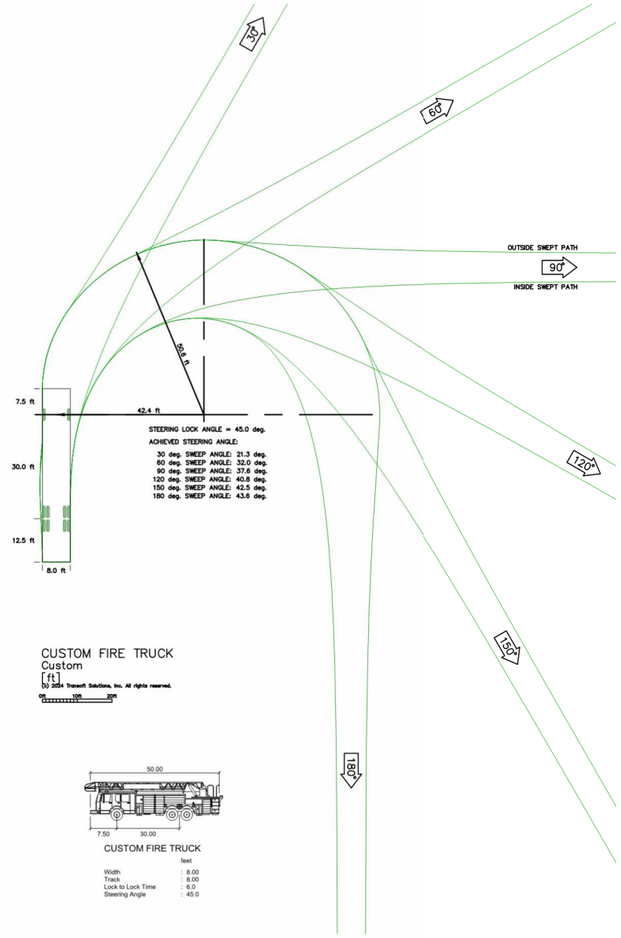
FIRE ACCESS PLAN

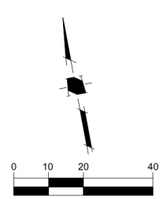
7.1

PLOTTED: 10/23/2025 2:26 PM
I:\418510\PLI\PERMIT\418510FA_LOT 3\PERMIT\418510FA_LOT 3.DWG

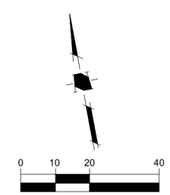




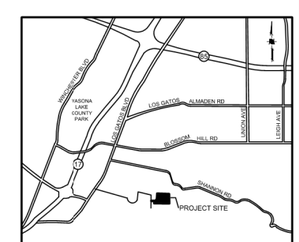




1 INCH = 20 FEET



1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 3 (S-24-025)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 3.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

418510\PL\PERMIT\LOT 3\PERMIT\418510FA_LOT 3.DWG

PLOTTED: 10/20/2025 2:24 PM



PLANNING APPLICATION - LOT 3 (S-24-025) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 3 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

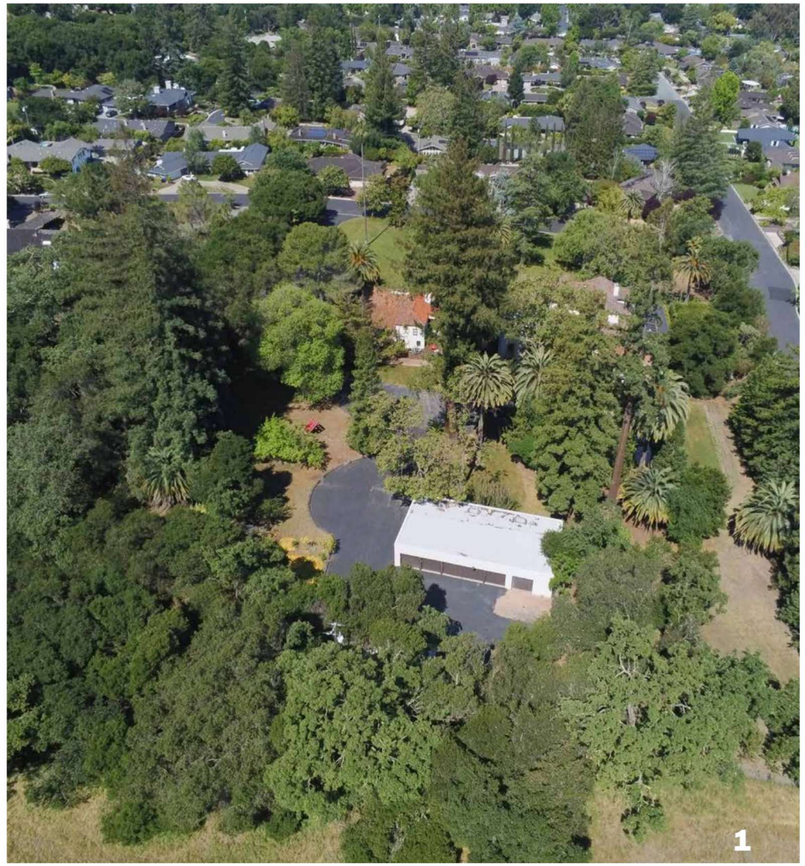


LOCATION PLAN:

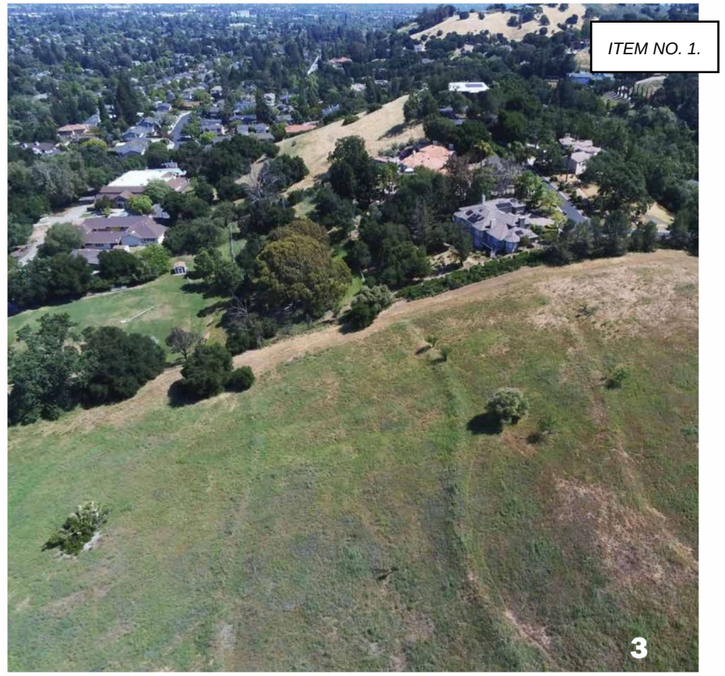


VICINITY MAP:



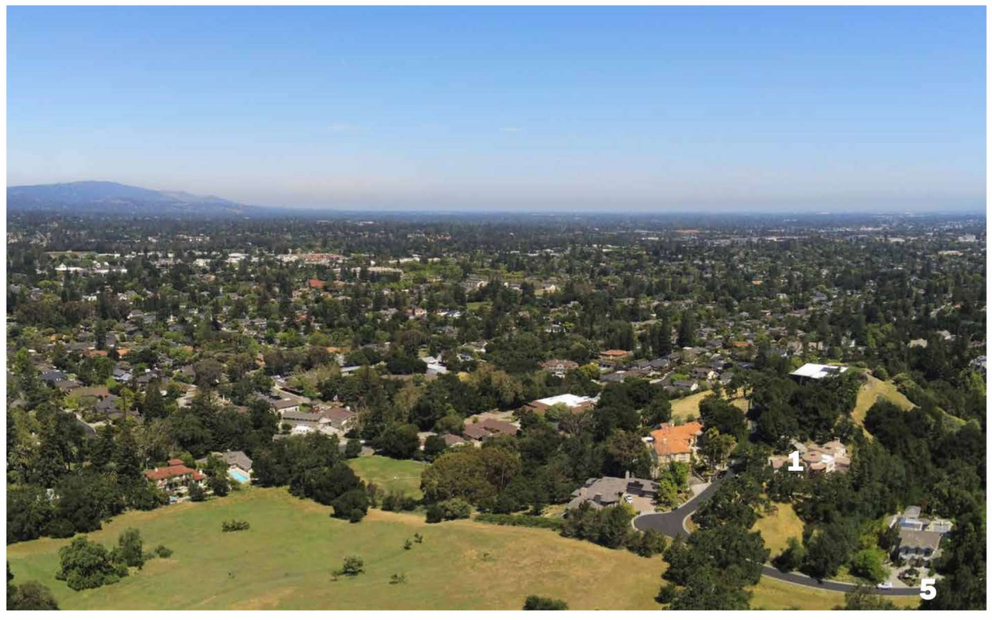

1


2


3


6


4

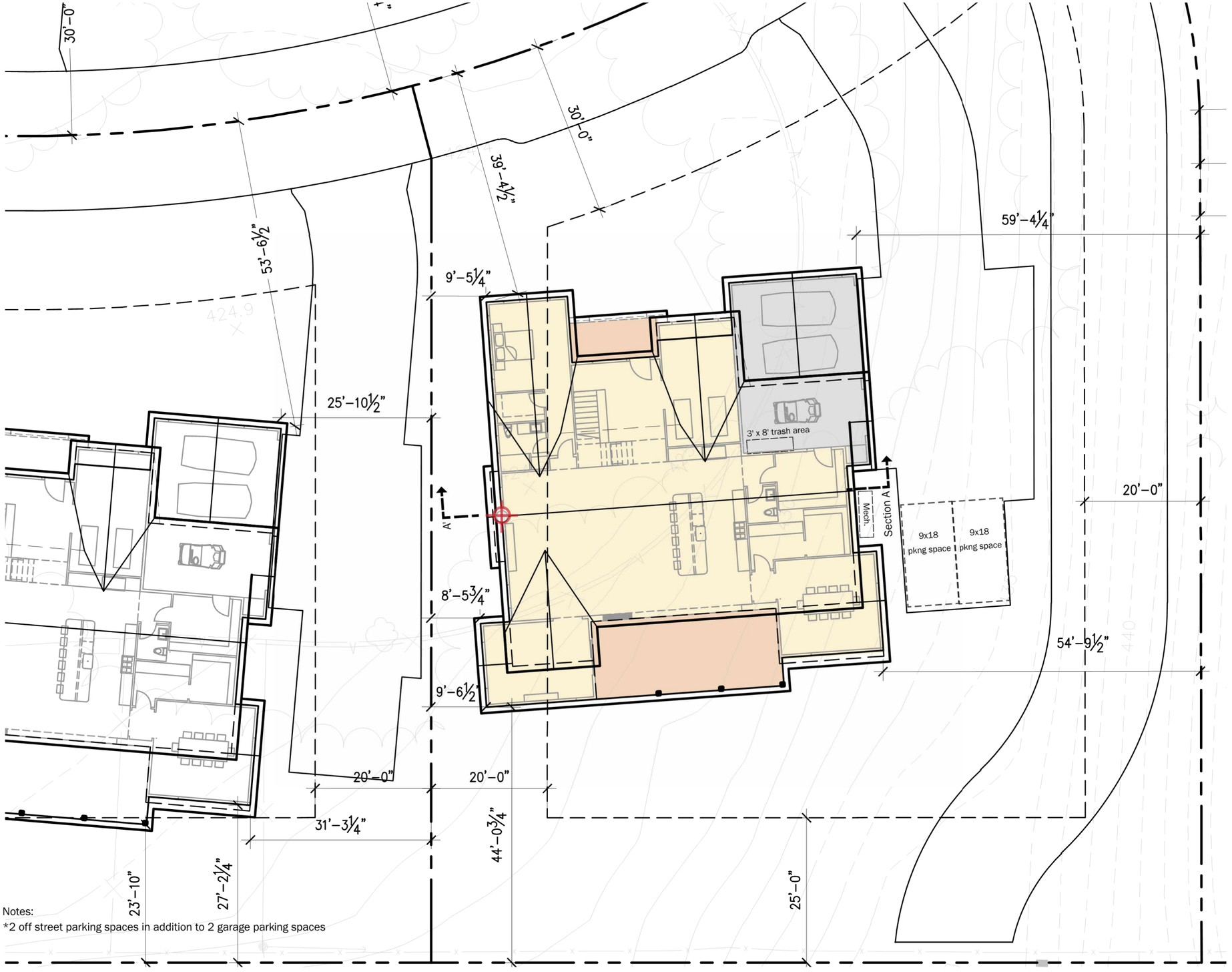

1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



Notes:
*2 off street parking spaces in addition to 2 garage parking spaces

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type B

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2.987 sf	546 sf	653 sf
2nd Fl	2,807 sf	-	
Attic	780		
Total	**6,574 sf**	**546sf**	**653 sf**

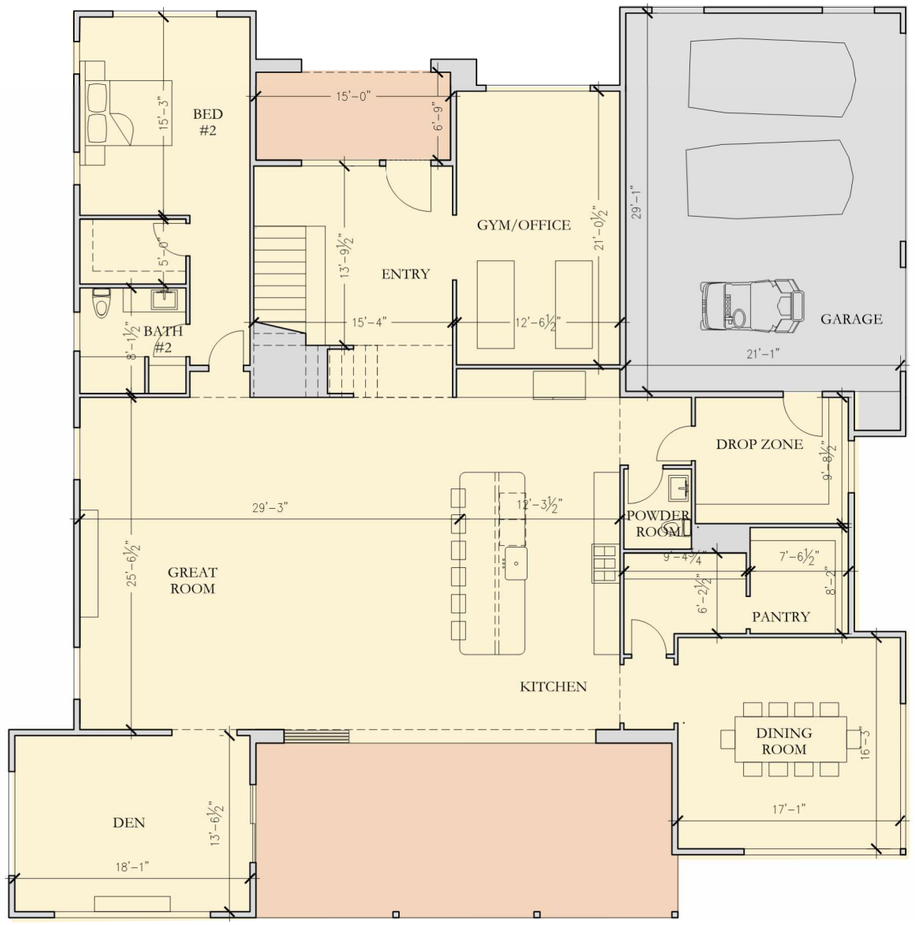


PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Lot 3 - Siteplan & Ground Floor Plan PG **A1.1**

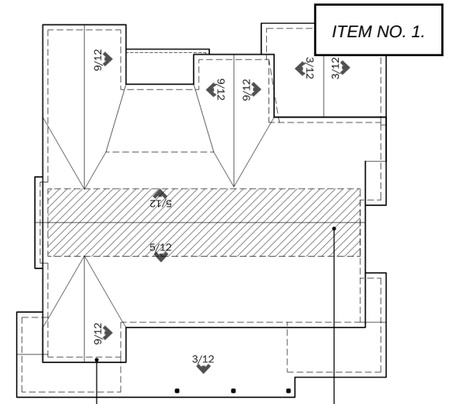
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Floor Plan



2nd Floor Plan



Roof Plan (NTS)

12" eaves (typ)

Hatched area indicates Attic Space

0 2 4 8 16'

3/16" = 1'-0" at full size (24 x 36")

Plan Type B			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2.987 sf	546 sf	653 sf
2nd Fl	2,807 sf	-	
Attic	780		
Total	**6,574 sf**	**546sf**	**653 sf**



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see hatched area over roofplan for qualifying attic space)
3. Roof overhangs are shown at 1'

PLATFORM
architecture / planning / research

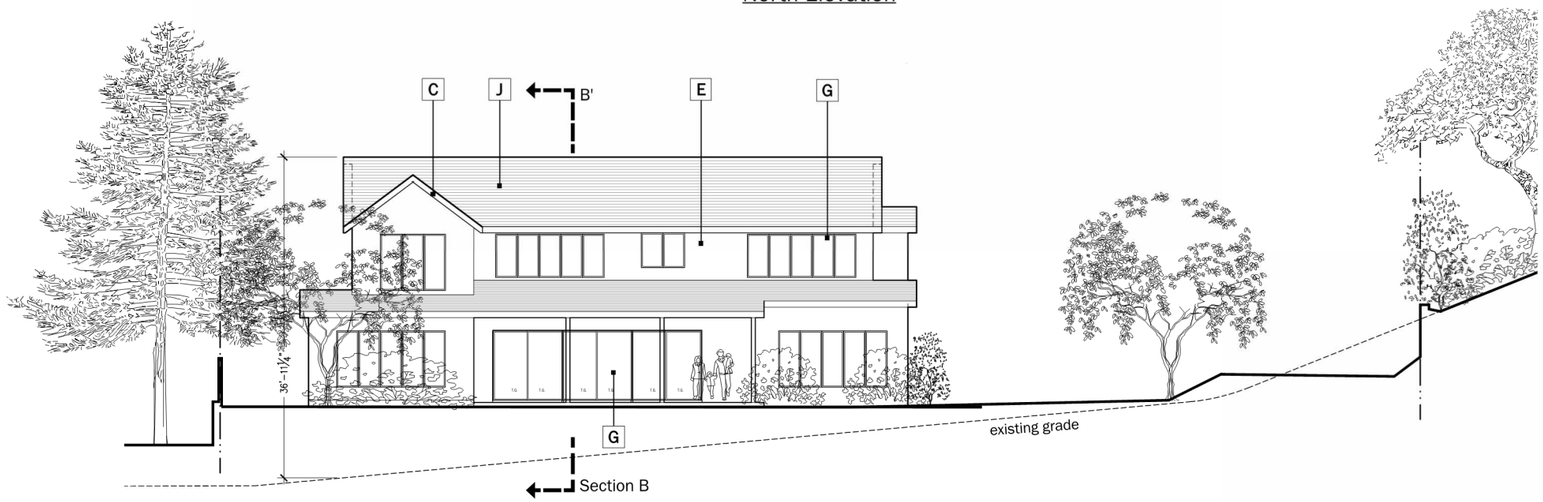
SURREY FARMS
Los Gatos, CA

Floor Plans PG A1.2

SB 330 Final Application Re-Submittal - **July 28th, 2025**



North Elevation



South Elevation

A Wood Siding
30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing
LRV 10 Architectural Grade Painted Metal



C Painted Trim
LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters
LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco
Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce
30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows
LRV 10 Slim Profile Section



H Painted Entry Door
Varies



I Roll-Up Garage Door
LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs
LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1
Rejuvenation 'Dyer' Sconce



L Wall Sconce 2
'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3
Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6
LRV 30%

2 Body Color 5
LRV 30%

3 Body Color 3
LRV 10%

0 8 16 24
1" = 8' *at full size (36 x 24")*

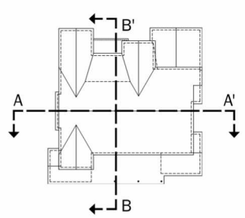
NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24
1" = 8' *at full size (36 x 24")*



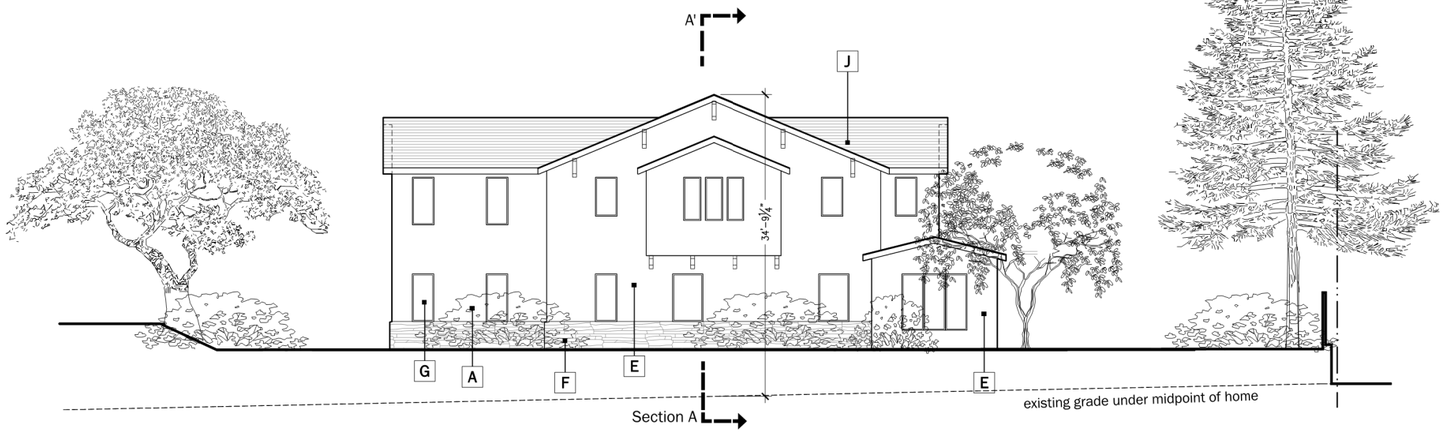


PLATFORM
architecture / planning / research

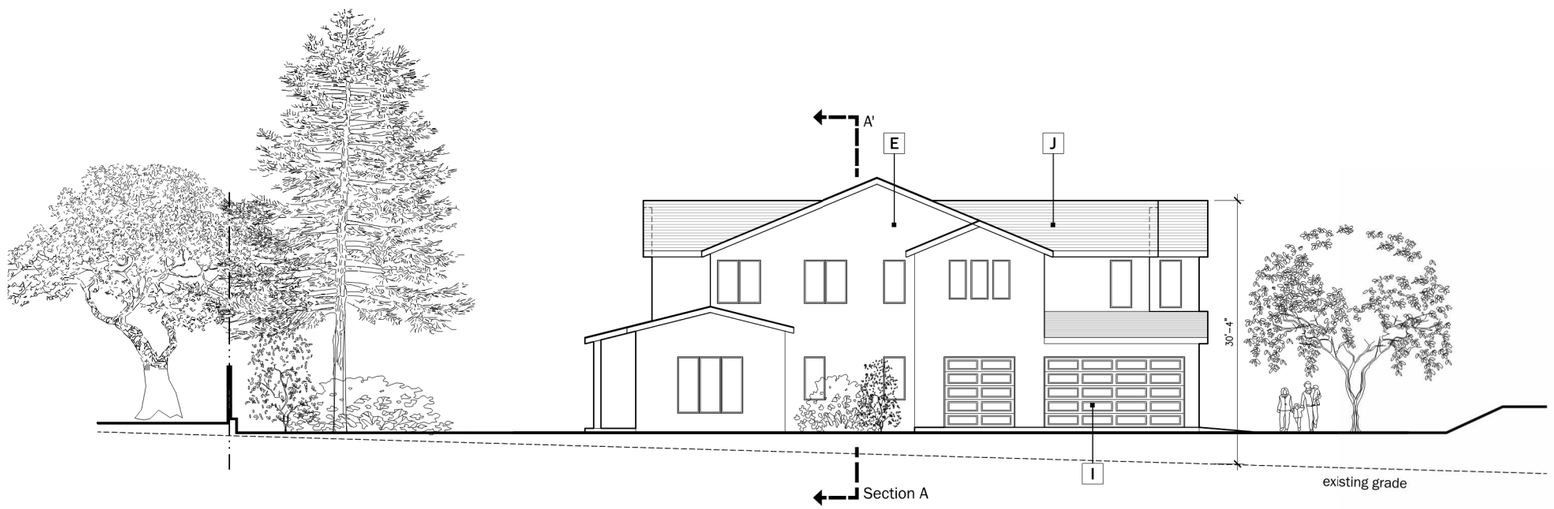
SURREY FARMS
Los Gatos, CA

Elevations Lot 3 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



West Elevation



East Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 30%



2 Body Color 5

LRV 30%



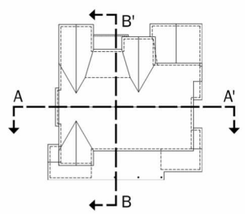
3 Body Color 3

LRV 10%



0 8 16 24

1" = 8' *at full size (36 x 24")*





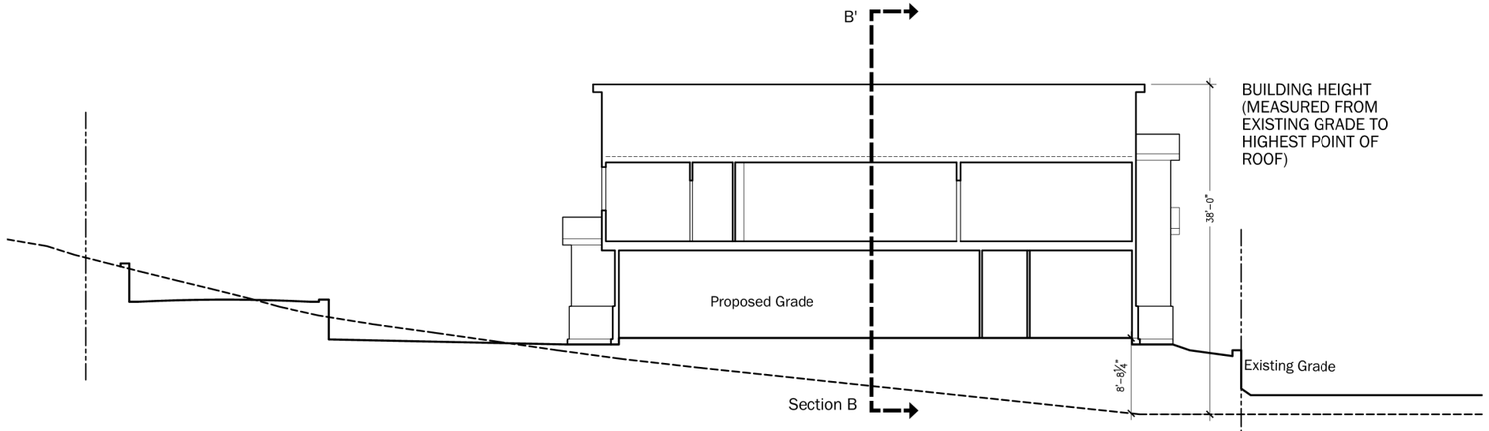
PLATFORM
architecture / planning / research

SURREY FARMS

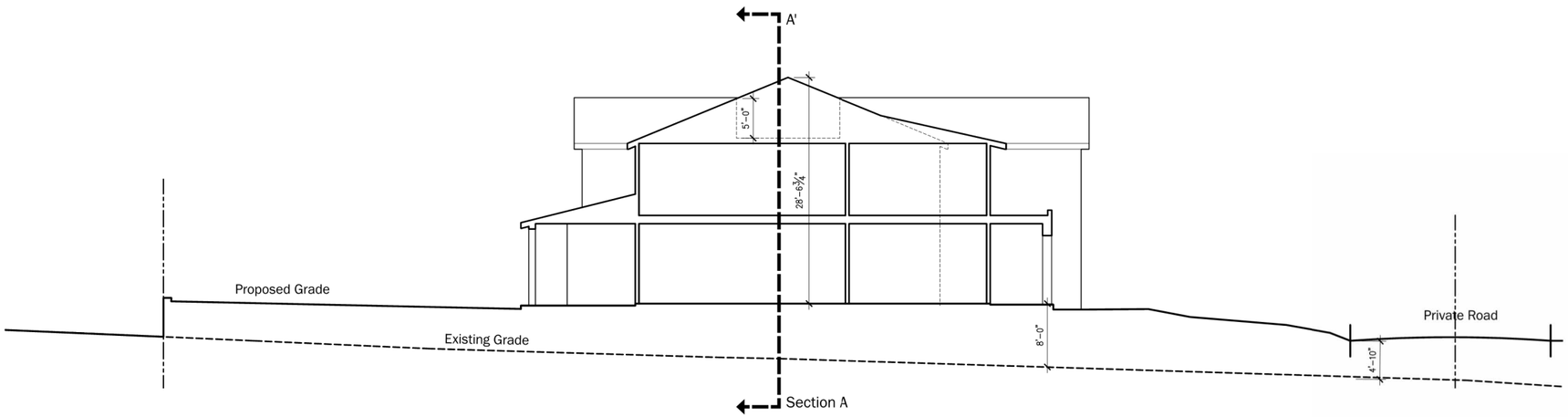
Los Gatos, CA

Elevations Lot 3 PG **A2.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 30%



2 Body Color 5

LRV 30%



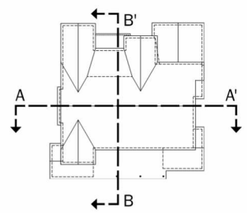
3 Body Color 3

LRV 10%



0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Sections Lot 3 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



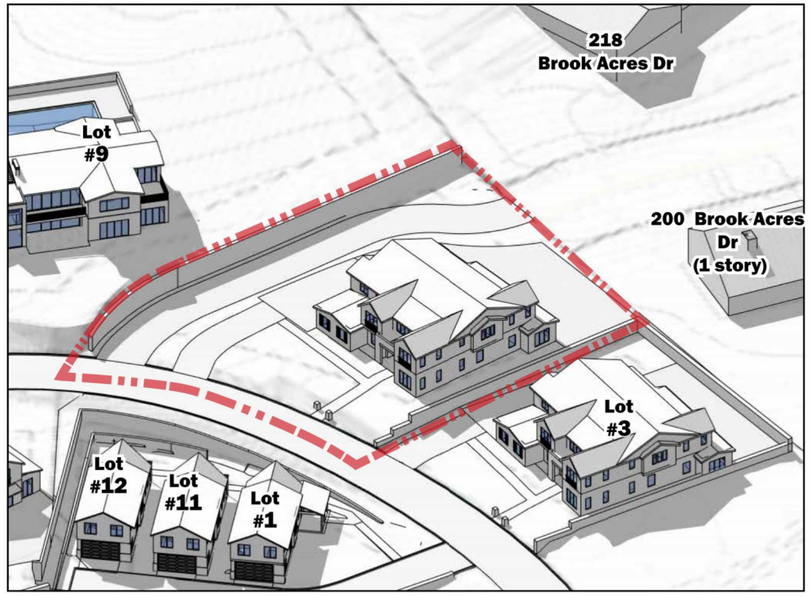
PLATFORM
architecture / planning / research

SURREY FARMS

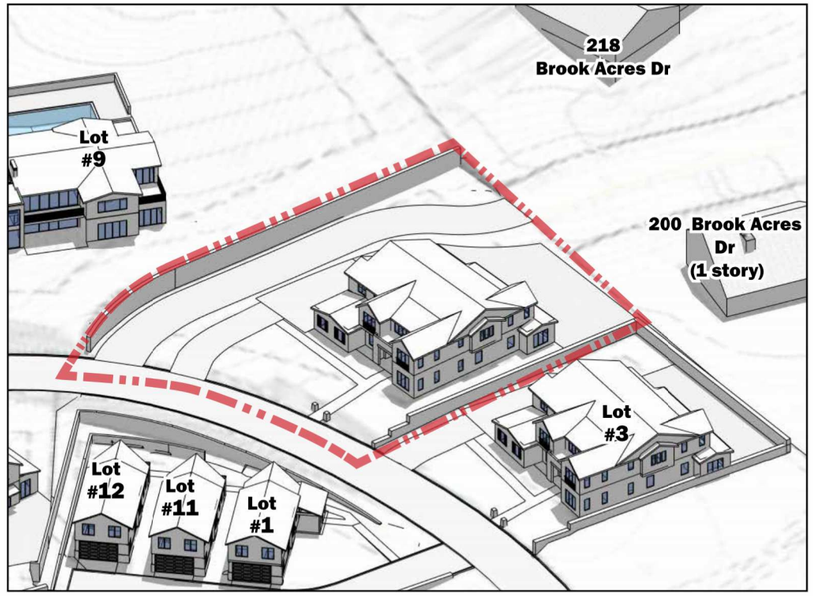
Los Gatos, CA

Street Elevation PG **A3.1**

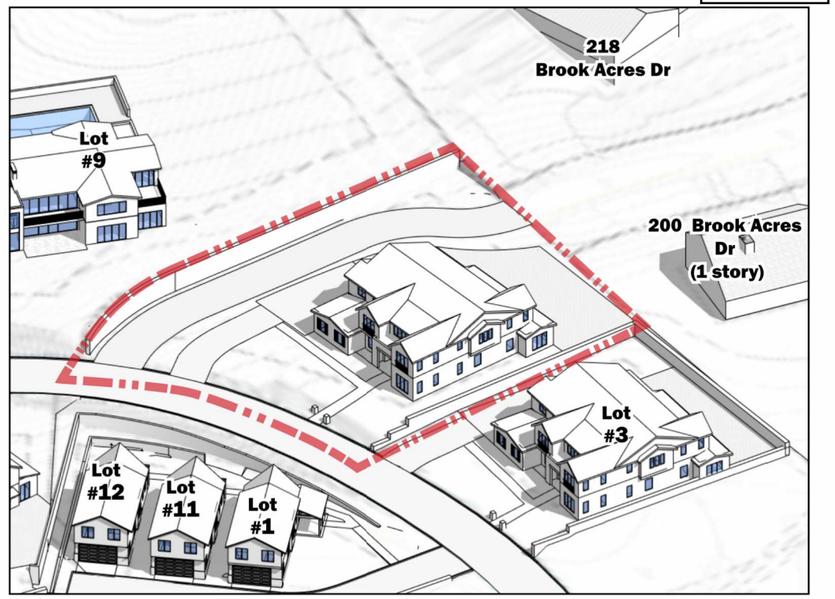
SB 330 Final Application Re-Submittal - **July 28th, 2025**



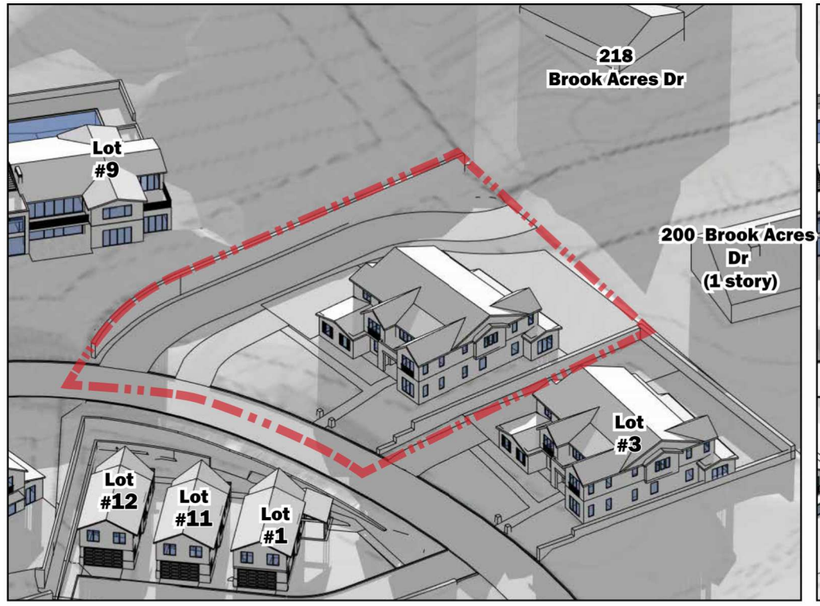
June 21st 9 AM



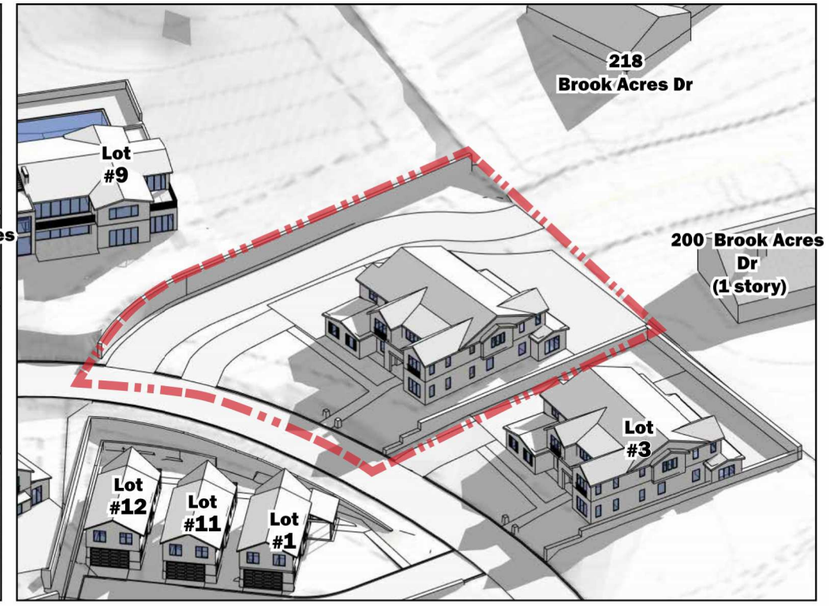
June 21st 12 PM



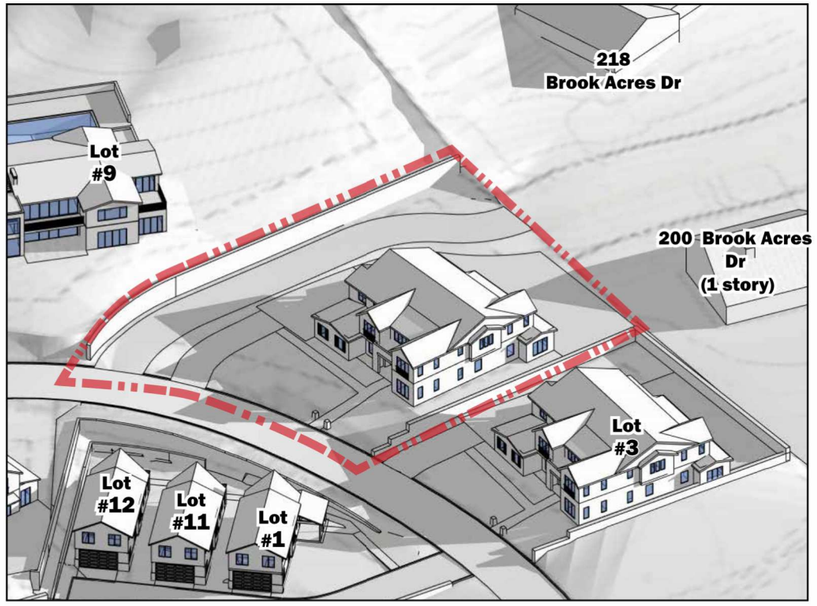
June 21st 3 PM



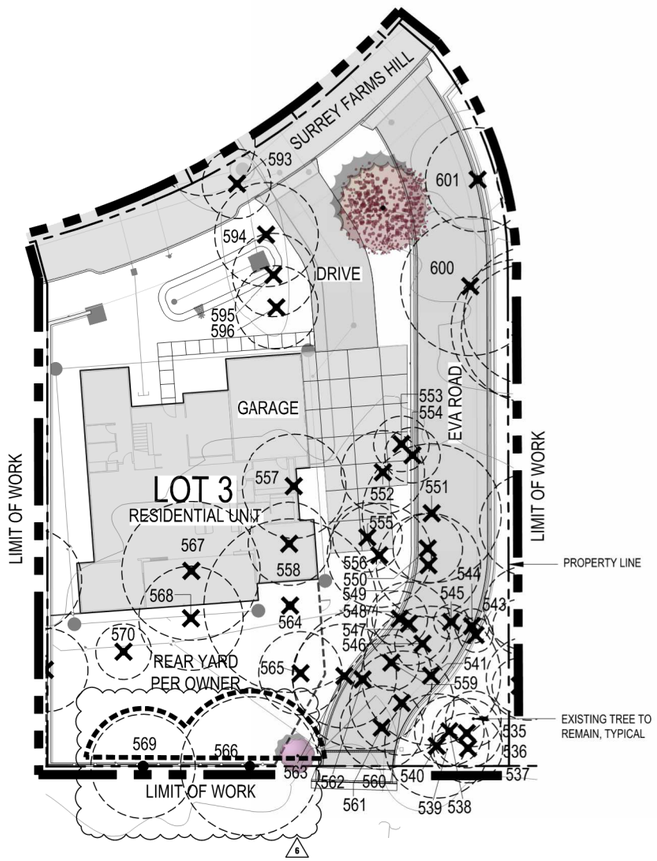
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	3	TWO - 24" BOX	6 - 24" BOX
	11' - 25'	21	THREE - 24" BOX	63 - 24" BOX
	26' - 40'	13	FOUR - 24" BOX OR TWO - 36" BOX	26 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	69	24" BOX
	26	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	2	24" BOX
	0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	67	24" BOX
	26	36" BOX

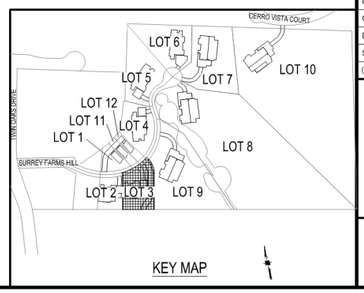
NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	4

6

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 10/17/2025 8:46 AM
I:\418510\LA\PLANNING\418510CL - LOT 3.DWG

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 3
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
535	319	Quercus agrifolia		8	25.13274123	28	15	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH						SAVE		Type 1
536	320	Olea europaea		5	15.70796327	31	18	13			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE	4	
537		Olea europaea		4	12.56637061	16	18	16			X		4	2	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						REMOVE	4	
538	321	Olea europaea		4	12.56637061	36	20	18			X		4	4	4	No	M	3	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE	4	
539		Quercus agrifolia		4	12.56637061	15	10	10			X		3	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE		Type 1
540	322	Quercus lobata	X	13	40.8407045	35	26	28		Poor Tree Structure	X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE	1	
541		Quercus lobata	X	17	53.40707511	50	33	27		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE	1	
543	329	Quercus lobata		4	12.56637061	24	1	1		Severe Decline	X		2	1	1.5	No	M	3	2.25	2	5		HDD	4	#N/A	LOW						REMOVE	1	
544	330	Quercus agrifolia		7	21.99114858	32	8	6			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE	4	
545		Quercus lobata	X	13	40.8407045	34	1	2		Severe Decline	X		2	1	1.5	No	M	3	2.25	6.5	16.25		HDD	13	#N/A	LOW						REMOVE	1	
546	334	Quercus agrifolia		8	25.13274123	28	12	10			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE	4	
547	333	Quercus agrifolia	X	15	47.1238898	42	23	20			X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						REMOVE	4	
548		Quercus lobata	X	11	34.55751919	38	12	8		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW						REMOVE	1	
549		Quercus lobata	X	15	47.1238898	36	20	20		Dead Wood	X		2	3	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE	1	
550	301	Quercus agrifolia		9	28.27433388	22	20	20		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	3	
551	343	Quercus lobata	X	17	53.40707511	40	34	30		Severe Decline	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE	1	
552		Olea europaea		4	12.56637061	17	18	23			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE	4	
553	344	Quercus agrifolia	X	12	37.69911184	28	16	15			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE	4	
554	609	Quercus agrifolia		8	25.13274123	25	13	11			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						REMOVE	4	
555	345	Quercus agrifolia		9	28.27433388	31	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	4	
556	346	Quercus lobata	X	15	47.1238898	42	25	25		Dead Limbs	X		3	3	3	No	M	3	3	7.5	18.75		HDD	15	#N/A	MODERATE						REMOVE	1	
557	347	Quercus lobata	X	18	56.54866776	30	28	31		Dead Limbs	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE	1	
558	348	Quercus lobata	X	13	40.8407045	27	24	22		Dead Limbs	X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						REMOVE	1	
559		Quercus lobata		9	28.27433388	34	12	6		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE	1	
560		Quercus lobata	X	16	50.26548246	41	27	18			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						REMOVE	4	
561		Olea europaea		8	25.13274123	26	23	20		Severe Decline	X		2	2	2	No	M	3	2.5	4	10		HDD	8	#N/A	LOW						REMOVE	1	
562		Quercus lobata	X	26	81.68140899	48	35	40		Dead Wood		X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH						REMOVE	1	
563	338	Quercus agrifolia		9	28.27433388	30	28	22			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	4	
564	341	Quercus lobata	X	28	87.9645943	44	40	46				X	3	4	3.5	No	M	3	3.25	14	35		HDD	28	#N/A	MODERATE						REMOVE	4	
565		Quercus lobata	X	17	53.40707511	42	15	23		Dead Limbs	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						REMOVE	1	
566	340	Quercus agrifolia	X	36	113.0973355	42	38	32				X	5	4	4.5	No	G	5	4.75	18	45		HDD	36	#N/A	HIGH						SAVE		Type 1
567	352	Quercus lobata	X	19	59.69026042	40	30	33		Dead Wood	X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE						REMOVE	1	
568	353	Quercus lobata	X	22	69.11503838	46	30	25		Dead Wood	X		3	4	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE						REMOVE	1	
569		Quercus lobata	X	35	109.9557429	42	30	30				X	4	3	3.5	No	M	3	3.25	17.5	43.75		HDD	35	#N/A	MODERATE						SAVE		Type 1
570	352	Pyrus calleryana		7	21.99114858	23	13	10		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						REMOVE	1	
593	2	Quercus agrifolia		9	28.27433388	26	15	20			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	4	
594	349	Quercus agrifolia	X	16	50.26548246	28	22	26			X		5	4	4.5	No	G	5	4.75	8	20		HDD	16	#N/A	HIGH						REMOVE	4	
595	350	Quercus agrifolia	X	12	37.69911184	27	17	21			X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH						REMOVE	4	
596	351	Quercus agrifolia	X	15	47.1238898	27	20	24			X		5	4	4.5	No	G	5	4.75	7.5	18.75		HDD	15	#N/A	HIGH						REMOVE	4	
600	564	Quercus agrifolia	X	22	69.11503838	42	35	33		Dead Limbs	X		4	4	4	No	G	5	4.5	11	27.5		HDD	22	#N/A	HIGH						REMOVE	1	
601	563	Quercus agrifolia	X	27	84.82300165	30	28	26				X	5	4	4.5	No	G	5	4.75	13.5	33.75		HDD	27	#N/A	HIGH						REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE EVALUATION TABLE

T-2

418510\LAP\ANNIKG\418510CL - LOT 3.DWG

PLOTTED: 10/16/2025 12:28 PM

LOT 3

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
535	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400	SAVE
536	Olea europaea	Olive	5.0	19.64	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 364	$ 600.00	$ 1,000	REMOVE
537	Olea europaea	Olive	4.0	12.57	70	30	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	REMOVE
538	Olea europaea	Olive	4.0	12.57	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 233	$ 600.00	$ 800	REMOVE
539	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
540	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,404	$ 600.00	$ 2,000	REMOVE
541	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
542	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	REMOVE
543	Quercus lobata	Valley Oak	4.0	12.57	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
544	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	REMOVE
545	Quercus lobata	Valley Oak	13.0	132.73	30	10	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 819	$ 600.00	$ 1,400	REMOVE
546	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
547	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	REMOVE
548	Quercus lobata	Valley Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 754	$ 600.00	$ 1,400	REMOVE
549	Quercus lobata	Valley Oak	15.0	176.72	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	REMOVE
550	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
551	Quercus lobata	Valley Oak	17.0	226.98	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,002	$ 600.00	$ 3,600	REMOVE
552	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	REMOVE
553	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	REMOVE
554	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
555	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
556	Quercus lobata	Valley Oak	15.0	176.72	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	REMOVE
557	Quercus lobata	Valley Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	REMOVE
558	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	REMOVE
559	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	REMOVE
560	Quercus lobata	Valley Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	REMOVE
561	Olea europaea	Olive	8.0	50.27	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 399	$ 600.00	$ 1,000	REMOVE
562	Quercus lobata	Valley Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	REMOVE
563	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
564	Quercus lobata	Valley Oak	28.0	615.75	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,316	$ 600.00	$ 10,900	REMOVE
565	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	REMOVE
566	Quercus agrifolia	Coast Live Oak	36.0	1017.88	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 21,540	$ 600.00	$ 22,100	SAVE 6
567	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	REMOVE
568	Quercus lobata	Valley Oak	22.0	380.13	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	REMOVE
569	Quercus lobata	Valley Oak	35.0	962.12	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 16,118	$ 600.00	$ 16,700	SAVE 6
570	Pyrus calleryana	Ornamental Pear	7.0	38.48	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 615	$ 600.00	$ 1,200	REMOVE
593	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
594	Quercus agrifolia	Coast Live Oak	16.0	201.06	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 4,255	$ 600.00	$ 4,900	REMOVE
595	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,393	$ 600.00	$ 3,000	REMOVE
596	Quercus agrifolia	Coast Live Oak	15.0	176.72	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,740	$ 600.00	$ 4,300	REMOVE
600	Quercus agrifolia	Coast Live Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	REMOVE
601	Quercus agrifolia	Coast Live Oak	27.0	572.56	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 12,116	$ 600.00	$ 12,700	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

P:\4185\10\A\PLANNING\418510CL - LOT 3.DWG
PLOTTED: 10/16/2025 12:28 PM

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

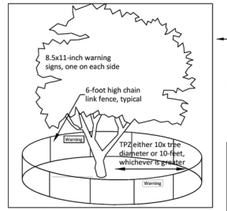
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

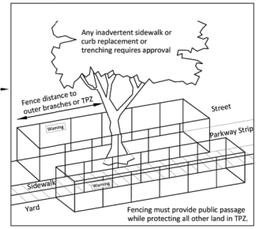
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



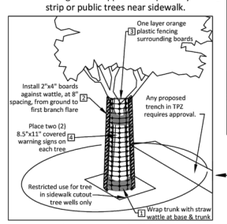
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

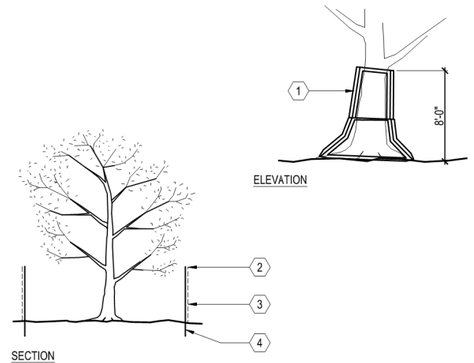


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

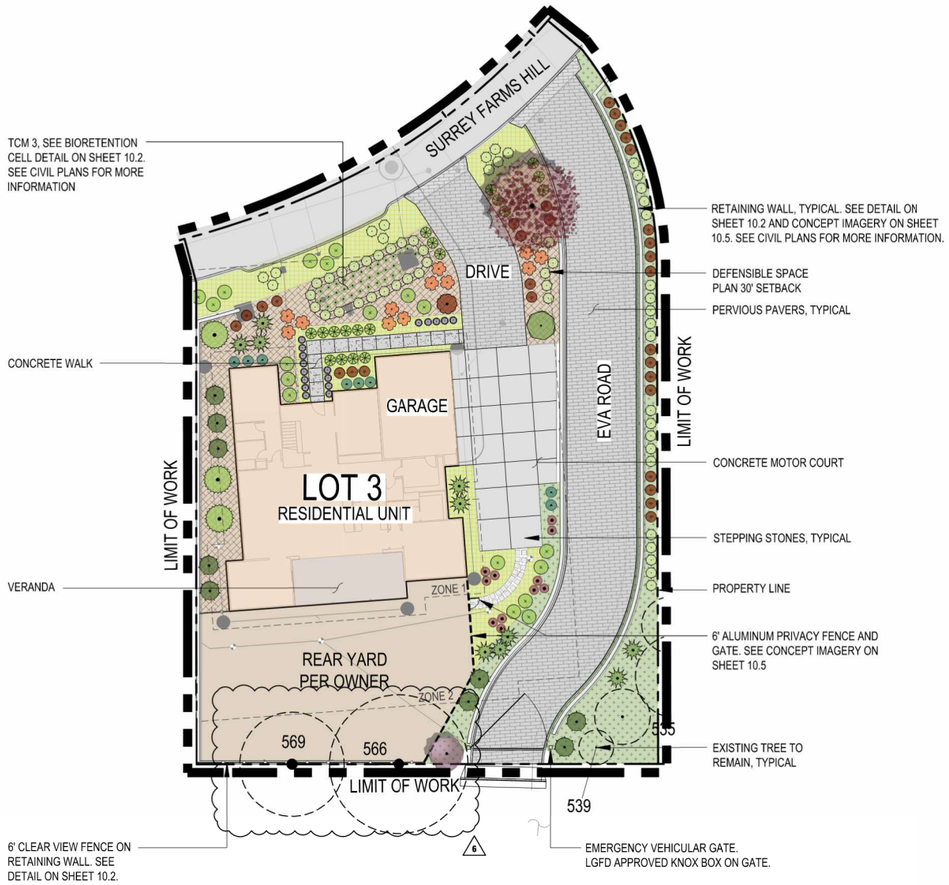
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 10/16/2025 12:28 PM

418510\LAPLANNING\418510CL - LOT 3.DWG



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

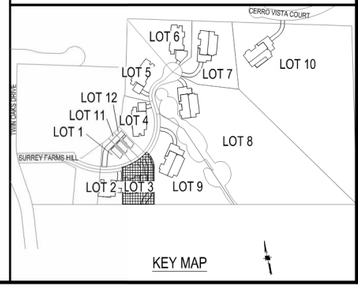
GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

LANDSCAPE PLAN

10.0

PLOTTED: 10/16/2025 12:29 PM

418510\LA\PLANNING\418510CL - LOT 3.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

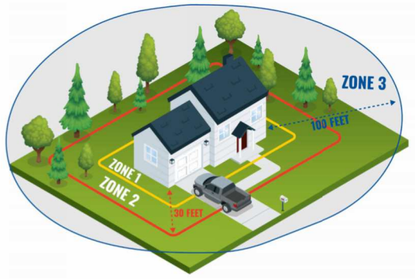
PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	13	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	15	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	1	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	19	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	0	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	8	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	30	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	1	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	12	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	12	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	58	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	25	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	3	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	0	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	20	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		BARK MULCH	BARK MULCH						
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	34	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
4. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
5. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

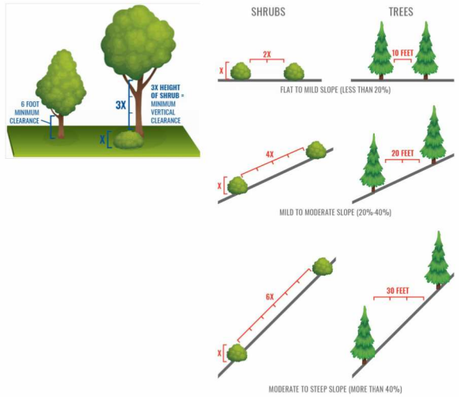
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

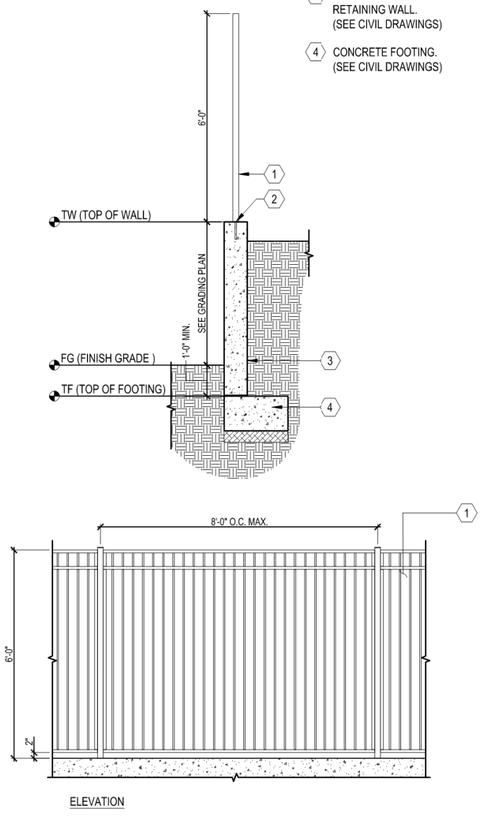
PLANTING LEGEND AND NOTES

10.1

P:\418510\LA\PLANNING\418510CL - LOT 3.DWG
PLOTTED: 10/16/2025 12:29 PM

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

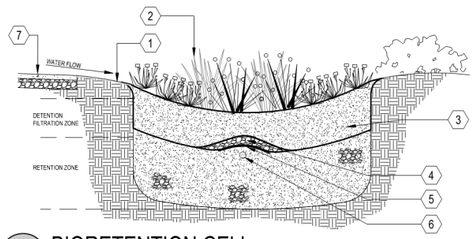
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

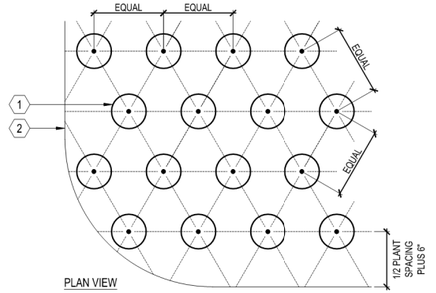
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

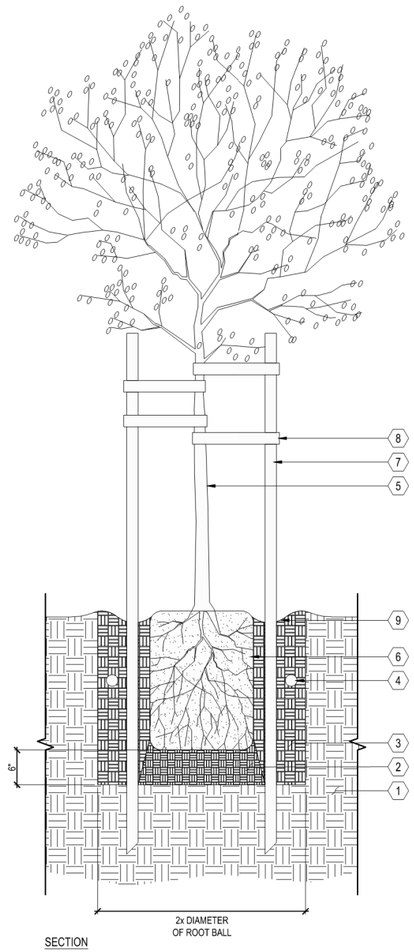
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

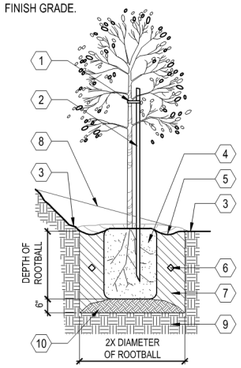
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

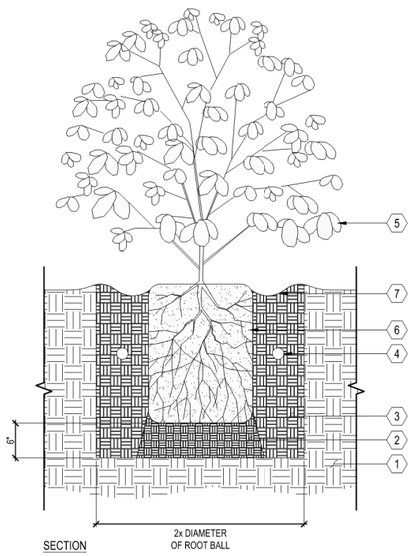
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

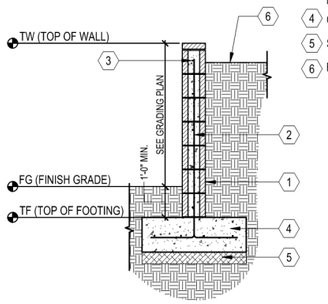
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

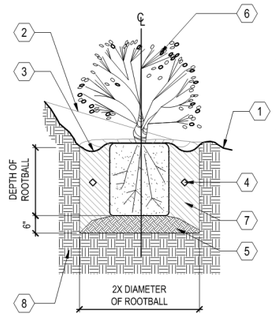
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

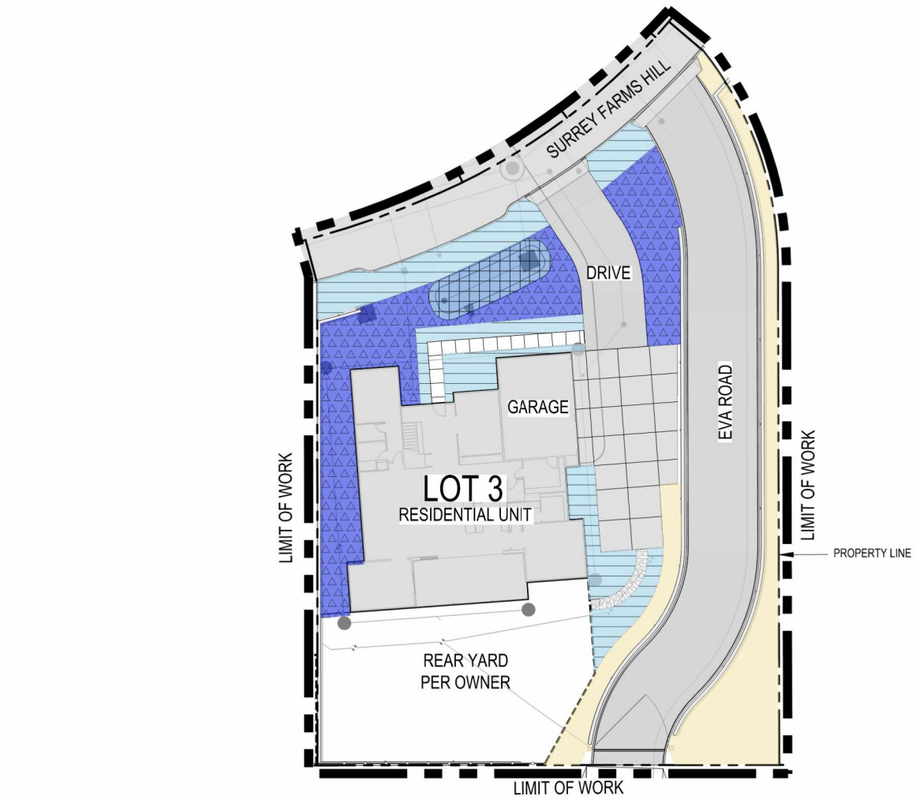
NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

LANDSCAPE DETAILS

10.2

PLOTTED: 10/16/2025 12:29 PM
I:\4185\10\A\P\ANNING\418510CL - LOT 3.DWG



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

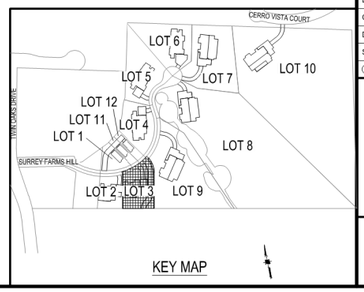
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

HYDROZONE PLAN

10.3

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

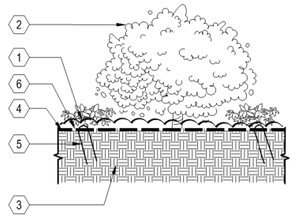


KEY MAP

PLOTTED: 10/16/2025 12:29 PM
418510LAIP-ANNING\418510CL - LOT 3.DWG

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

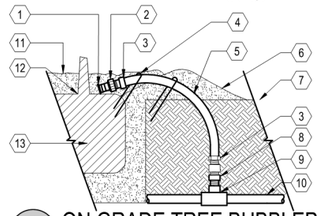
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

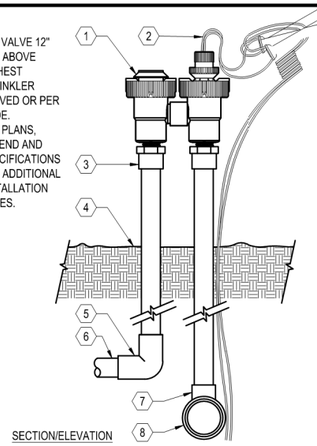
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

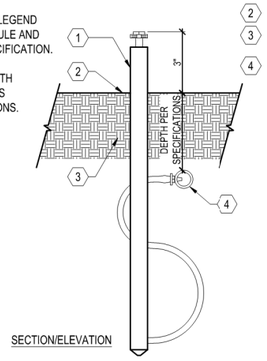
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

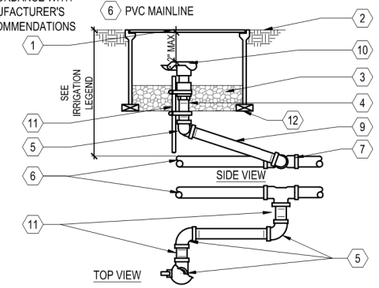
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

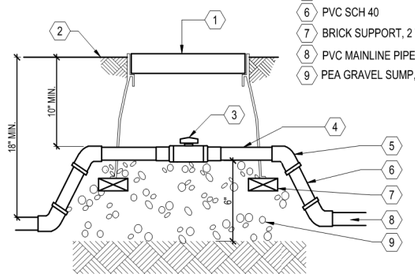
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

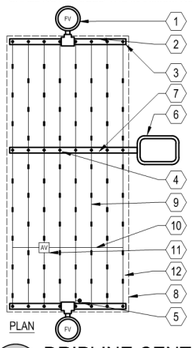
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

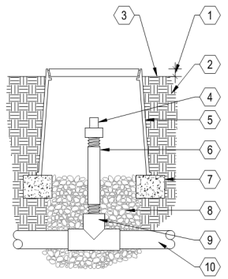
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

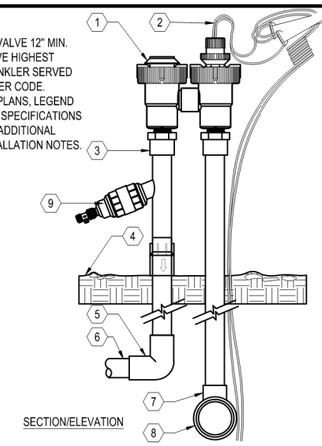
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

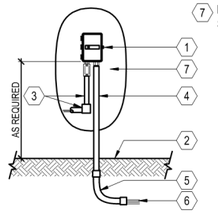
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

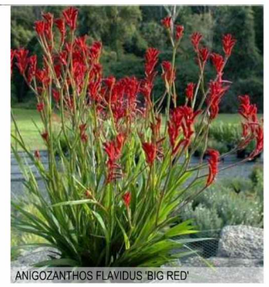
PLOTTED: 10/16/2025 12:29 PM
418510\A\PLANNING\418510CL - LOT 3.DWG



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



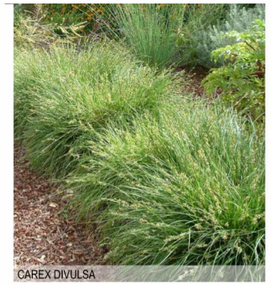
ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS
SCALE: NONE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 10/16/2025 12:30 PM
G:\4185\10\LA\PLANNING\418510CL - LOT 3.DWG

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com



FRONT PORCH WALL MOUNT LIGHT



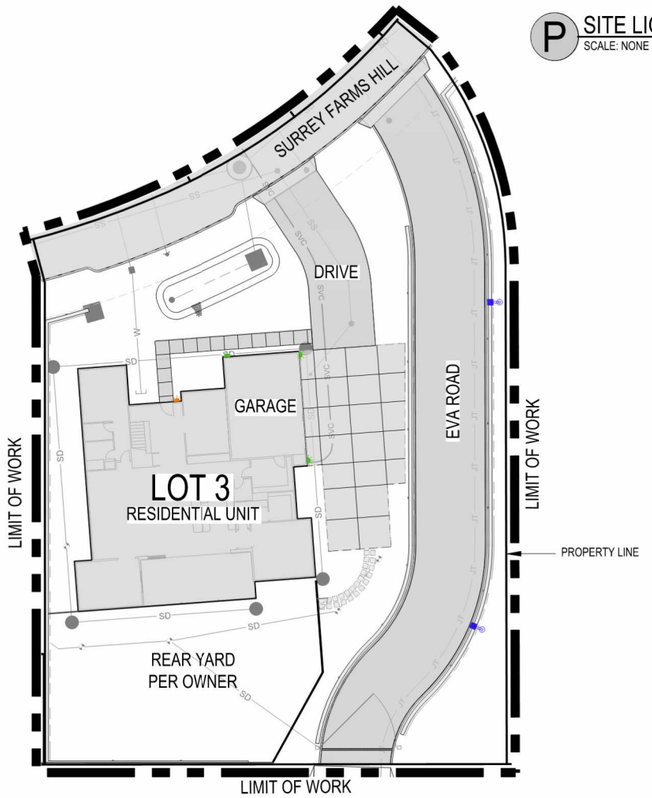
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

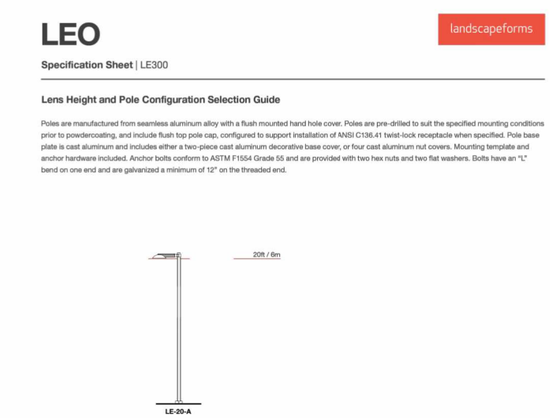
ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR CUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.



LEO

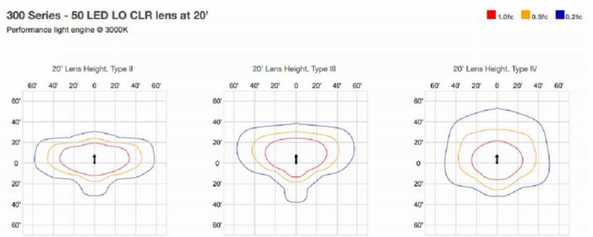
landscapeforms

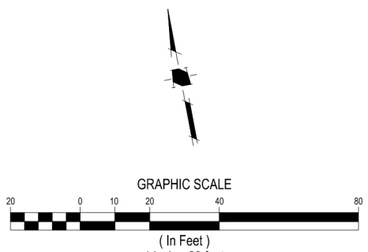
Specification Sheet | LE300

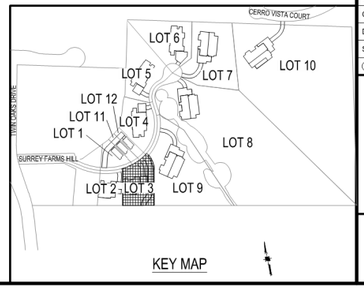
Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

LE-20-A







SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 3 | APP #S-24-025

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 3.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 10/16/2025 12:30 PM

4185\10\LA\PLANNING\418510CL - LOT 3.DWG

This Page
Intentionally
Left Blank

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 4 (S-24-026)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE / PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A1.3	FLOOR PLANS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.1	ELEVATIONS / COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A2.2	ELEVATIONS / COLOR & MATERIALS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.0	BUILDING SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A3.1	STREET ELEVATIONS / SITE SECTIONS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 4 (S24-026) - APN 532-16-006, 178 Twin Oaks Drive

	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market Rate	
Gross Lot Size	N/A	25686 sf	20 acre minimum
Average Slope	13.13%	19.64%	
Reduction Factor	N/A	16.25%	
Net Lot Size	N/A	21512	
Lot Frontage	N/A	216.9'	N/A
Lot Depth	N/A	151.77'	N/A
Height	N/A	37'3"	25 feet max per HDS&G. 18 feet max for visible homes.
Gross Floor Area			
Countable Attic	N/A	200	
Second Floor	N/A	1107 sf	
First Floor	N/A	4286 sf	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	5,887 sf (including 294 sf of garage)	4,900 sf
Garage	N/A	694	400 sf excluded from total per HDS&G
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	800 sf of extra floor area allowed
Lot Coverage	N/A	26.2%	N/A
Setbacks			
Front	N/A	36.57'	30'
Side	N/A	15'	20'
Side	N/A	33.4'	20'
Rear	N/A	41.7'	25'
Parking	N/A	3 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

5

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.59-ACRE PROPOSED LOT 4 (S-24-026) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 4.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 9/18/2025 1:31 PM

J:\4185\10\PLI\PERMIT\418510TS_LOT 4.DWG

EXHIBIT 19

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRIPLINE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

NOTES

1. SEE LANDSCAPE SHEET 10.2 FOR EXISTING TREE SIZE AND SPECIES INFORMATION.

0 5 10 20

1 INCH = 10 FEET

LANDS OF WITKIN

LANDS OF WITKIN

EXISTING ROCK WALL TO REMAIN

L=23.06'
R=57.00'
Δ=23°10'49"

N17°04'10"E 93.26'

N29°11'49"E 12.91'

EX 8"SS

10' SSE (E) DOC 5050965

N24°48'51"W 140.56'

N27°11'55"W 43.09'

EXISTING DRIPLINE

LOT 4 BOUNDARY

L=172.81'
R=185.00'
Δ=53°31'13"

S66°32'45"E 108.65'

N83°18'02"E 13.00'

S06°40'58"E 38.39'

L=19.25'
R=265.88'
Δ=4°08'55"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 4.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

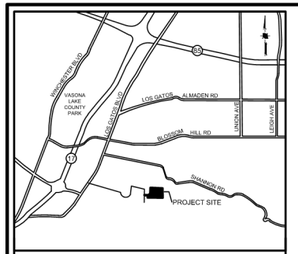
© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/11/2025 11:17 AM

I:\418510\PLIPERMIT\LOT 4\PERMIT\418510EX_LOT 4.DWG



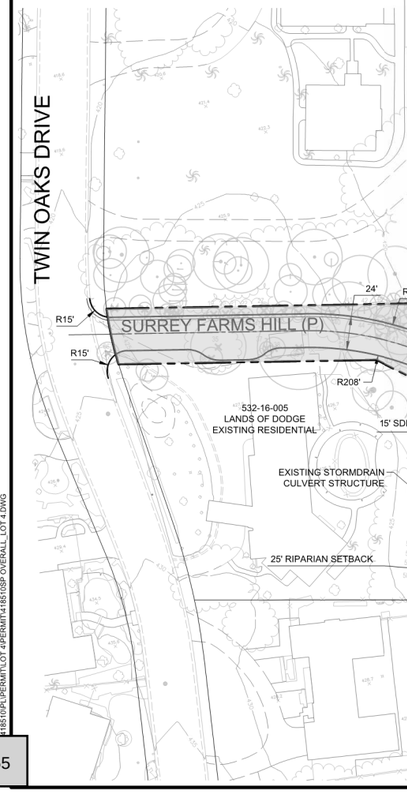
VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- STORMDRAIN CULVERT STRUCTURE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PWE	PRIVATE WATER EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

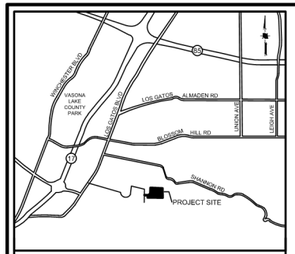
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 4.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:33 PM
I:\418510\PLI\PERMIT\LOT 4\PERMIT\418510SP OVERALL_LOT 4.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)
- RETAINING WALL (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT

0 5 10 20
1 INCH = 10 FEET

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

LOT AREA	25686 SF/ 0.59 ACRES
EXISTING CONTOUR LENGTHS	3365.22
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	13.13%
PROPOSED CONTOUR LENGTHS	5034.6
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	19.64%

TREE #	Botanical Name	Common Name	DBH (inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
106	Quercus agrifolia	Coast Live Oak	23.0	44	36	X		5	HIGH	REMOVE	
119	Quercus lobata	Valley Oak	26.0	42	33		X	4	HIGH	REMOVE	Dead Wood
120	Quercus lobata	Valley Oak	12.0	36	28	X		3	MODERATE	REMOVE	Dead Limbs
121	Quercus agrifolia	Coast Live Oak	10.0	12	16	X		4	HIGH	REMOVE	Poor Tree Structure
122	Quercus lobata	Valley Oak	9.0	36	20	X		4	MODERATE	REMOVE	Leaning Tree
123	Quercus agrifolia	Coast Live Oak	16.0	48	36	X		5	HIGH	REMOVE	
124	Quercus agrifolia	Coast Live Oak	9.0	33	18	X		5	HIGH	REMOVE	
125	Olea europaea	Olive	4.0	18	15	X		3	MODERATE	REMOVE	
126	Quercus agrifolia	Coast Live Oak	5.0	27	12	X		5	HIGH	REMOVE	
127	Quercus agrifolia	Coast Live Oak	9.0	44	22	X		5	HIGH	REMOVE	Leaning Tree
128	Quercus agrifolia	Coast Live Oak	7.0	38	6	X		4	HIGH	REMOVE	
129	Quercus agrifolia	Coast Live Oak	11.0	46	20	X		5	HIGH	REMOVE	
130	Quercus agrifolia	Coast Live Oak	14.0	46	28	X		5	HIGH	REMOVE	
131	Quercus agrifolia	Coast Live Oak	11.0	23	16	X		4	HIGH	REMOVE	
132	Quercus lobata	Valley Oak	8.0	23	7	X		4	HIGH	REMOVE	
133	Quercus agrifolia	Coast Live Oak	9.0	31	12	X		3	HIGH	REMOVE	Dead Limbs
134	Quercus agrifolia	Coast Live Oak	7.0	15	4	X		1	MODERATE	REMOVE	Dead
135	Quercus agrifolia	Coast Live Oak	9.0	32	15	X		4	HIGH	REMOVE	
136	Quercus agrifolia	Coast Live Oak	10.0	32	10	X		3	HIGH	REMOVE	
137	Snag	Snag	4.0	22	1	X		1		REMOVE	Dead
138	Quercus agrifolia	Coast Live Oak	5.0	25	10	X		5	HIGH	REMOVE	
139	Quercus agrifolia	Coast Live Oak	12.0	35	30	X		4	HIGH	REMOVE	Dead Wood
140	Quercus agrifolia	Coast Live Oak	23.0	37	46	X		4	HIGH	REMOVE	Dead Wood
141	Quercus agrifolia	Coast Live Oak	26.0	48	40		X	5	HIGH	REMOVE	
142	Quercus agrifolia	Coast Live Oak	17.0	36	35	X		4	HIGH	REMOVE	
143	Quercus agrifolia	Coast Live Oak	5.0	27	6	X		4	HIGH	REMOVE	
144	Quercus agrifolia	Coast Live Oak	5.0	27	7	X		4	HIGH	REMOVE	
145	Quercus lobata	Valley Oak	12.0	36	12	X		3	MODERATE	REMOVE	Severe Decline
146	Quercus agrifolia	Coast Live Oak	18.0	32	23	X		4	HIGH	REMOVE	
147	Quercus agrifolia	Coast Live Oak	15.0	43	25	X		4	HIGH	REMOVE	Dead Wood
148	Quercus agrifolia	Coast Live Oak	8.0	25	7	X		3	HIGH	REMOVE	Dead Wood
149	Quercus lobata	Valley Oak	5.0	10	5	X		2	LOW	REMOVE	Severe Decline
150	Quercus agrifolia	Coast Live Oak	16.0	43	27	X		5	HIGH	REMOVE	
151	Quercus lobata	Valley Oak	21.0	54	33	X		4	HIGH	REMOVE	
152	Quercus agrifolia	Coast Live Oak	15.0	40	5	X		3	HIGH	REMOVE	
153	Quercus lobata	Valley Oak	5.0	15	5	X		4	MODERATE	REMOVE	
154	Quercus agrifolia	Coast Live Oak	12.0	16	13	X		4	HIGH	REMOVE	Future Root Problems
155	Quercus agrifolia	Coast Live Oak	18.0	16	23	X		4	HIGH	REMOVE	Leaning Tree
156	Quercus agrifolia	Coast Live Oak	14.0	40	26	X		4	HIGH	REMOVE	
157	Quercus agrifolia	Coast Live Oak	14.0	42	30	X		4	HIGH	REMOVE	
158	Quercus agrifolia	Coast Live Oak	8.0	12	4	X		1	MODERATE	REMOVE	Dead
159	Quercus agrifolia	Coast Live Oak	24.0	47	28	X	X	4	HIGH	REMOVE	Leaning Tree
161	Quercus agrifolia	Coast Live Oak	21.0	38	7	X		4	HIGH	REMOVE	
162	Quercus agrifolia	Coast Live Oak	8.0	25	18	X		4	HIGH	REMOVE	
163	Quercus agrifolia	Coast Live Oak	9.0	25	18	X		3	HIGH	REMOVE	Remove for easement conflict
542	Quercus agrifolia	Coast Live Oak	7.0	22	13	X		3	HIGH	REMOVE	
660	Quercus agrifolia	Coast Live Oak	20.0	50	35	X		4	HIGH	REMOVE	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 4.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

SITE PLAN

2.2

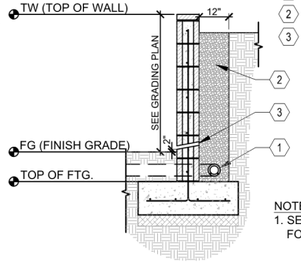
PLOTTED: 9/17/2025 11:54 AM
418510\5P\PERMIT\LOT 4\PERMIT\418510SP_LOT 4.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE — SD
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BW	BOTTOM OF WALL
EG	EXISTING GROUND
ESMT	EASEMENT
EX(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
MIN	MINIMUM
P / PL	PROPERTY LINE
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL



1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	562	0	7.9	4	3	562	0
HOUSE FOOTPRINT	0	1607	0	12.6	8	3	1607	0
PORCH/PATIO	0	170	0	7.1	4	3	170	0
GARAGE	0	264	0	13.0	4	3	264	0
MISC HARDSCAPE	0	54	0	7.8	4	3	54	0
LANDSCAPE	39	3386	2.1	12.5	-	-	3348	0
TOTAL	39	6043	-	-	-	-	6005	0

NOTE: AREA OF DISTURBANCE = 20,982 SF

0 5 10 20
1 INCH = 10 FEET

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

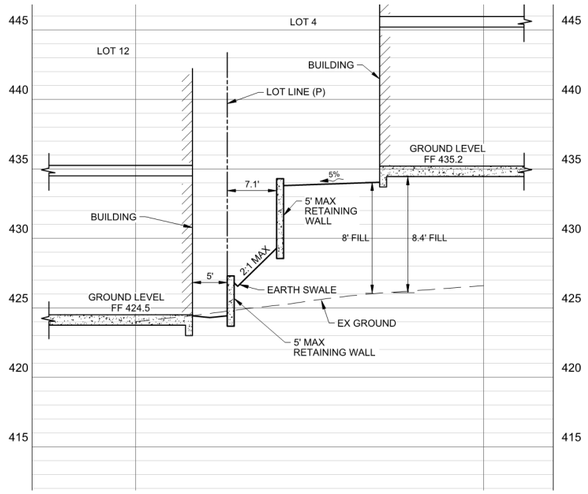
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 4.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

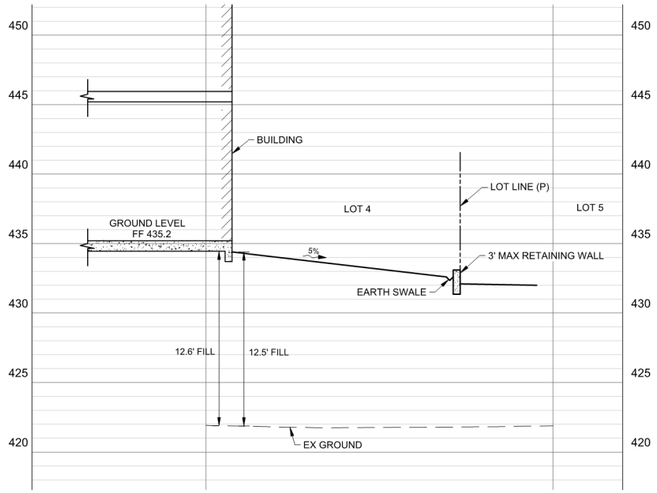
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

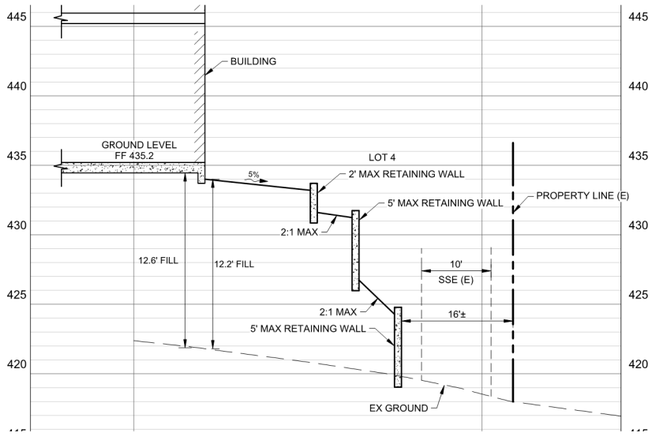
PLOTTED: 9/12/2025 1:37 PM
I:\2024\4185\10\PLN\PERMIT\4185105GP_LOT 4.DWG



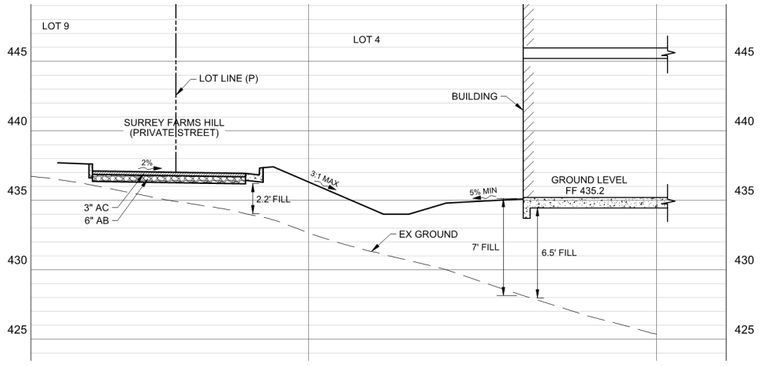
A SECTION
SCALE: 1" = 10' H , 1" = 5' V



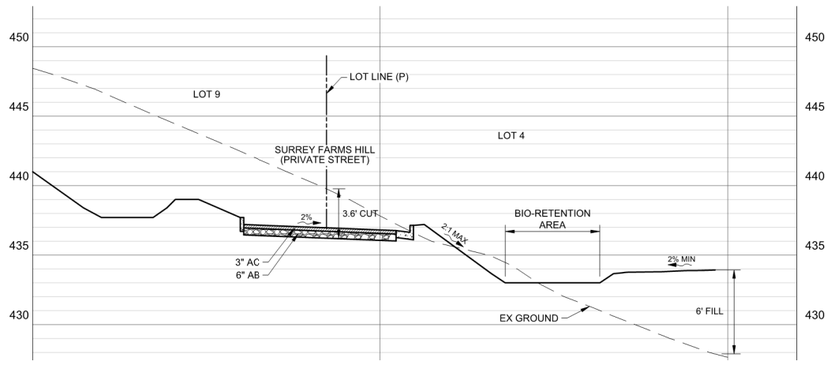
B SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V



D SECTION
SCALE: 1" = 10' H , 1" = 5' V



E SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 4.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 1:38 PM
418510\PLUP\PERMIT\LOT 4\PERMIT\418510GP_LOT 4.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENC
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

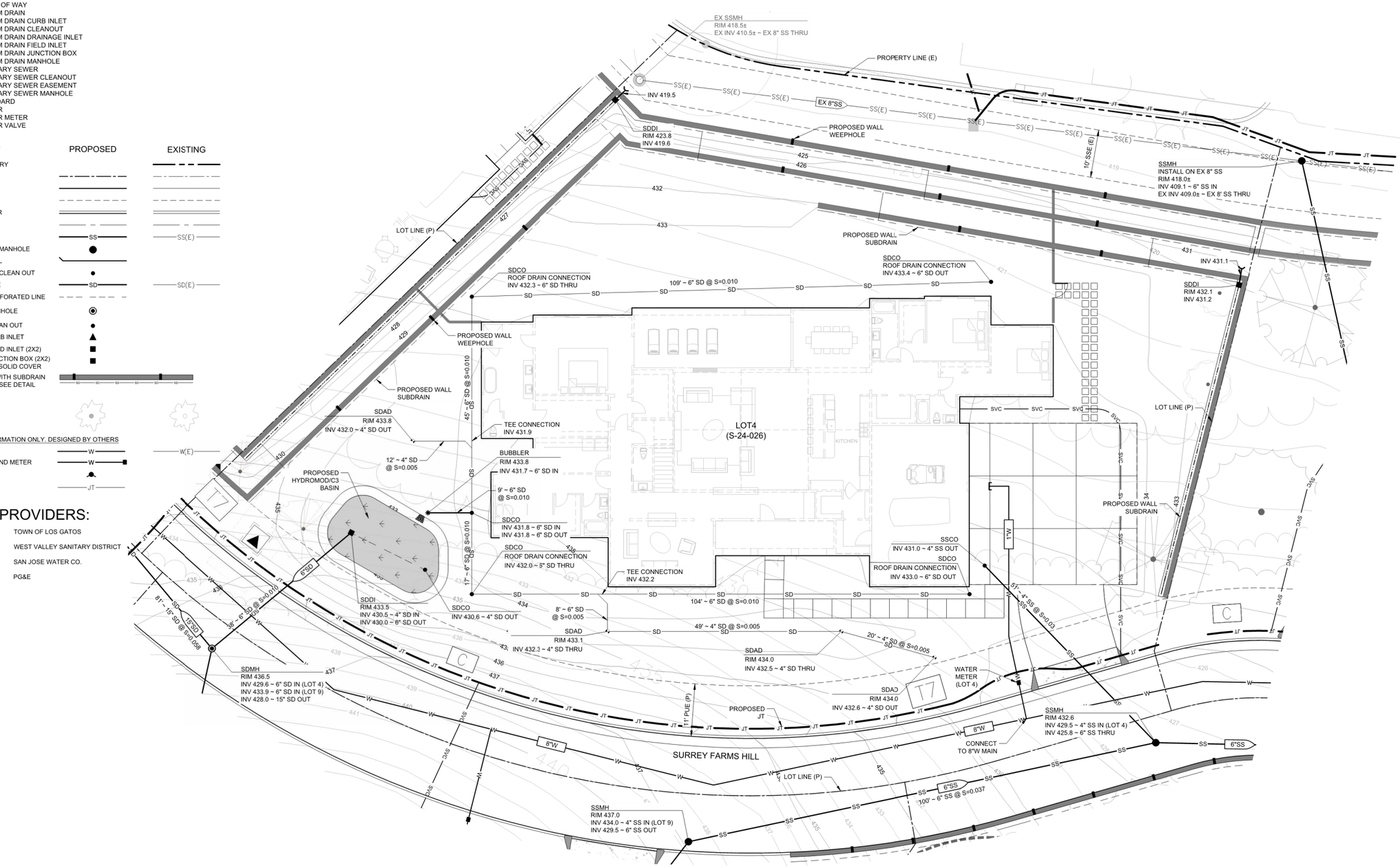
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



0 5 10 20

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 4.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

P:\418510\PLI\PERMIT\418510UT_LOT 4.DWG
PLOTTED: 9/12/2025 1:42 PM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

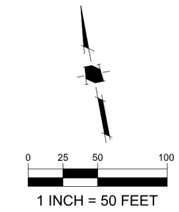
a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA) [4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

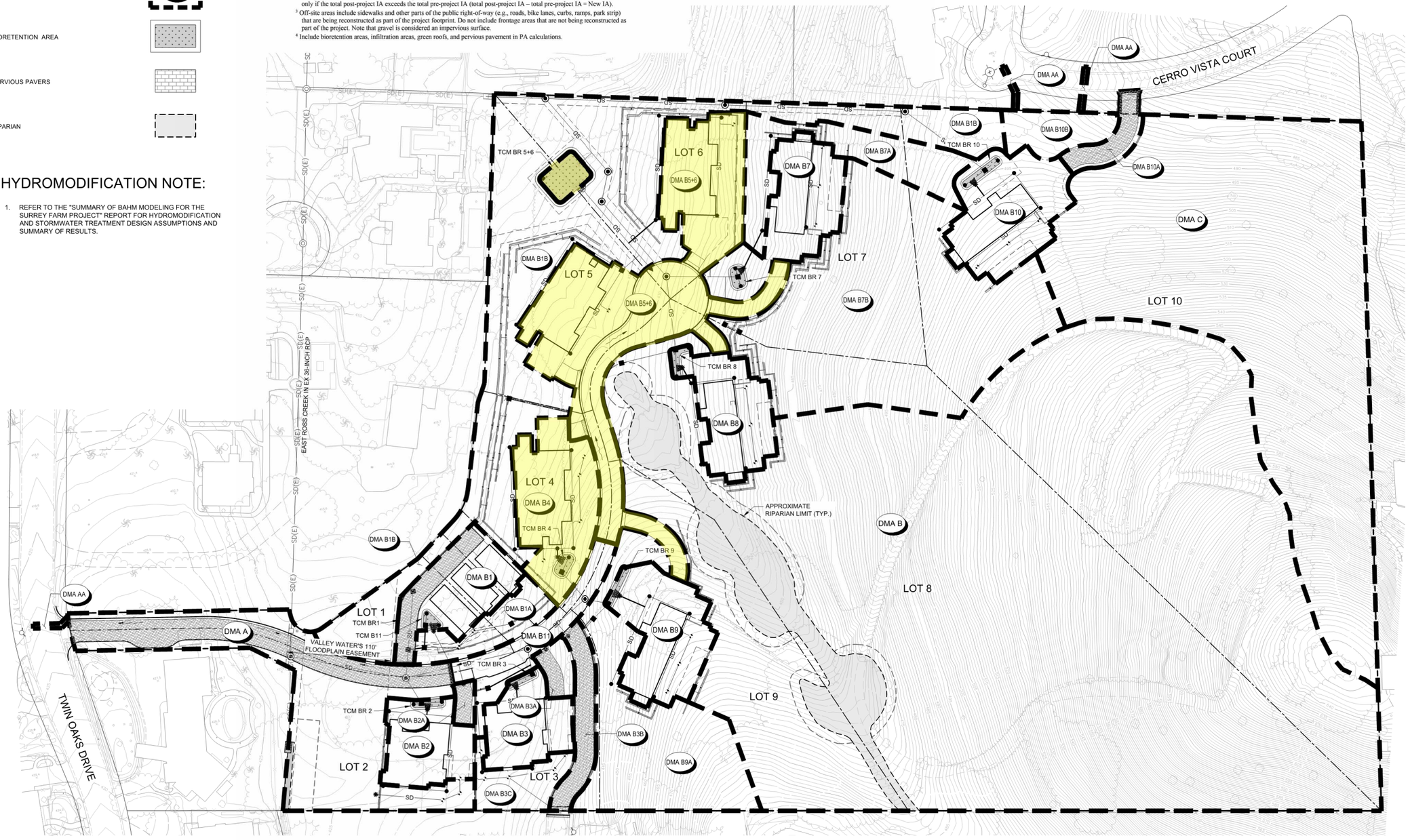
[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 4.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

I:\418510\PLUPERMIT\418510SW_LOT 4.DWG
PLOTTED: 9/12/2025 1:40 PM

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

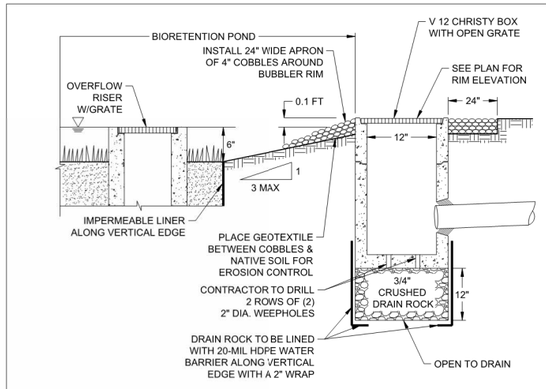
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

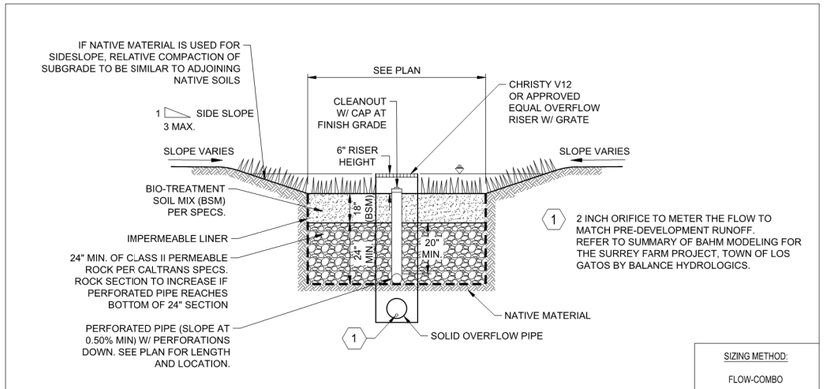
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

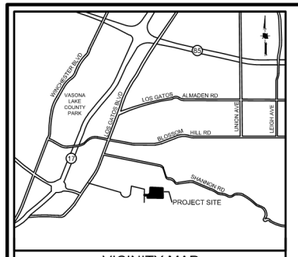
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 4.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 1:41 PM
G:\418510\PLIPERMIT\LOT 4\PERMIT\418510SW_LOT 4.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

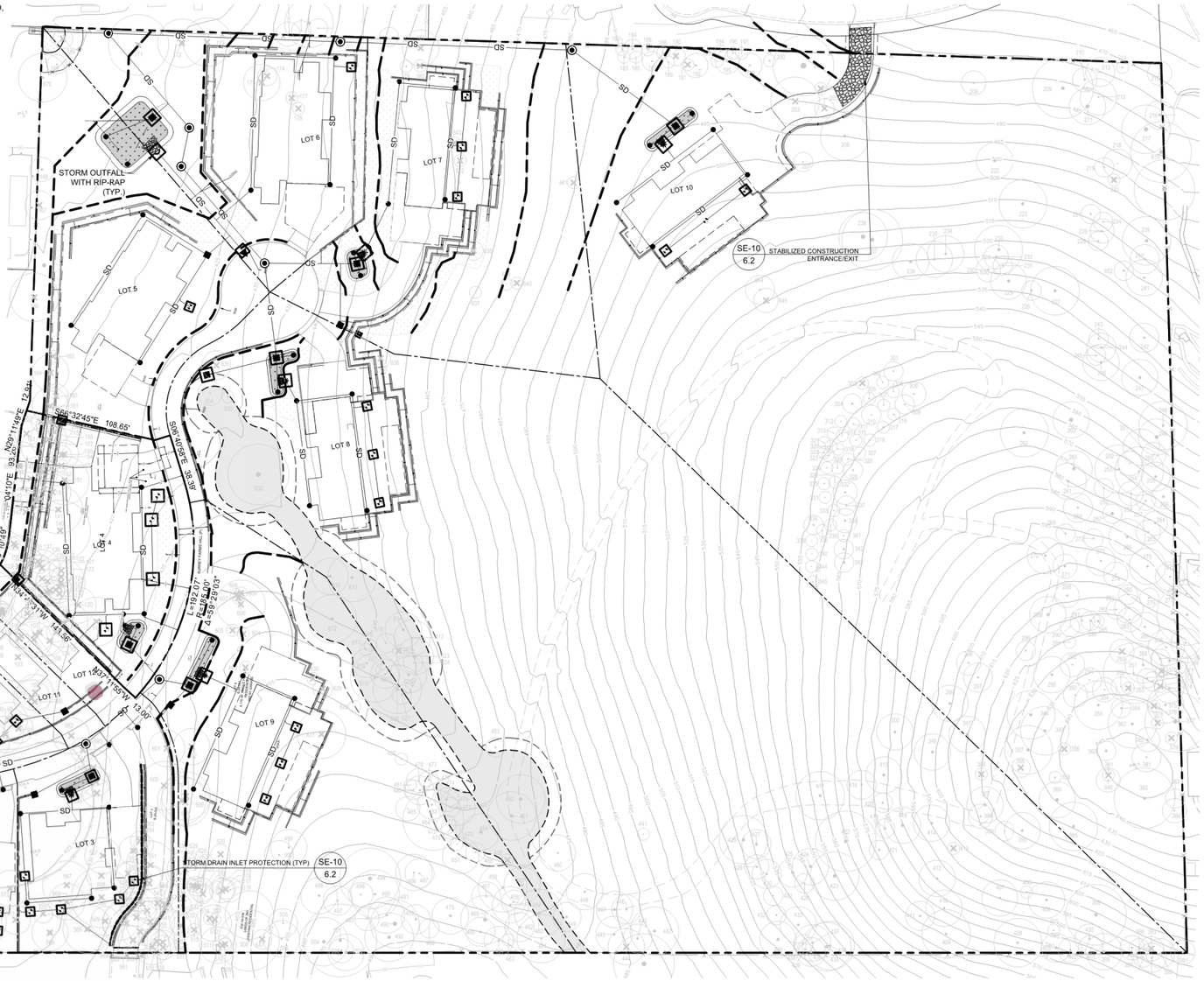
LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 4.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 6:03 PM
I:\418510\PLI\PERMIT\LOT 4\PERMIT\418510EC_LOT 4.DWG

LEGEND

STANDARD INLET PROTECTION

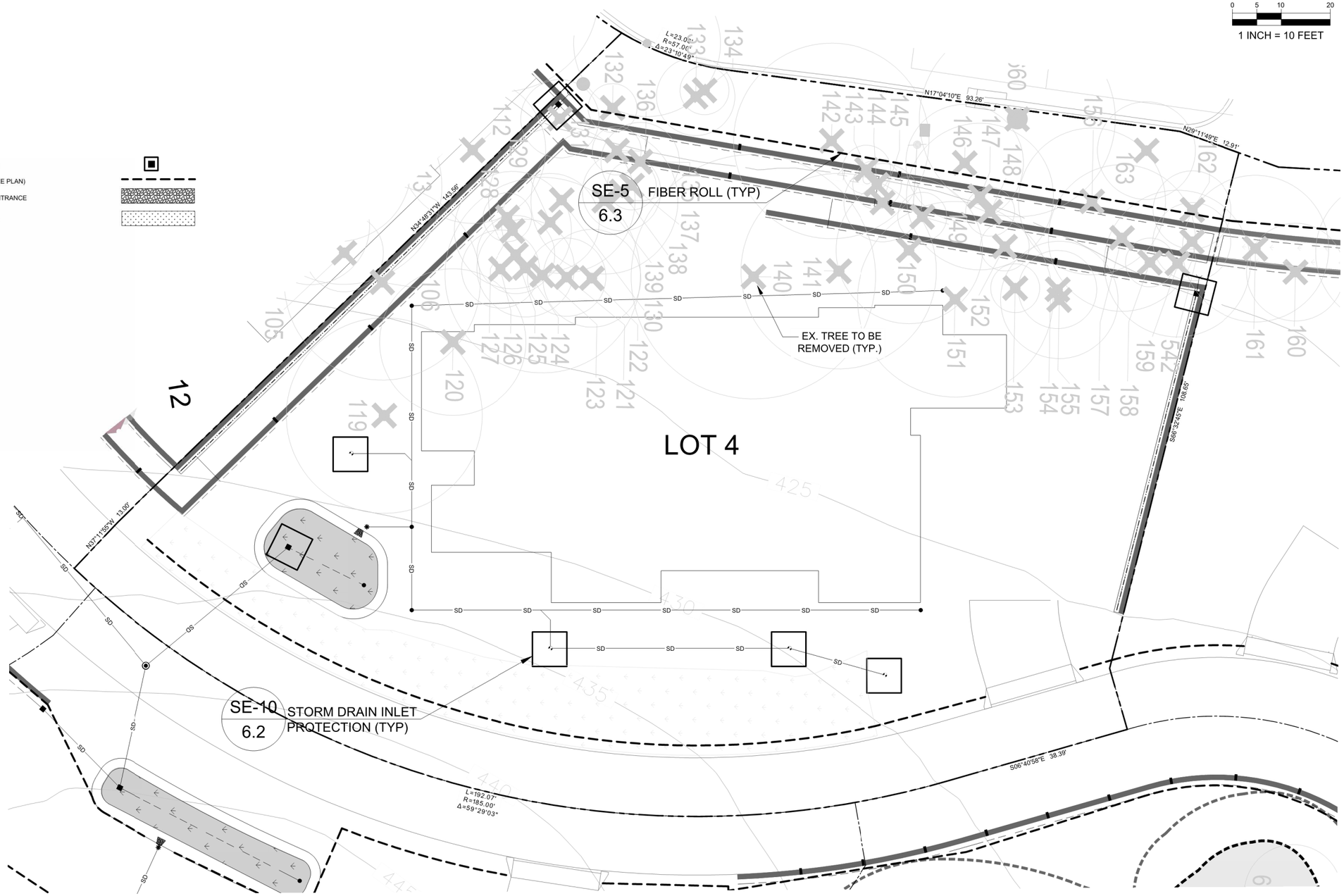
FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

0 5 10 20

1 INCH = 10 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

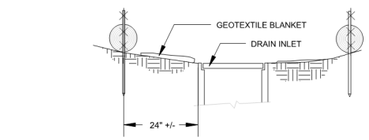
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 4.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

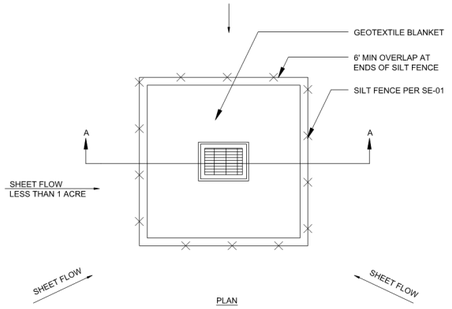
EROSION CONTROL PLAN

6.1

PLOTTED: 9/12/2025 1:31 PM
I:\418510\PLP\ERMIT\LOT 4\PERMIT\418510EC_LOT 4.DWG



SECTION A-A

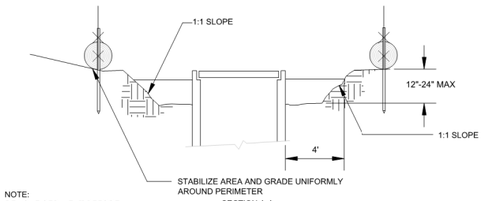


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

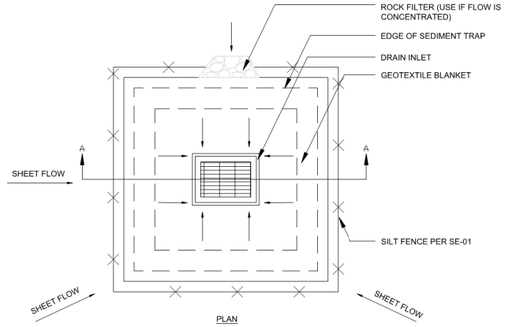
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

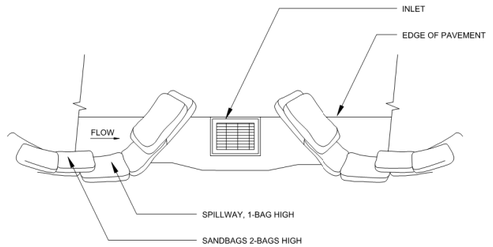


PLAN

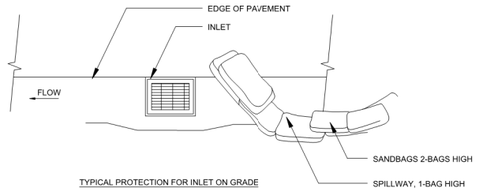
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

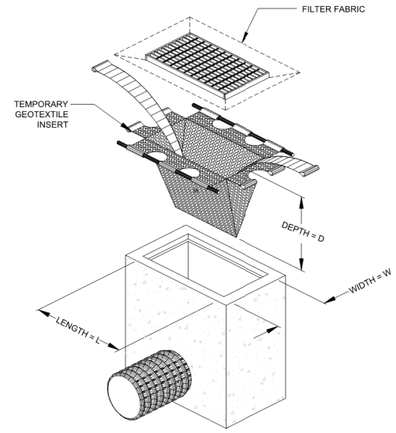


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

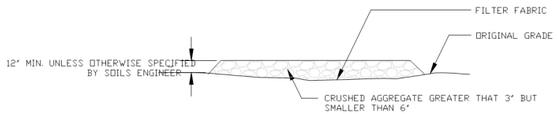
N.T.S.



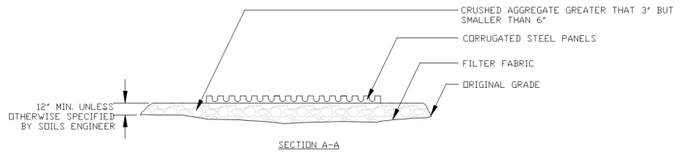
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

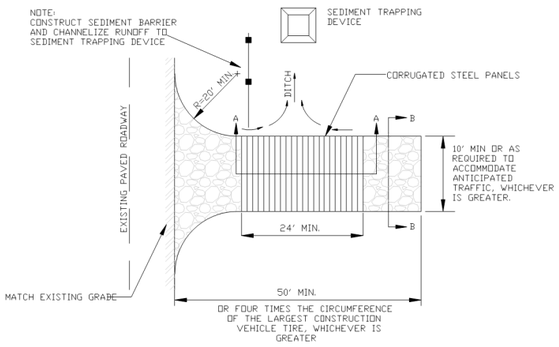
N.T.S.



SECTION B-B
N.T.S.

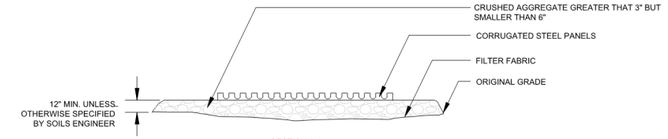


SECTION A-A
N.T.S.

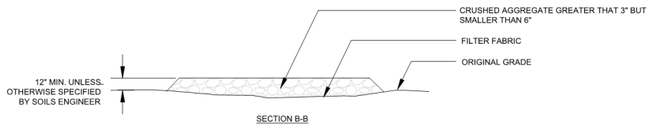


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

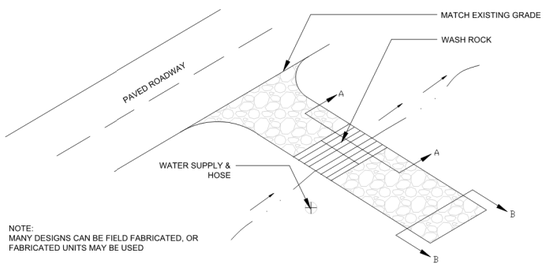
N.T.S.



SECTION A-A
N.T.S.



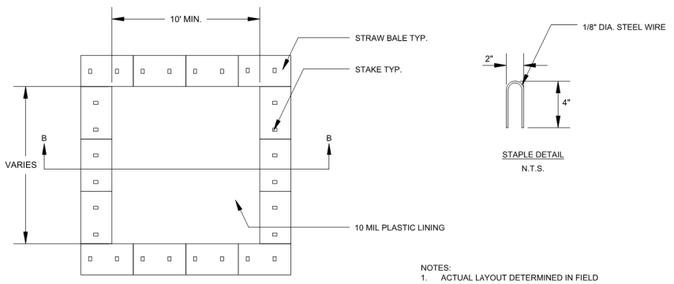
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

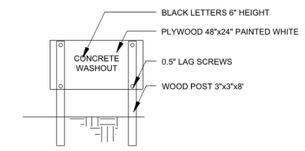
N.T.S.



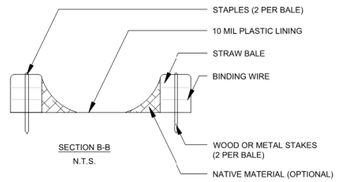
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

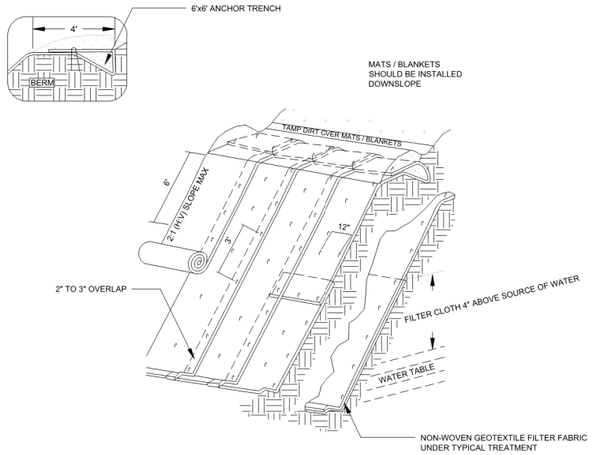
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 4.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/12/2025 1:31 PM
G:\4185\10\PLI\PERMIT\LOT 4\PERMIT\4185\10EC_LOT 4.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

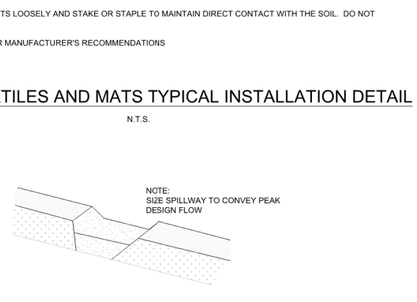
N.T.S.

NOTES:

1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

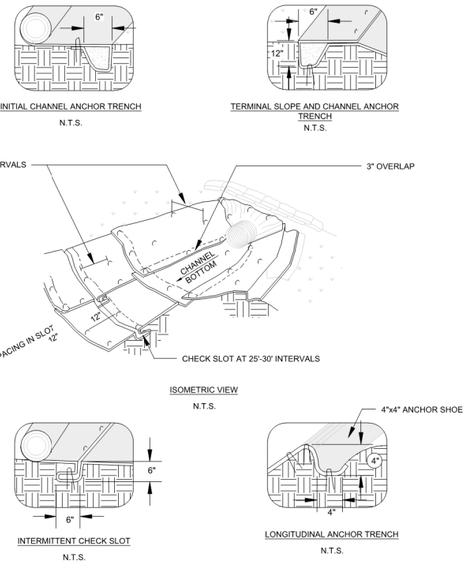
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



SE-3 SEDIMENT TRAP

N.T.S.

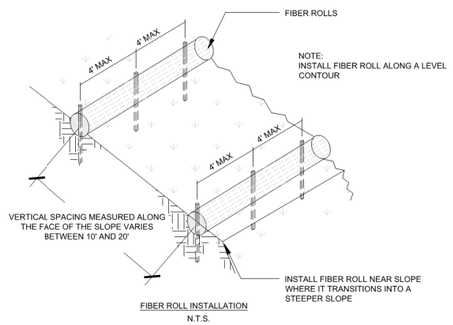


NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

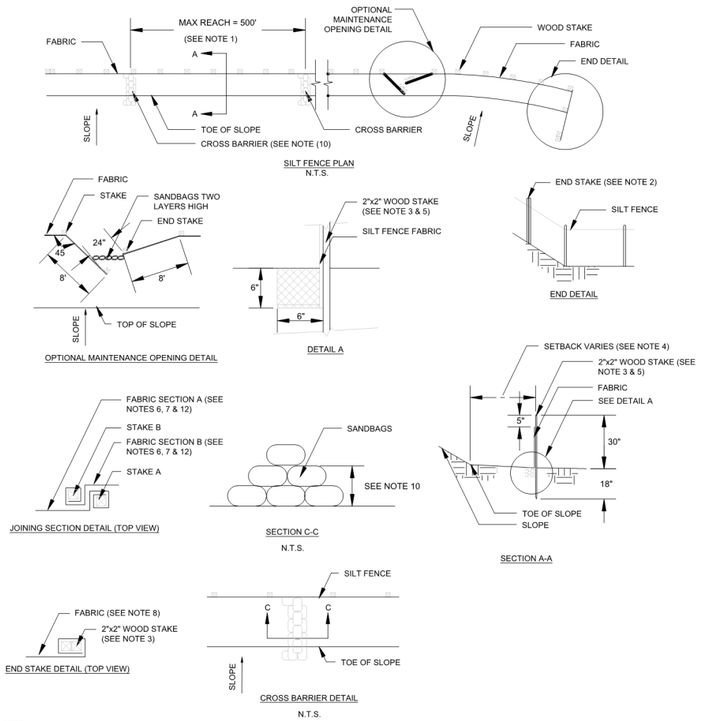
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



SE-5 FIBER ROLLS

N.T.S.



NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 4.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

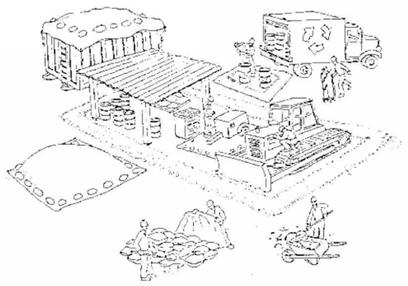
© HMH

EROSION CONTROL DETAILS

6.3

PLOTTED: 9/12/2025 1:32 PM
I:\4185\16\PLI\PERMIT\LOT 4\PERMIT\418516EC_LOT 4.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 4.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

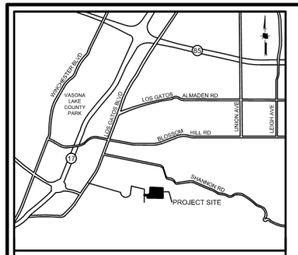
© HMH

BASMAA

6.4

PLOTTED: 9/10/2025 1:32 PM

418510\PLIPERMIT\LOT 4\PERMIT\418510EC_LOT 4.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

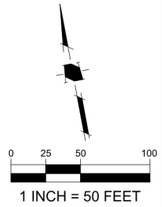
NOTES

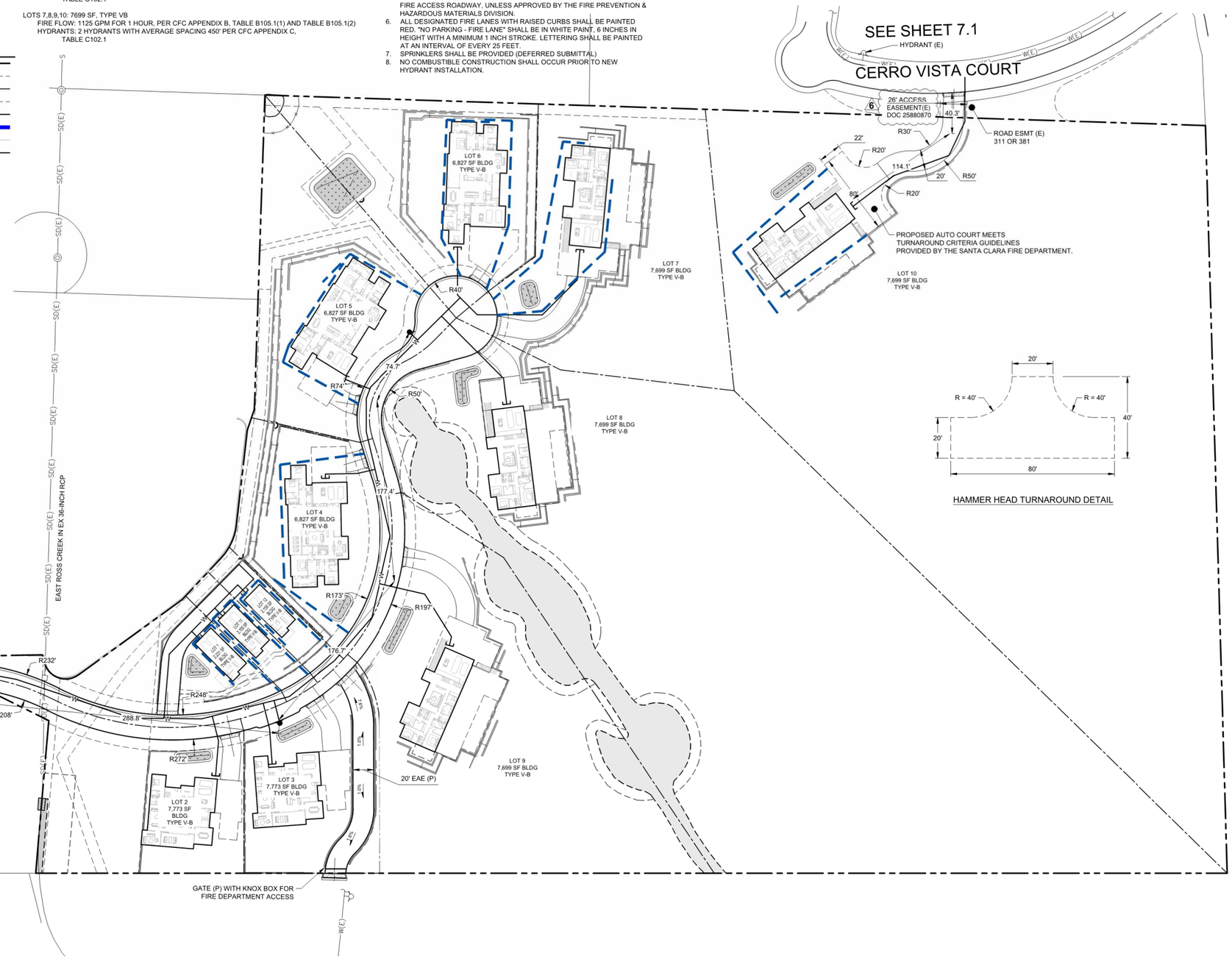
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HAMMER HEAD TURNAROUND DETAIL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

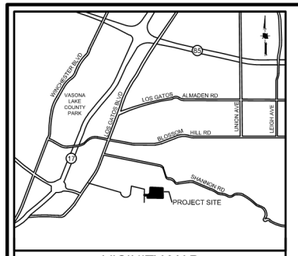
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 4.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 2:41 PM
418510\PLI\PERMIT\LOT 4\PERMIT\418510FA_LOT 4.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

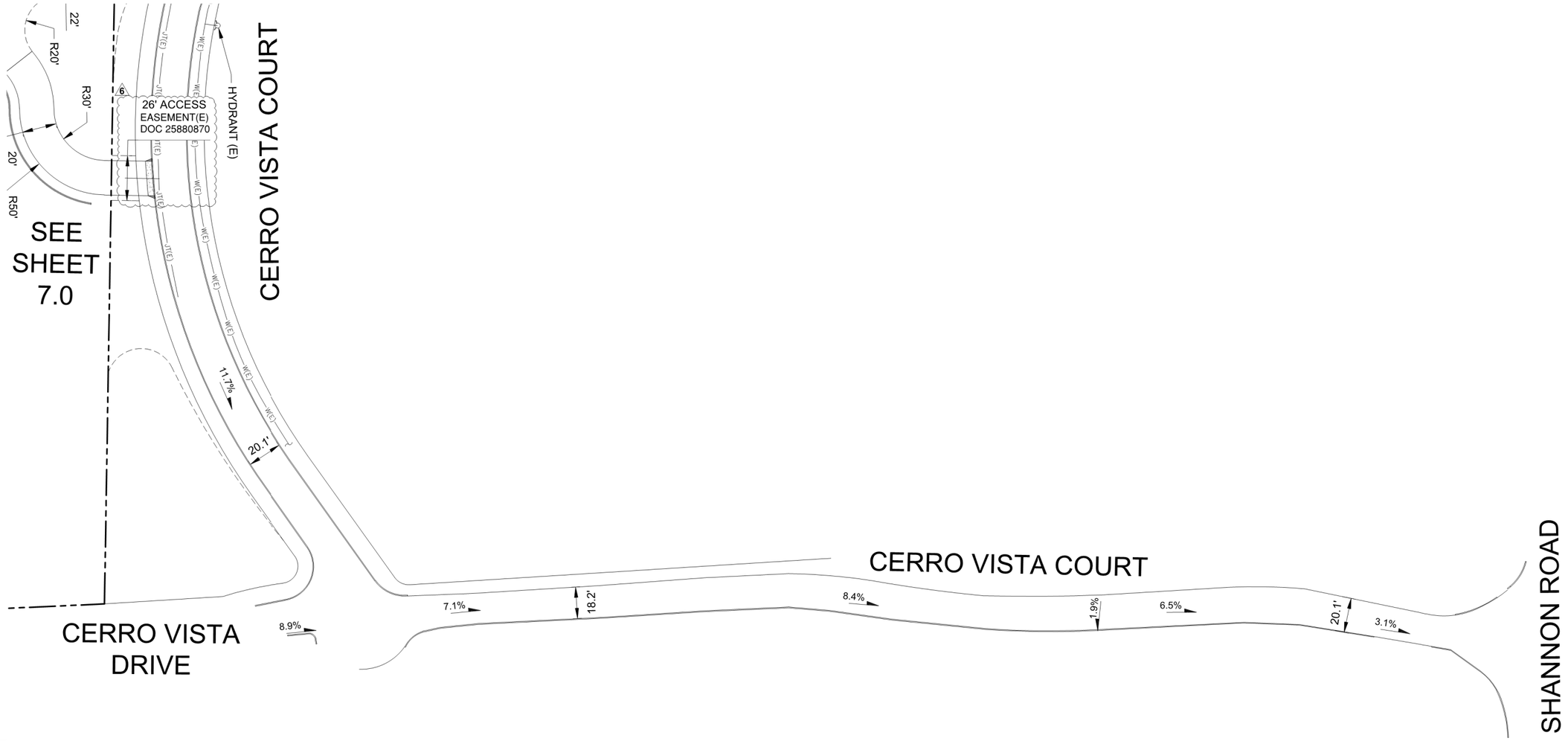
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

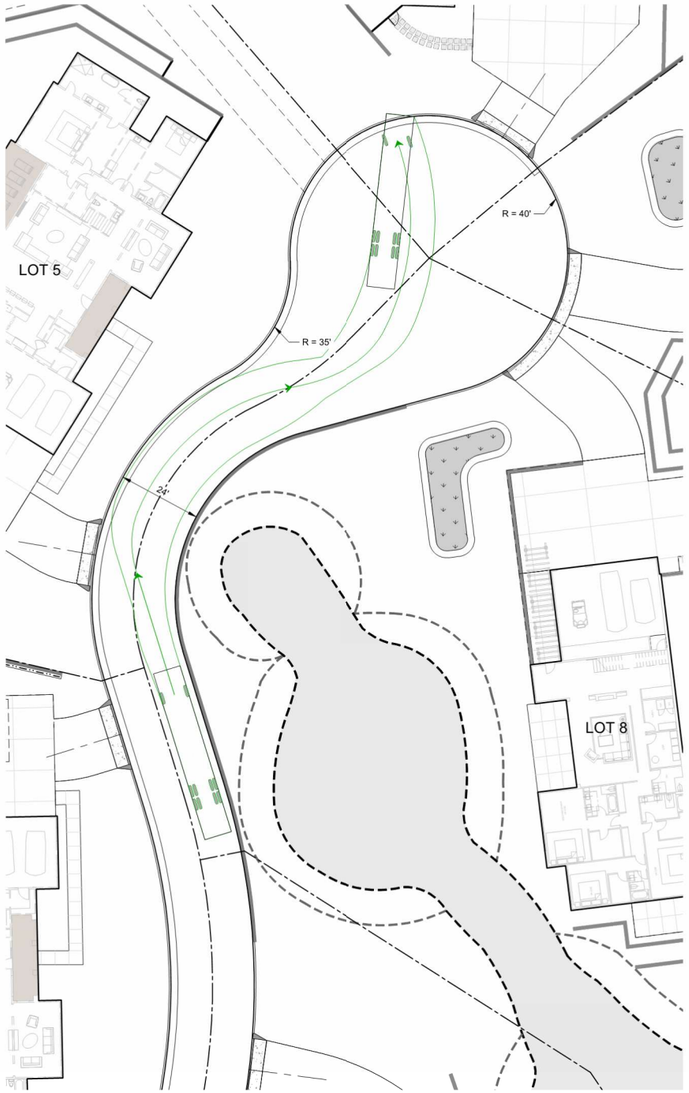
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 4.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

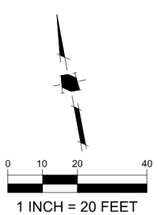
© HMH

FIRE ACCESS PLAN

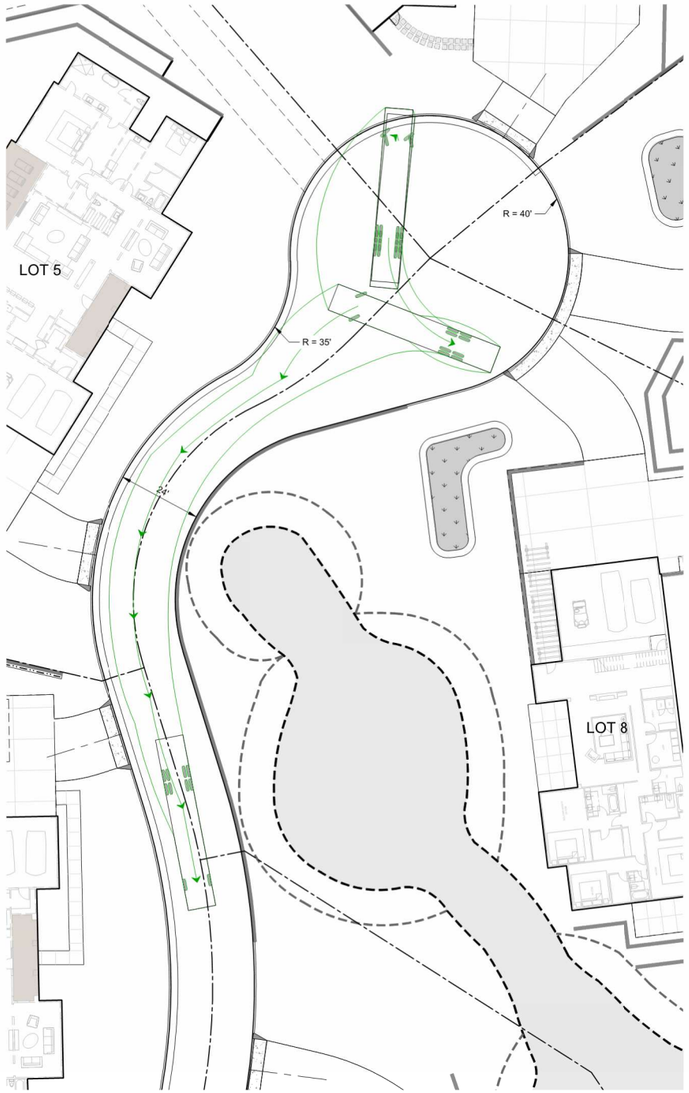
7.1

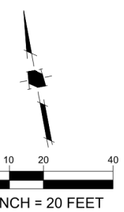
PLOTTED: 10/23/2025 2:40 PM
I:\418510\PLI\PERMIT\418510FA_LOT 4\PERMIT\418510FA_LOT 4.DWG



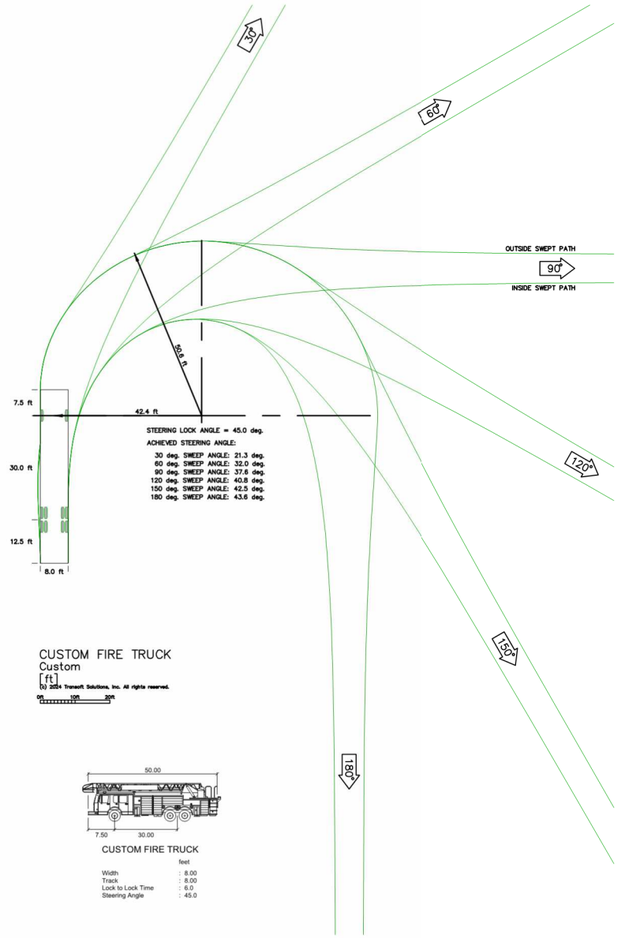


1 INCH = 20 FEET





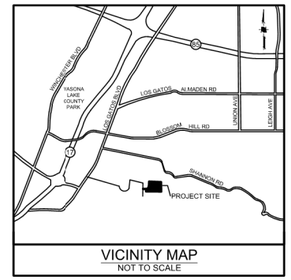
1 INCH = 20 FEET



CUSTOM FIRE TRUCK
Custom
[ft]
(b) 2024 Transoft Solutions, Inc. All rights reserved.

CUSTOM FIRE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



VICINITY MAP
NOT TO SCALE

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 4 (S-24-026)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 4.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

FIRE TRUCK TURNAROUND

7.2

I:\4185\10\PLI\PERMIT\418510FA_LOT 4.DWG
PLOTTED: 9/12/2025 1:39 PM



PLANNING APPLICATION - LOT 4 (S-24-026) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 4 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Ground Floor Plan
A1.3	2nd Floor Plan
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

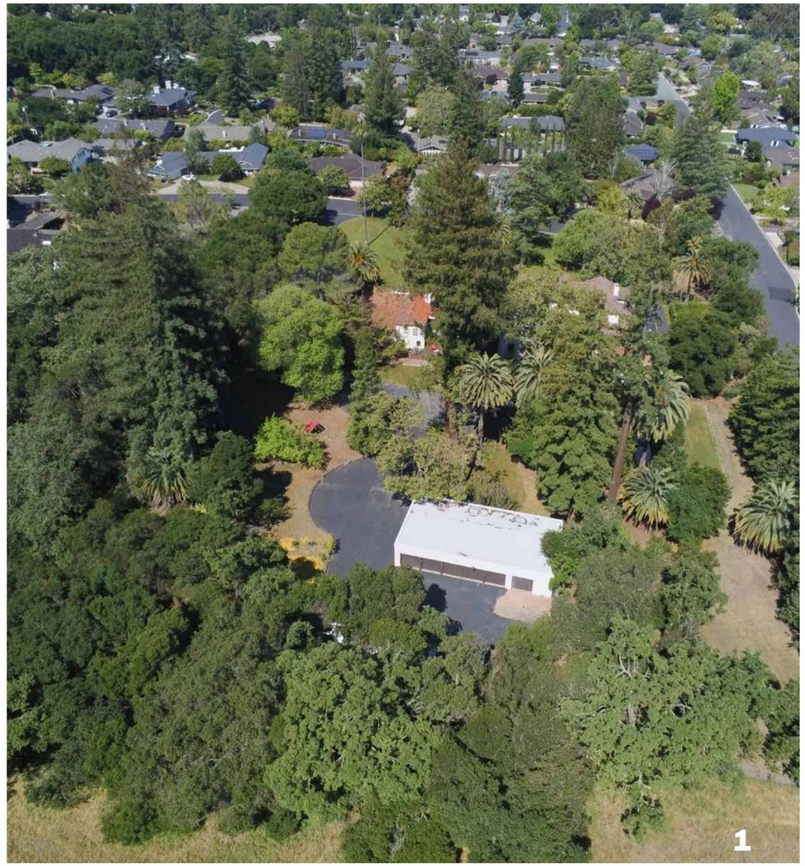


LOCATION PLAN:

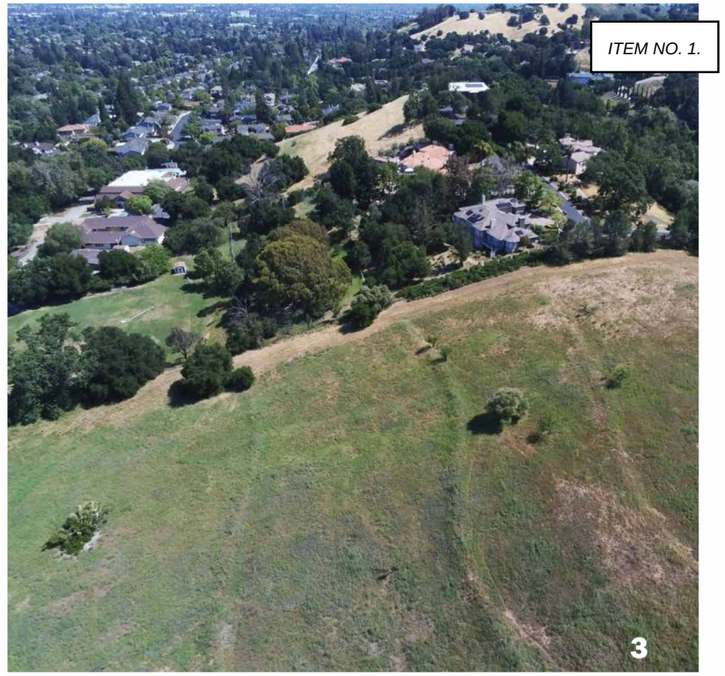


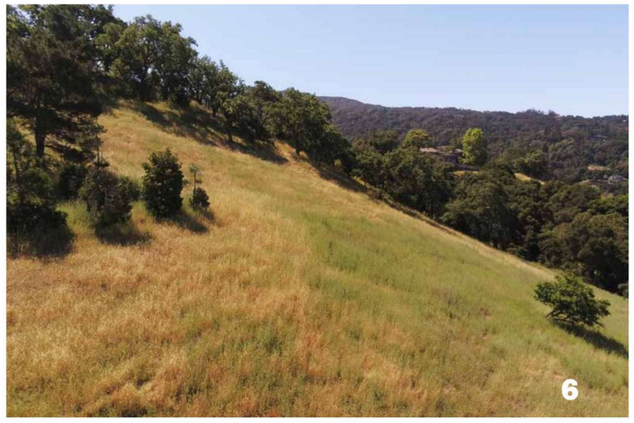
VICINITY MAP:



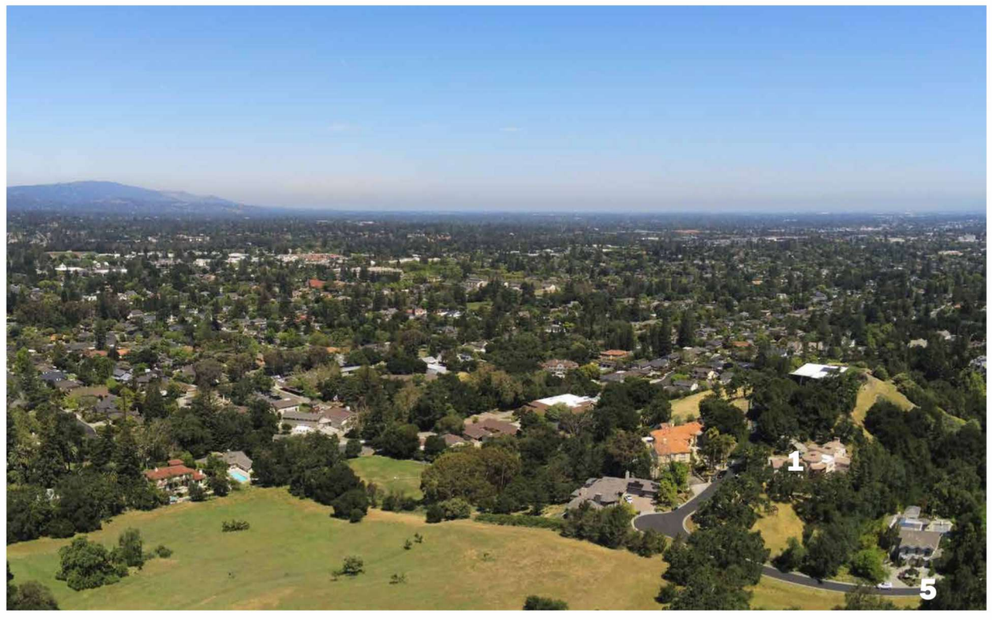

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type A

Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**



PLATFORM
architecture / planning / research

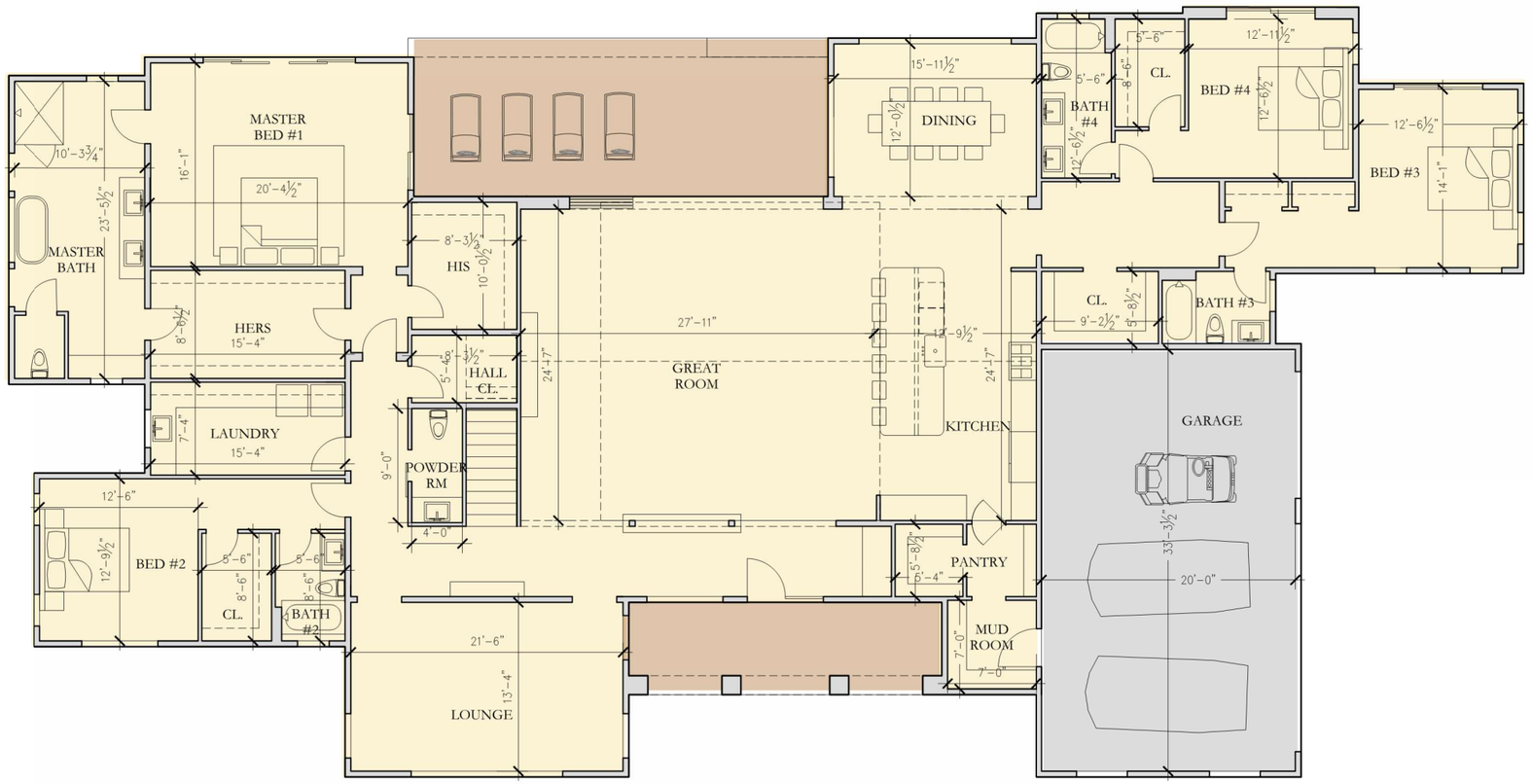
4

SURREY FARMS

Los Gatos, CA

Lot 4 - Siteplan & Ground Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Floor Plan

0 8 16 24

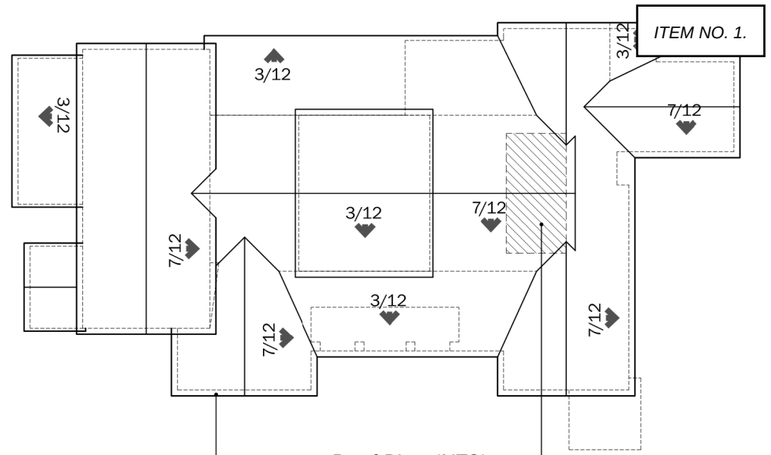
1" = 8' *at full size (36 x 24")*

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**

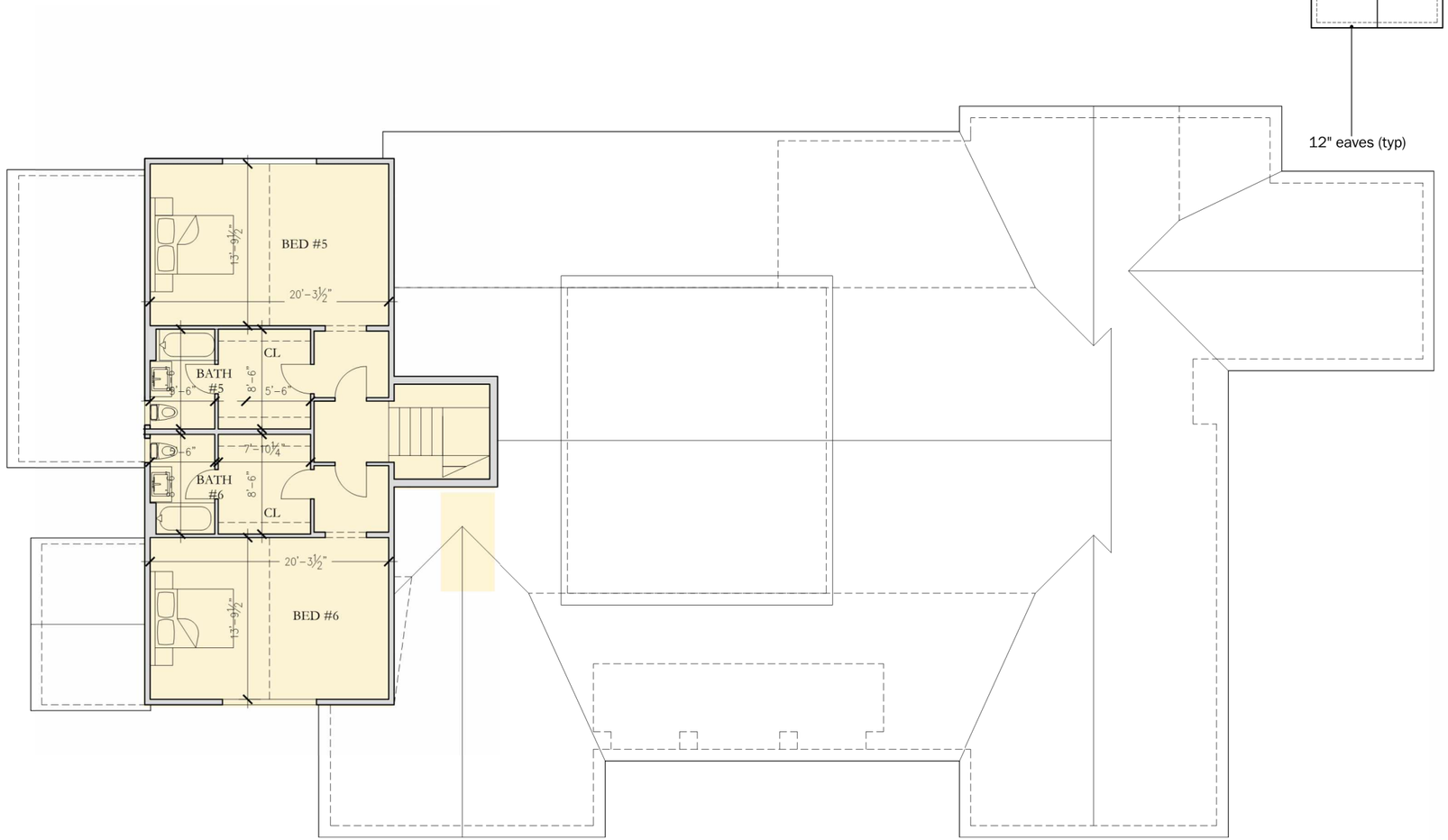


NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see hatched area over roofplan for qualifying attic space)



Roof Plan (NTS)



2nd Floor Plan

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**



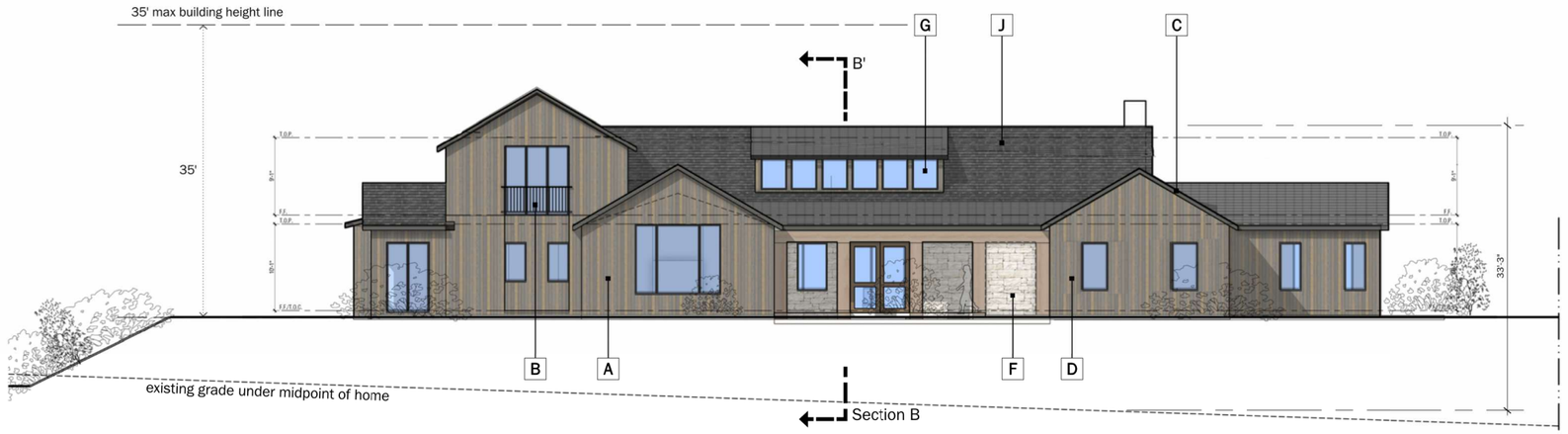
PLATFORM
architecture / planning / research

SURREY FARMS

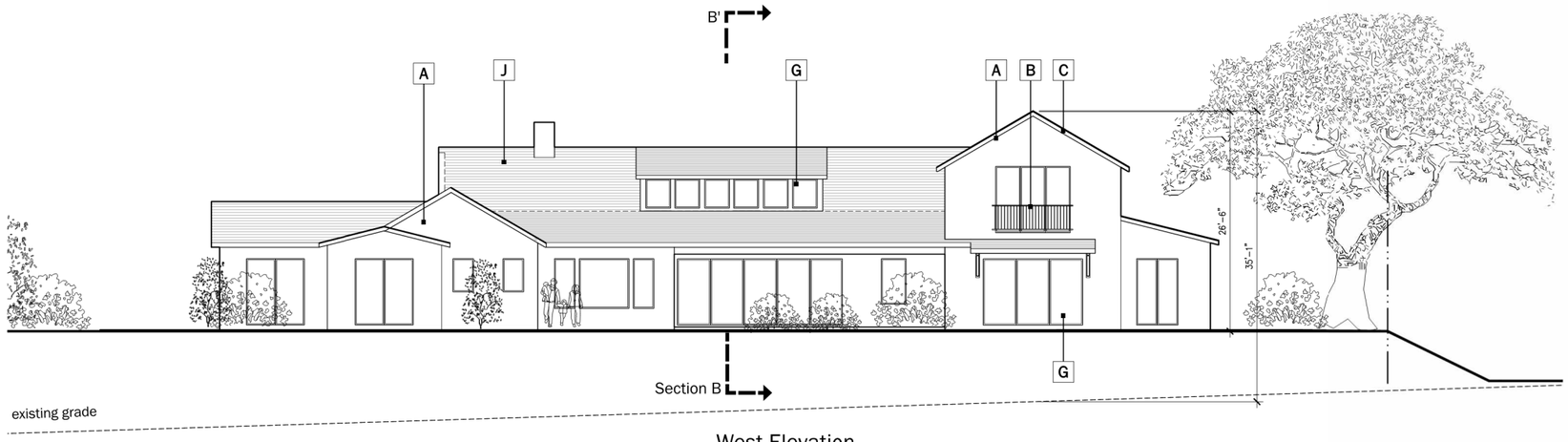
Los Gatos, CA

2nd Floor Plan PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



East Elevation



West Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



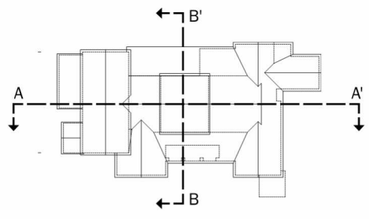
3 Body Color 3

LRV 20%



0 8 16 24

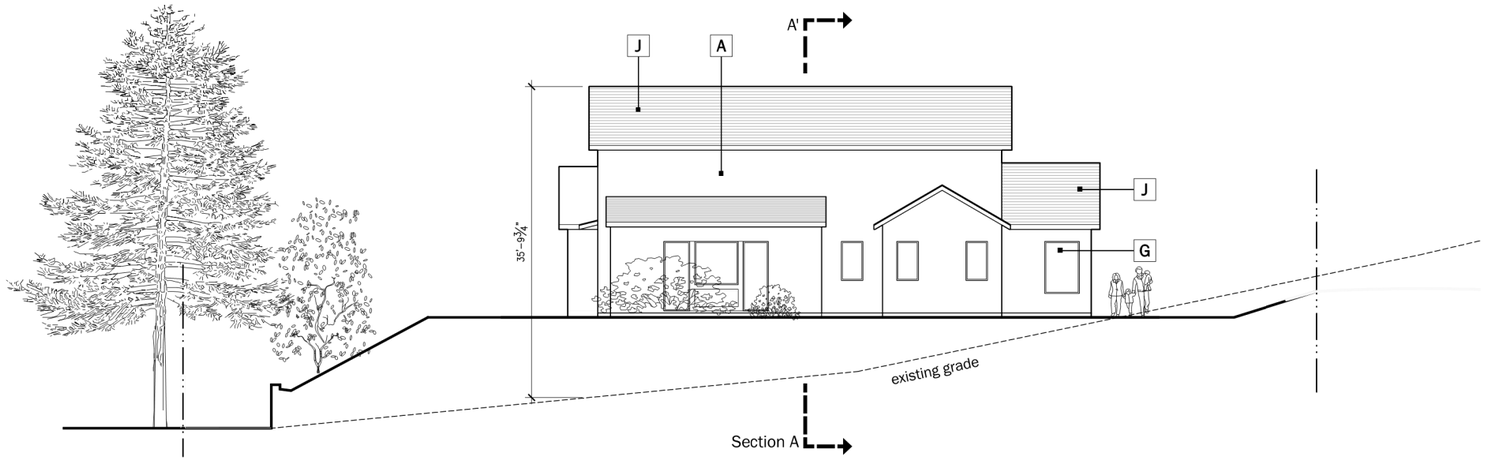
1" = 8' *at full size (36 x 24")*



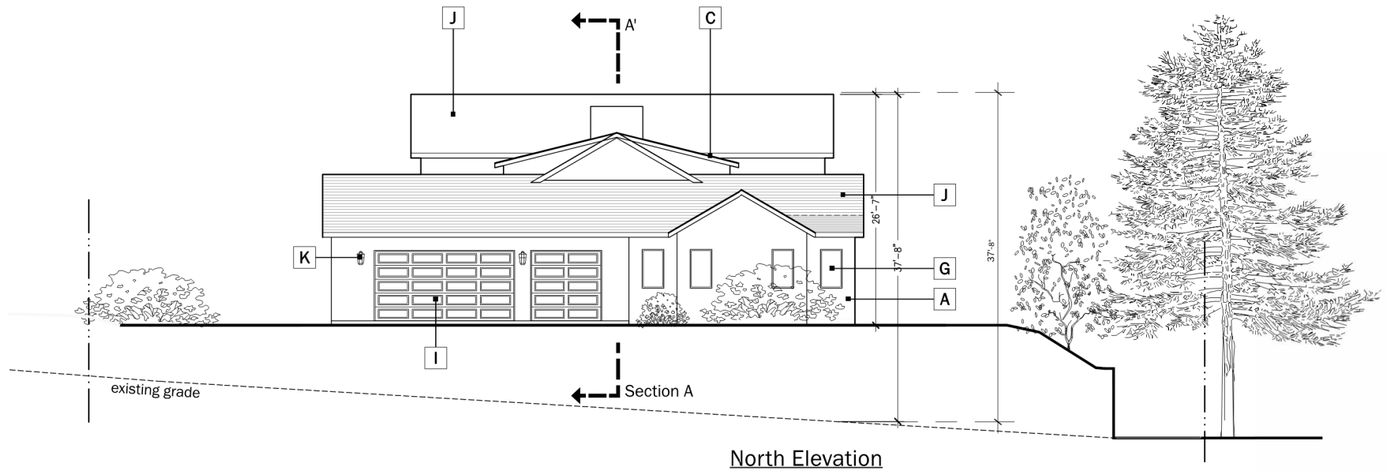
0 8 16 24

1" = 8' *at full size (36 x 24")*





South Elevation



North Elevation

NOTES:

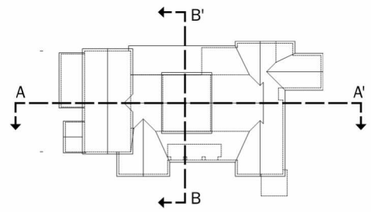
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



3 Body Color 3

LRV 20%



0 8 16 24

1" = 8' *at full size (36 x 24")*

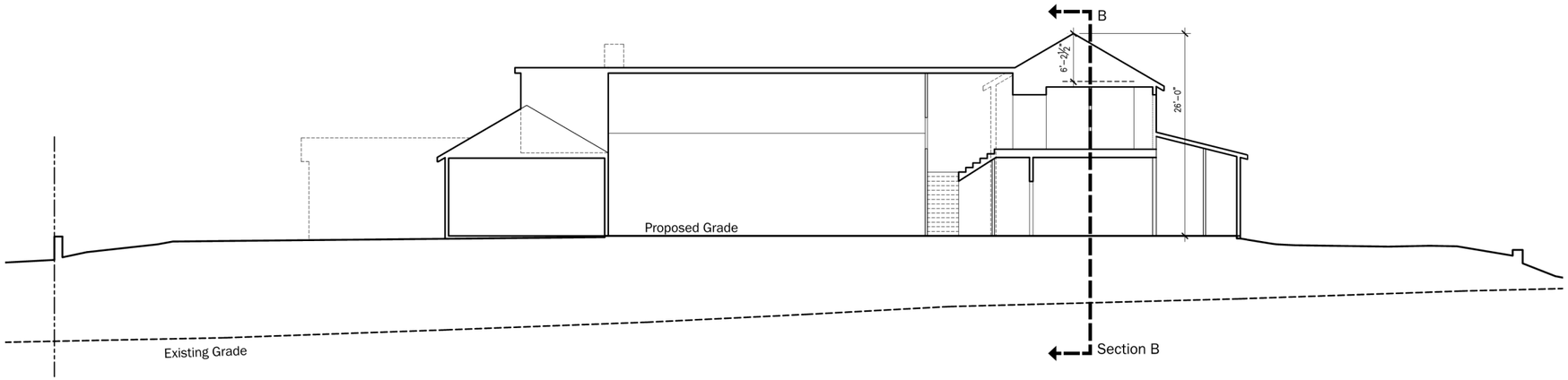


PLATFORM
architecture / planning / research

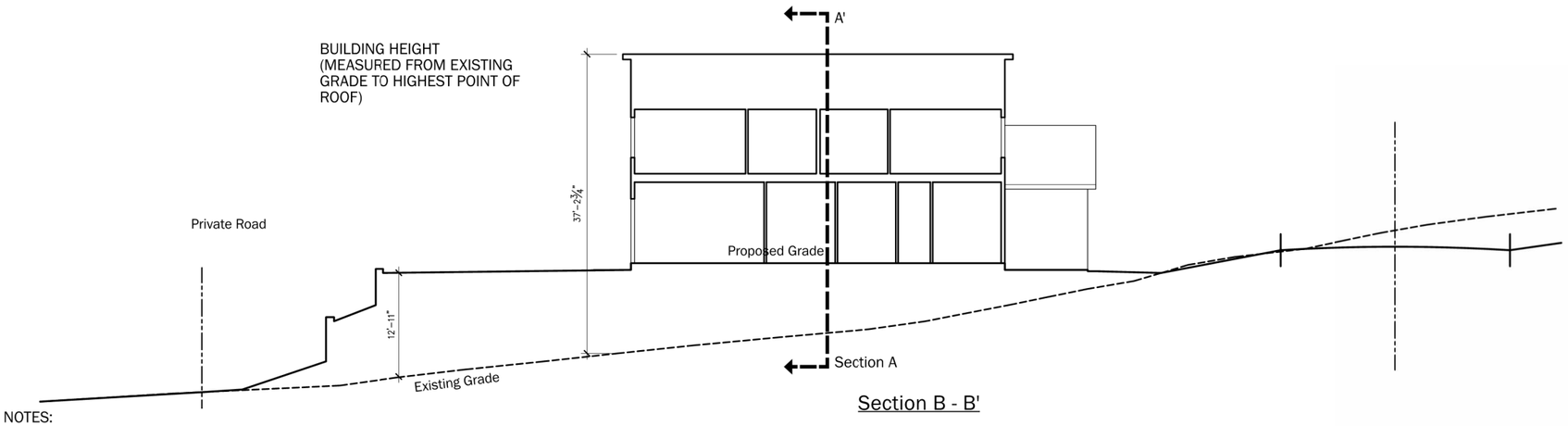
SURREY FARMS
Los Gatos, CA

Elevations Lot 4 PG **A2.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

3 Body Color 3

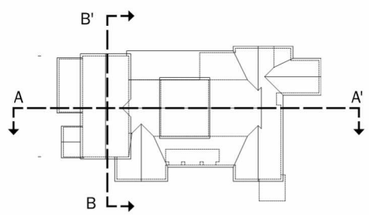
LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*

0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Elevations Lot 4 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



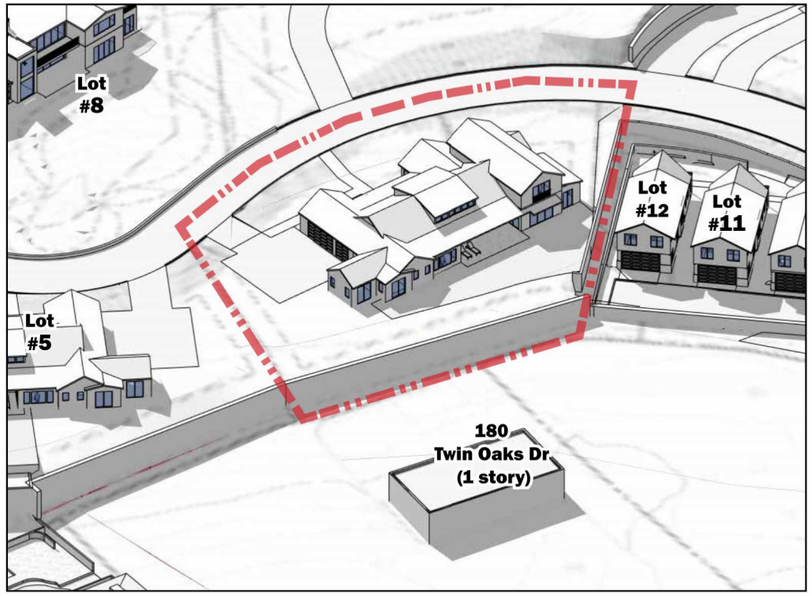
PLATFORM
architecture / planning / research

SURREY FARMS

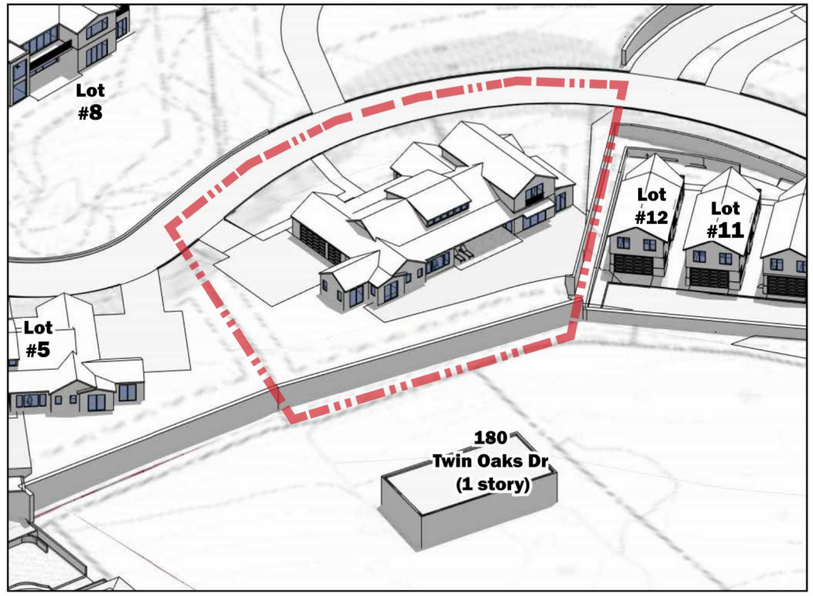
Los Gatos, CA

Street Elevation PG **A3.1**

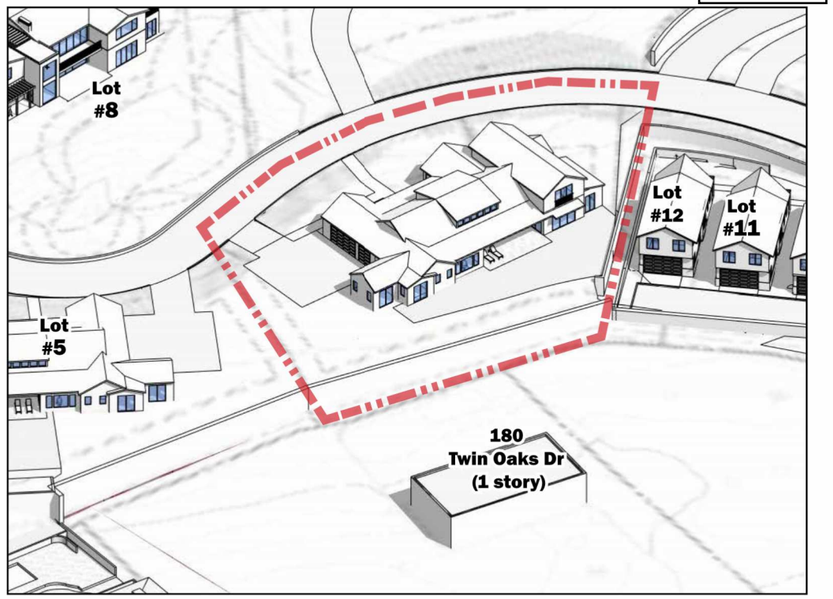
SB 330 Final Application Re-Submittal - **July 28th, 2025**



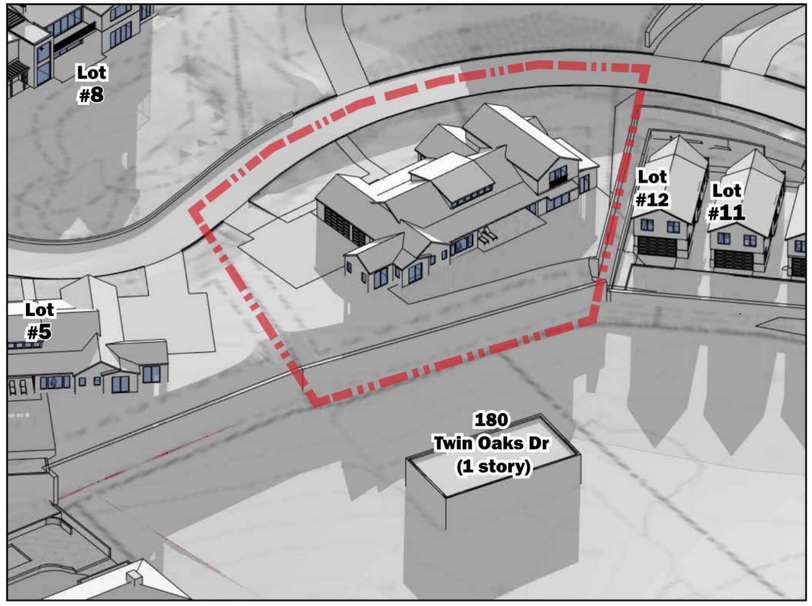
June 21st 9 AM



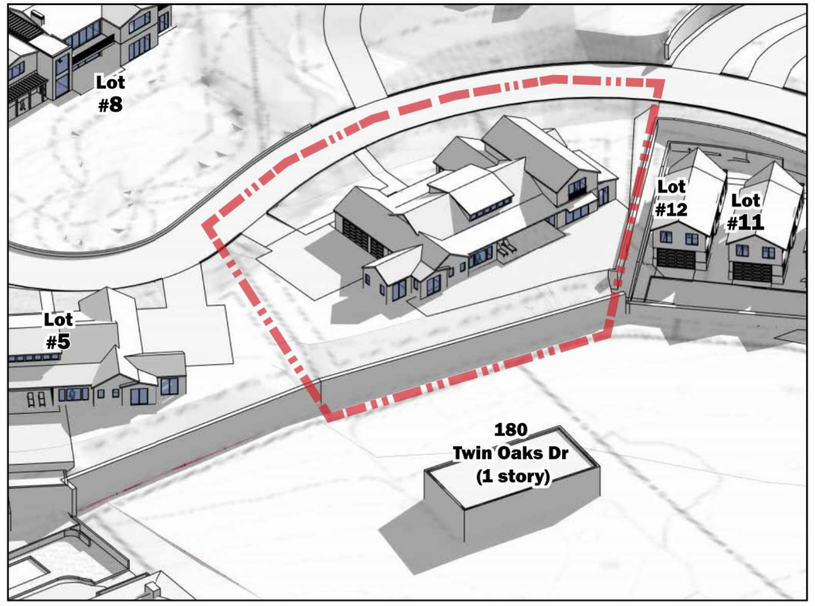
June 21st 12 PM



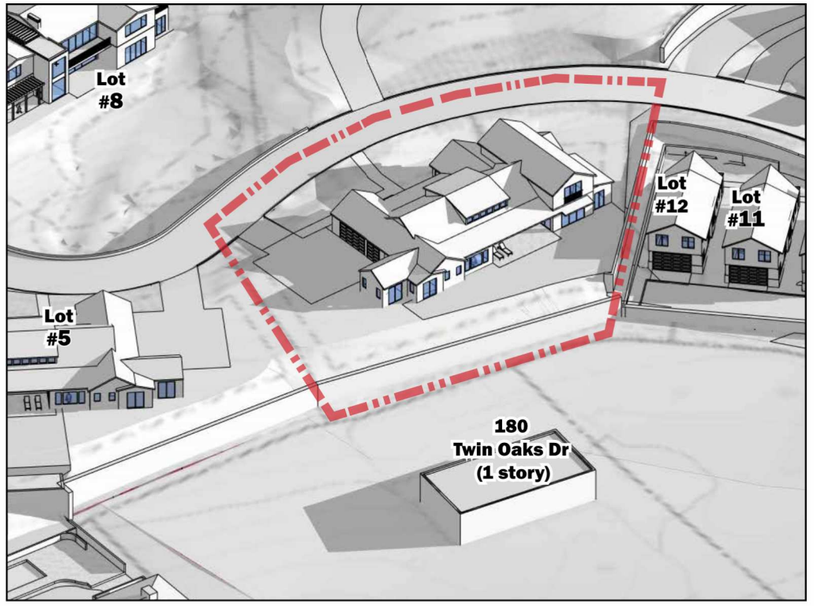
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



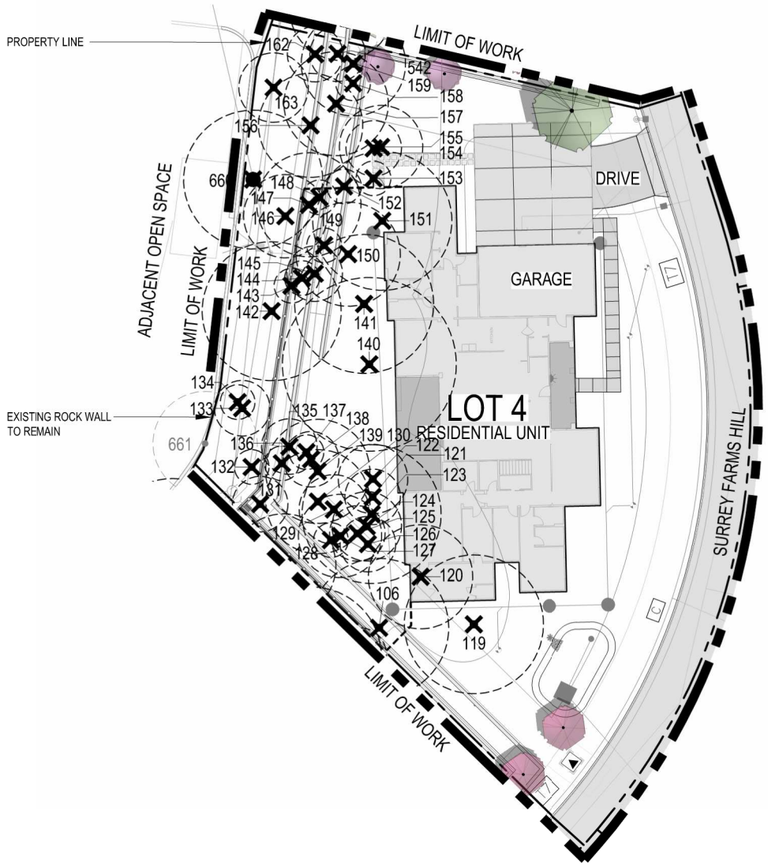
December 21st 3 PM

PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Shadow Analysis PG **A4.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	·
TREE TO BE REMOVED	×
OFF-SITE TREE TO REMAIN / PROTECT	·
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	- - - - - - - -
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	14	TWO - 24" BOX	28 - 24" BOX
	11' - 25'	17	THREE - 24" BOX	51 - 24" BOX
	26' - 40'	14	FOUR - 24" BOX OR TWO - 36" BOX	28 - 36" BOX
	41' - 55'	1	SIX- 24" BOX OR THREE- 36" BOX	3 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

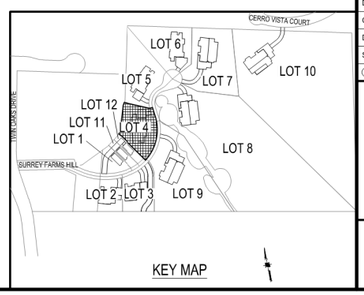
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	79	24" BOX
	31	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	1	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	75	24" BOX
	30	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	0

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 9/12/2025 1:16 PM
418510\LA\PLANNING\418510CL - LOT 4.DWG

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 4
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
106	75	Quercus agrifolia	X	23	72.25663103	44	35	33			X		5	4	4.5	No	G	5	4.75	11.5	28.75		HDD	23	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
119	98	Quercus lobata	X	26	81.58140899	42	33	32		Dead Wood		X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	1	
120	99	Quercus lobata	X	12	37.59911184	36	28	20		Dead Limbs	X		3	3	3	Yes	M	3	3	6	15		HDD	12	#N/A	MODERATE	None	40136	41794	16:38:39		REMOVE	1	
121	104	Quercus agrifolia	X	10	31.41592654	12	16	12		Poor Tree Structure	X		4	2	3	No	G	5	4	5	12.5		HDD	10	#N/A	HIGH	Primary	40136	41866	11:50:53		REMOVE	1	
122		Quercus lobata		9	28.27433388	36	20	13		Leaning Tree	X		4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE	1	
123	103	Quercus agrifolia	X	16	50.26548246	48	36	33			X		5	4	4.5	No	G	5	4.75	8	20		HDD	16	#N/A	HIGH	None	40136	41866	11:50:53	unknown	REMOVE	4	
124	102	Quercus agrifolia		9	28.27433388	33	15	18			X		5	4	4.5	No	G	5	4.75	4.5	11.25		HDD	9	#N/A	HIGH	Primary	40136	41866	11:50:53		REMOVE	4	
125		Olea europaea		4	12.56637061	18	15	15			X		3	2	2.5	No	M	3	2.75	2	5		HDD	4	#N/A	MODERATE	Primary	40136	41866	11:50:53		REMOVE	4	
126	97	Quercus agrifolia		5	15.70796327	27	12	10			X		5	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	REMOVE	4	
127	74	Quercus agrifolia		9	28.27433388	44	15	22		Leaning Tree	X		5	4	4.5	No	G	5	4.75	4.5	11.25		HDD	9	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay; roots cut	REMOVE	1	
128	585	Quercus agrifolia		7	21.99114858	38	6	5			X		4	4	4	No	G	5	4.5	3.5	8.75		HDD	7	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
129	100	Quercus agrifolia	X	11	34.55751919	46	20	15			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH	None	40136	41866	11:50:53	basal decay	REMOVE	4	
130	101	Quercus agrifolia	X	14	43.98229715	46	28	23			X		5	4	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
131		Quercus agrifolia	X	11	34.55751919	23	16	12			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
132		Quercus lobata		6	18.84955592	23	7	6			X		4	4	4	No	M	3	3.5	3	7.5		HDD	6	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
133	92	Quercus agrifolia		9	28.27433388	31	12	12		Dead Limbs	X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	None	40136	41794	16:38:39	crown dieback	REMOVE	1	
134		Quercus agrifolia		7	21.99114858	15	4	3		Dead	X		1	1	1	No	G	5	3	3.5	8.75		HDD	7	#N/A	MODERATE	None	40136	41866	11:50:53		REMOVE	4	
135	95	Quercus agrifolia		9	28.27433388	32	15	12			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:36:53		REMOVE	4	
136	94	Quercus agrifolia	X	10	31.41592654	32	10	6			X		3	4	3.5	Yes	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:36:52		REMOVE	4	
137	583	Snag		4	12.56637061	22	1	1		Dead	X		1	1	1	No	0	0	0	2	0		HDD	4	#N/A		0	40375	41878	22:36:48		REMOVE	1	
138	584	Quercus agrifolia		5	15.70796327	25	10	13			X		5	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:36:48		REMOVE	4	
139	96	Quercus agrifolia	X	12	37.59911184	35	30	25		Dead Wood	X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:36:42		REMOVE	1	
140	106	Quercus agrifolia	X	23	72.25663103	37	30	46		Dead Wood	X		4	3	3.5	No	G	5	4.25	11.5	28.75		HDD	23	#N/A	HIGH	0	40375	41878	22:36:42		REMOVE	1	
141	108	Quercus agrifolia	X	26	81.58140899	48	33	40				X	5	4	4.5	No	G	5	4.75	13	32.5		HDD	26	#N/A	HIGH	0	40375	41878	22:36:39		REMOVE	4	
142	113	Quercus agrifolia	X	17	53.40707511	36	35	26			X		4	3	3.5	No	G	5	4.25	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:36:39		REMOVE	4	
143		Quercus agrifolia		5	15.70796327	27	6	3			X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:26:11	Parking Lot	REMOVE	4	
144		Quercus agrifolia		5	15.70796327	27	5	7			X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:25:39		REMOVE	4	
145		Quercus lobata	X	12	37.59911184	36	12	5		Severe Decline	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:25:39		REMOVE	1	
146		Quercus agrifolia	X	18	56.54866776	32	23	22			X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:36:25		REMOVE	4	
147		Quercus agrifolia	X	15	47.1238898	43	25	12		Dead Wood	X		4	3	3.5	No	G	5	4.25	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:36:22		REMOVE	1	
148	116	Quercus agrifolia		8	25.13274123	25	7	5		Dead Wood	X		3	3	3	No	G	5	4	4	10		HDD	8	#N/A	HIGH	0	27945	41878	20:14:45		REMOVE	1	
149		Quercus lobata		5	15.70796327	10	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW	0	40375	41878	22:28:30		REMOVE	1	
150	120	Quercus agrifolia	X	18	56.54866776	43	23	27			X		5	4	4.5	No	G	5	4.75	9	22.5		HDD	18	#N/A	HIGH	0	27945	41878	20:14:45		REMOVE	4	
151	121	Quercus lobata	X	21	65.97344573	54	33	31			X		4	4	4	No	M	3	3.5	10.5	26.25		HDD	21	#N/A	HIGH	0	27945	41878	20:14:44		REMOVE	4	
152	122	Quercus agrifolia	X	15	47.1238898	40	5	4			X		3	3	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:28:23		REMOVE	4	
153	586	Quercus lobata		5	15.70796327	15	5	4			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE	0	40375	41878	22:28:24		REMOVE	4	
154		Quercus agrifolia	X	12	37.59911184	16	12	13		Future Root Problems	X		4	2	3	No	G	5	4	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:35:56		REMOVE	4	
155	126	Quercus agrifolia	X	18	56.54866776	16	23	13		Leaning Tree	X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE	1	
156	124	Quercus agrifolia	X	14	43.98229715	40	20	26			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:47		REMOVE	4	
157	127	Quercus agrifolia	X	14	43.98229715	42	22	30			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:35:34		REMOVE	4	
158		Quercus agrifolia		6	18.84955592	12	4	3		Dead	X		1	1	1	No	G	5	3	3	7.5		HDD	6	#N/A	MODERATE	0	40375	41878	22:35:33		REMOVE	1	
159	128	Quercus agrifolia	X	24	75.39822369	47	28	22		Leaning Tree		X	4	4	4	No	G	5	4.5	12	30		HDD	24	#N/A	HIGH	0	40375	41878	22:35:33		REMOVE	1	
162	131	Quercus agrifolia		8	25.13274123	25	7	12			X		4	3	3.5	No	G	5	4.25	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE	4	
163		Quercus agrifolia		9	28.27433388	25	18	10			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:59		REMOVE	4	Type 1
542	587	Quercus agrifolia		7	21.99114858	22	6	13			X		3	2	2.5	No	G	5	3.75	3.5	8.75		HDD	7	#N/A	HIGH						REMOVE	4	
660		Quercus agrifolia	X	20	62.83185307	50	35	35			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/12/2025 1:16 PM

I:\418510\A\PLANNING\418510CL - LOT 4.DWG

LOT 4

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
106	Quercus agrifolia	Coast Live Oak	23.0	415.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 8,792	$ 600.00	$ 9,400	REMOVE
119	Quercus lobata	Valley Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	REMOVE
120	Quercus lobata	Valley Oak	12.0	113.10	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,695	$ 600.00	$ 2,300	REMOVE
121	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,039	$ 600.00	$ 1,600	REMOVE
122	Quercus lobata	Valley Oak	9.0	63.62	70	50	60	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
123	Quercus agrifolia	Coast Live Oak	16.0	201.06	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 4,255	$ 600.00	$ 4,900	REMOVE
124	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,346	$ 600.00	$ 1,900	REMOVE
125	Olea europaea	Olive	4.0	12.57	50	30	80	53%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 124	$ 600.00	$ 700	REMOVE
126	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 416	$ 600.00	$ 1,000	REMOVE
127	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,290	$ 600.00	$ 1,900	REMOVE
128	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 747	$ 600.00	$ 1,300	REMOVE
129	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,011	$ 600.00	$ 2,600	REMOVE
130	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,258	$ 600.00	$ 3,900	REMOVE
131	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	REMOVE
132	Quercus lobata	Valley Oak	6.0	28.27	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 548	$ 600.00	$ 1,100	REMOVE
133	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600	REMOVE
134	Quercus agrifolia	Coast Live Oak	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	REMOVE
135	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	REMOVE
136	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900	REMOVE
137	Snag	Snag	4.0	12.57	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ -	$ 600.00	$ 600	REMOVE
138	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 416	$ 600.00	$ 1,000	REMOVE
139	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	REMOVE
140	Quercus agrifolia	Coast Live Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 6,961	$ 600.00	$ 7,600	REMOVE
141	Quercus agrifolia	Coast Live Oak	26.0	530.93	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 11,235	$ 600.00	$ 11,800	REMOVE
142	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,202	$ 600.00	$ 3,800	REMOVE
143	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
144	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
145	Quercus lobata	Valley Oak	12.0	113.10	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	REMOVE
146	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,488	$ 600.00	$ 5,100	REMOVE
147	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600	REMOVE
148	Quercus agrifolia	Coast Live Oak	8.0	50.27	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 753	$ 600.00	$ 1,400	REMOVE
149	Quercus lobata	Valley Oak	5.0	19.64	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 156	$ 600.00	$ 800	REMOVE
150	Quercus agrifolia	Coast Live Oak	18.0	254.47	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 5,385	$ 600.00	$ 6,000	REMOVE
151	Quercus lobata	Valley Oak	21.0	346.36	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,719	$ 600.00	$ 7,300	REMOVE
152	Quercus agrifolia	Coast Live Oak	15.0	176.72	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,805	$ 500.00	$ 3,300	REMOVE
153	Quercus lobata	Valley Oak	5.0	19.64	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 346	$ 600.00	$ 900	REMOVE
154	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	REMOVE
155	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	60	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,039	$ 600.00	$ 4,600	REMOVE
156	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,986	$ 600.00	$ 3,600	REMOVE
157	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,986	$ 600.00	$ 3,600	REMOVE
158	Quercus agrifolia	Coast Live Oak	6.0	28.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ -	$ 600.00	$ 600	REMOVE
159	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 8,377	$ 600.00	$ 9,000	REMOVE
162	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	REMOVE
163	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
542	Quercus agrifolia	Coast Live Oak	7.0	38.48	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	REMOVE
660	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 4,654	$ 600.00	$ 5,300	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

G:\418510\LA\PLANNING\418510CL - LOT 4.DWG
PLOTTED: 9/12/2025 1:17 PM

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

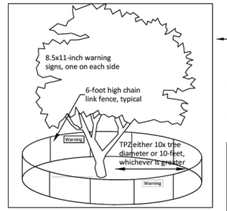
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

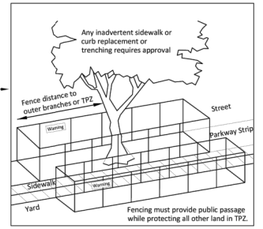
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



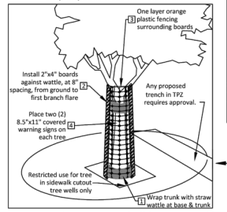
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

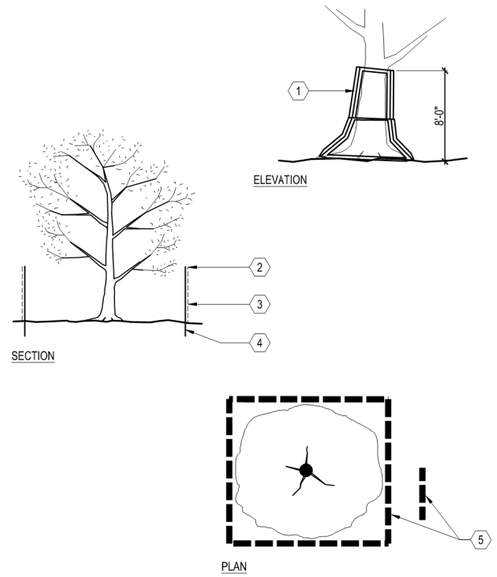


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/12/2025 1:17 PM

4185101\ALPLANNING\4185101CL - LOT 4.DWG



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

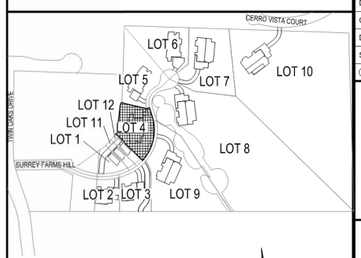
SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/10/2025 1:17 PM
I:\418510\LA\PLANNING\418510CL - LOT 4.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

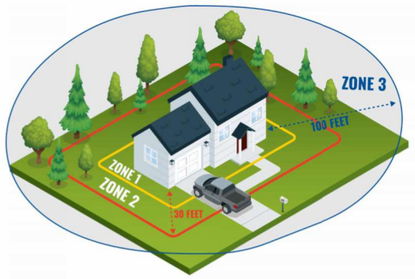
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

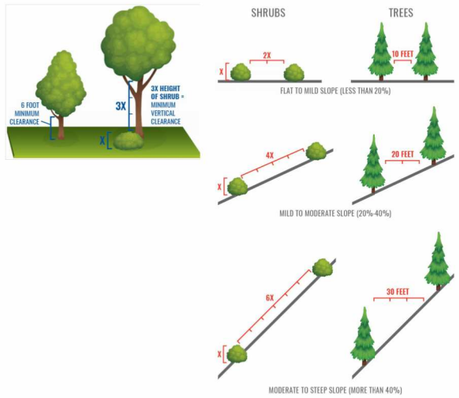
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	0	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	2	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	1	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	23	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	0	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	2	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	20	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	0	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	2	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	12	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	6	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	26	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	42	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	20	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	2	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	21	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	49	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

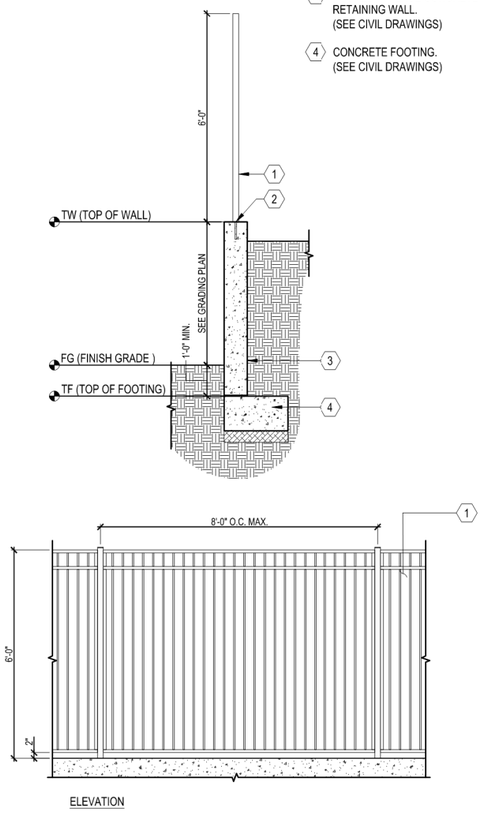
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/12/2025 1:17 PM
418510\LA\PLANNING\418510CL - LOT 4.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

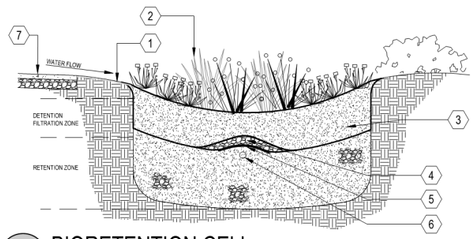
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

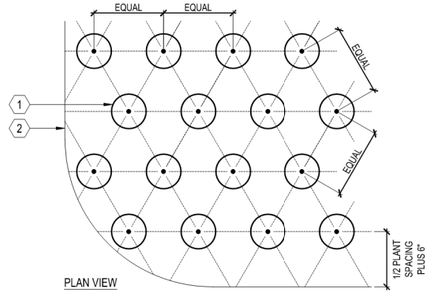
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

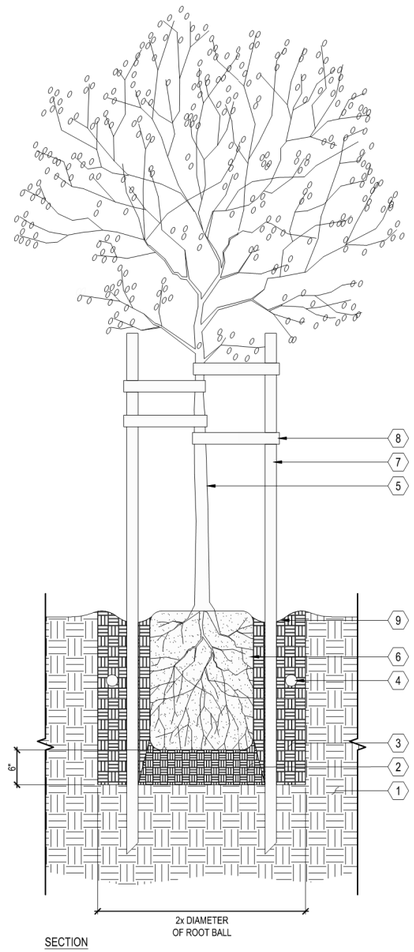
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

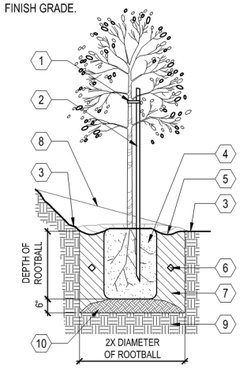
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

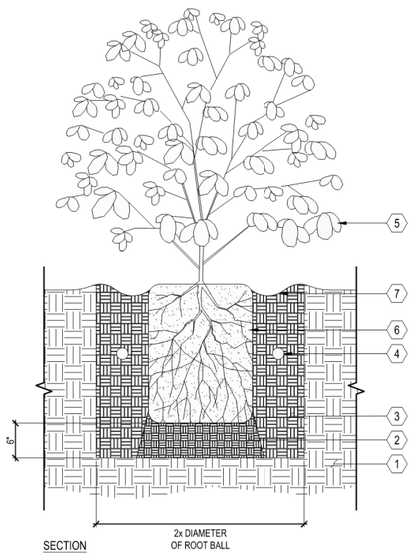
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

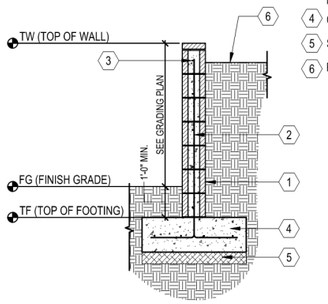
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

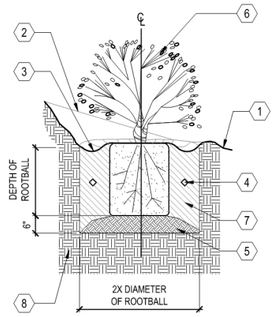
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

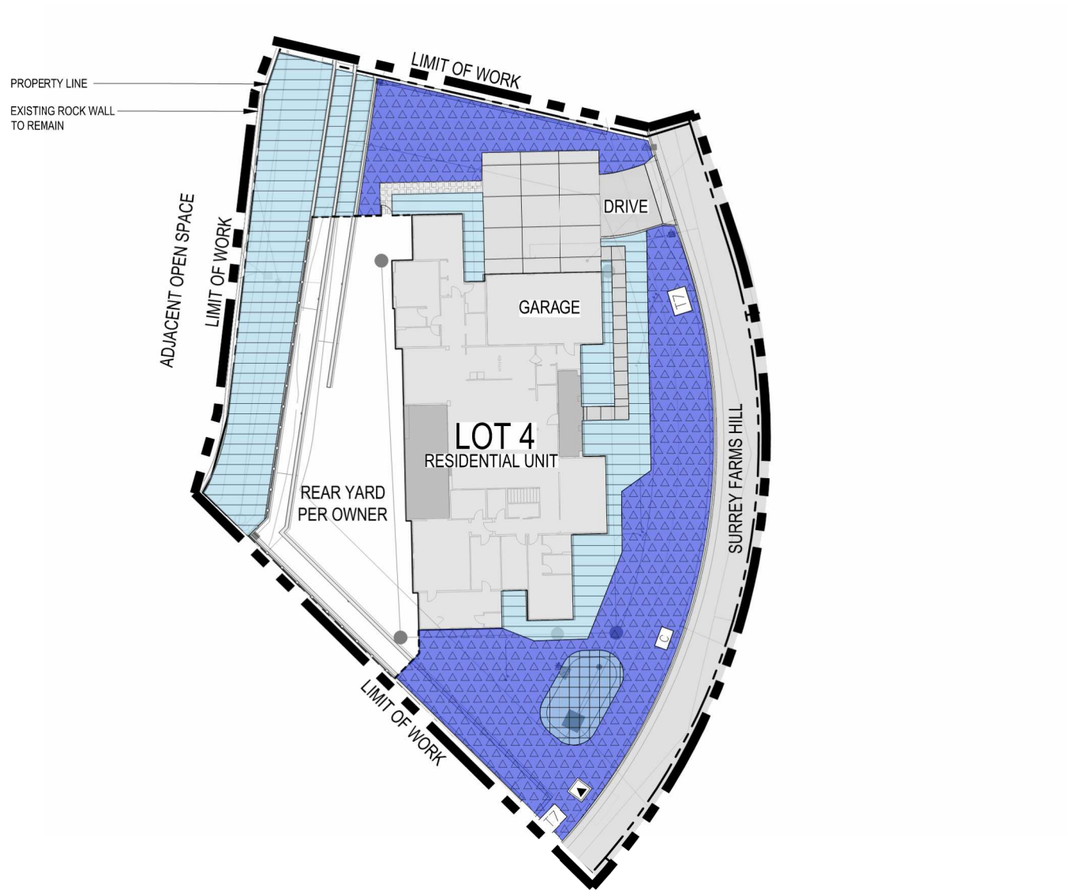
LANDSCAPE DETAILS

10.2

PLOTTED: 9/12/2025 1:17 PM

4185\10\LA\PLANNING\4185\10CL - LOT 4.DWG

ITEM NO. 1.



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

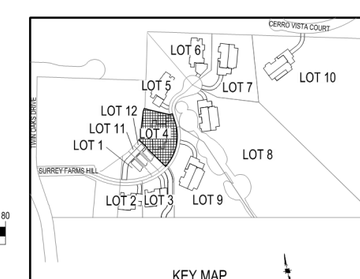
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

HYDROZONE PLAN

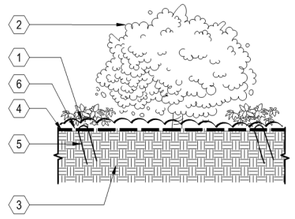
10.3

418510\LA\PLANNING\418510CL - LOT 4.DWG

PLOTTED: 9/12/2025 1:18 PM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

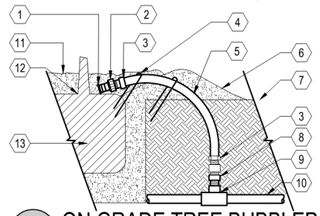
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

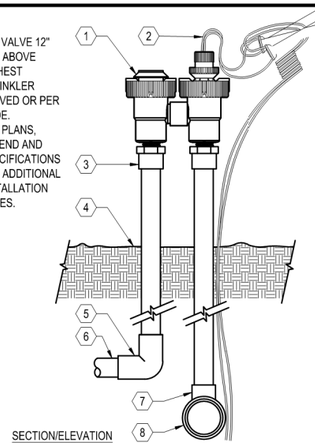
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

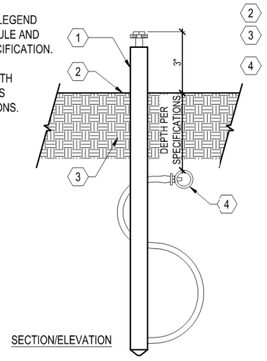
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

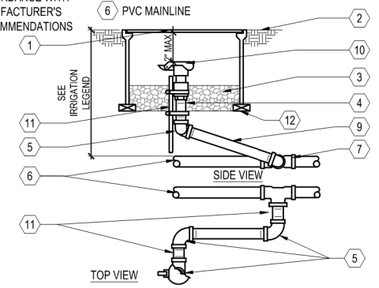
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

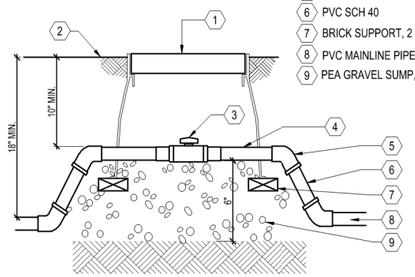
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

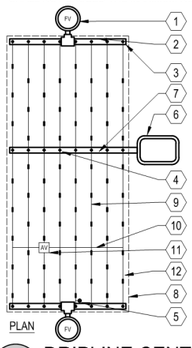
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

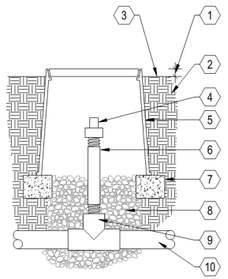
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

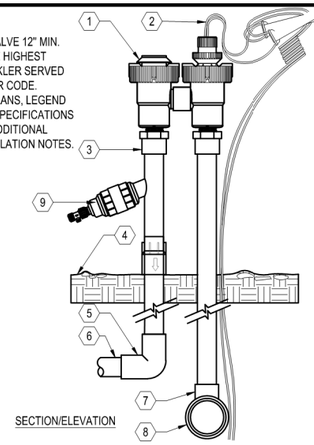
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

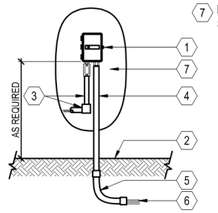
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

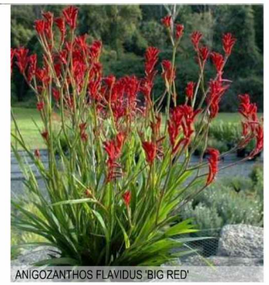
© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/12/2025 1:18 PM


MIMULUS AURANTICAS


ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


CAREX DIVULSA

B PLANTING PALETTE



C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/12/2025 1:18 PM
4185.10\LA\PLANNING\418510CL - LOT 4.DWG



FRONT PORCH WALL MOUNT LIGHT



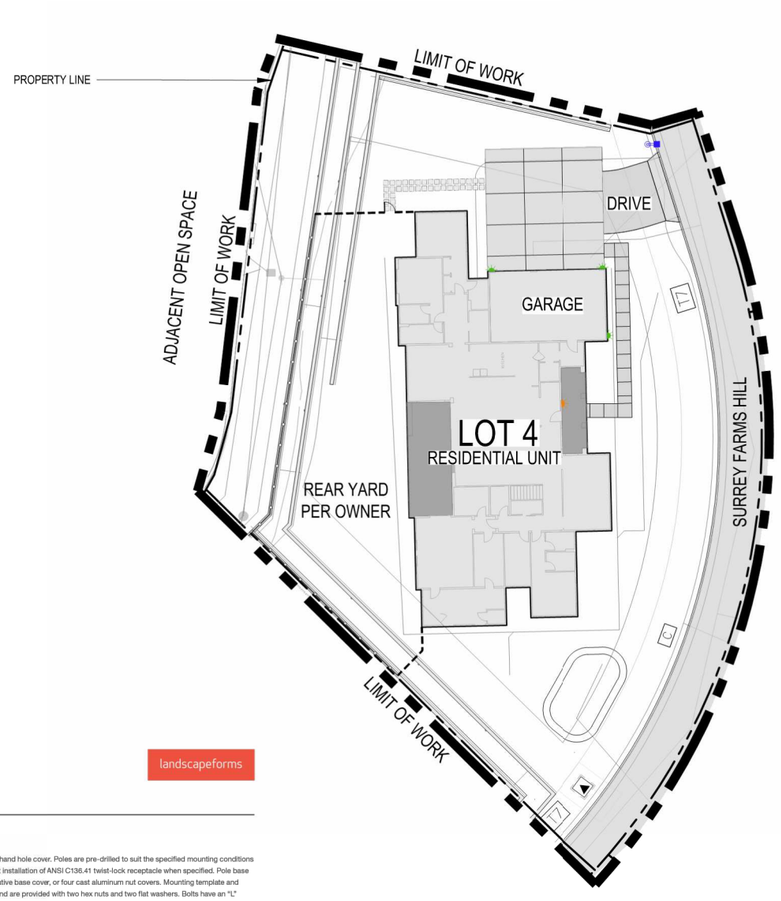
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

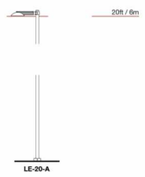
LEO

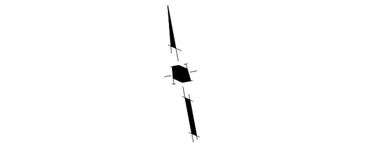
landscapeforms

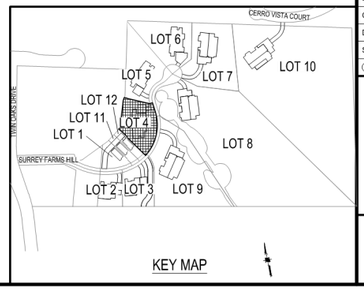
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.







HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 4 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	3/3/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 4.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/12/2025 1:18 PM

I:\4185\10\LA\PLANNING\418510CL - LOT 4.DWG

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 5 (S-24-027)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A1.3	FLOOR PLANS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A2.2	ELEVATIONS/COLOR & MATERIALS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.0	BUILDING SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 5 (S24-027) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	36842 SF	20 acre minimum
Average Slope	8.20%	17.57%	
Reduction Factor	N/A	N/A	
Net Lot Size	N/A	36842	
Lot Frontage	N/A	179.1'	N/A
Lot Depth	N/A	173'	N/A
Height	N/A	40'-10"	25 feet max per HDS&G, 18 feet max for visible homes
Gross Floor Area			
Countable Attic	N/A	200	
Second Floor	N/A	1107	
First Floor	N/A	4286	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	5,887 (including 294 sf of garage)	6000 sf
Garage	N/A	694	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	15.3%	N/A in RC
Setbacks			
Front	N/A	32.23'	30'
Side	N/A	56.75'	20'
Side	N/A	26.7'	20'
Rear	N/A	32.7'	25'
Parking	N/A	3 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.85-ACRE PROPOSED LOT 5 (S-24-027) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES: TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER: LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER: HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT: PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT: HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 5.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 9/18/2025 1:40 PM

I:\2024\4185\10\PLIPERMIT\4185\10TS_LOT 5.DWG

LEGEND

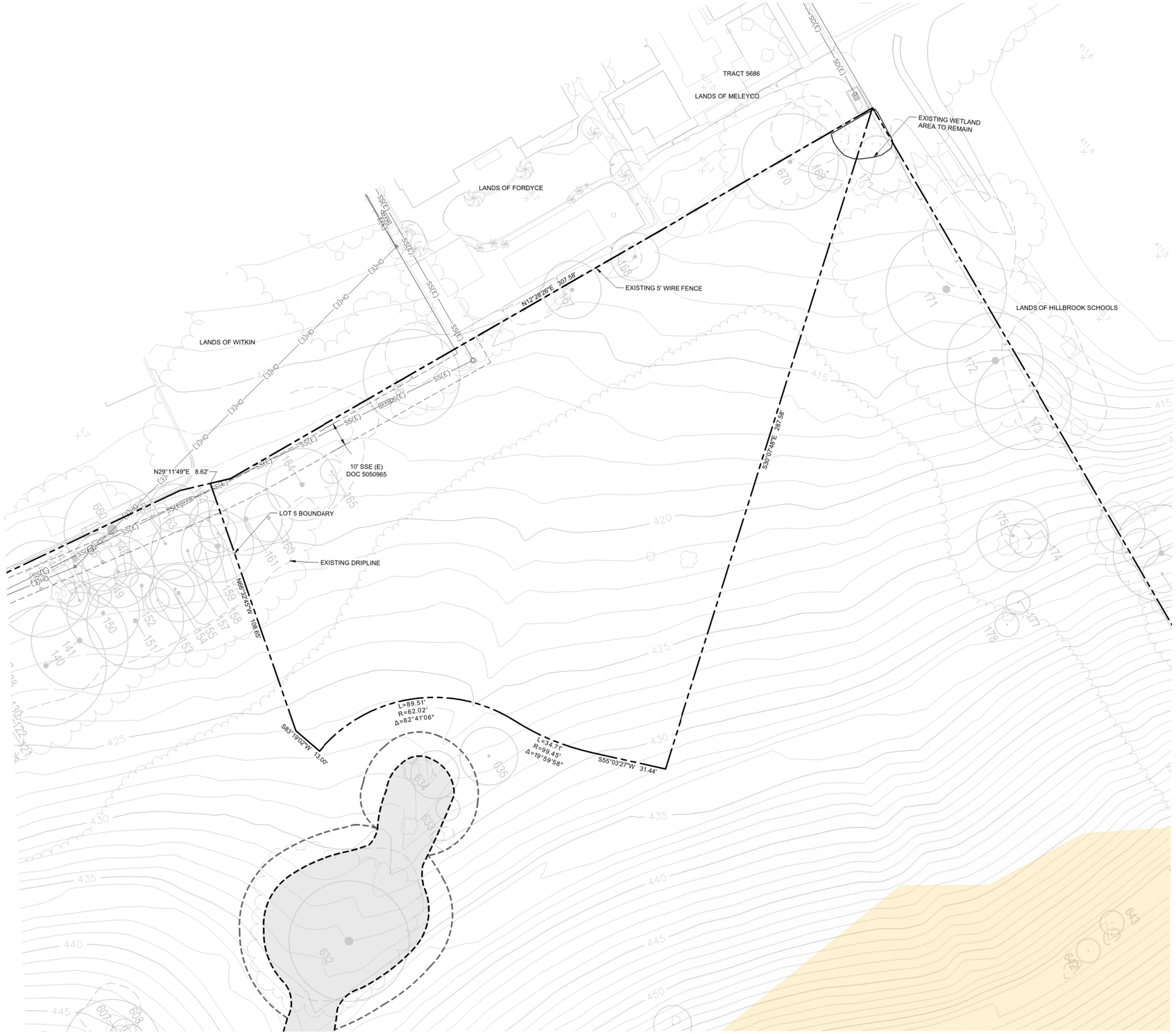
	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
TREE AND DRIPLINE	
DRIPLINE	
DRAINAGE ARROW	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.



0 10 20 40

1 INCH = 20 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

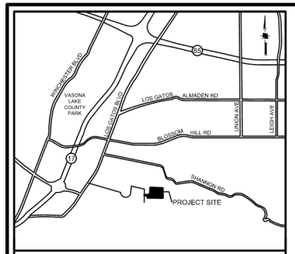
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 5.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/17/2025 12:15 PM
I:\418510\PLIPERMIT\LOT 5\PERMIT\418510EX_LOT 5.DWG



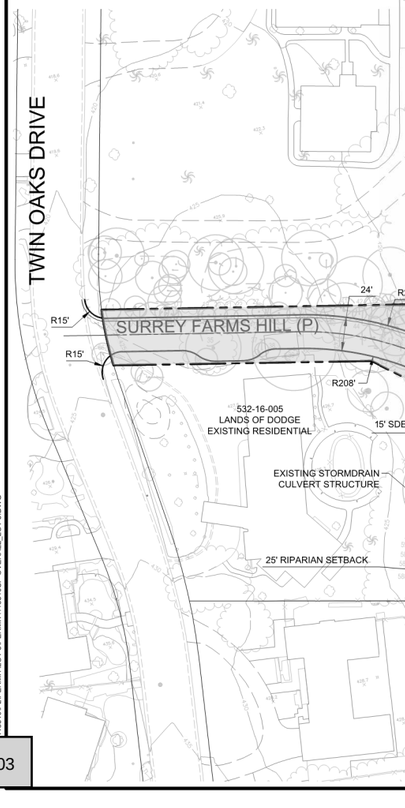
VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
JTE	JOINT TRENCH EASEMENT
PUE	PUBLIC UTILITY EASEMENT



0 25 50 100

1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

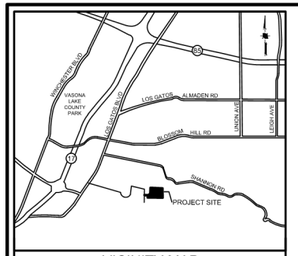
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 5.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:34 PM
I:\4185\16\PLI\PERMIT\LOT 5\PERMIT\4185105SP OVERALL_LOT 5.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASEMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE

ABBREVIATIONS

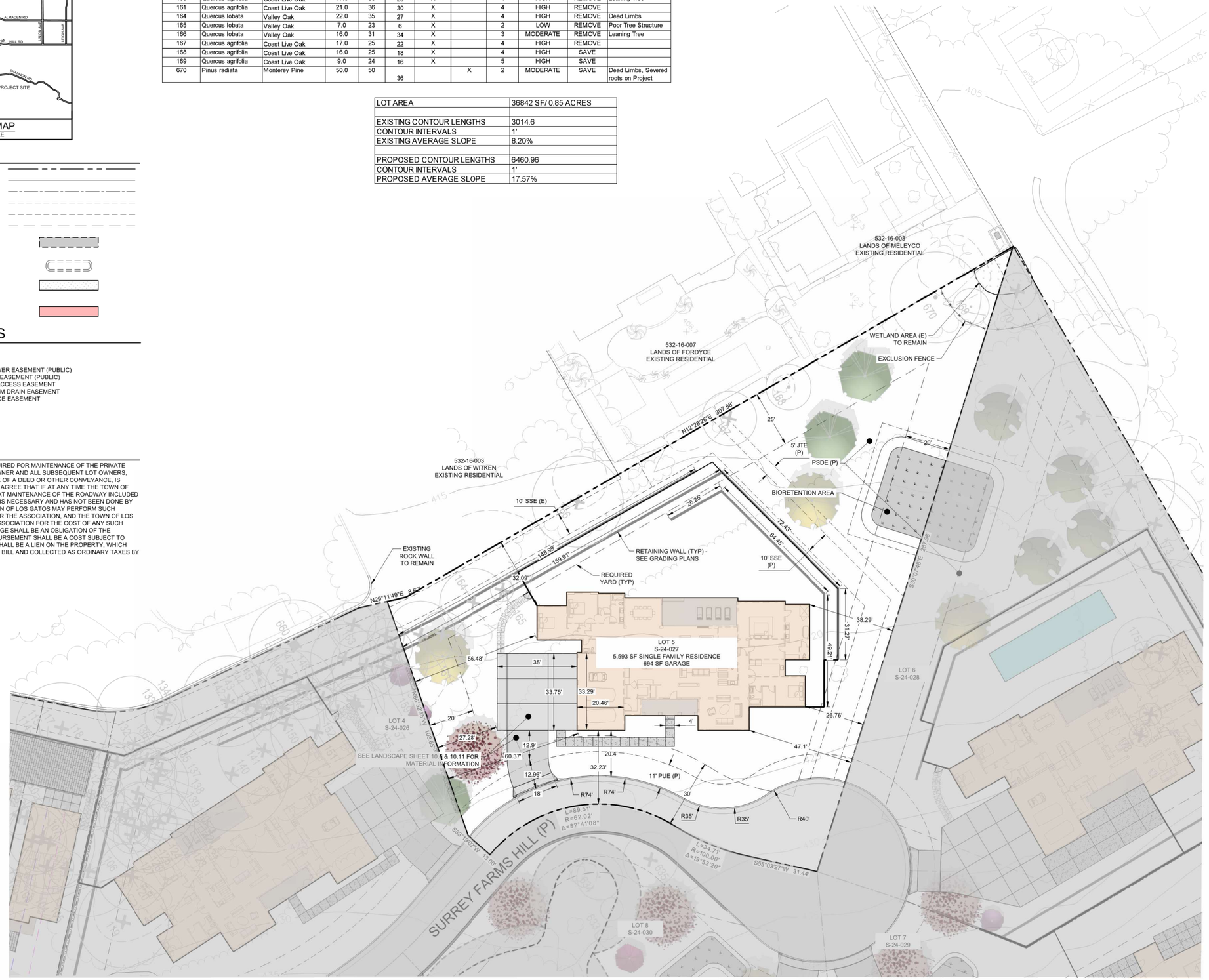
(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
160	Quercus agrifolia	Coast Live Oak	17.0	33	20	X		4	HIGH	REMOVE	Leaning Tree
161	Quercus agrifolia	Coast Live Oak	21.0	36	30	X		4	HIGH	REMOVE	
164	Quercus lobata	Valley Oak	22.0	35	27	X		4	HIGH	REMOVE	Dead Limbs
165	Quercus lobata	Valley Oak	7.0	23	6	X		2	LOW	REMOVE	Poor Tree Structure
166	Quercus lobata	Valley Oak	16.0	31	34	X		3	MODERATE	REMOVE	Leaning Tree
167	Quercus agrifolia	Coast Live Oak	17.0	25	22	X		4	HIGH	REMOVE	
168	Quercus agrifolia	Coast Live Oak	16.0	25	18	X		4	HIGH	SAVE	
169	Quercus agrifolia	Coast Live Oak	9.0	24	16	X		5	HIGH	SAVE	
670	Pinus radiata	Monterey Pine	50.0	50	36		X	2	MODERATE	SAVE	Dead Limbs, Severed roots on Project

LOT AREA	36842 SF/ 0.85 ACRES
EXISTING CONTOUR LENGTHS	3014.6
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	8.20%
PROPOSED CONTOUR LENGTHS	6460.96
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	17.57%



0 10 20 40
1 INCH = 20 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 5.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

SITE PLAN

2.2

PLOTTED: 9/17/2025 12:28 PM
418510\PLI\PERMIT\LOT 5\PERMIT\418510SP_LOT 5.DWG

LEGEND

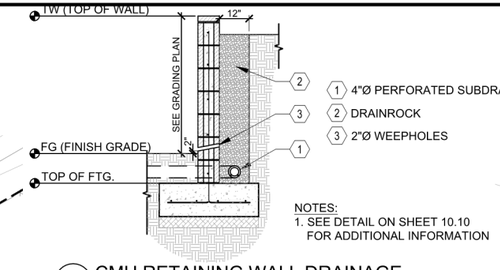
- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE (SD)
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING) (SD(E))
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR (150)
- CONTOUR (EXISTING) (150)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

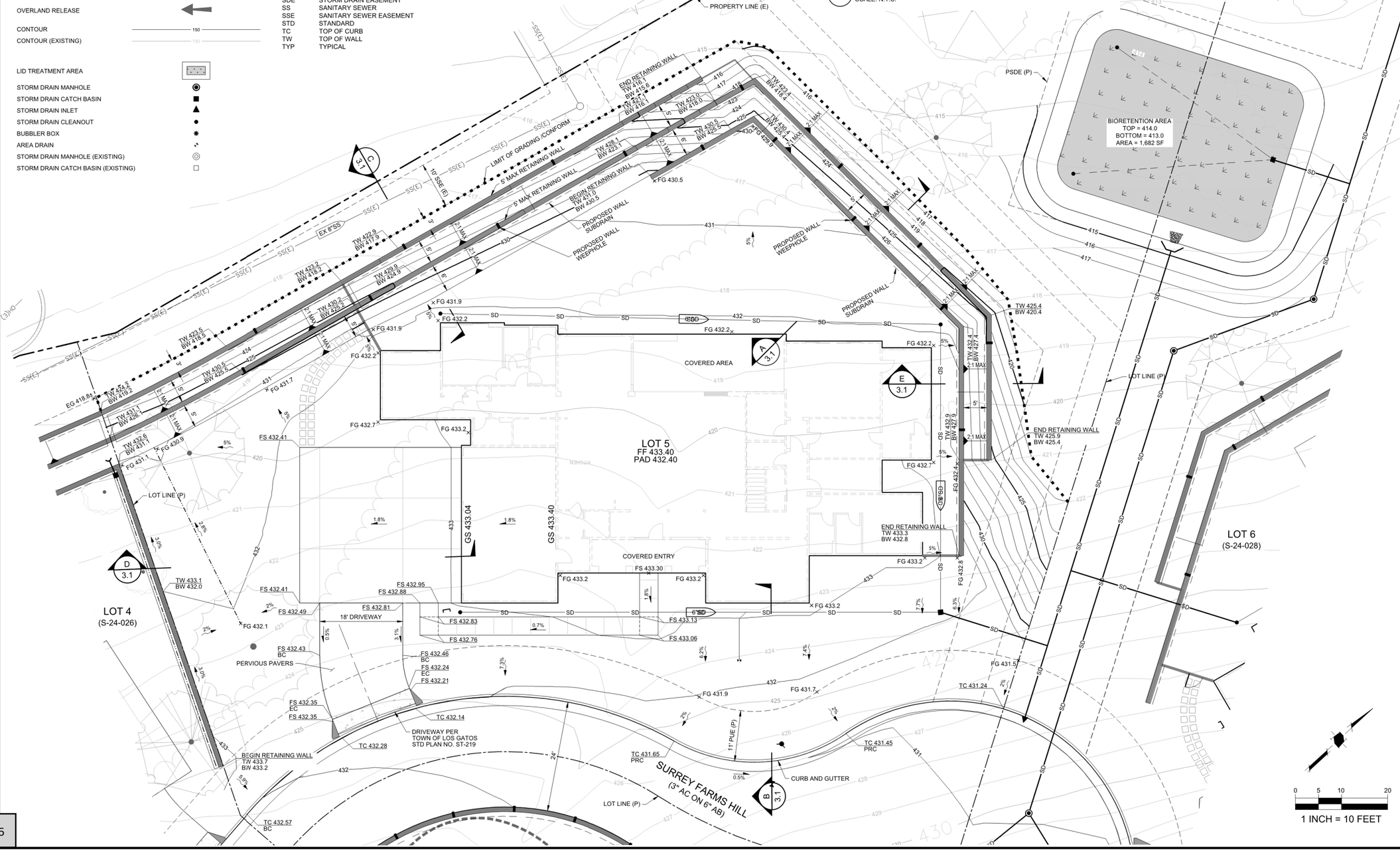
	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	621	0	9.5	4	3	621	0
HOUSE FOOTPRINT	0	2156	0	13.9	8	3	2156	0
PORCH/PATIO	0	219	0	10.0	4	3	219	0
GARAGE	0	299	0	12.0	4	3	299	0
MISC HARDSCAPE	0	92	0	9.9	4	3	92	0
LANDSCAPE	68	5221	2.8	13.7	-	-	5154	0
TOTAL	68	8608	-	-	-	-	8541	0

NOTE: AREA OF DISTURBANCE = 23,450 SF



NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.



1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

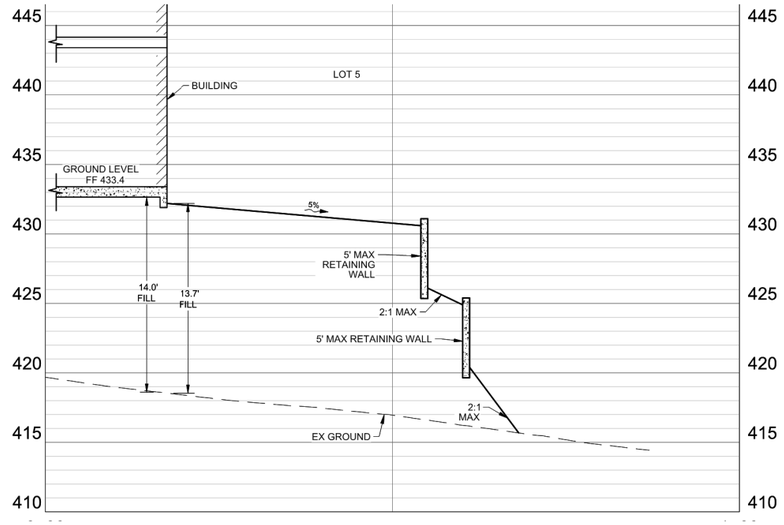
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 5.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

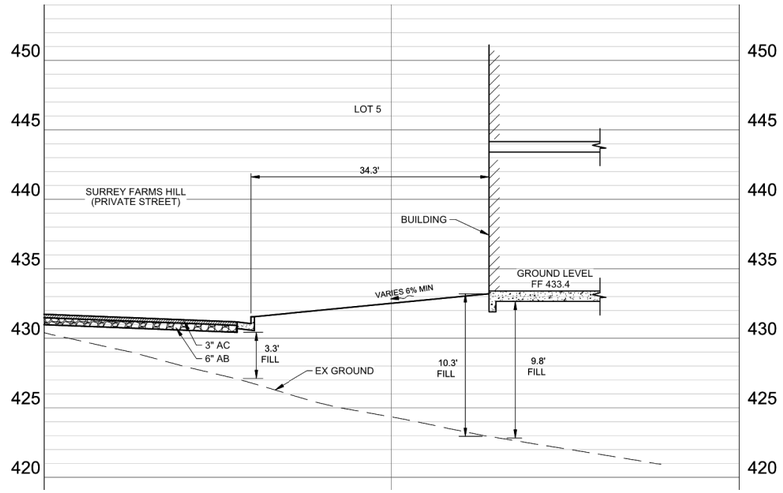
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

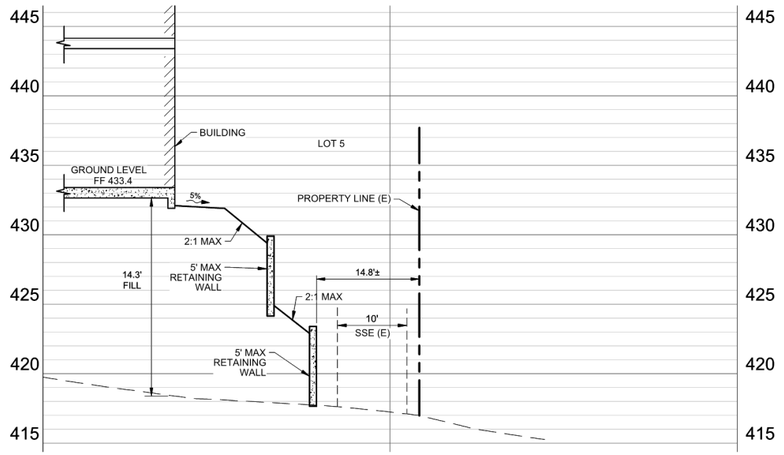
PLOTTED: 9/12/2025 1:51 PM
I:\2024\4185\10-PLUPERMIT\LOT 5\PERMIT\418510GP_LOT 5.DWG



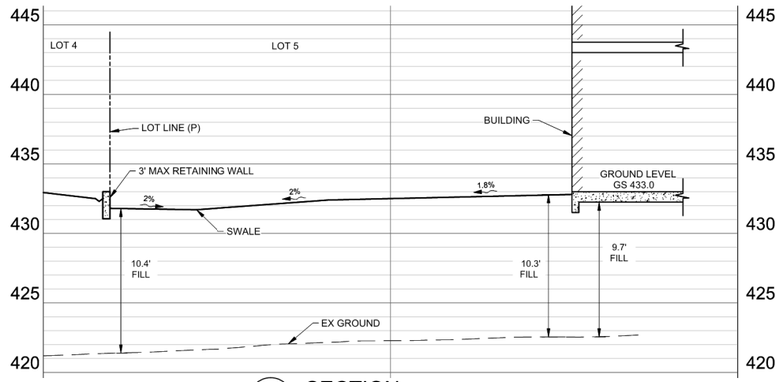
A SECTION
SCALE: 1" = 10' H , 1" = 5' V



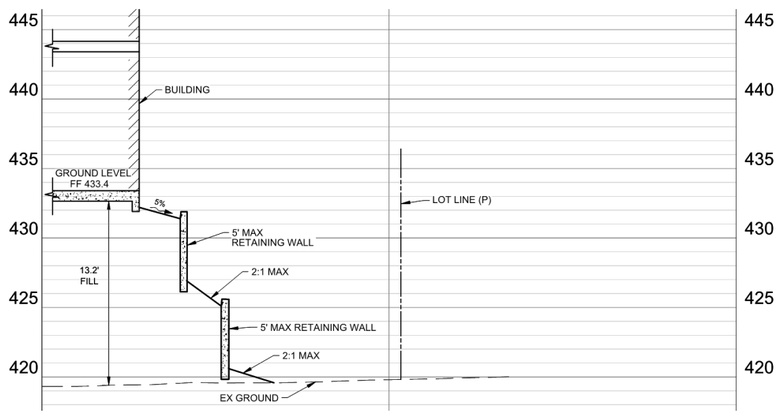
B SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V



D SECTION
SCALE: 1" = 10' H , 1" = 5' V



E SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 5.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 1:52 PM

C:\Users\nwilliams\Documents\4185.10_418510PLUPERMITTING_LOT 5\PERMIT\418510GP_LOT 5.DWG

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

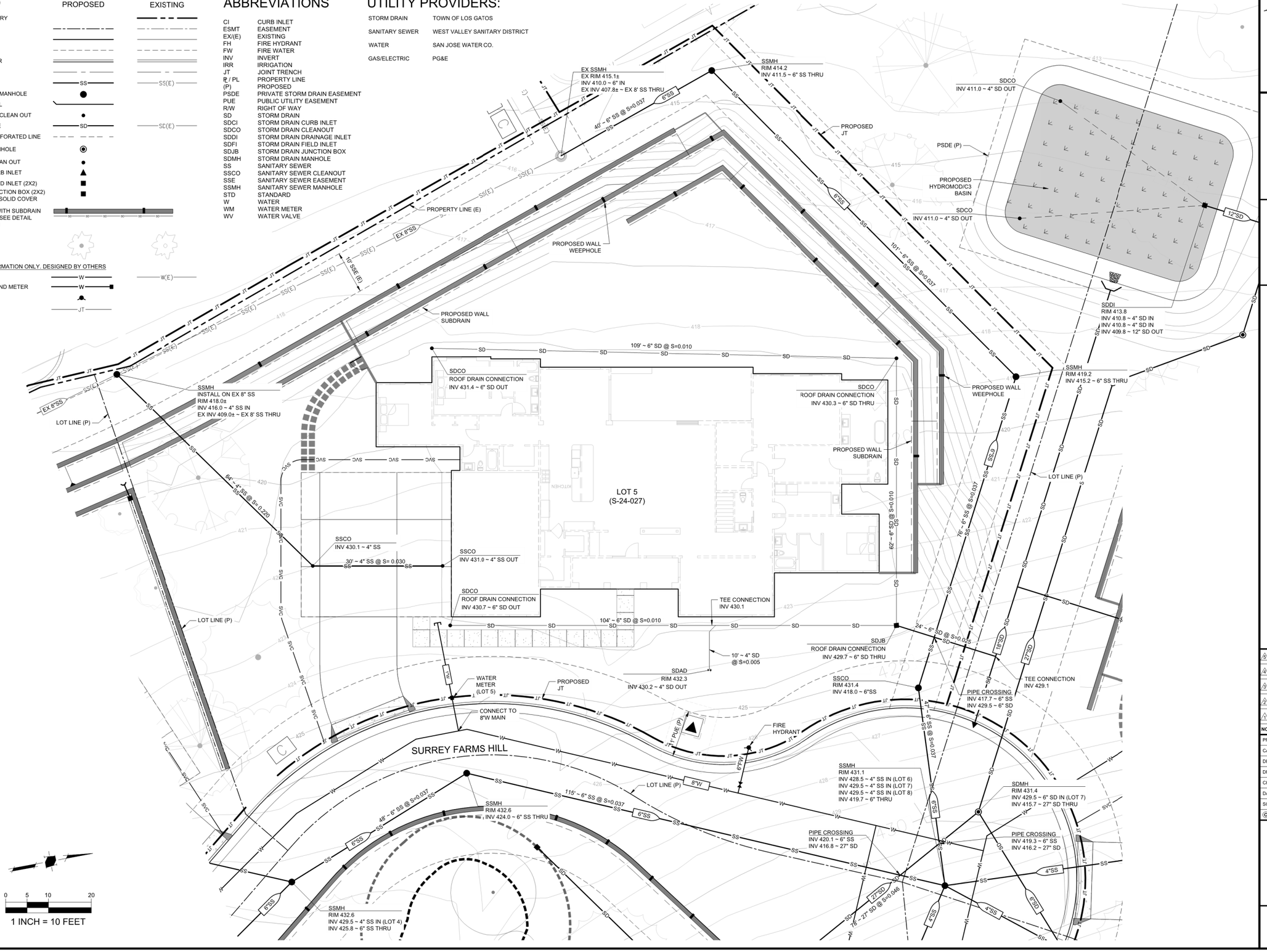
WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
P / PL	PROPERTY LINE
(P)	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 5.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/12/2025 1:57 PM
418510/PLI/PERMIT/418510UT_LOT 5.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

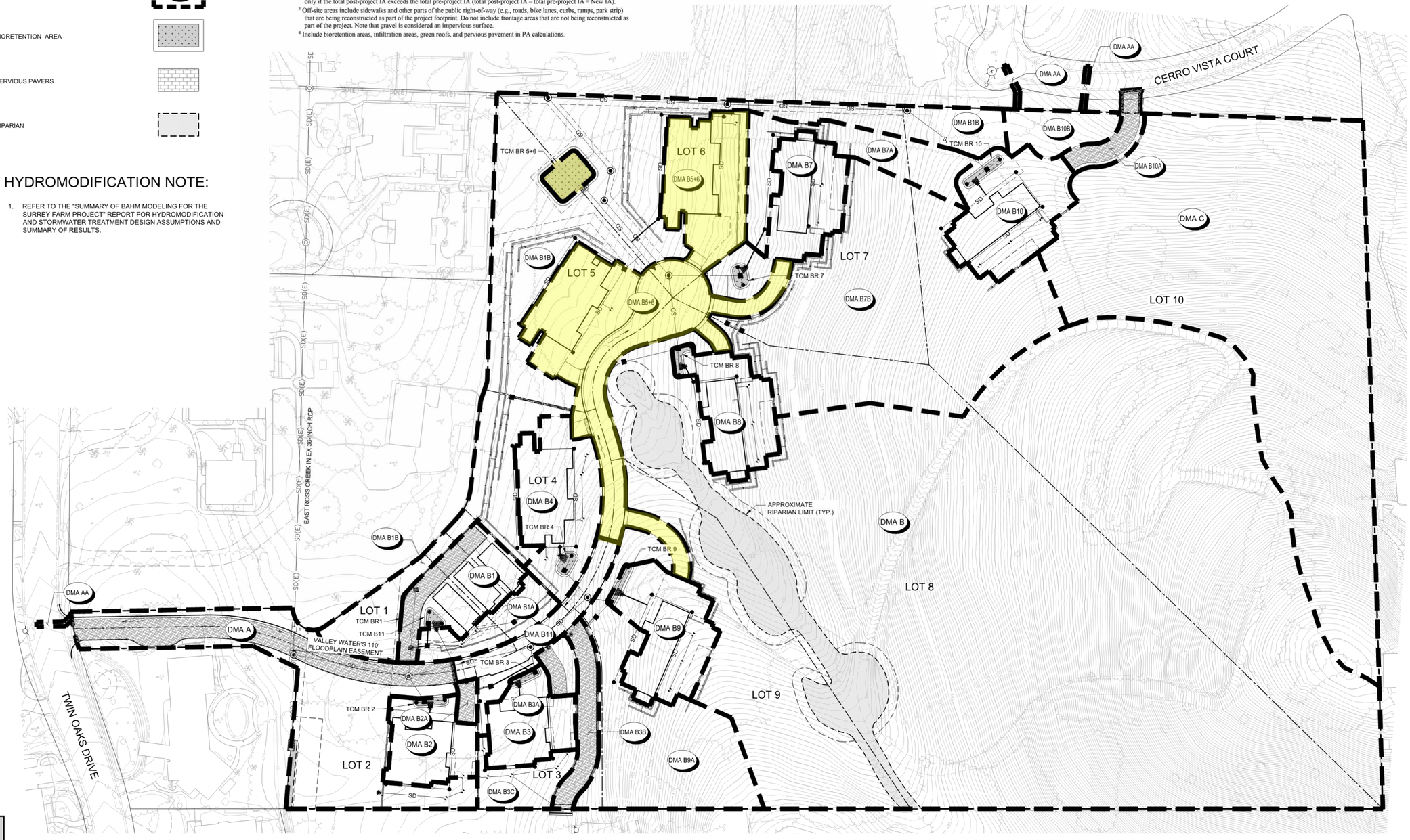
a. Total Site Area: 765,552 (ft²)		**b. Total Land Area Disturbed During Construction:** 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%			100 %		

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 5.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
© HMH	

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 1:54 PM

I:\4185105\PLUPERMIT\LOT 5\PERMIT\4185105W_LOT 5.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

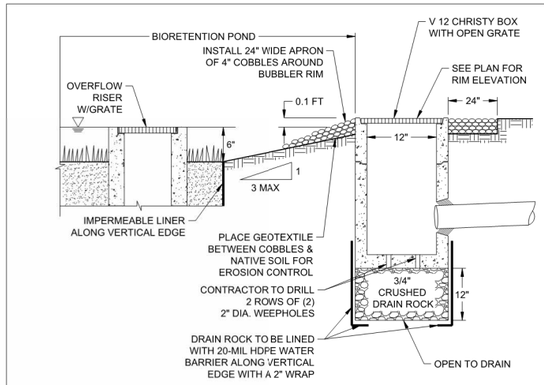
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

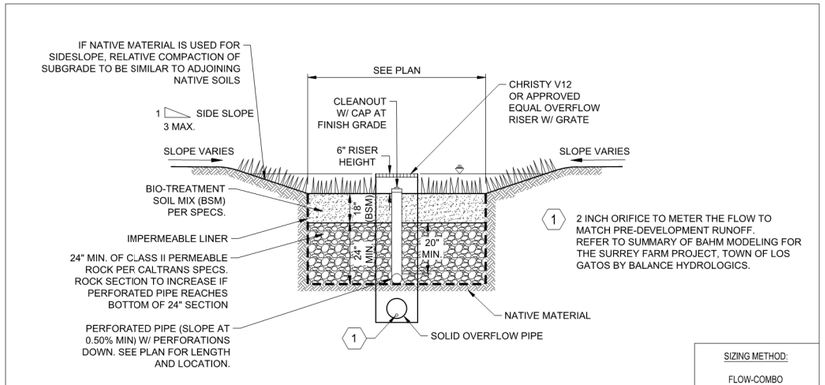
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 5.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

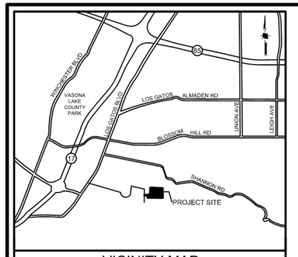
© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 1:55 PM

418510\PLP\ERMIT\LOT 5\PERMIT\418510SW_LOT 5.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 25 50 100

1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 5.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 6:08 PM
I:\418510\PLI\PERMIT\LOT 5\PERMIT\418510EC_LOT 5.DWG

ITEM NO. 1.

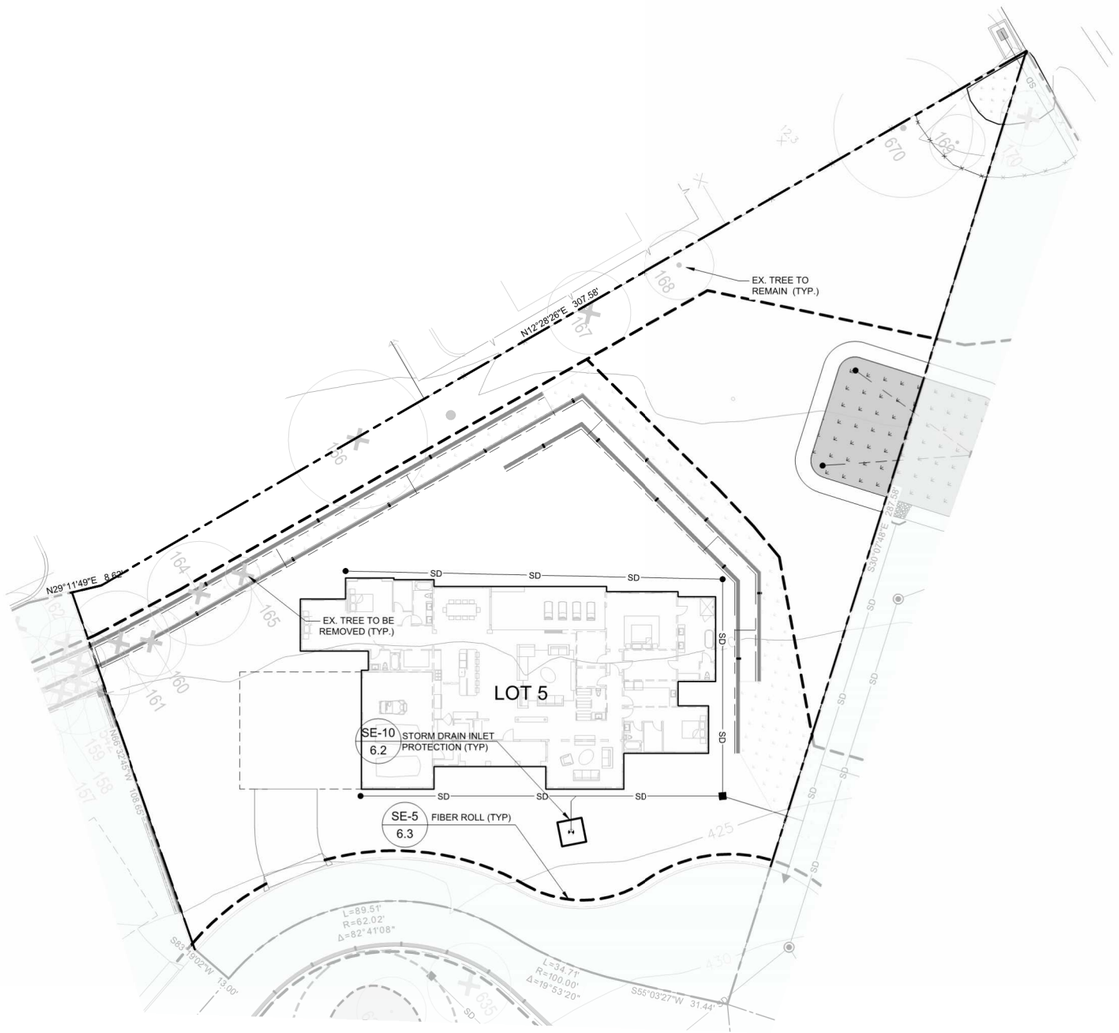
LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 10 20 40

1 INCH = 20 FEET

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES

LOT 5 (S-24-027)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 5.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

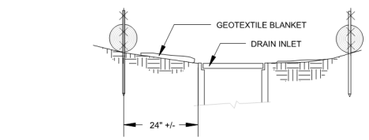
© HMH

EROSION CONTROL PLAN

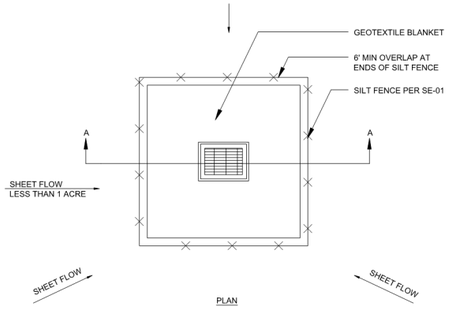
6.1

418510\PL\PERMIT\LOT 5\PERMIT\418510EC_LOT 5.DWG

PLOTTED: 9/12/2025 1:45 PM



SECTION A-A

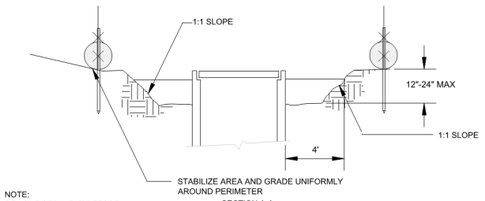


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

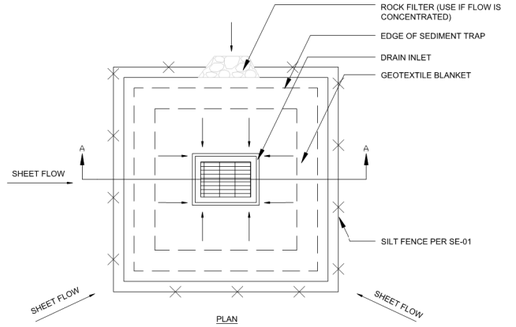
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

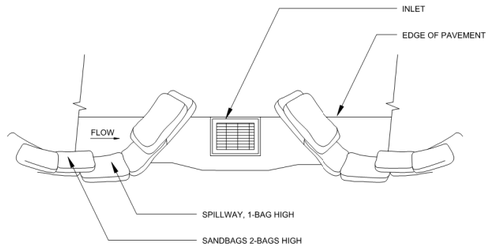


PLAN

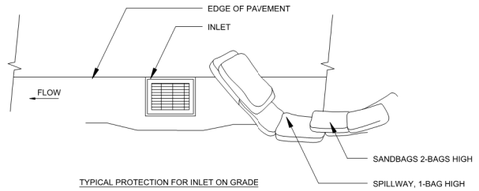
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

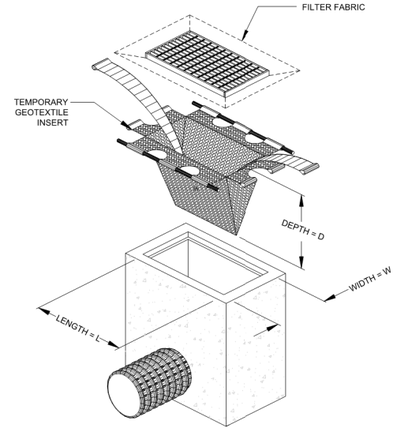


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

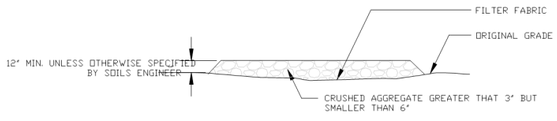
N.T.S.



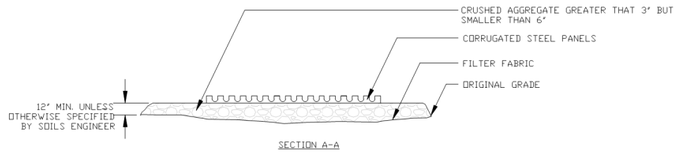
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

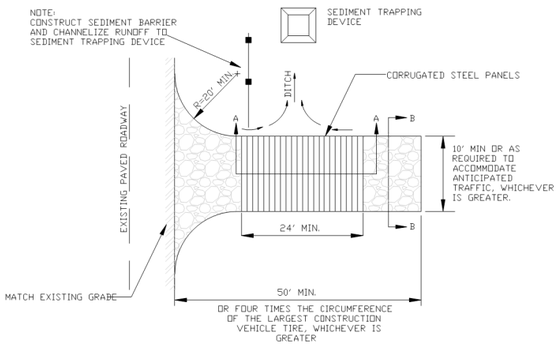
N.T.S.



SECTION B-B
N.T.S.

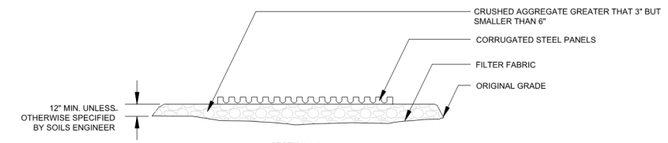


SECTION A-A
N.T.S.

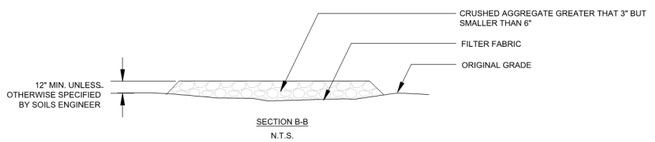


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

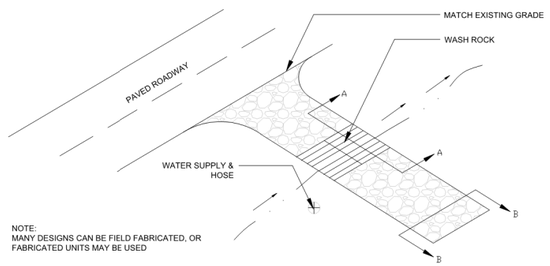
N.T.S.



SECTION A-A
N.T.S.



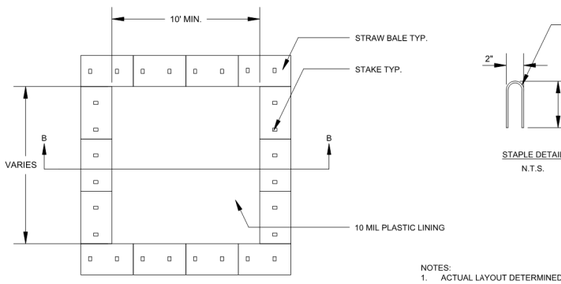
SECTION B-B
N.T.S.



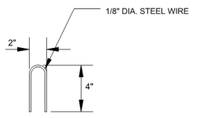
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

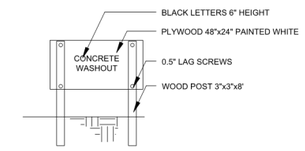


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

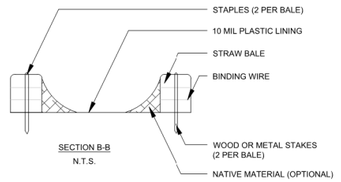


STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

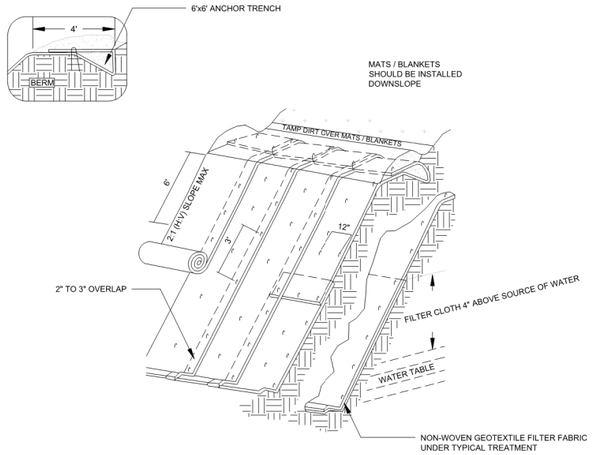
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 5.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/12/2025 1:46 PM
I:\418510\PLI\PERMIT\LOT 5\PERMIT\418510EC_LOT 5.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

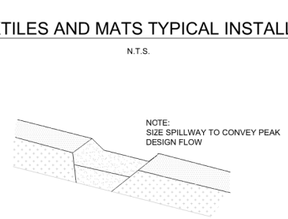
N.T.S.

NOTES:

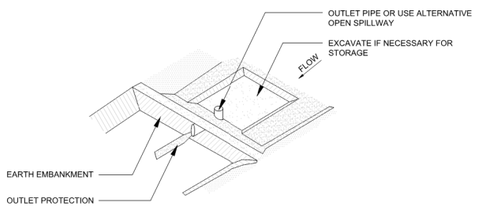
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

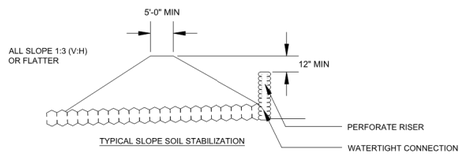
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



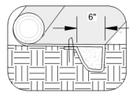
TYPICAL OPEN SPILLWAY





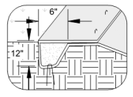
SE-3 SEDIMENT TRAP

N.T.S.



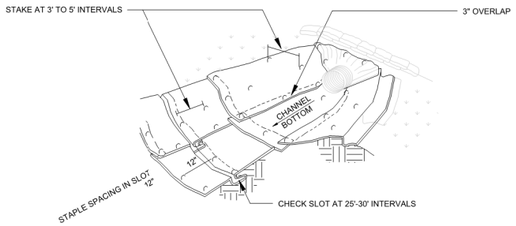
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



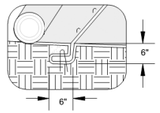
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



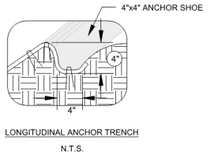
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

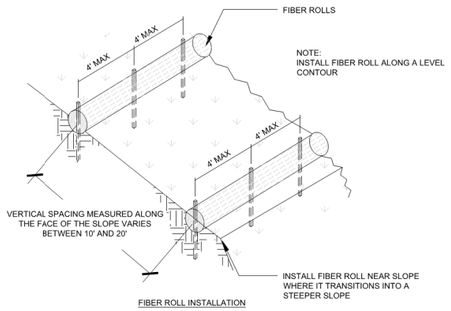
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

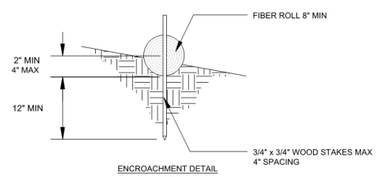
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

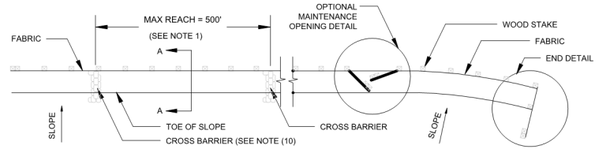


ENCROACHMENT DETAIL

N.T.S.

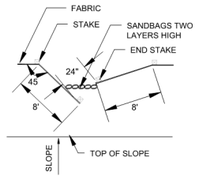
SE-5 FIBER ROLLS

N.T.S.

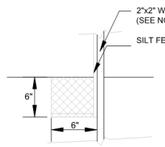


SILT FENCE PLAN

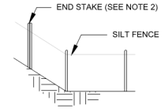
N.T.S.



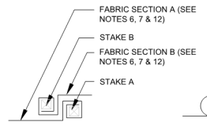
OPTIONAL MAINTENANCE OPENING DETAIL



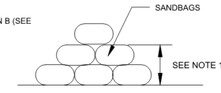
DETAIL A



END DETAIL

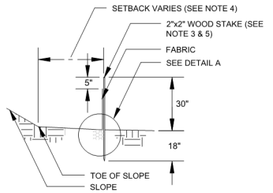


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

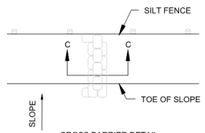
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 5.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

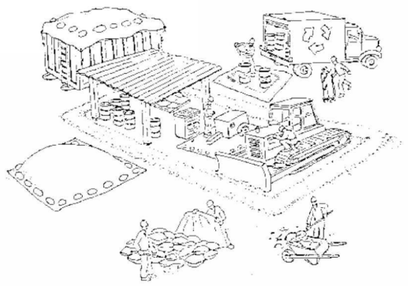
© HMH

EROSION CONTROL DETAILS

6.3

PLOTTED: 9/12/2025 1:48 PM
I:\418510\PLI\PERMIT\LOT 5\PERMIT\418510EC_LOT 5.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

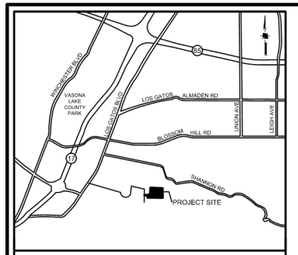
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 5.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

BASMAA

6.4

PLOTTED: 9/10/2025 1:47 PM

418510\PLI\PERMIT\LOT 5\PERMIT\418510EC_LOT 5.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

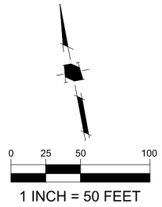
NOTES

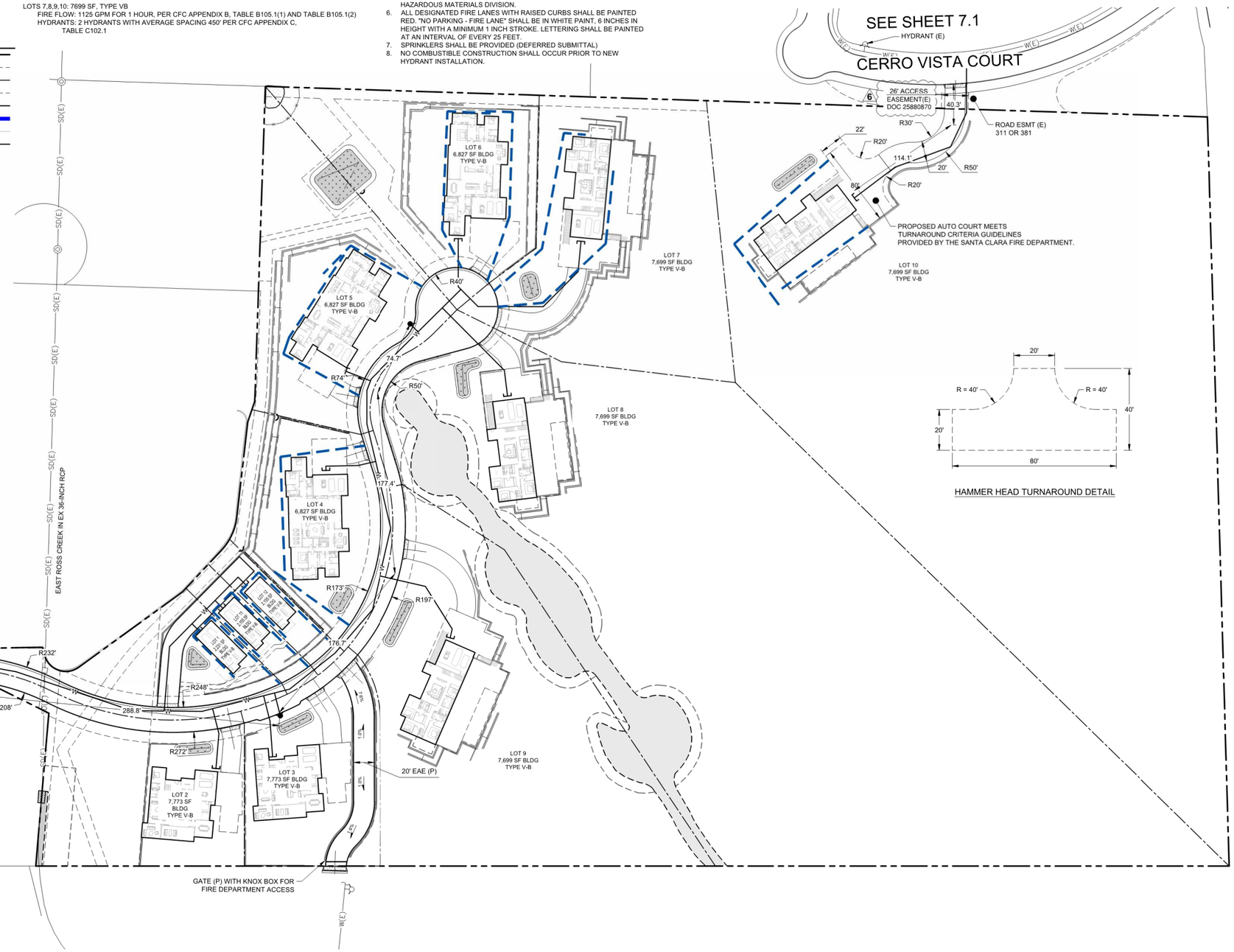
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

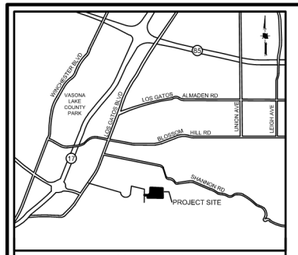
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 5.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 2:51 PM
418510\PLI\PERMIT\LOT 5\PERMIT\418510FA_LOT 5.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

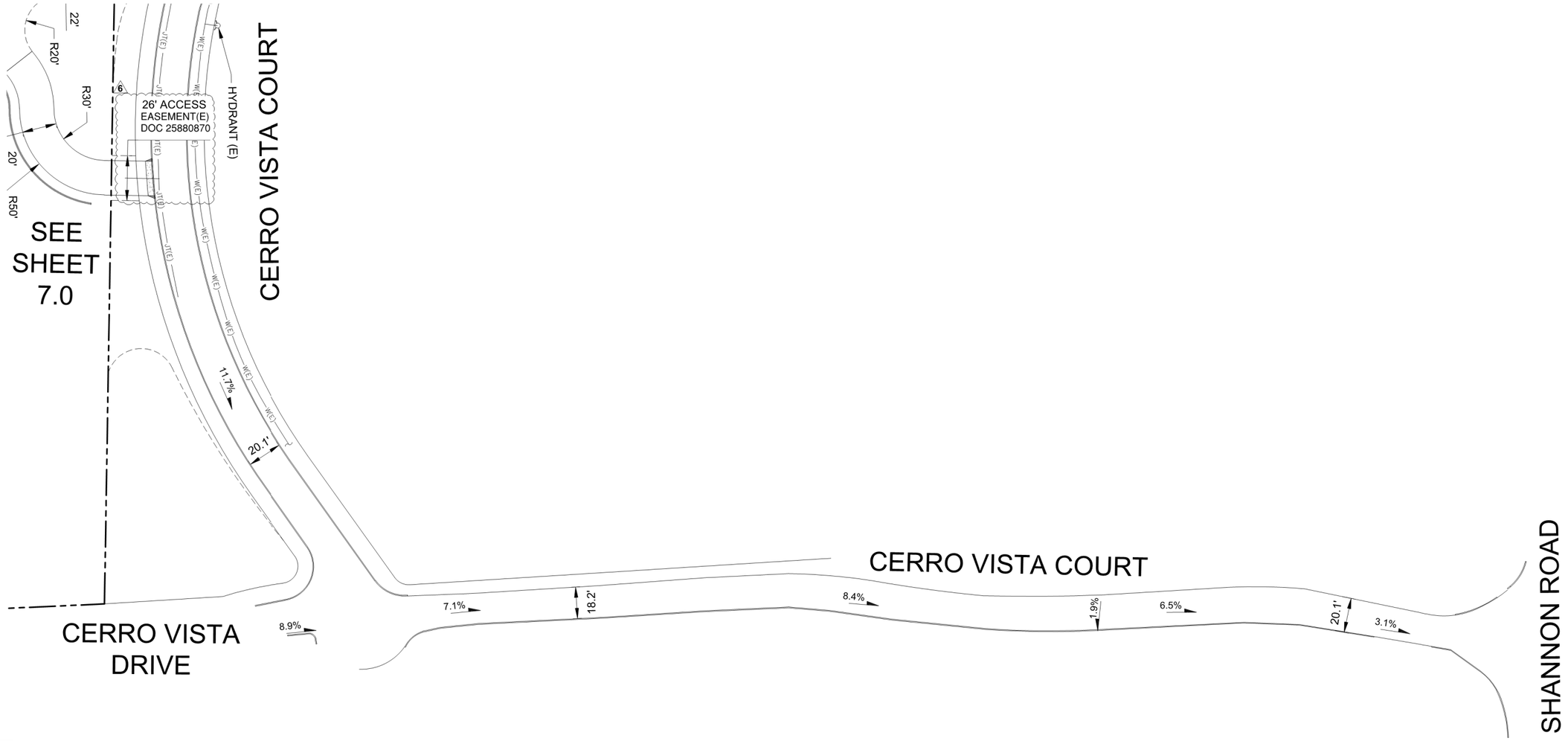
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 5.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

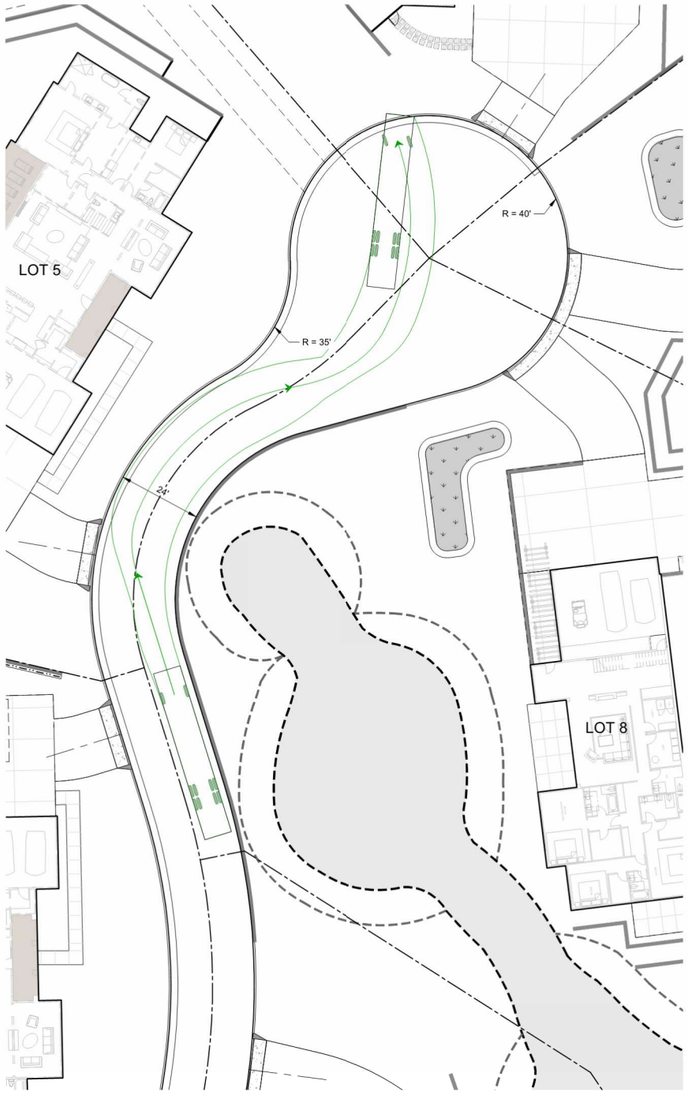
FIRE ACCESS PLAN

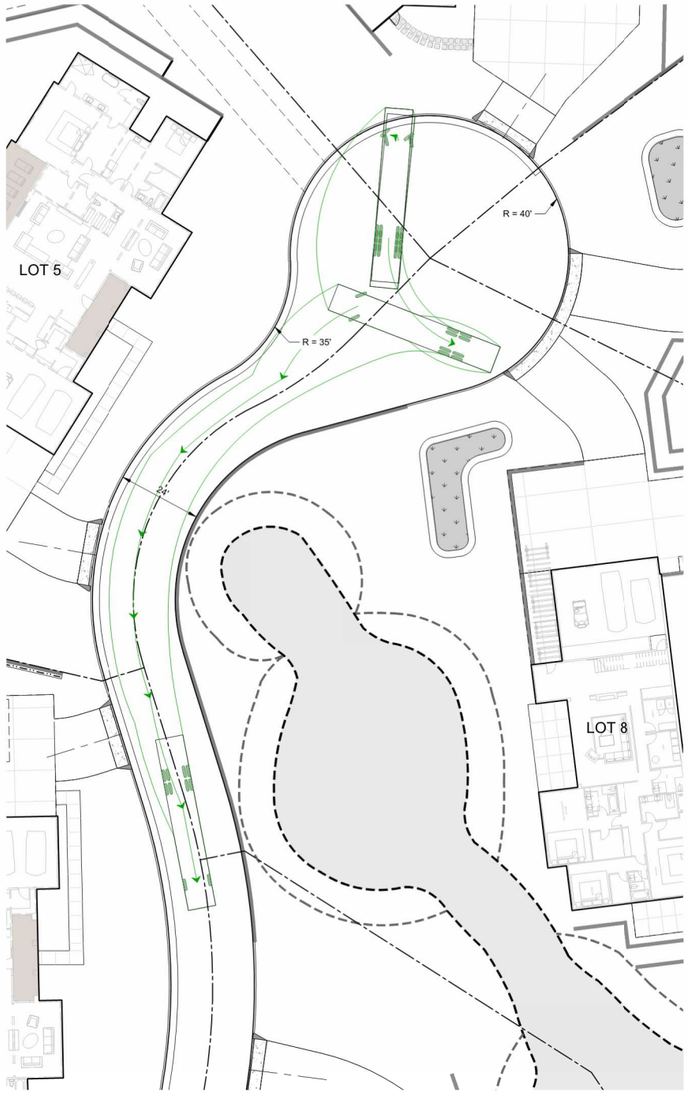
7.1

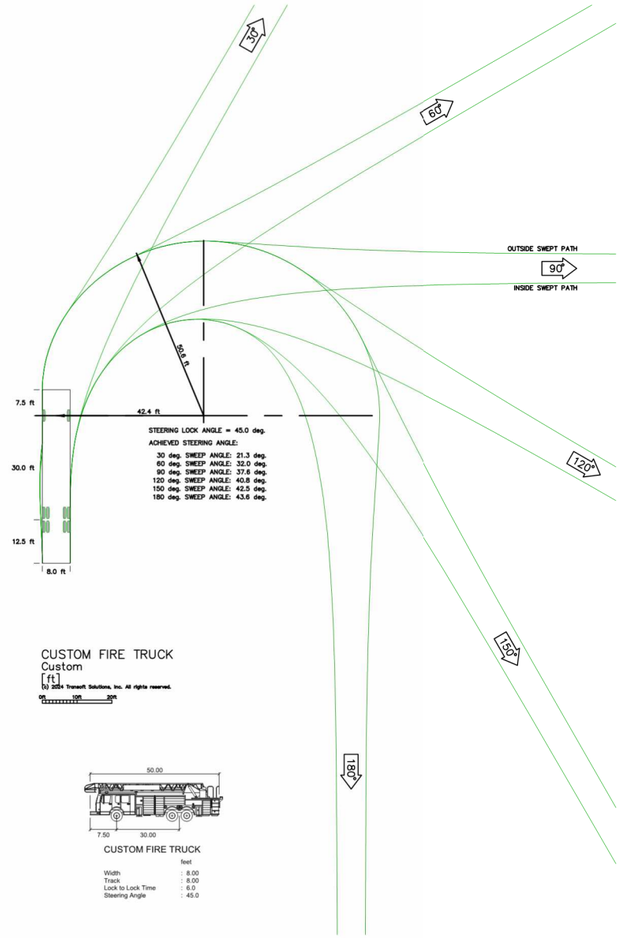
PLOTTED: 10/23/2025 2:49 PM

J:\418510\PLI\PERMIT\418510FA_LOT 5\PERMIT\418510FA_LOT 5.DWG

ITEM NO. 1.

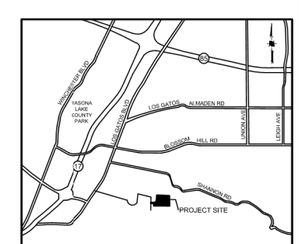






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 5 (S-24-027)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 5.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/12/2025 1:50 PM

418510\PL\PERMIT\LOT 5\PERMIT\418510FA_LOT 5.DWG



PLANNING APPLICATION - LOT 5 (S-24-027) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots.

Lot 5 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Ground Floor Plan
A1.3	2nd Floor Plan
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

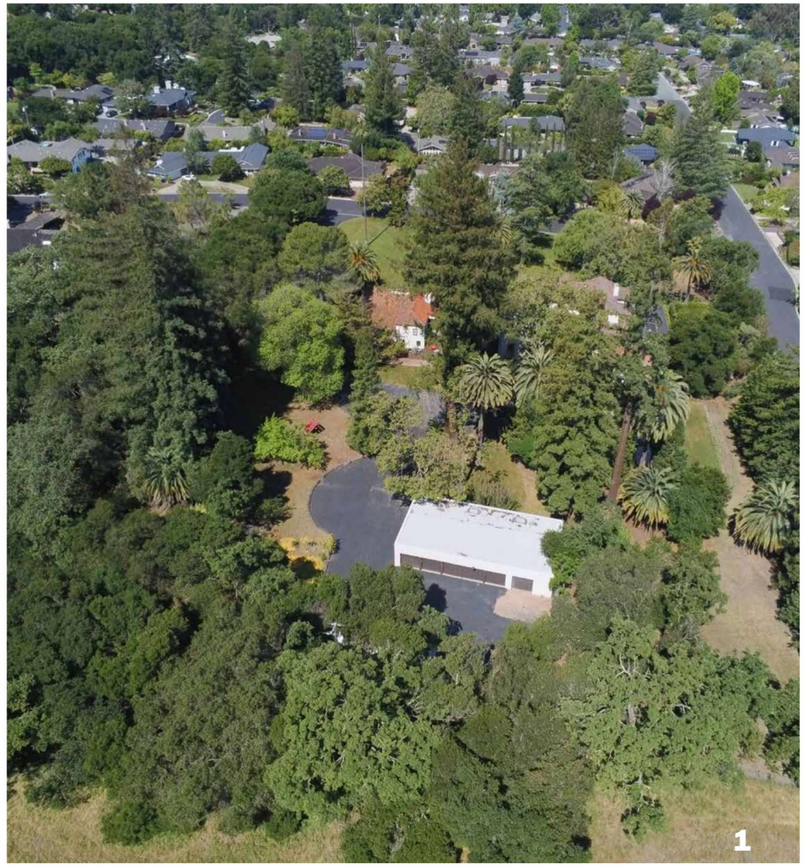


LOCATION PLAN:

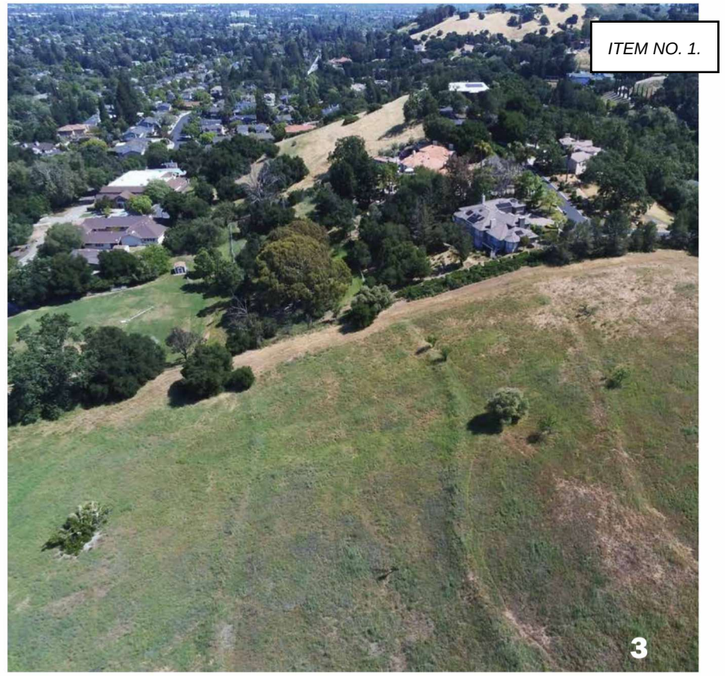


VICINITY MAP:



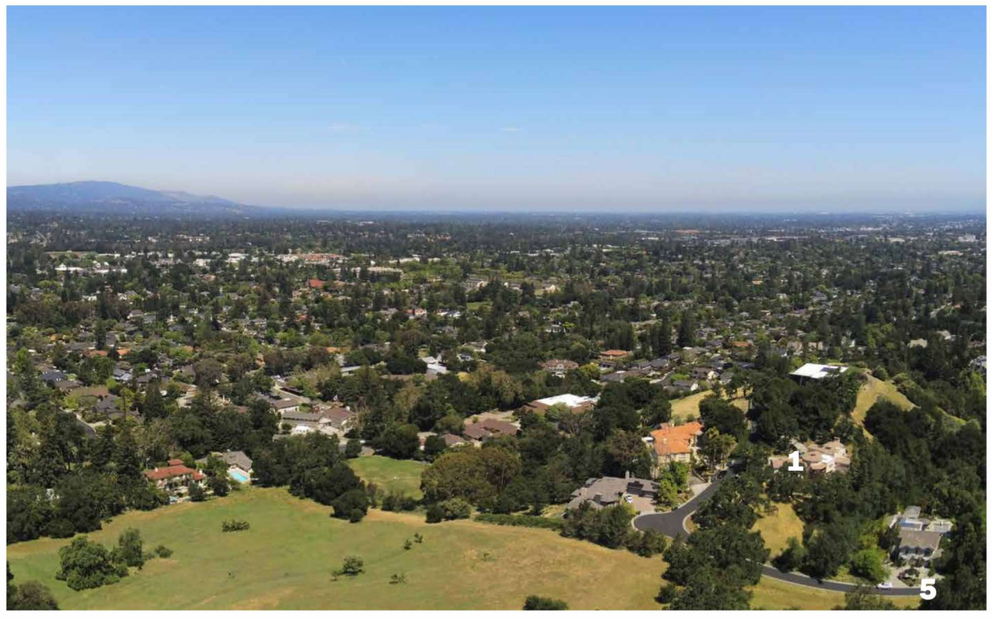

1


2

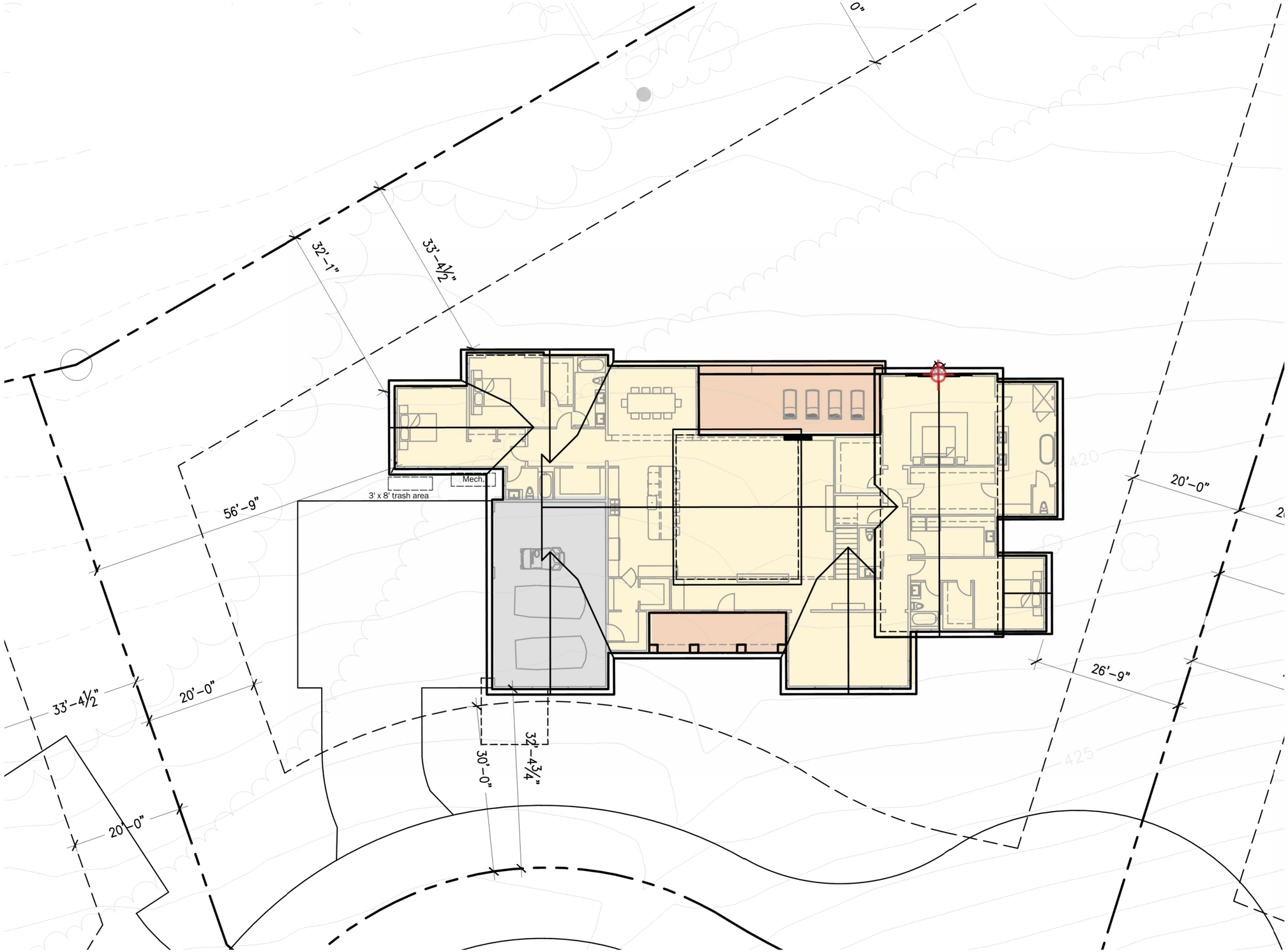

3


6


4


1
5


4
6
1
5
3
2



Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type A

Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**



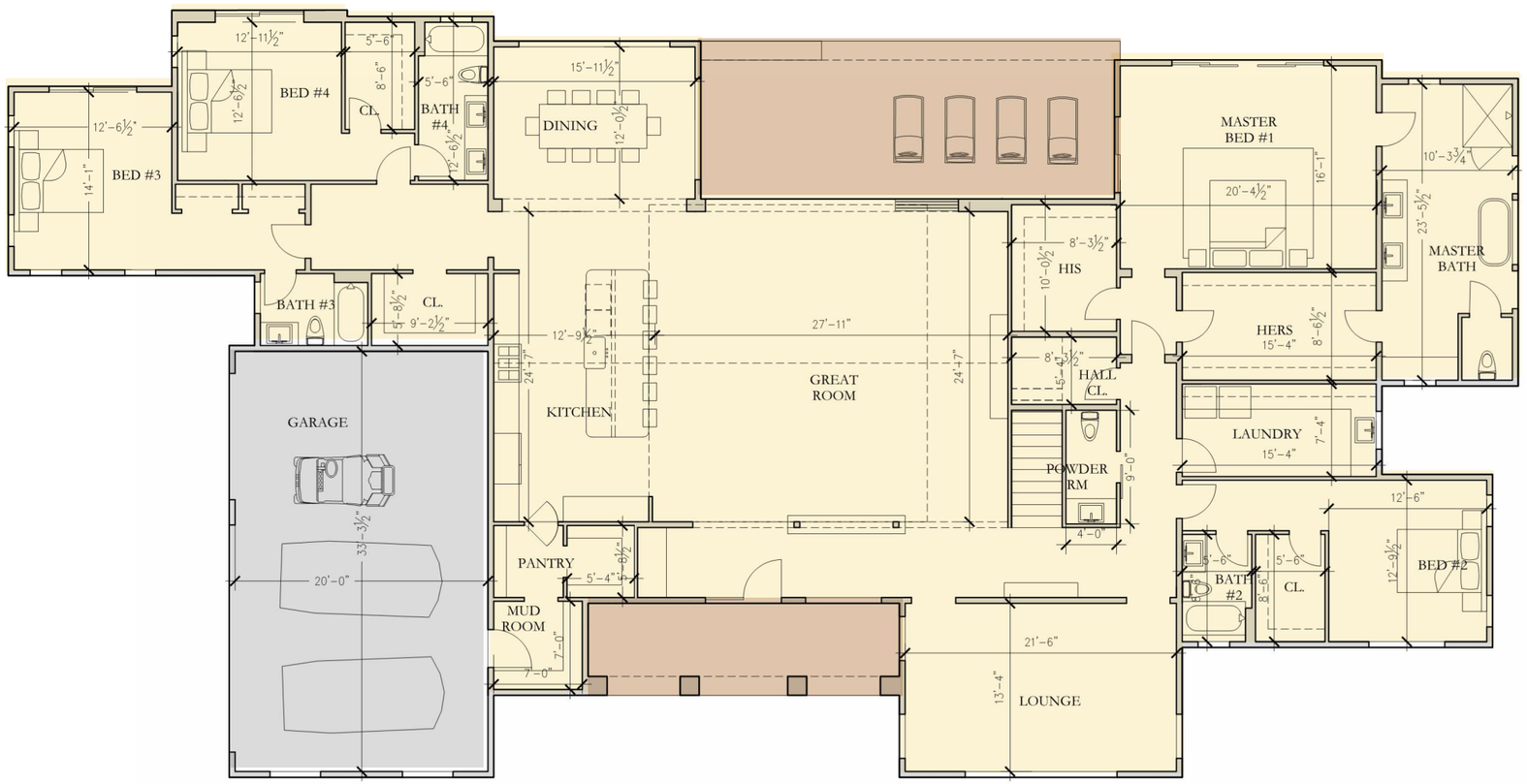
PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Lot 5 - Siteplan & Ground Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



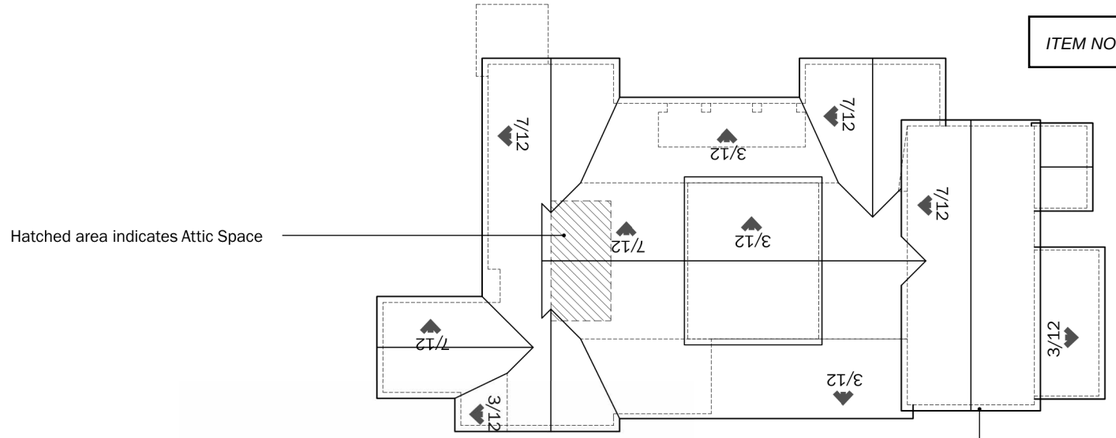
Ground Floor Plan

0 2 4 8 16'

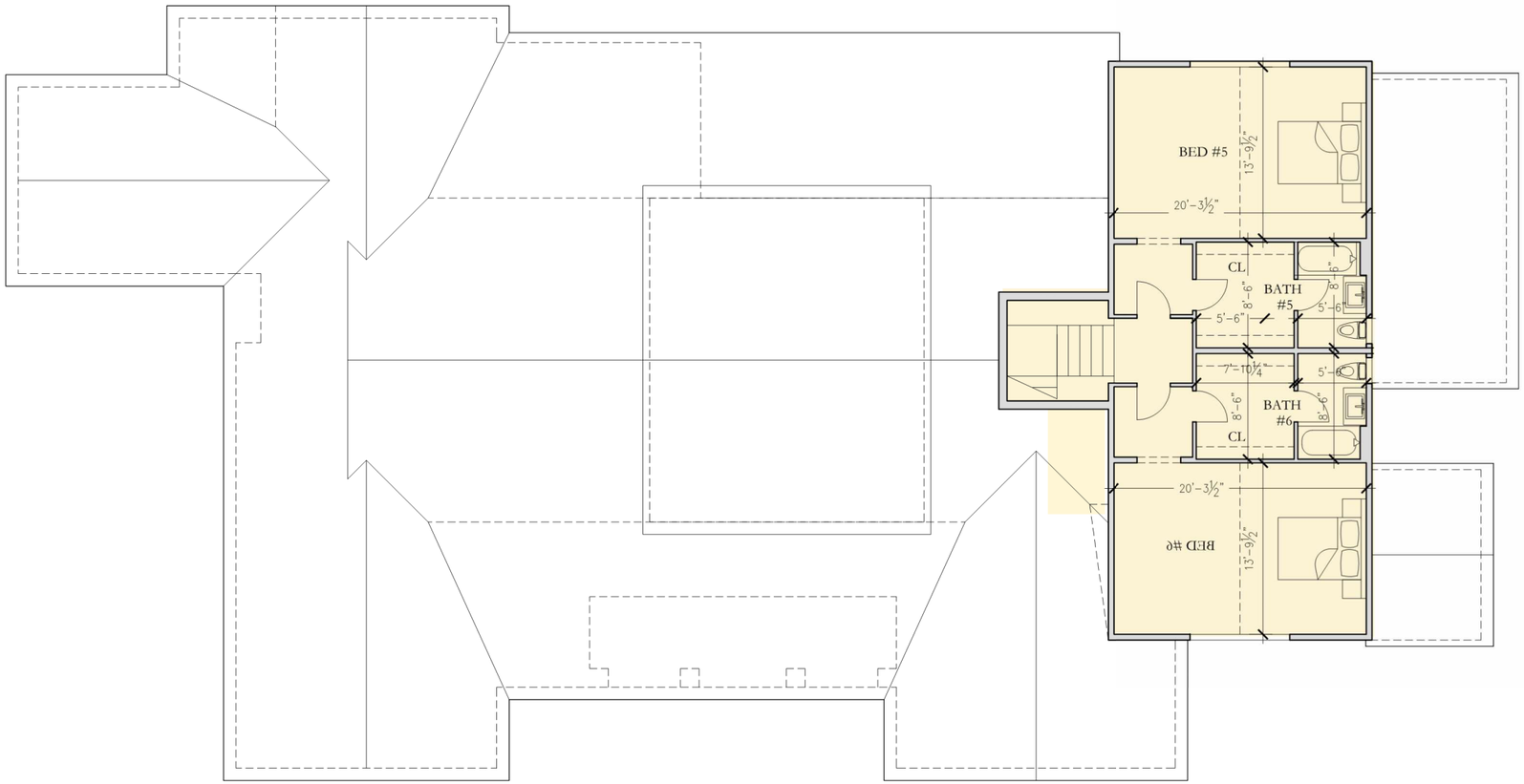
3/16" = 1'-0" at full size (24 x 36")

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**





Roof Plan (NTS)



2nd Floor Plan

NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see hatched area over roofplan for qualifying attic space)

0 2 4 8 16'

3/16" = 1'-0" at full size (24 x 36")

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**



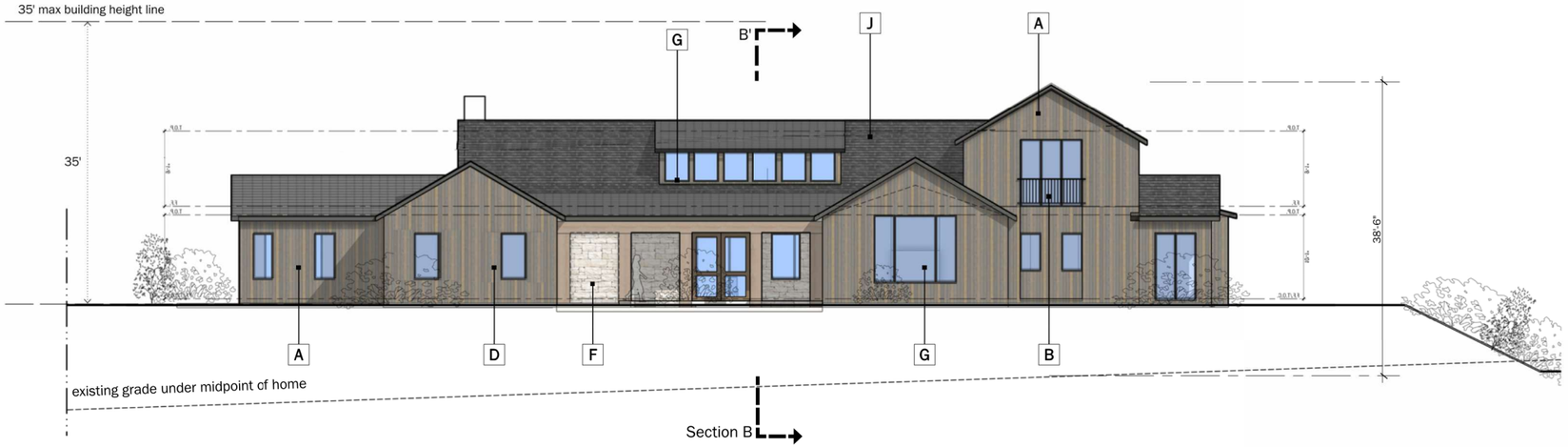
PLATFORM
architecture / planning / research

SURREY FARMS

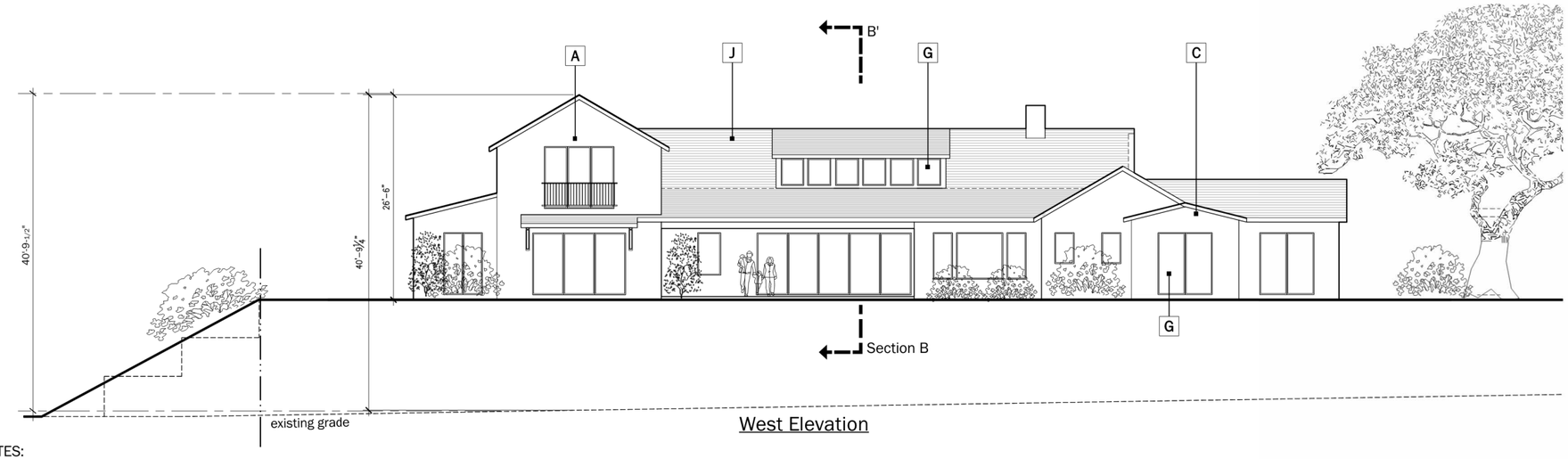
Los Gatos, CA

2nd Floor Plan PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



East Elevation



West Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding
30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing
LRV 10 Architectural Grade Painted Metal



C Painted Trim
LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters
LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco
Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce
30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows
LRV 10 Slim Profile Section



H Painted Entry Door
Varies



I Roll-Up Garage Door
LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs
LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1
Rejuvenation 'Dyer' Sconce



L Wall Sconce 2
'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3
Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1
LRV 10%



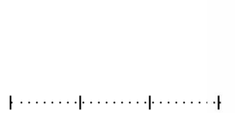
2 Body Color 2
LRV 30%



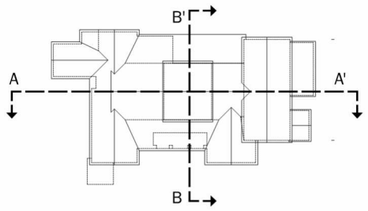
3 Body Color 3
LRV 20%

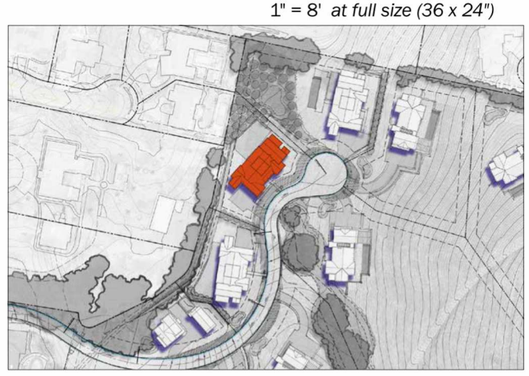


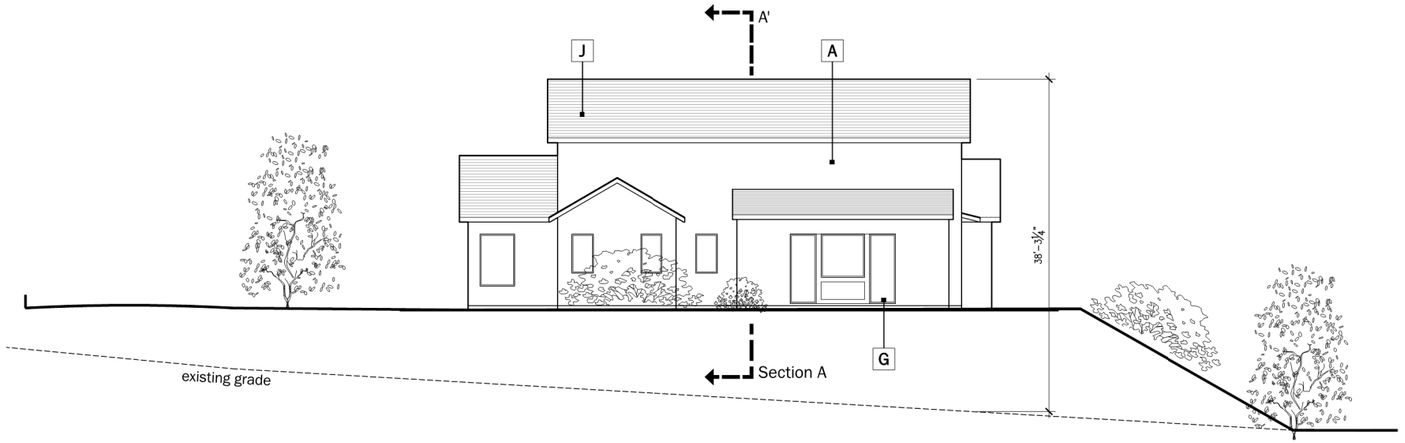
0 8 16 24
1" = 8' *at full size (36 x 24")*



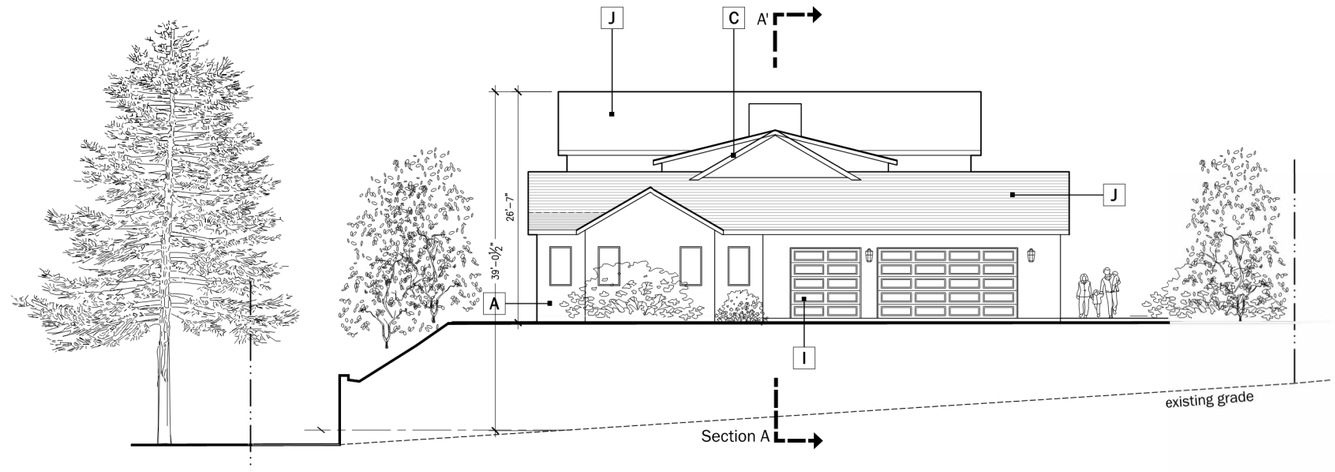
1" = 8' *at full size (36 x 24")*







South Elevation



North Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



3 Body Color 3

LRV 20%

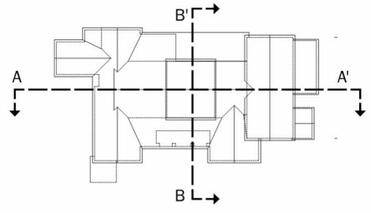


0 8 16 24

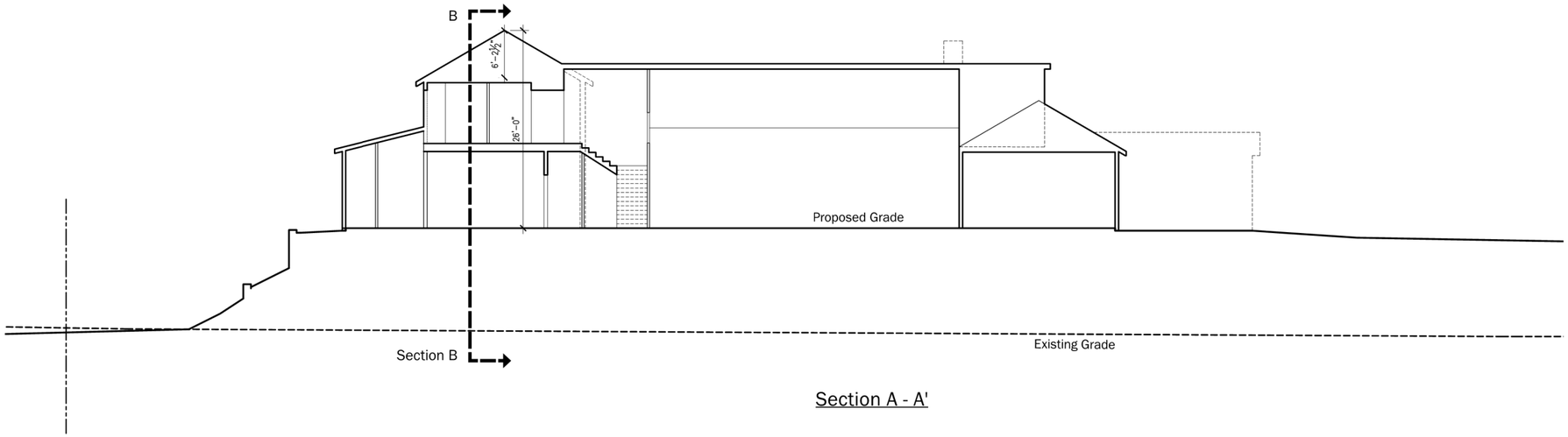
1" = 8' *at full size (36 x 24")*

0 8 16 24

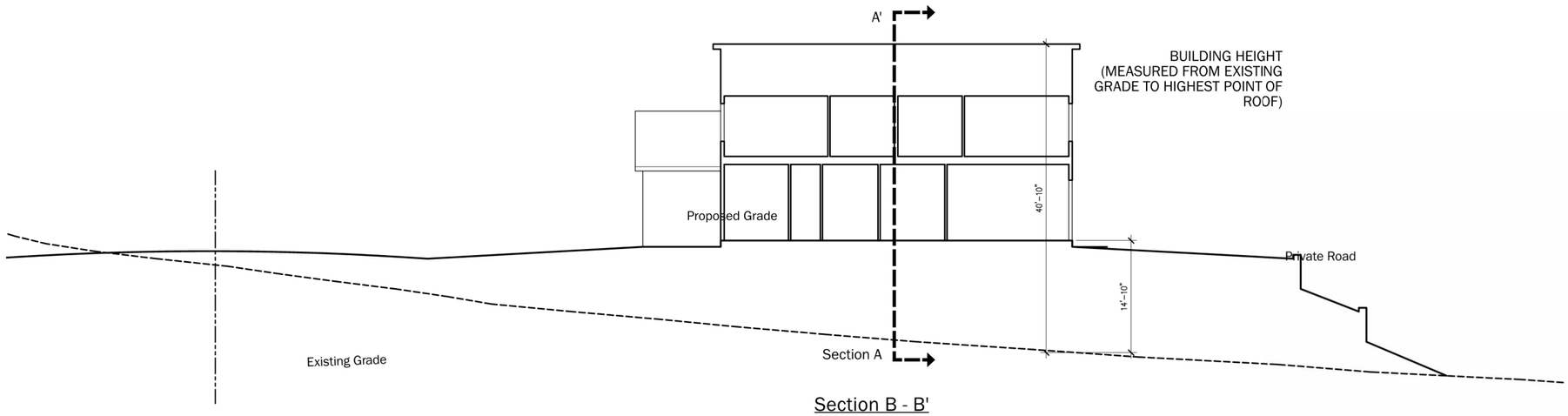
1" = 8' *at full size (36 x 24")*







Section A - A'



Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding
30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing
LRV 10 Architectural Grade Painted Metal



C Painted Trim
LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters
LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco
Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce
30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows
LRV 10 Slim Profile Section



H Painted Entry Door
Varies



I Roll-Up Garage Door
LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs
LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1
Rejuvenation 'Dyer' Sconce



L Wall Sconce 2
'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3
Rejuvenation 'Silas' Outdoor Wall Sconce



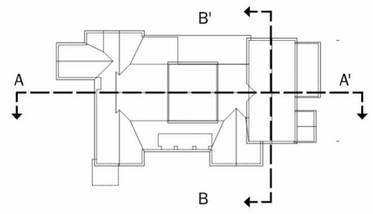
1 Body Color 1
LRV 10%

2 Body Color 2
LRV 30%

3 Body Color 3
LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Sections Lot 5 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



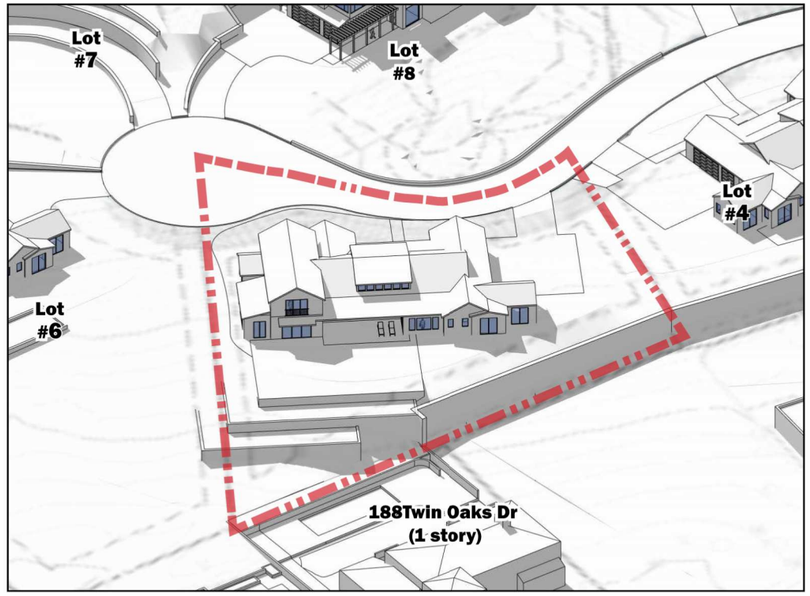
PLATFORM
architecture / planning / research

SURREY FARMS

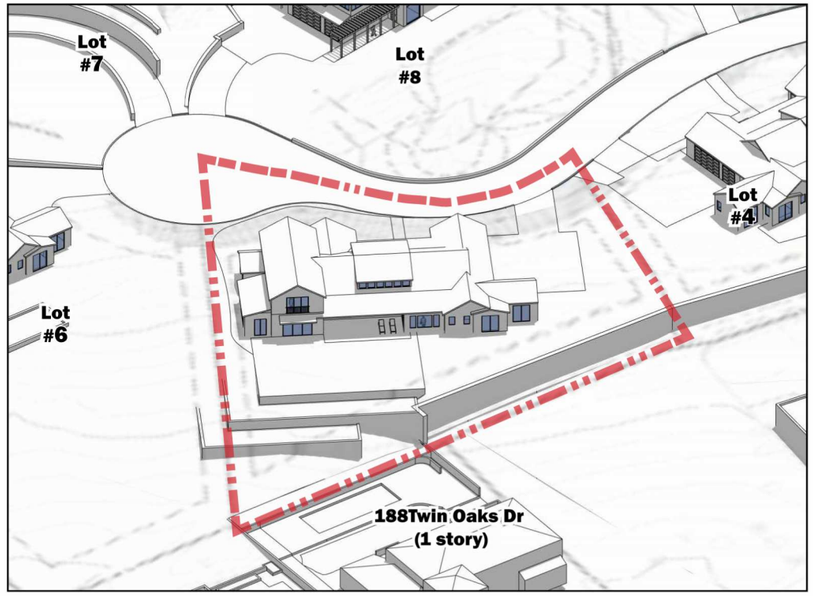
Los Gatos, CA

Street Elevation PG **A3.1**

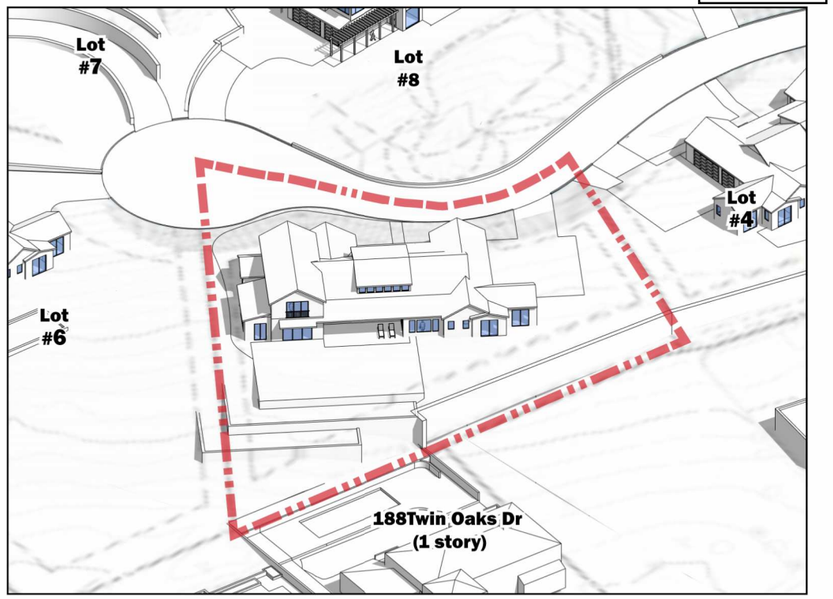
SB 330 Final Application Re-Submittal - **July 28th, 2025**



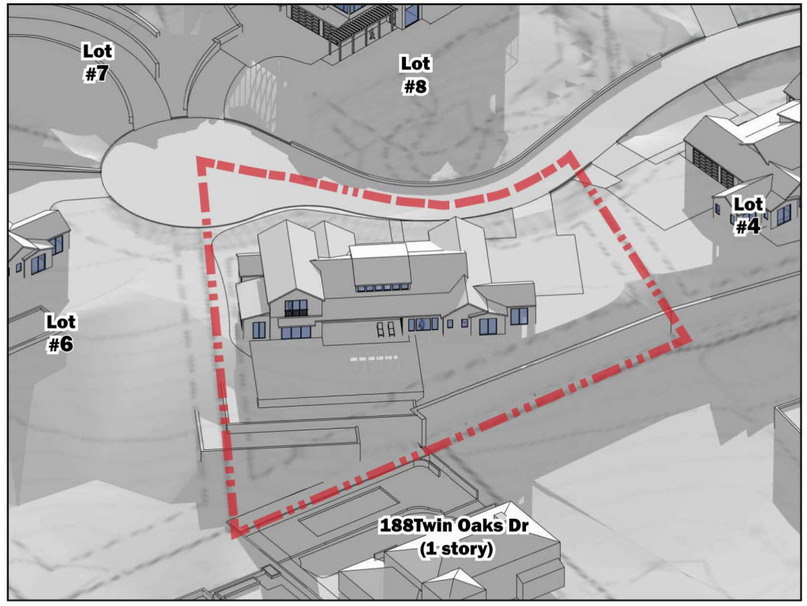
June 21st 9 AM



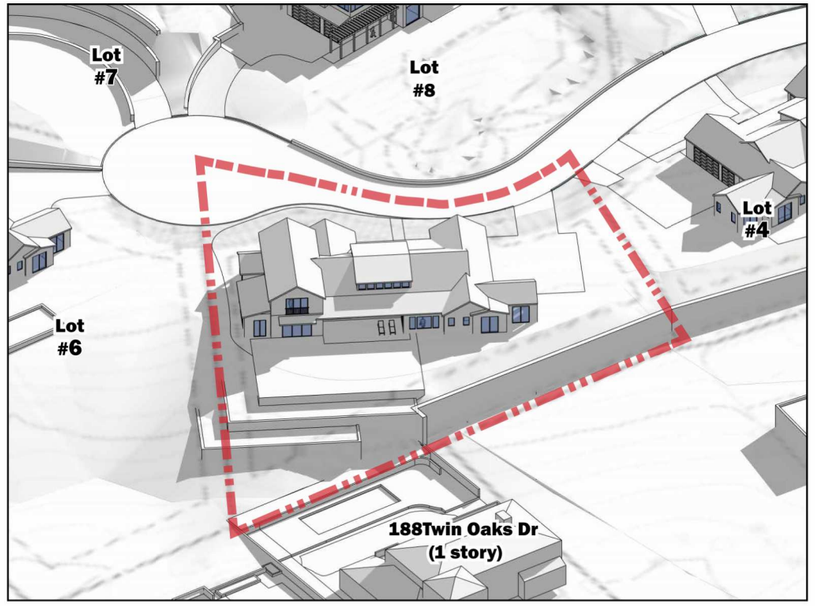
June 21st 12 PM



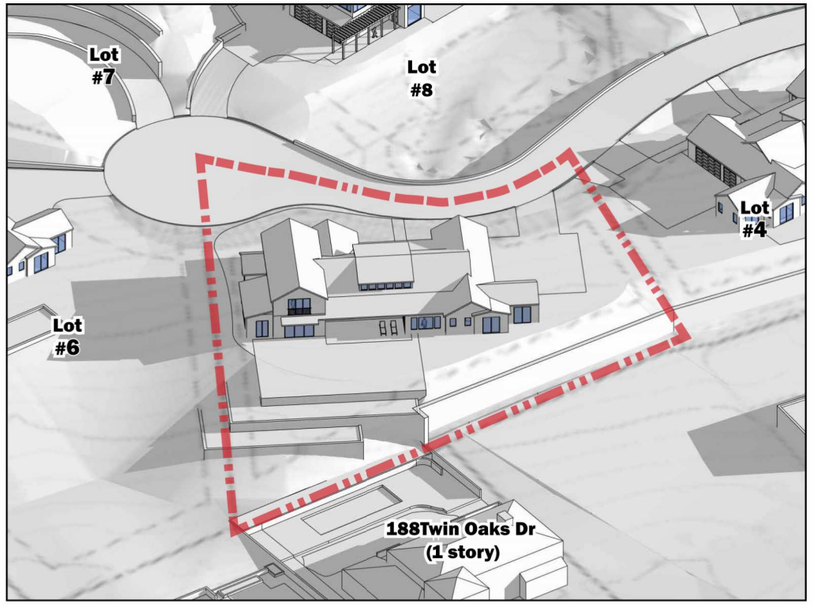
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	1	TWO - 24" BOX	2 - 24" BOX
	11' - 25'	2	THREE - 24" BOX	6 - 24" BOX
	26' - 40'	3	FOUR - 24" BOX OR TWO - 36" BOX	6 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

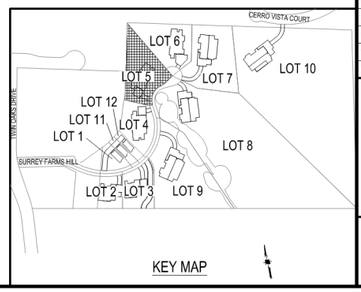
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	8	24" BOX
	6	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	1	24" BOX
	4	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	7	24" BOX
	2	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	3



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 9/13/2025 2:20 PM
418510\LA\PLANNING\418510CL - LOT 5.DWG

LOT 5
TREE EVALUATION TABLE

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
160	129	Quercus agrifolia	X	17	53.40707511	33	20	15		Leaning Tree	X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:35:23		REMOVE	1	
161	130	Quercus agrifolia	X	21	65.97344573	36	27	30			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH	0	40375	41878	22:35:04		REMOVE	4	
164	132	Quercus lobata	X	22	69.11503838	35	27	20		Dead Limbs	X		4	4	4	No	M	3	3.5	11	27.5		HDD	22	#N/A	HIGH	0	40375	41878	22:34:49		REMOVE	1	
165		Quercus lobata		7	21.99114858	23	6	5		Poor Tree Structure	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:34:50		REMOVE	1	
166	589	Quercus lobata	X	16	50.26548246	31	21	34		Leaning Tree	X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:34:44		REMOVE	1	
167		Quercus agrifolia	X	17	53.40707511	25	18	22			X		4	3	3.5	No	G	5	4.25	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:34:40		REMOVE	4	Type 1
168		Quercus agrifolia	X	16	50.26548246	25	16	18			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH	0	40375	41878	22:28:24		SAVE		Type 1
169		Quercus agrifolia		9	28.27433388	24	16	14			X		5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:28:24		SAVE		Type 1
670	590	Pinus radiata	X	50	157.0796327	50	36	36		Dead Limbs, Severed roots on Project		X	2	3	2.5	No	M-G	4	3.25	25	62.5		HDD	50	#N/A	MODERATE						SAVE		Type 1

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/13/2025 2:20 PM
I:\418510\A\PLANNING\418510CL - LOT 5.DWG

LOT 5

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
160	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800	REMOVE
161	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,719	$ 600.00	$ 7,300	REMOVE
164	Quercus lobata	Valley Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 7,039	$ 600.00	$ 7,600	REMOVE
165	Quercus lobata	Valley Oak	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000	REMOVE
166	Quercus lobata	Valley Oak	16.0	201.06	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,411	$ 600.00	$ 3,000	REMOVE
167	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,202	$ 600.00	$ 3,800	REMOVE
168	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,120	$ 600.00	$ 3,700	SAVE
169	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100	SAVE
670	Pinus radiata	Monterey Pine	50.0	1963.50	30	50	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 51,939.06	$ 18,006	$ 600.00	$ 18,600	SAVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/13/2025 2:20 PM
I:\418510\A\PLANNING\418510CL - LOT 5.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAD DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY PD PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

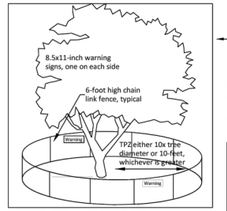
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

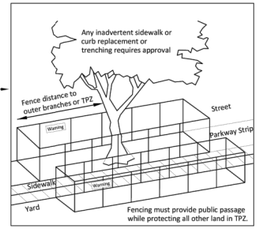


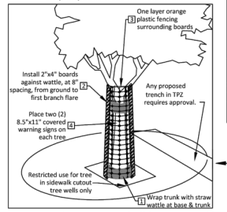
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.

Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



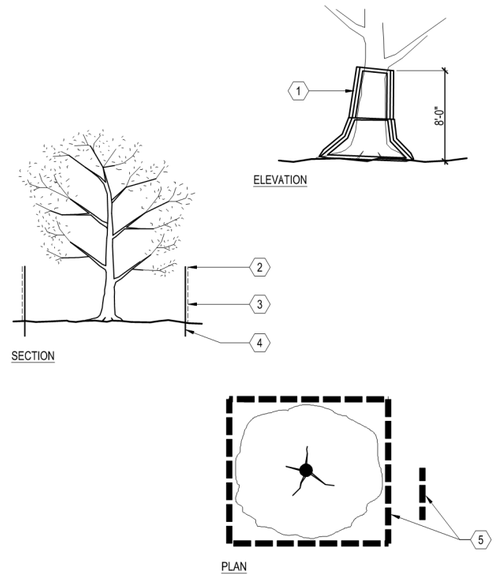


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

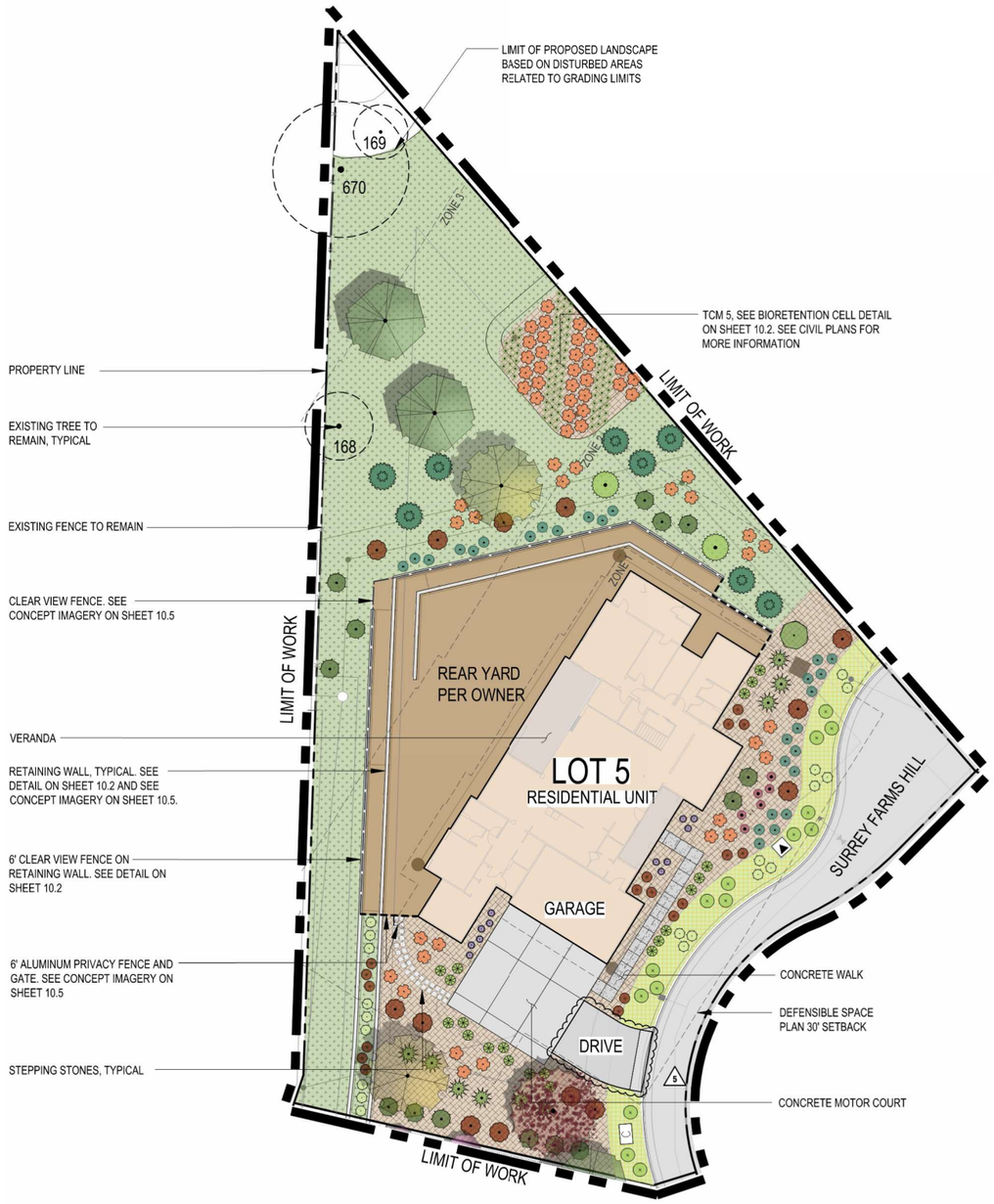
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/13/2025 2:20 PM

I:\4185101\LAPLANNING\418510CL - LOT 5.DWG



GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

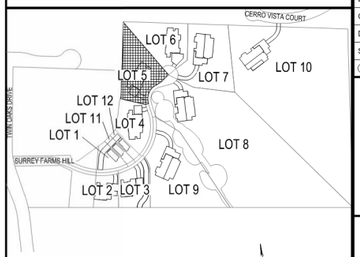
SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/15/2025 2:21 PM
I:\418510\LA\PLANNING\418510CL - LOT 5.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

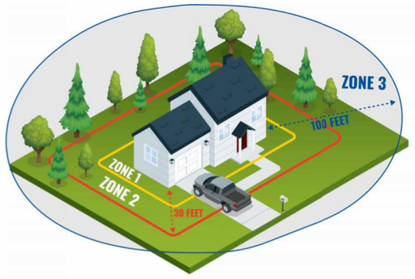
PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	2	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	2	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	27	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	6	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	1	ARCTOSTAPHYLOS 'HOWARD MCMINN' *		1 GALLON	8' X 10'	L		X	
	21	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	8	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	14	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	18	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	13	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	9	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	57	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	20	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	12	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	2	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	0	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	15	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		BARK MULCH	BARK MULCH						
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	102	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
4. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
5. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

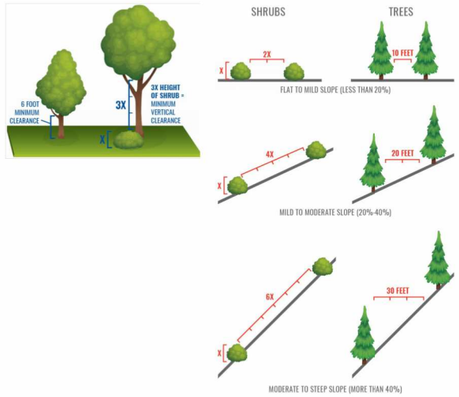
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

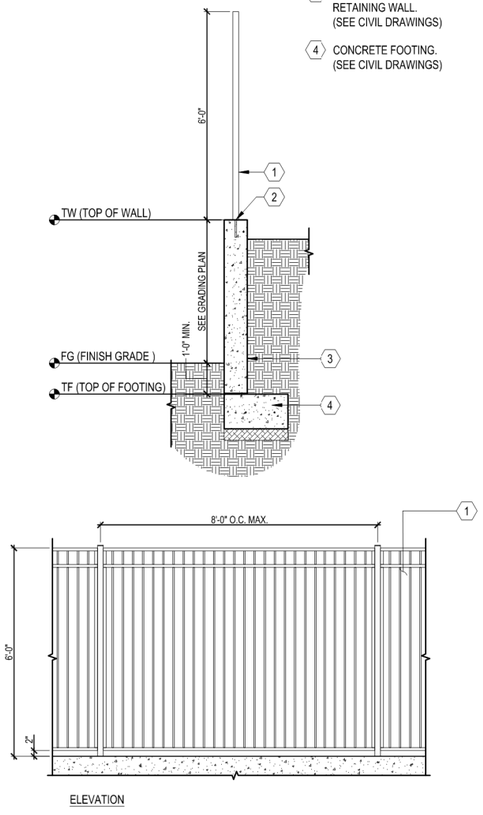
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/13/2025 2:21 PM
418510\LA\PLANNING\418510CL - LOT 5.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

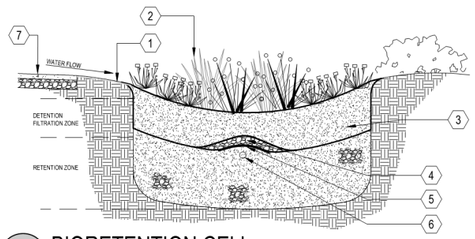
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

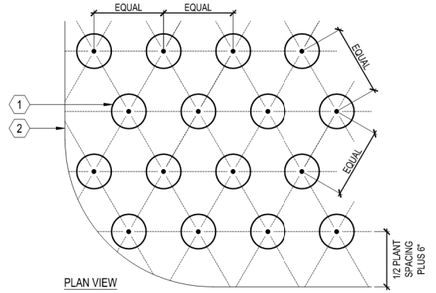
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

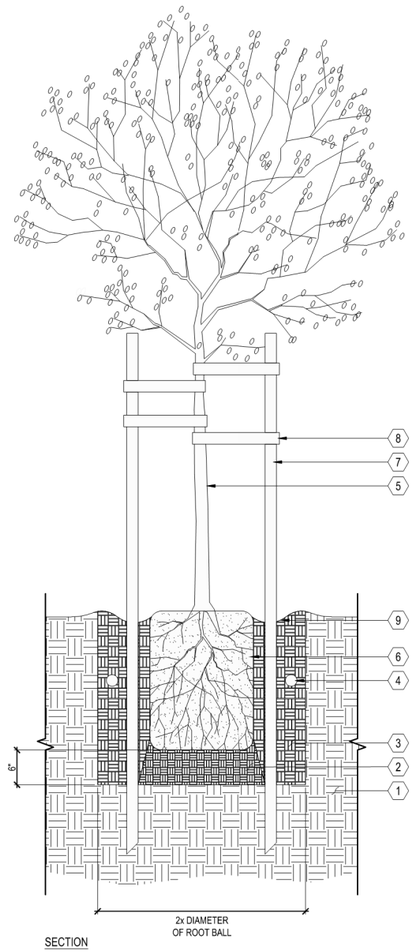
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

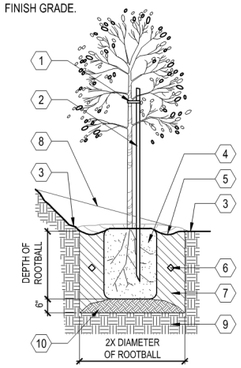
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

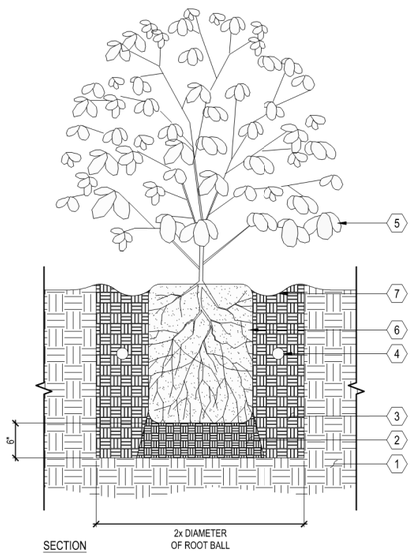
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

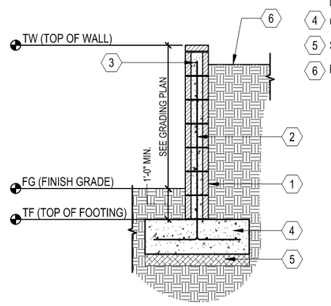
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

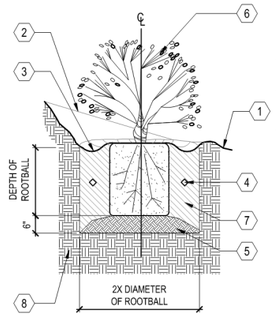
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

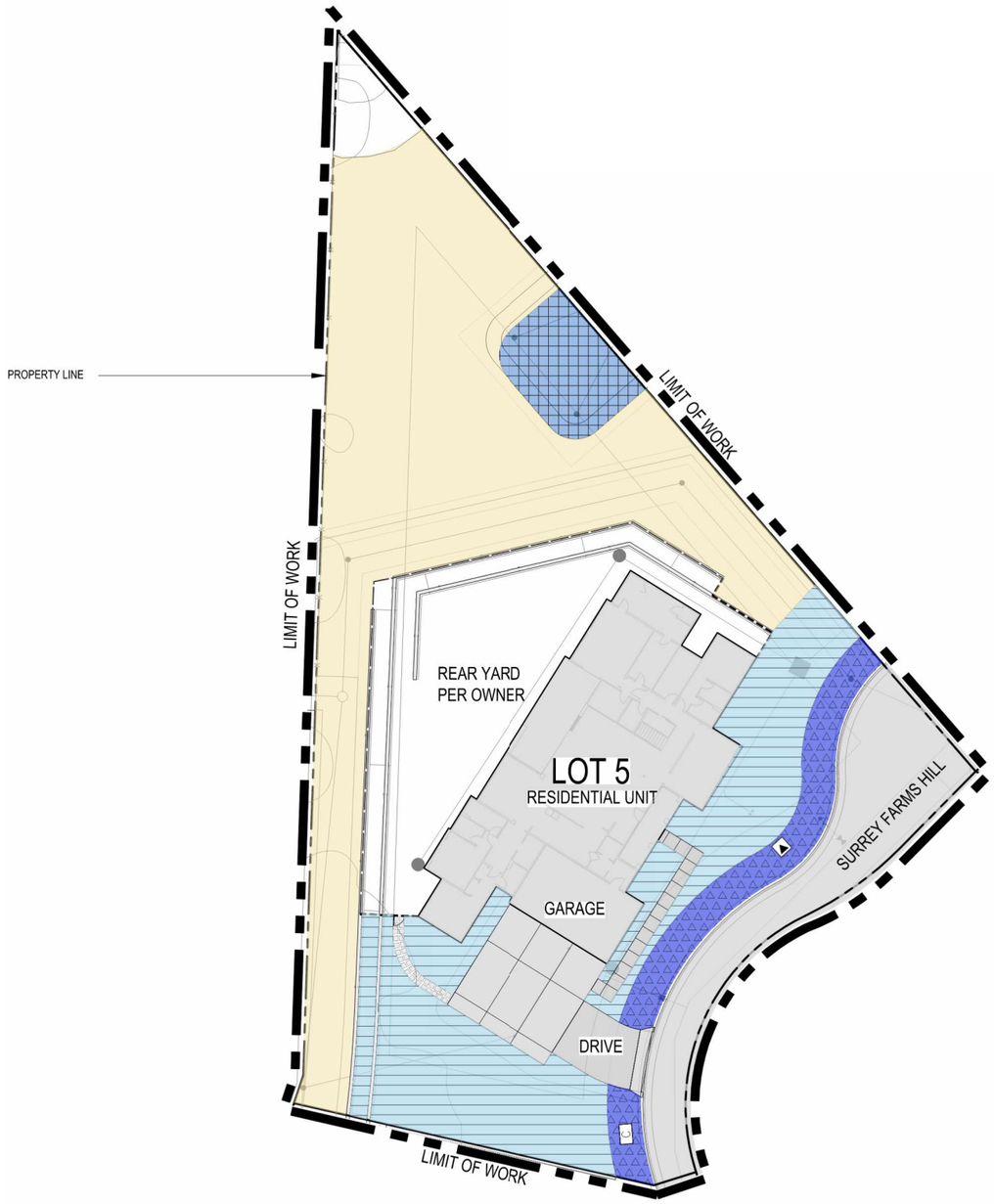
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

LANDSCAPE DETAILS

10.2

PLOTTED: 9/15/2025 2:21 PM

I:\4185\10\LA\PLANNING\4185\10CL - LOT 5.DWG



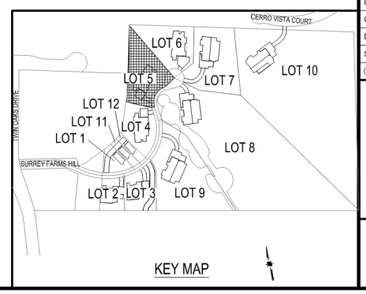
HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

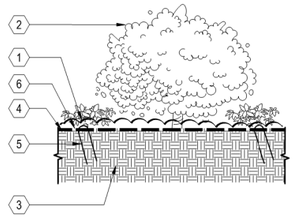
HYDROZONE PLAN

10.3

P:\4185\10\LA\PLANNING\418510CL - LOT 5.DWG
PLOTTED: 9/17/2025 2:21 PM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

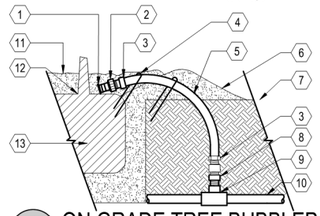
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

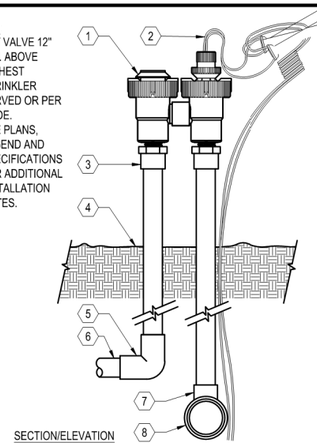
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

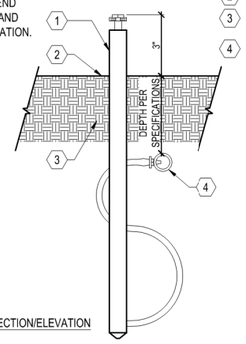
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

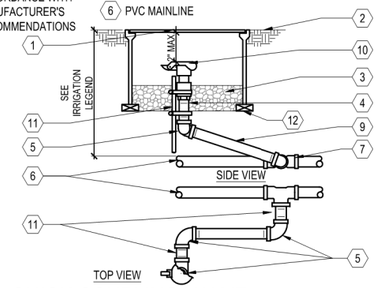
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

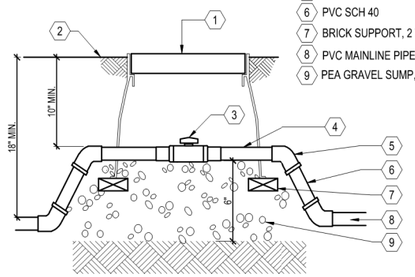
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

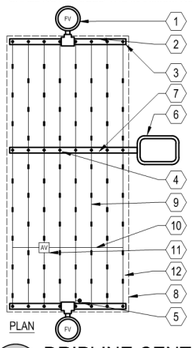
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

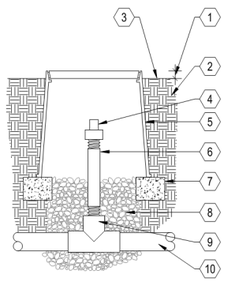
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

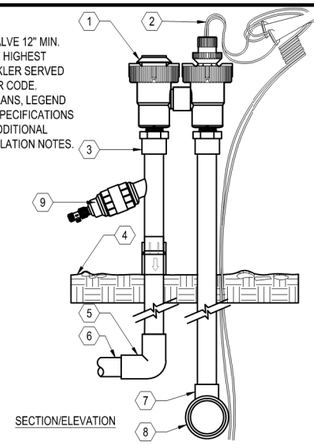
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

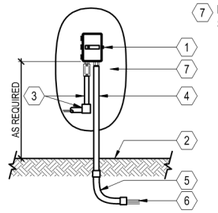
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

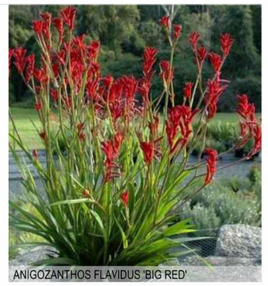
IRRIGATION DETAILS

10.4

PLOTTED: 9/19/2025 2:22 PM

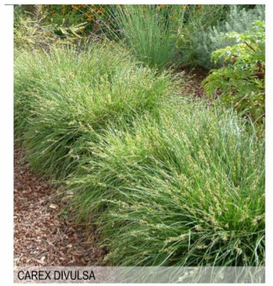
I:\418510\A\PLANNING\418510CL - LOT 5.DWG


MIMULUS AURANTICAS


ANIGOZANTHOS FLAVIDUS 'BIG RED'


E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


CAREX DIVULSA

B PLANTING PALETTE


D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK


C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR CUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

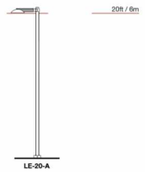
LEO

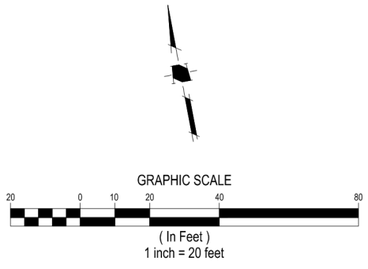
landscapeforms

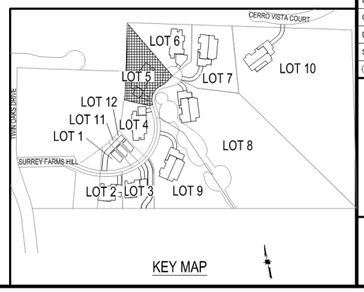
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.







Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 5.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

CONCEPTUAL LIGHTING PLAN

P1

418510\A\PLANNING\418510CL - LOT 5.DWG
PLOTTED: 9/19/2025 2:22 PM

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 6 (S-24-028)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A1.3	FLOOR PLANS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A2.2	ELEVATIONS/COLOR & MATERIALS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.0	BUILDING SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 6 (S24-028) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	33979	20 acre minimum
Average Slope	14.98%	19.73%	
Reduction Factor	N/A	19.96%	
Net Lot Size	N/A	27195	
Lot Frontage	N/A	66.9'	N/A
Lot Depth	N/A	176.8'	N/A
Height	N/A	33'-10"	25 feet max per HDS&G. 18 feet max for visible homes
Gross Floor Area			
Countable Attic	N/A	200	
Second Floor	N/A	1107	
First Floor	N/A	4286	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	5887 (includes 294 of countable garage sf)	5500 sf
Garage	N/A	694	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	20.7%	N/A
Setbacks			
Front	N/A	40.42' /5	30'
Side	N/A	29.17'	20'
Side	N/A	41.6'	20'
Rear	N/A	19.8'	25'
Parking	N/A	3 spaces garage /5	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.78-ACRE PROPOSED LOT 6 (S-24-028) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 6.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 9/18/2025 1:48 PM
I:\4185\16\PLP\PERMIT\4185107S_LOT 6.DWG

EXHIBIT 21

LEGEND

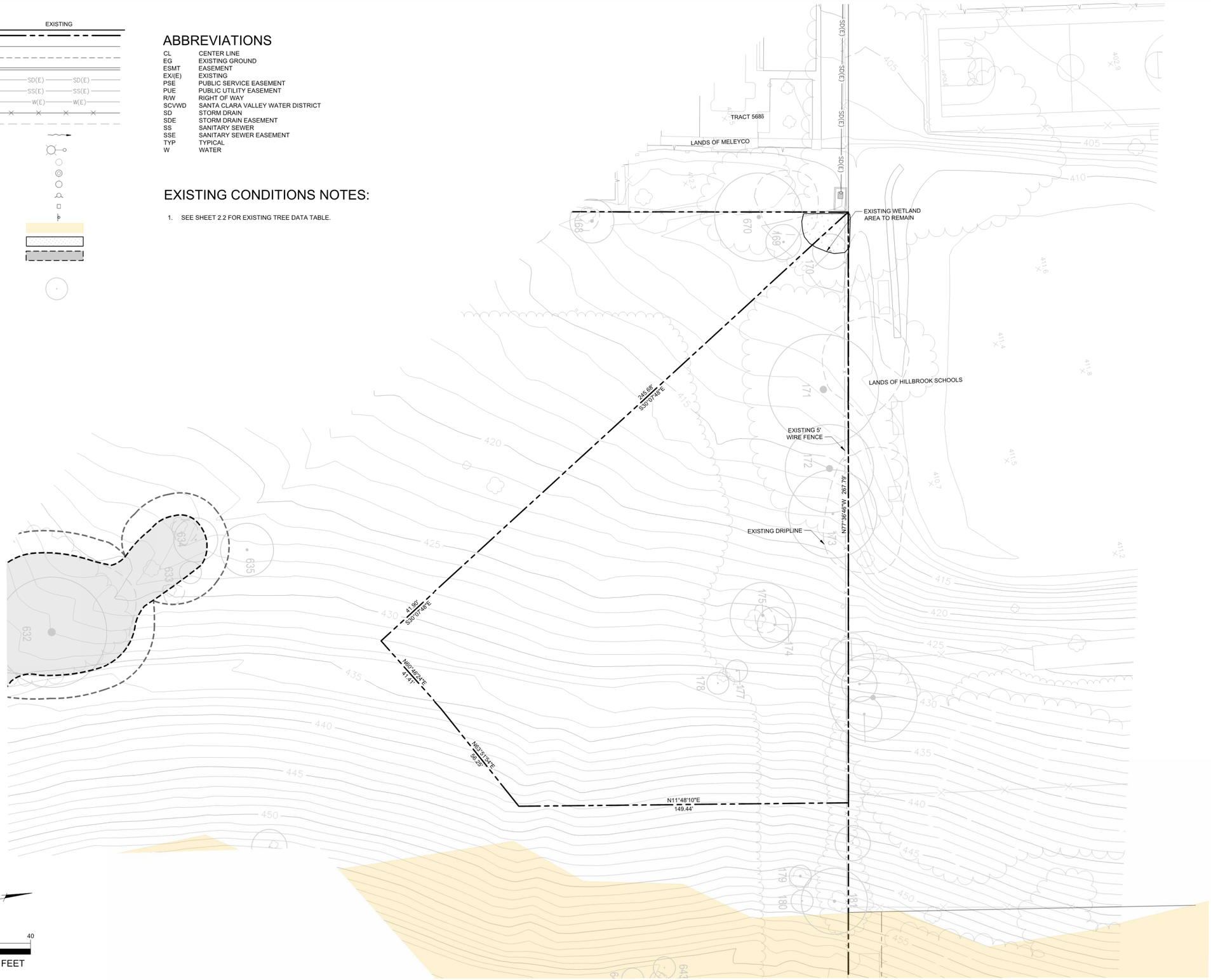
	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRIPLINE	
DRAINAGE ARROW	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	
EXISTING TREE	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

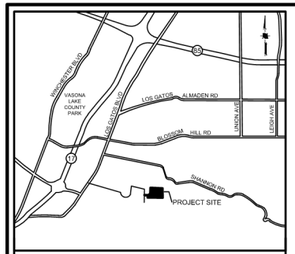
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 6.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 30'

© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/16/2025 11:45 AM
I:\418510\PLUPERMIT\LOT 6\PERMIT\418510EX_LOT 6.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

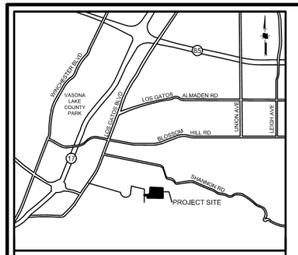
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 6.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:55 PM
I:\4185\16\PLI\PERMIT\LOT 6\PERMIT\4185\10SP OVERALL_LOT 6.DWG



VICINITY MAP
NOT TO SCALE

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
170	Quercus agrifolia	Coast Live Oak	11.0	26	15	X		5	HIGH	REMOVE	
171	Quercus lobata	Valley Oak	35.0	46	48		X	4	HIGH	REMOVE	
172	Quercus agrifolia	Coast Live Oak	34.0	33	40		X	5	HIGH	REMOVE	
173	Quercus agrifolia	Coast Live Oak	9.0	27	32	X		3	HIGH	REMOVE	
174	Quercus agrifolia	Coast Live Oak	9.0	6	10	X		3	HIGH	REMOVE	Crowded Growing Conditions
175	Quercus agrifolia	Coast Live Oak	14.0	27	28	X		5	HIGH	REMOVE	
177	Quercus agrifolia	Coast Live Oak	5.0	15	8	X		5	HIGH	REMOVE	X
178	Quercus agrifolia	Coast Live Oak	6.0	15	6	X		5	HIGH	REMOVE	

LOT AREA	33979 SF/ 0.78 ACRES
EXISTING CONTOUR LENGTHS	5081.8'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	14.98%
PROPOSED CONTOUR LENGTHS	6692.42'
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	19.73%

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 10 20 40

1 INCH = 20 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 6.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

SITE PLAN

2.2

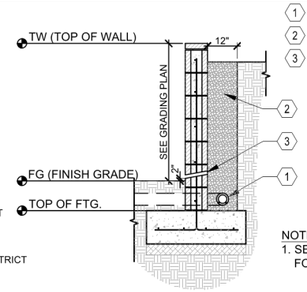
PLOTTED: 9/16/2025 3:57 PM
I:\418510\PLUPERMIT\LOT 6\PERMIT\418510SP_LOT 6.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE — SD — SD — SD
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING) — SD(E) — SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL



1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	159	12	4.0	0	4	3	0	148
HOUSE FOOTPRINT	22	591	3.5	7.0	8	3	570	0
PORCH/PATIO	0	102	6.0	0	4	3	102	0
GARAGE	7	26	2.3	3.5	4	3	19	0
MISC HARDSCAPE	121	0	6.0	0	4	3	0	121
LANDSCAPE	705	1517	8.3	10.1	-	-	812	0
SWIMMING POOL	0	17	0	5.5	4	3	17	0
TOTAL	1014	2265	-	-	-	-	1520	269

NOTE: AREA OF DISTURBANCE = 22,300 SF

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

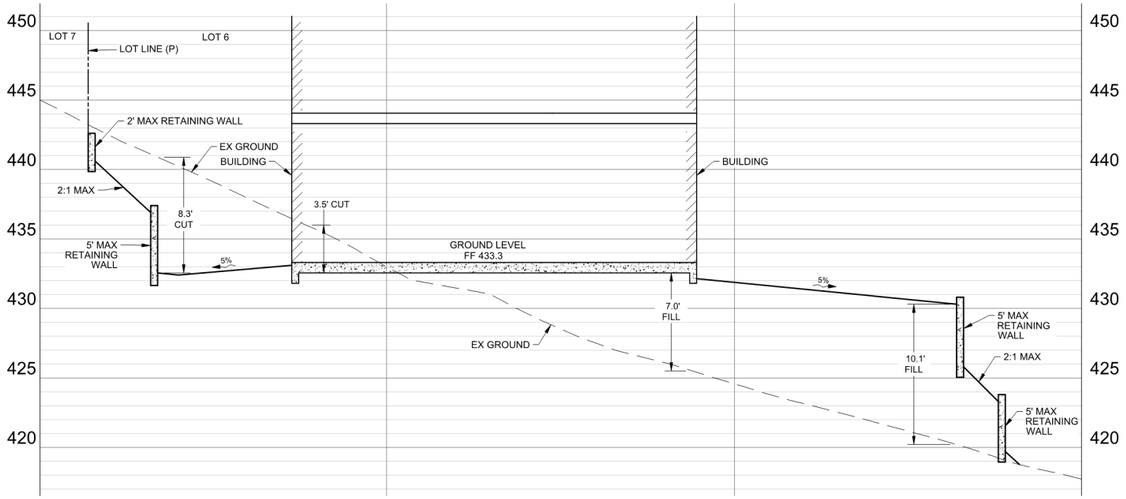
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 6.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

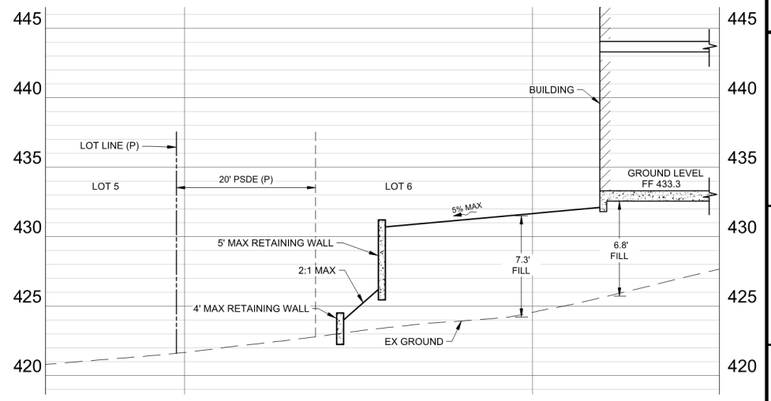
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

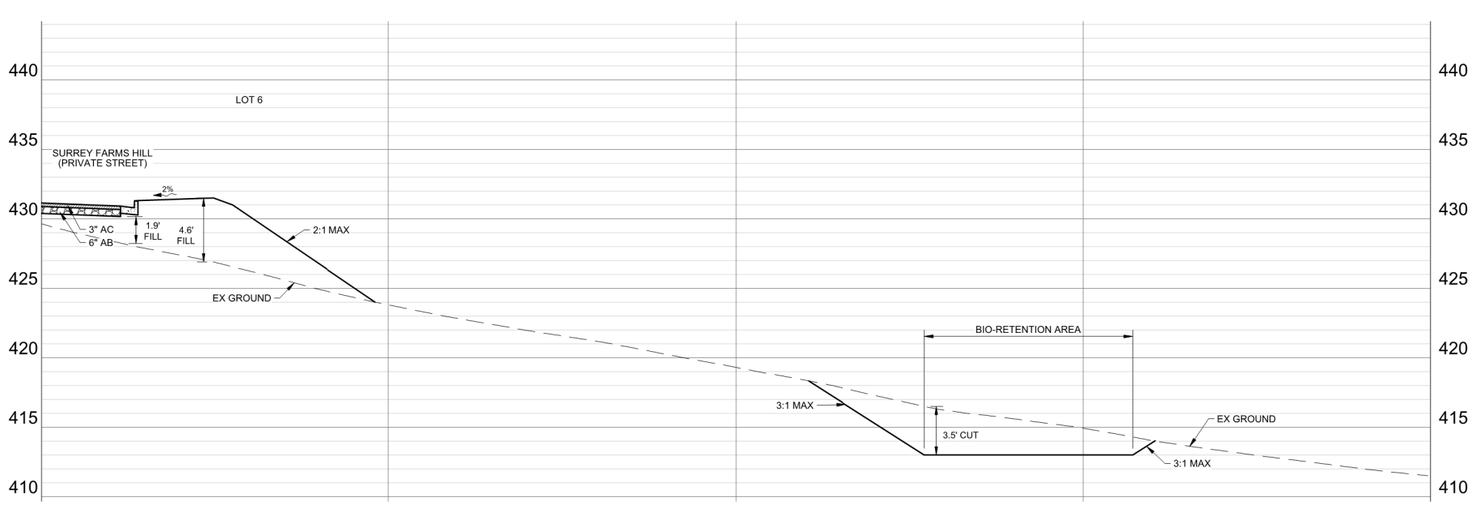
PLOTTED: 9/10/2025 2:05 PM
G:\418510\PLP\ERMITL\LOT 6\PERMIT\418510GP_LOT 6.DWG



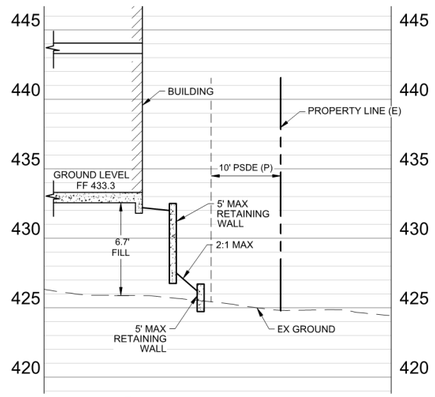
A SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V



D SECTION
SCALE: 1" = 10' H , 1" = 5' V

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 6.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 2:03 PM
I:\418510\PLI\PERMIT\LOT 6\PERMIT\418510GP_LOT 6.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

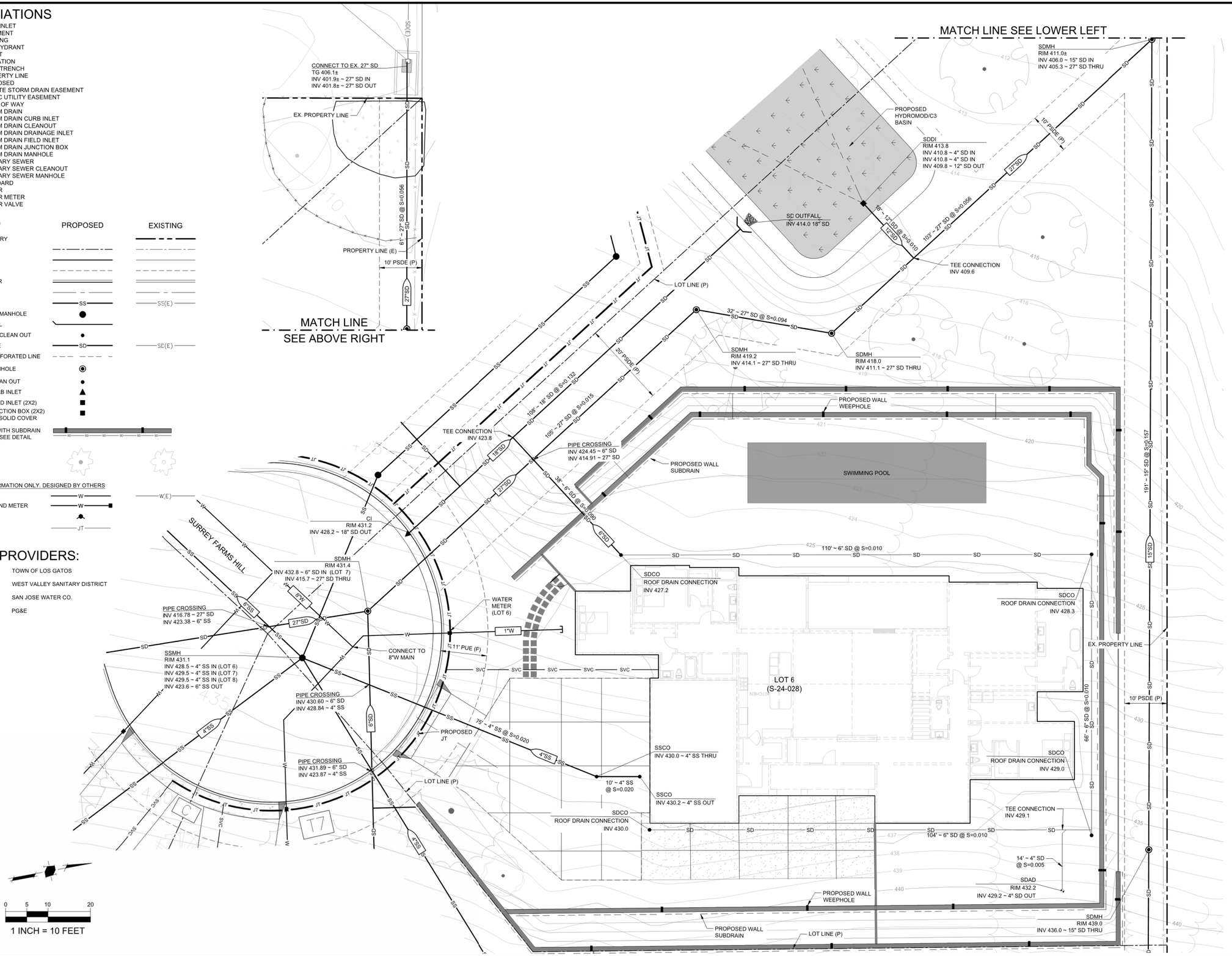
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 6.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/12/2025 2:11 PM
418510\PLI\PERMIT\LOT 6\PERMIT\418510UT_LOT 6.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

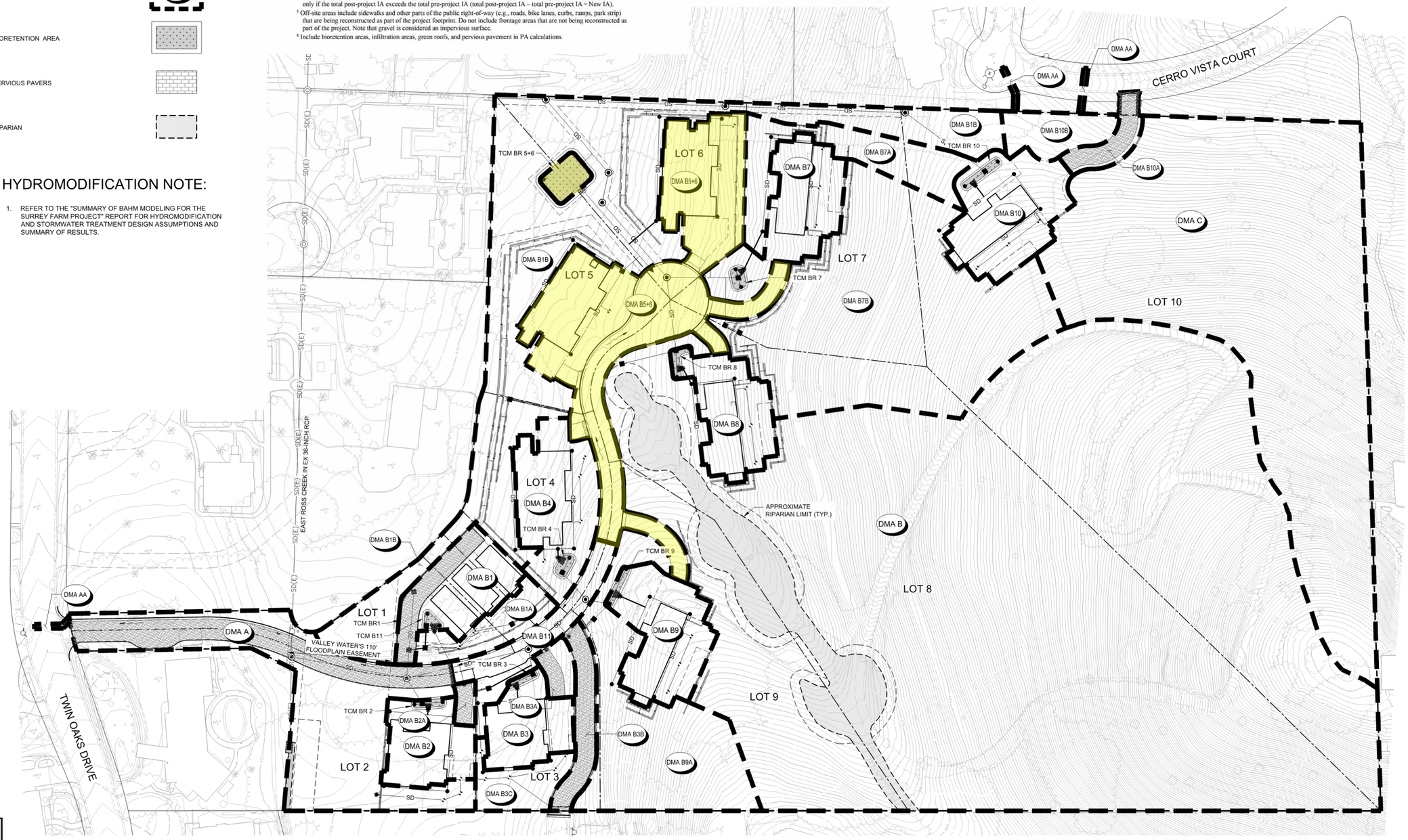
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

0 25 50 100

1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 6.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 2:08 PM
4185105P\PERMIT\4185105W_LOT 6.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

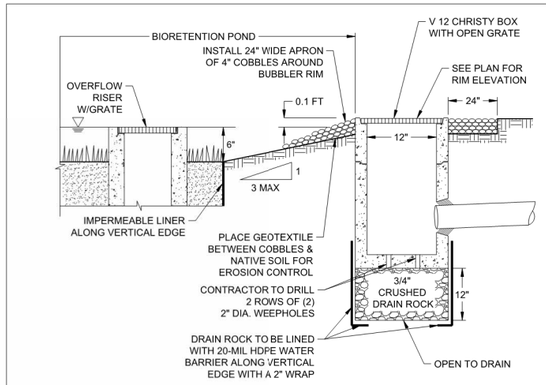
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

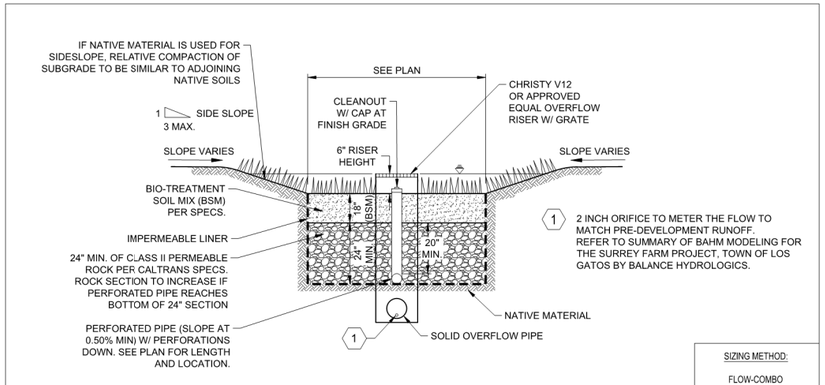
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

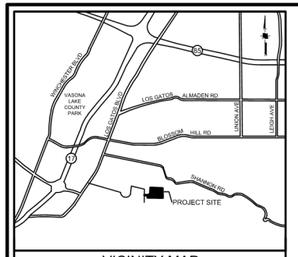
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 6.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 2:09 PM

418510\PLP\PERMIT\4185105SW_LOT 6.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

0 25 50 100

1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 6:11 PM

J:\418510\PLI\PERMIT\LOT 6\PERMIT\418510EC_LOT 6.DWG

LEGEND

STANDARD INLET PROTECTION

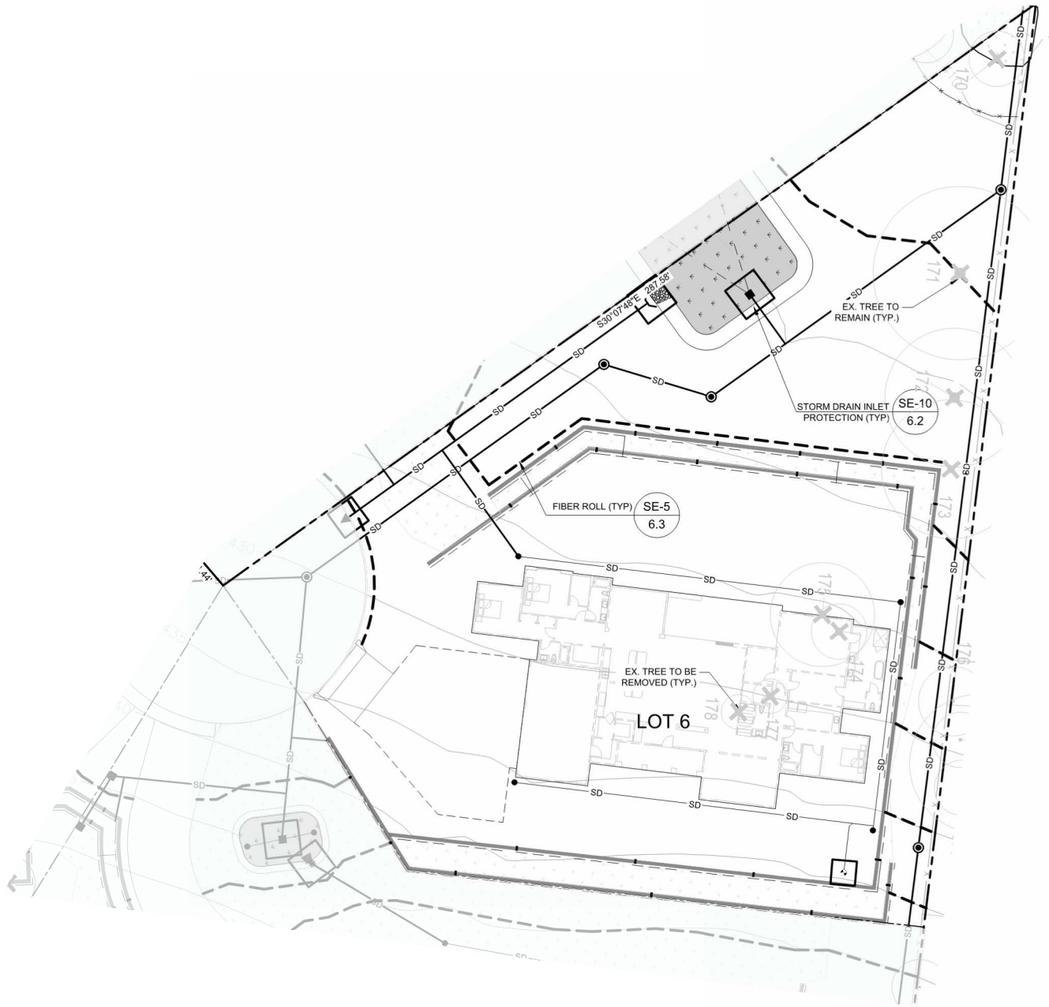
FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

0 10 20 40

1 INCH = 20 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

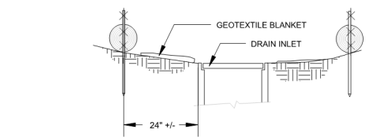
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EROSION CONTROL PLAN

6.1

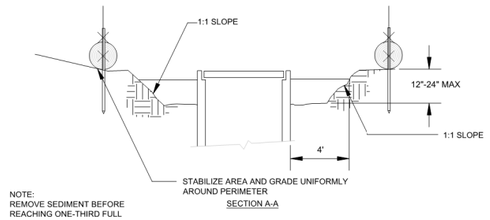
PLOTTED: 9/12/2025 1:39 PM
418510/PLP/PERMIT/LOT 6/PERMIT/418510EC_LOT 6.DWG



NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

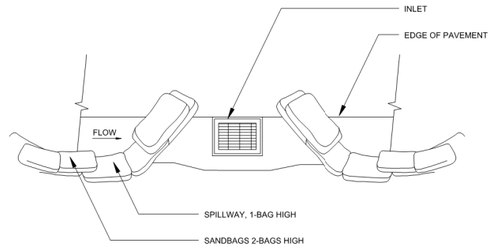
N.T.S.



NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

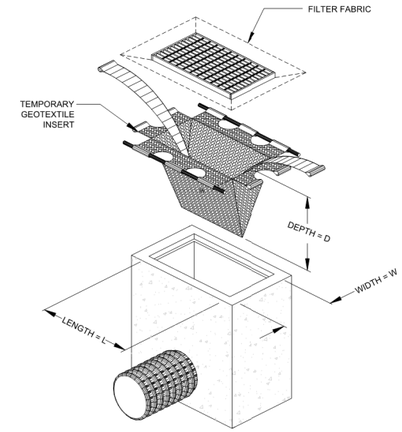
N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

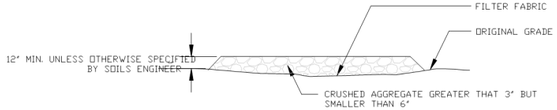
N.T.S.

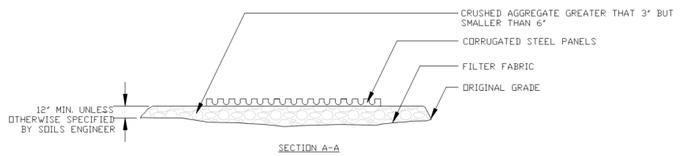


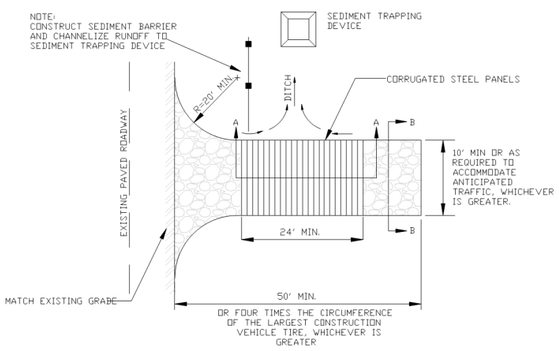
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.

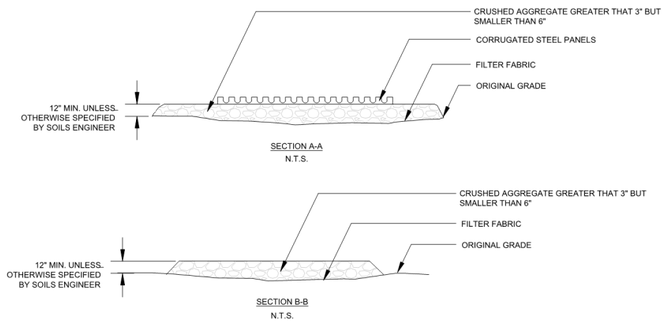


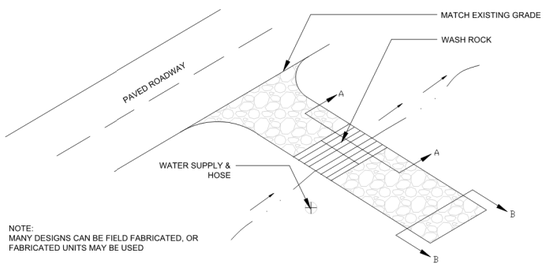




TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

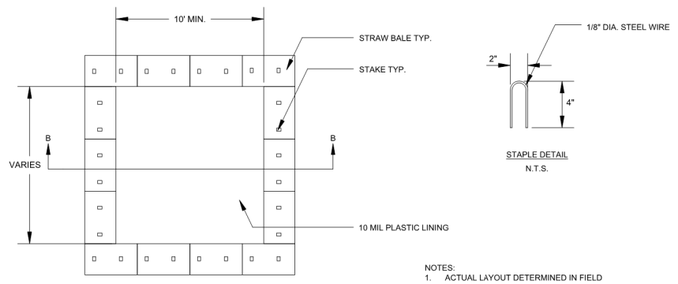
N.T.S.



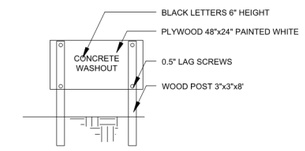


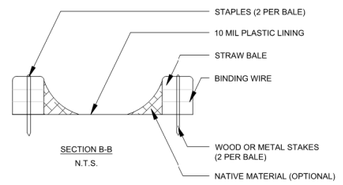
TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY





WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

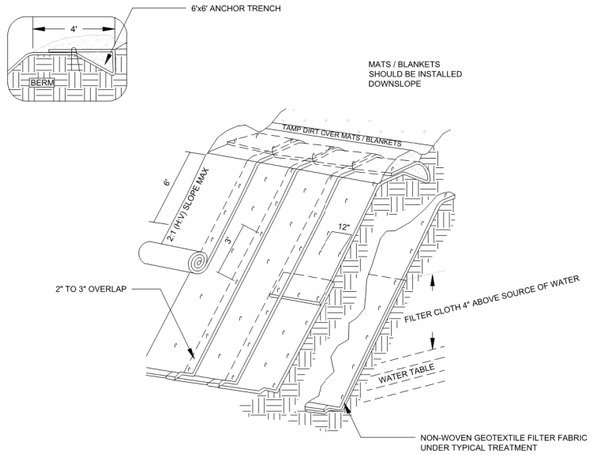
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/12/2025 2:20 PM
418510/PLI/PERMIT/LOT 6/PERMIT/418510EC_LOT 6.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

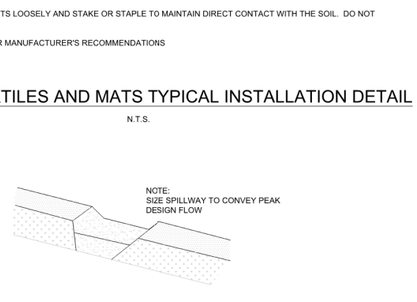
N.T.S.

NOTES:

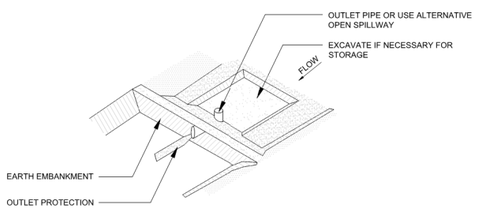
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

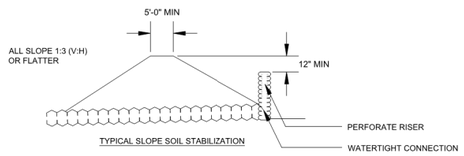
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



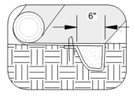
TYPICAL OPEN SPILLWAY





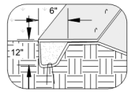
SE-3 SEDIMENT TRAP

N.T.S.



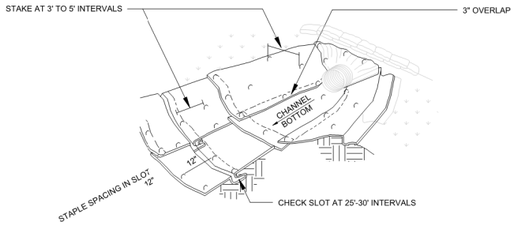
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



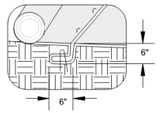
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



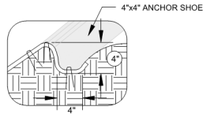
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

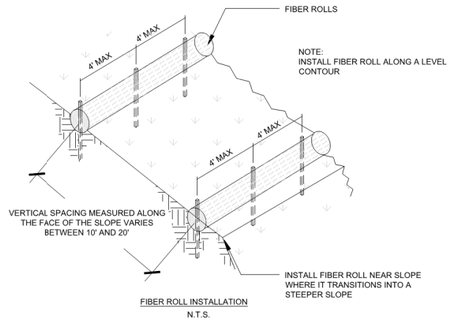
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

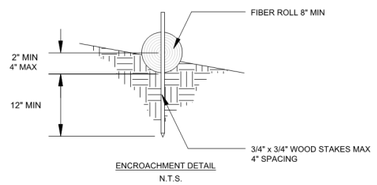
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

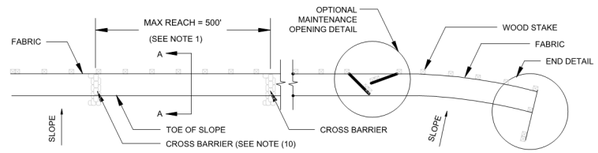


ENCROACHMENT DETAIL

N.T.S.

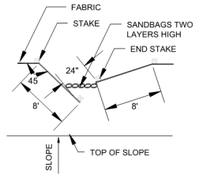
SE-5 FIBER ROLLS

N.T.S.

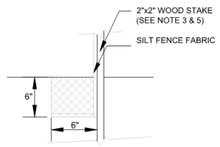


SILT FENCE PLAN

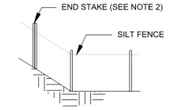
N.T.S.



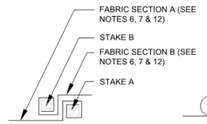
OPTIONAL MAINTENANCE OPENING DETAIL



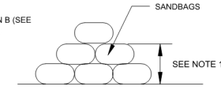
DETAIL A



END DETAIL

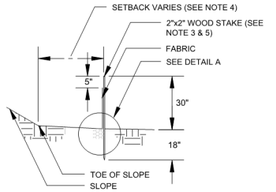


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

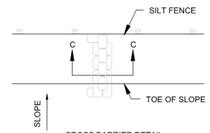
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

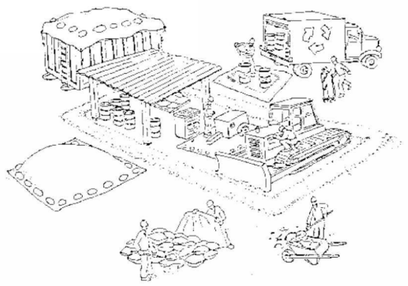
© HMH

EROSION CONTROL DETAILS

6.3

PLOTTED: 9/12/2025 2:53 PM
I:\418510\PLUPERMIT\LOT 6\PERMIT\418510EC_LOT 6.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

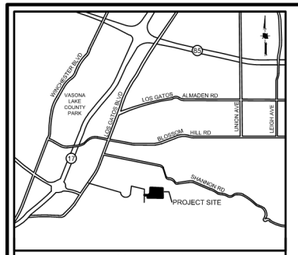
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 6.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

BASMAA

6.4

PLOTTED: 9/17/2025 2:00 PM
418510\PLIPERMIT\LOT 6\PERMIT\418510EC_LOT 6.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

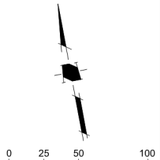
NOTES

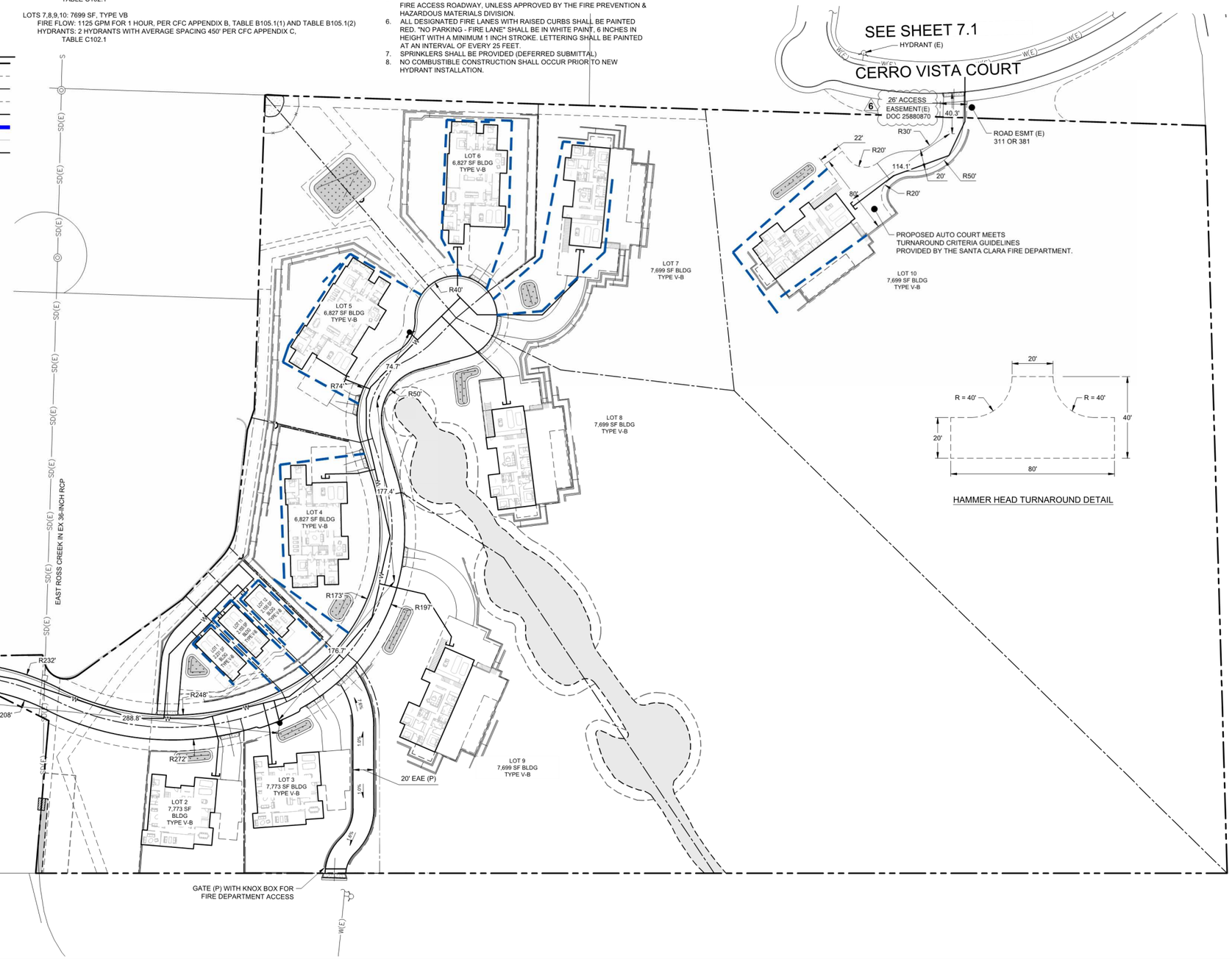
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HAMMER HEAD TURNAROUND DETAIL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

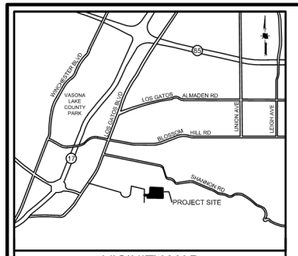
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 6.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 3:02 PM
I:\418510\PLUPERMIT\LOT 6\PERMIT\418510FA_LOT 6.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

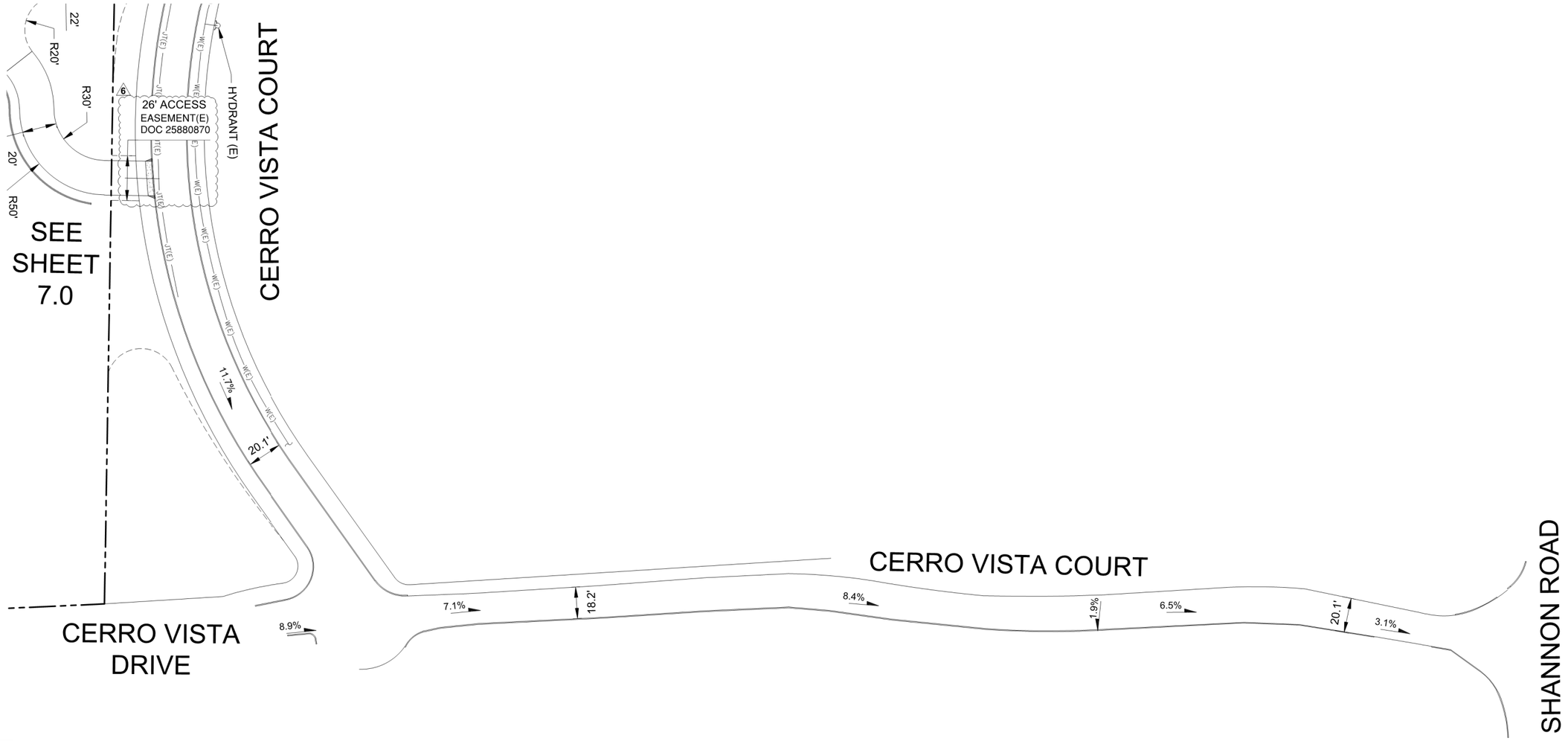
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 6.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

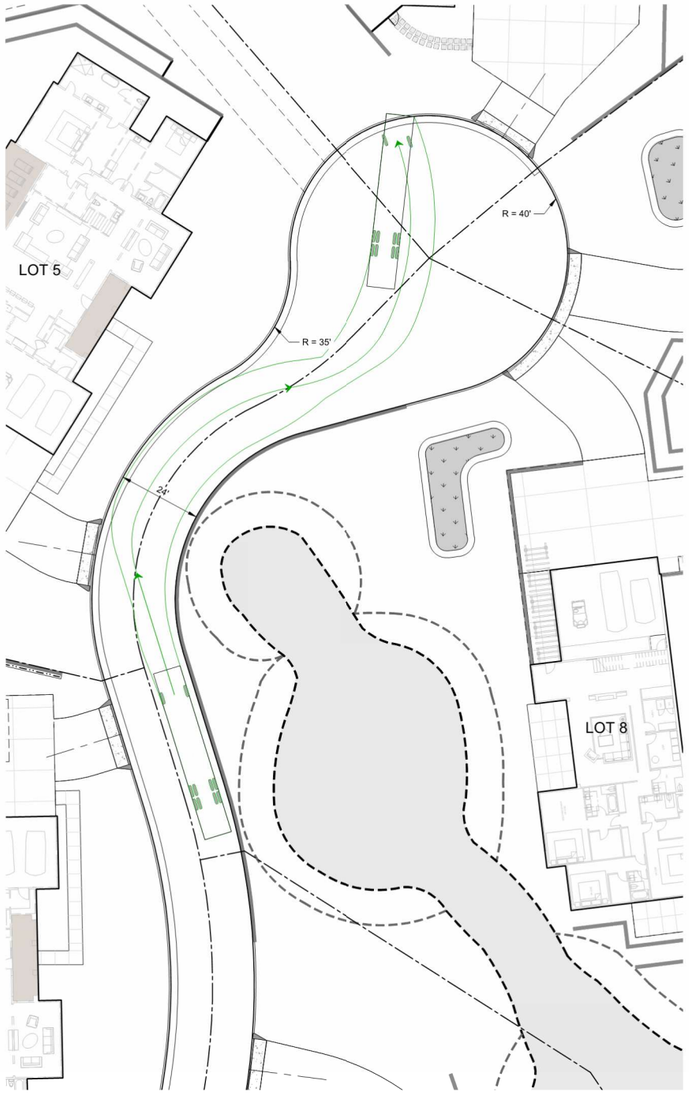
FIRE ACCESS PLAN

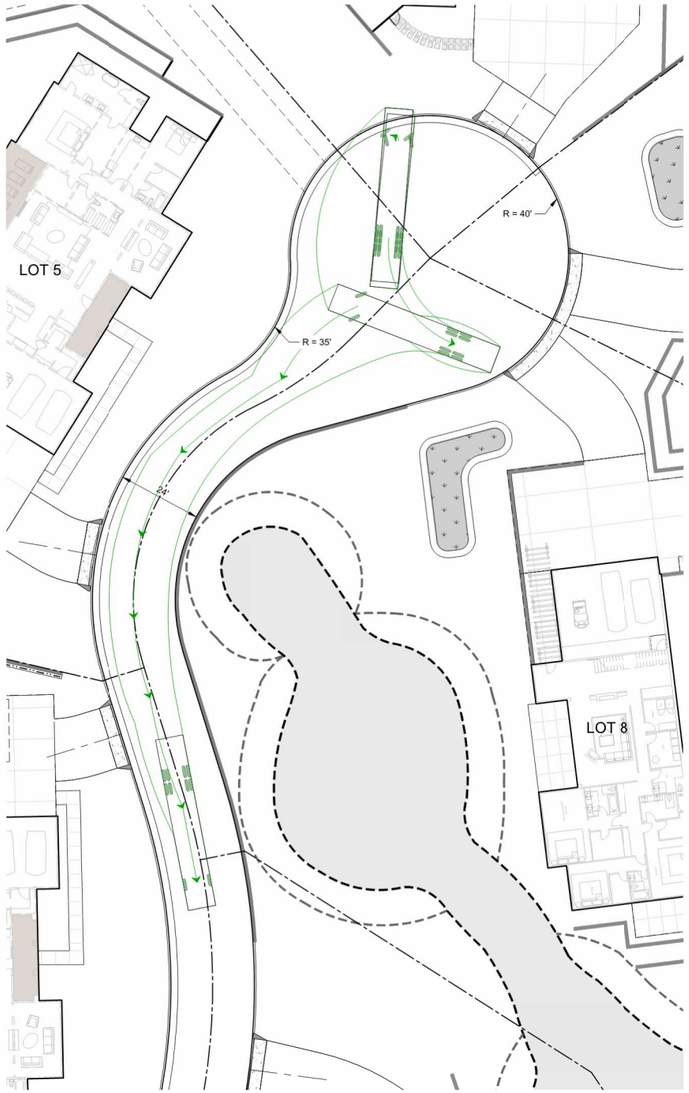
7.1

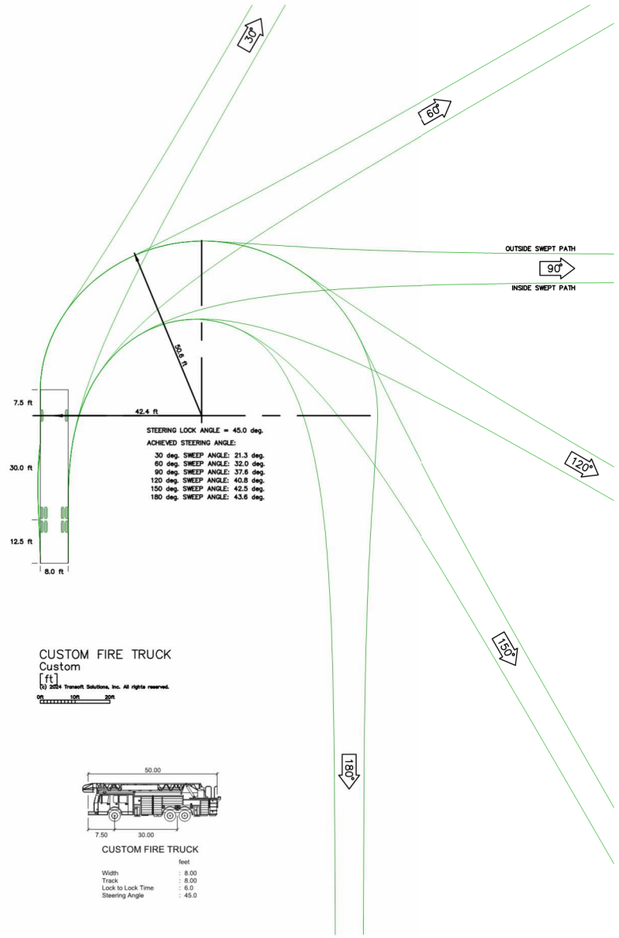
PLOTTED: 10/23/2025 3:01 PM

J:\418510\PLI\PERMIT\418510FA_LOT 6.DWG

ITEM NO. 1.

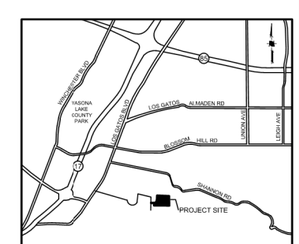






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 6 (S-24-028)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 6.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/12/2025 2:03 PM

418510\PL\PERMIT\LOT 6\PERMIT\418510FA_LOT 6.DWG



PLANNING APPLICATION - LOT 6 (S-24-028) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 6 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Ground Floor Plan
A1.3	2nd Floor Plan
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

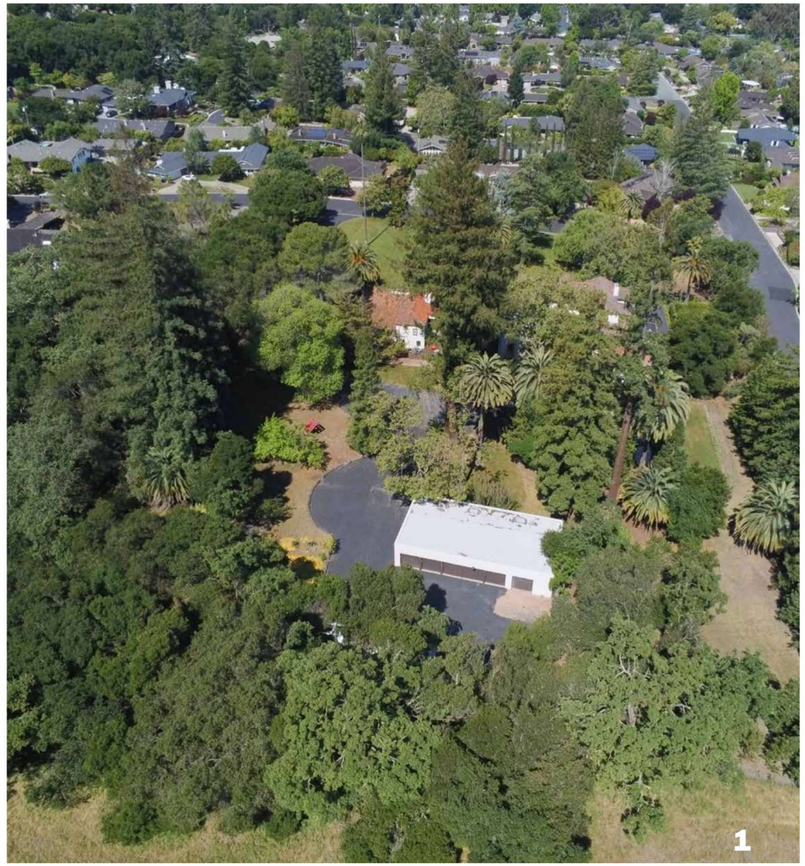


LOCATION PLAN:

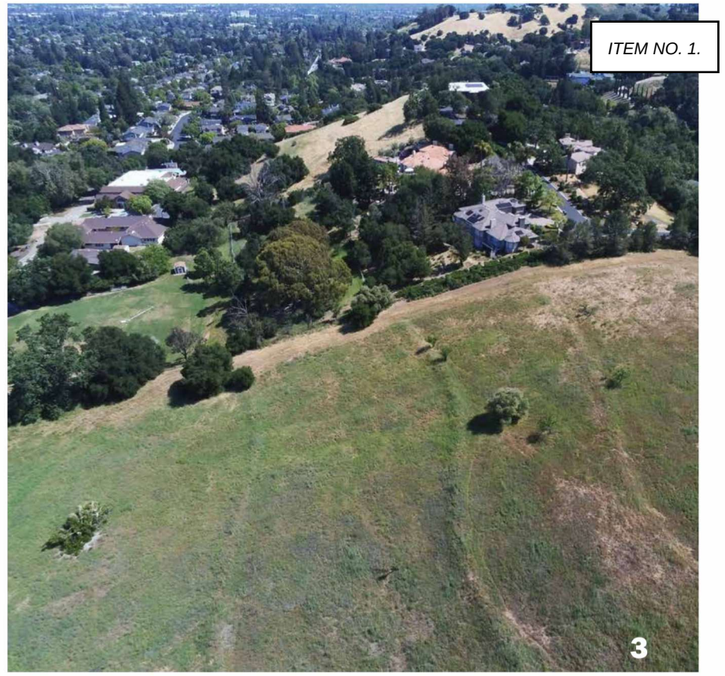


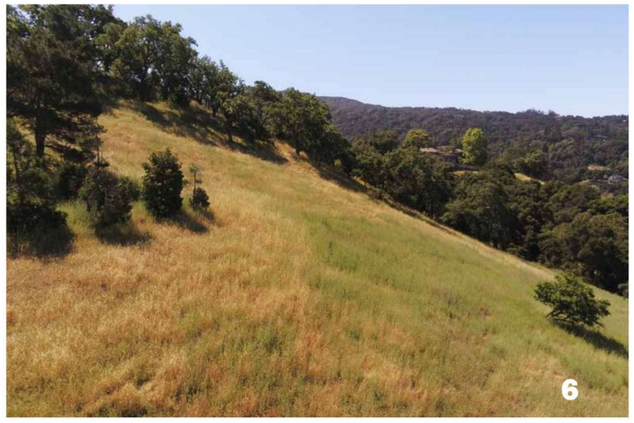
VICINITY MAP:



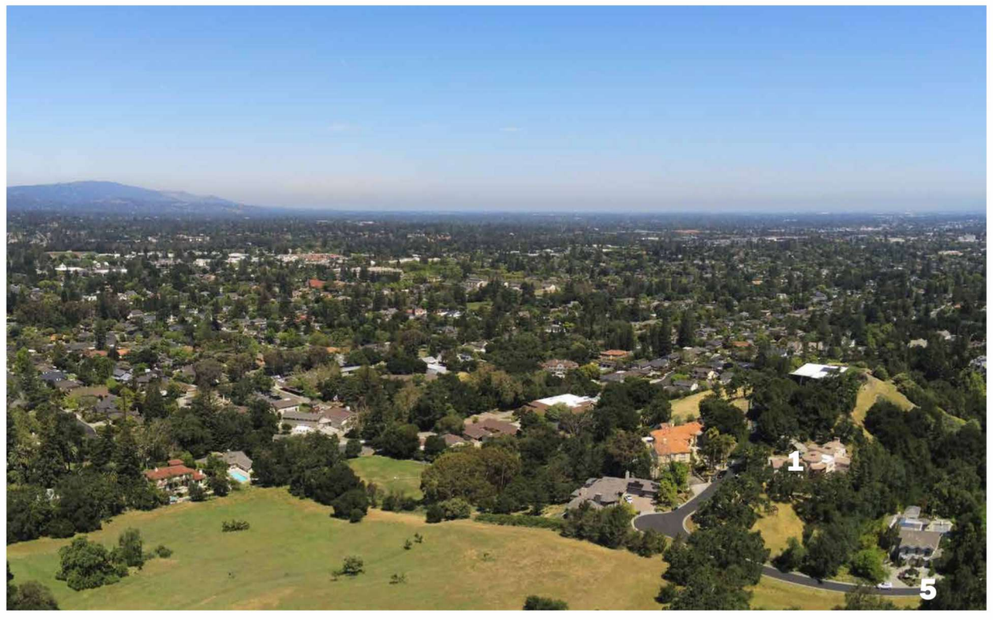

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

15x15
Anticipated Pool
Equiptment Location
to comply with
Sec 29.10.09020

Swimming Pool
+/- 15'x55'

Mech.

3' x 8' trash area

20'–0"
20'–0"
26'–9"
41'–7½"
45'–11¾"
25'–0"
19'–10¾"
19'–10¾"
21'–11"
30'–0"
20'–0"
29'–11½"
29'–5"
29'–2"
20'–0"

0 8 16 24
1" = 8' *at full size (36 x 24")*

Plan Type A

Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**

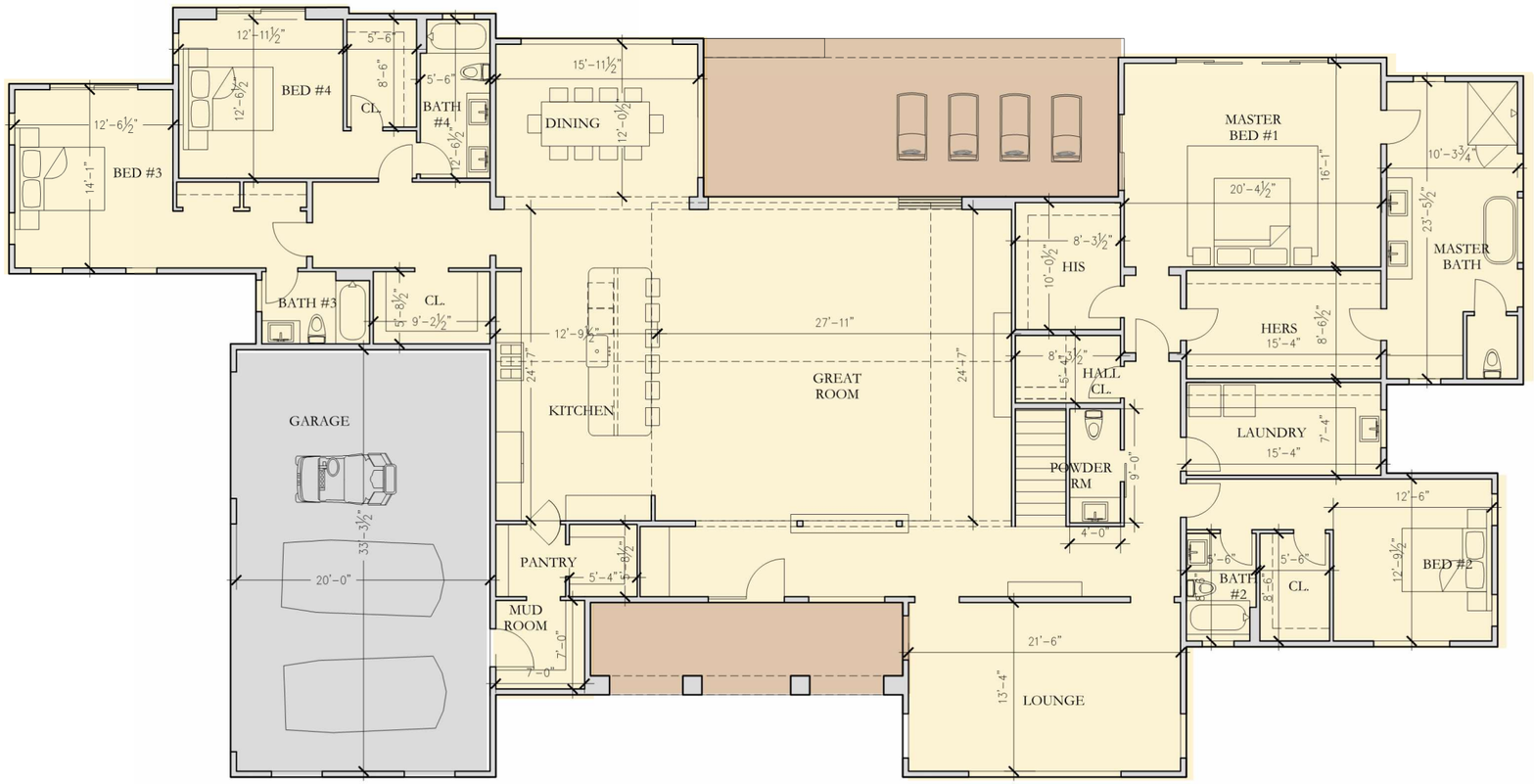


PLATFORM
architecture / planning / research

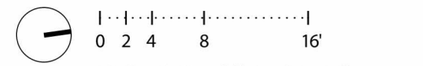
SURREY FARMS
Los Gatos, CA

Lot 6 - Siteplan & Ground Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Floor Plan

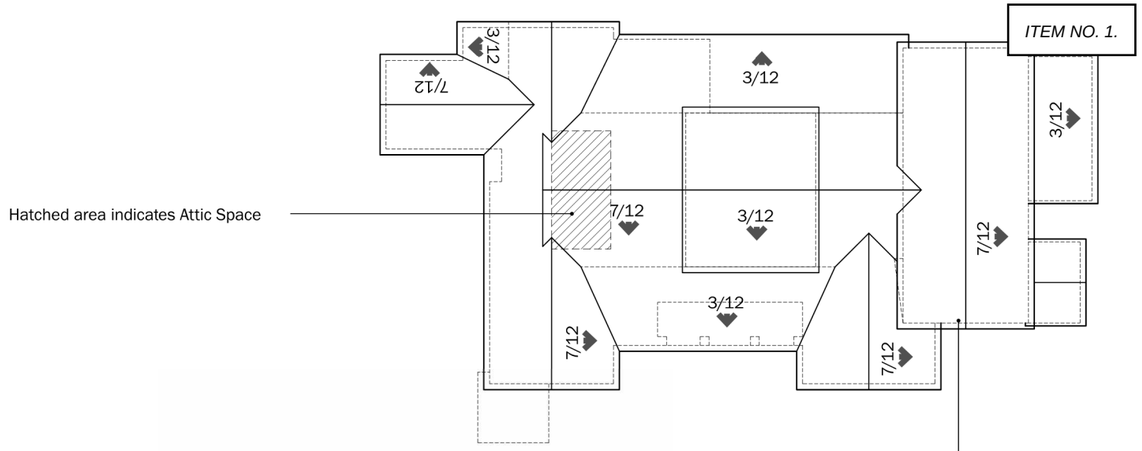


Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**

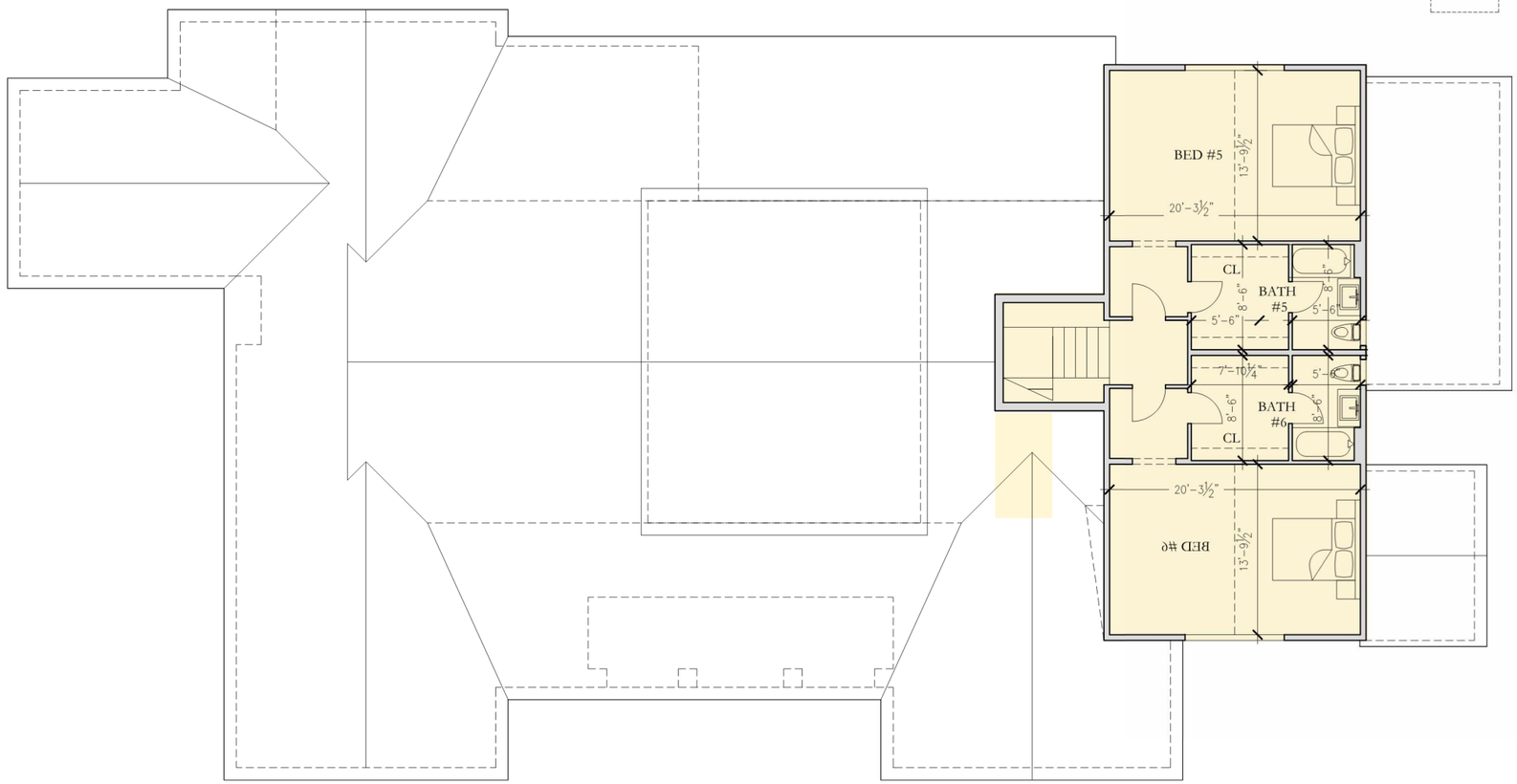


NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section no attic space qualifies on this plan)



Roof Plan (NTS)



2nd Floor Plan

0 2 4 8 16'

3/16" = 1'-0" at full size (24 x 36")

Plan Type A			
Floor	Gross SF Area	Covered Deck/Porch	Garage
Ground Fl	4,286 sf	540 sf	694 sf
2nd Fl	1,107 sf	-	
Attic	200 sf		
Total	**5,593 sf**	**540 sf**	**694 sf**



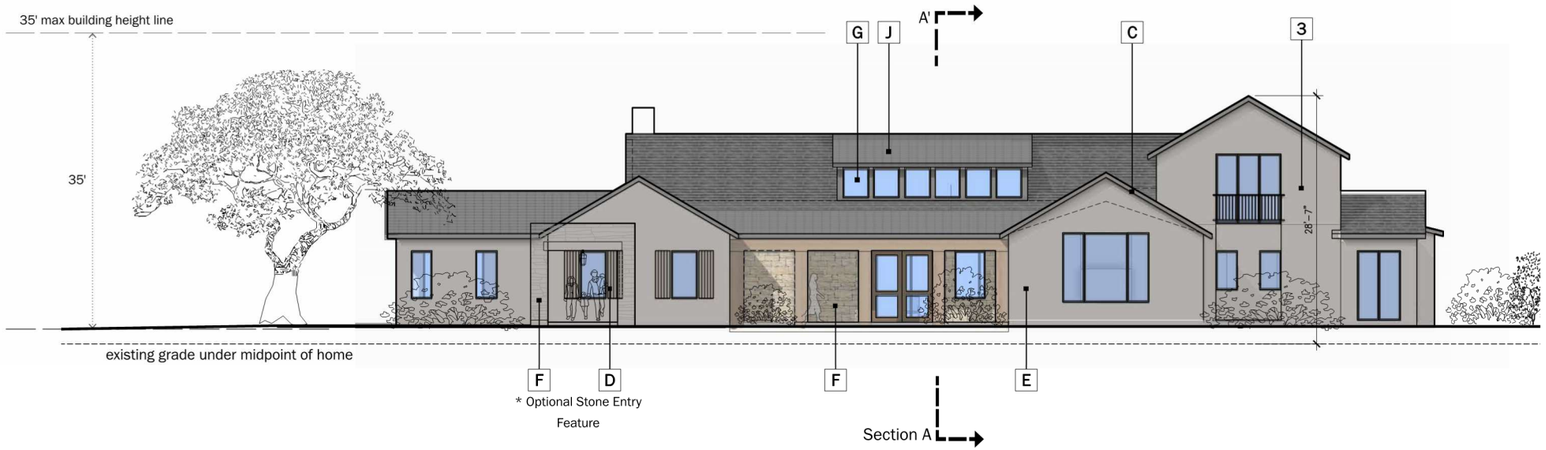
PLATFORM
architecture / planning / research

SURREY FARMS

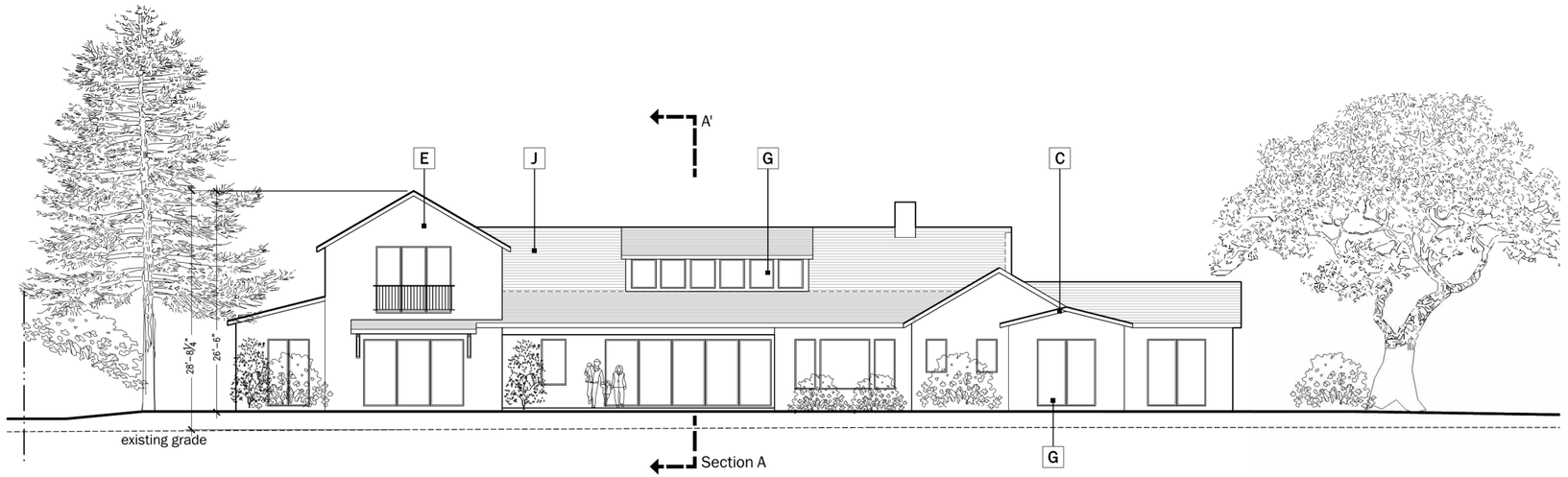
Los Gatos, CA

2nd Floor Plan PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



East Elevation



West Elevation

NOTES:

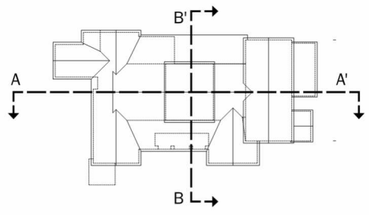
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



G Fiberglass Windows

LRV 10 Slim Profile Section



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



H Painted Entry Door

Varies



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



E Stucco

Sand Stucco Finish Painted or integral color - See Body Color Note 2



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

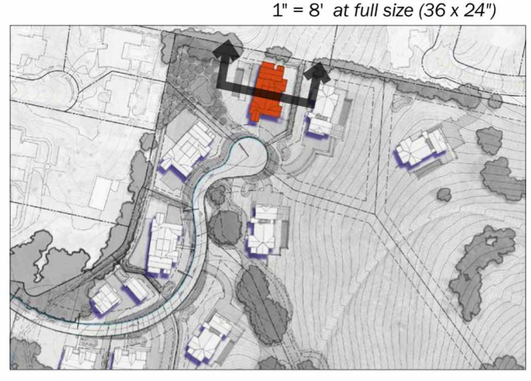
LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*

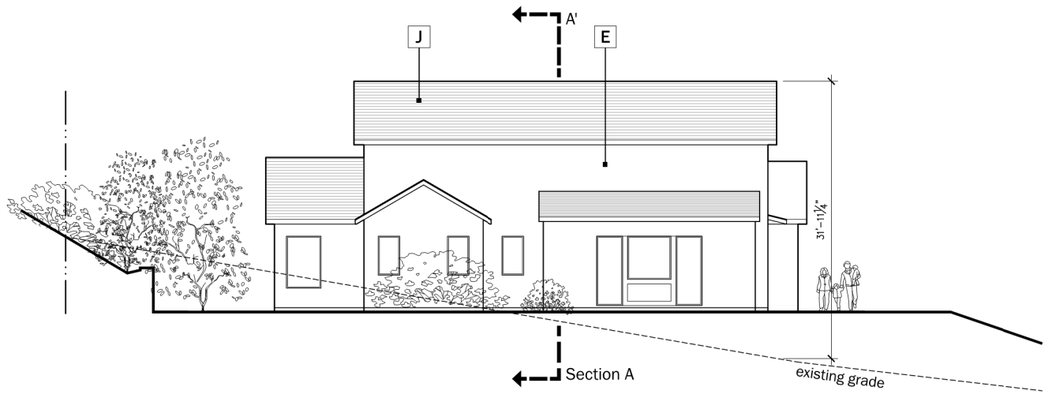


PLATFORM
architecture / planning / research

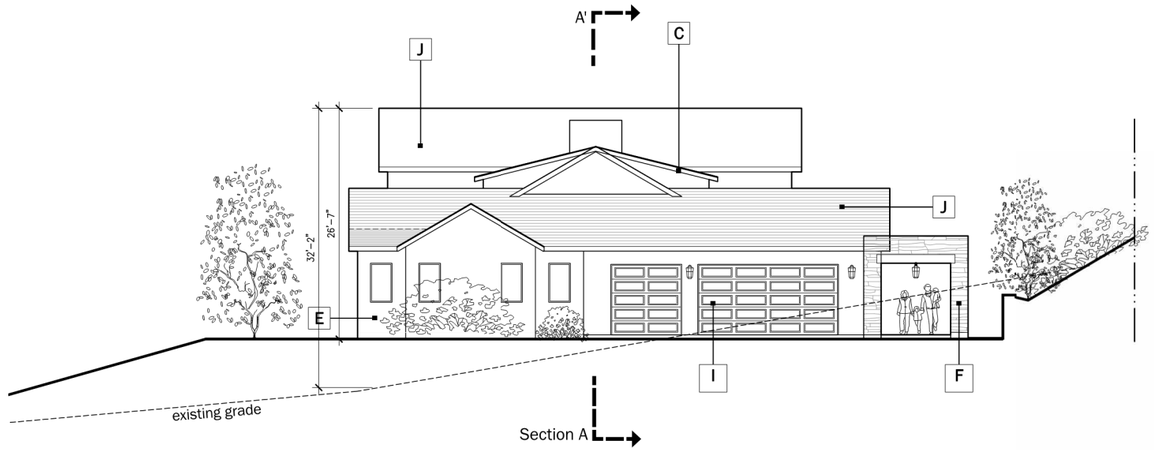
SURREY FARMS
Los Gatos, CA

Elevations Lot 6 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



South Elevation



North Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



G Fiberglass Windows

LRV 10 Slim Profile Section



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



H Painted Entry Door

Varies



D Painted Wood Shutters

LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note 2



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



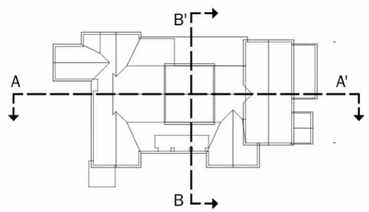
3 Body Color 3

LRV 20%

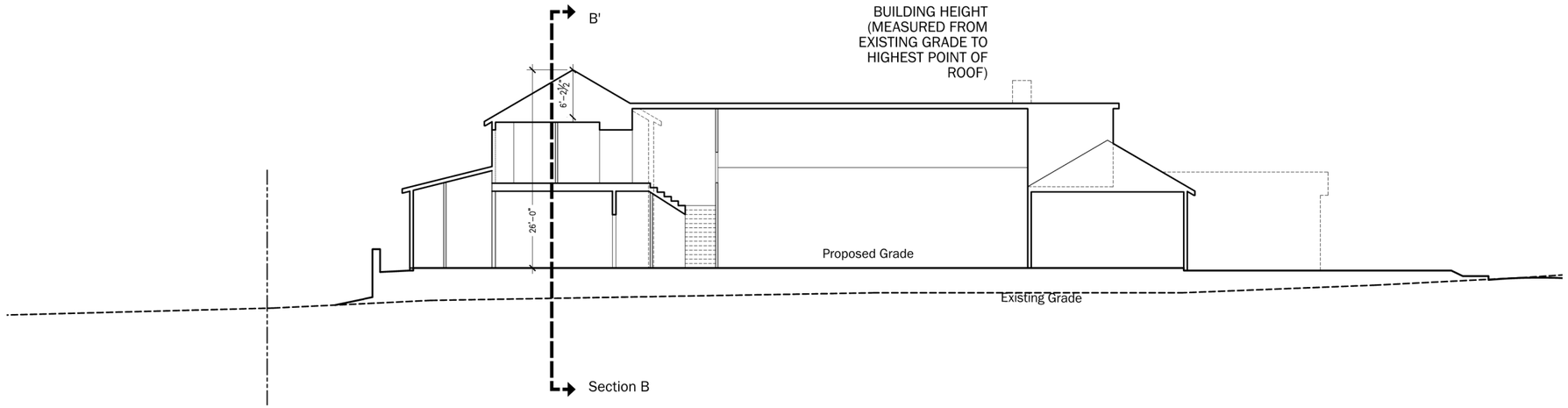


0 8 16 24

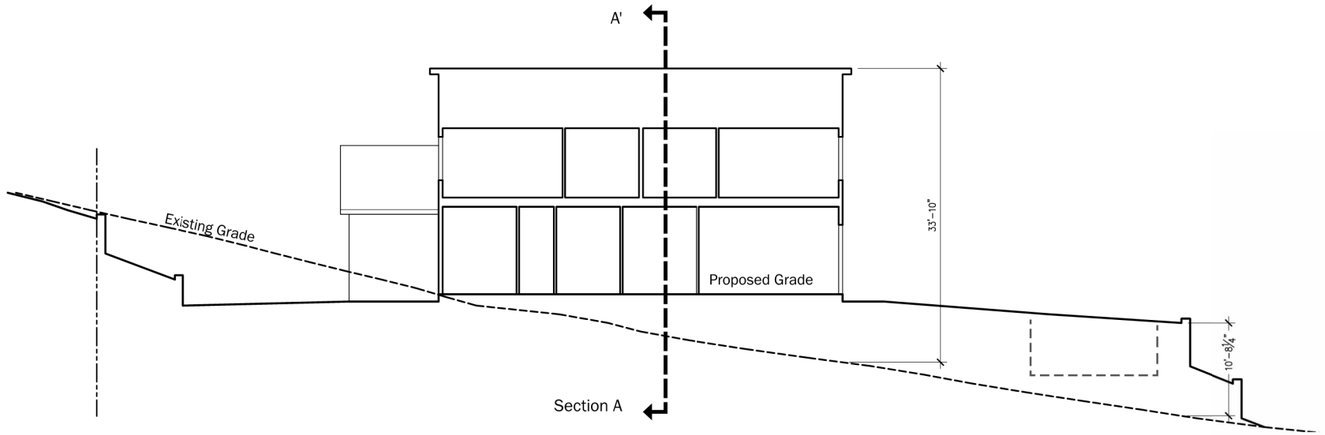
1" = 8' *at full size (36 x 24")*







Section A - A'



Section B - B'

The avg existing slope
where pool is proposed
is +/-14%

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

A Wood Siding
30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing
LRV 10 Architectural Grade Painted Metal



C Painted Trim
LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Painted Wood Shutters
LRV 30 Exterior Straight Top Shutters. Paint to match accent trim



E Stucco
Sand Stucco Finish
Painted or integral color - See Body Color Note 2



F Stone Veneer Acce
30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows
LRV 10 Slim Profile Section



H Painted Entry Door
Varies



I Roll-Up Garage Door
LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs
LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1
Rejuvenation 'Dyer' Sconce



L Wall Sconce 2
'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3
Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1
LRV 10%

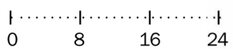


2 Body Color 2
LRV 30%

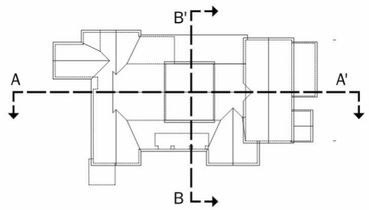


3 Body Color 3
LRV 20%





1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Sections Lot 6 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



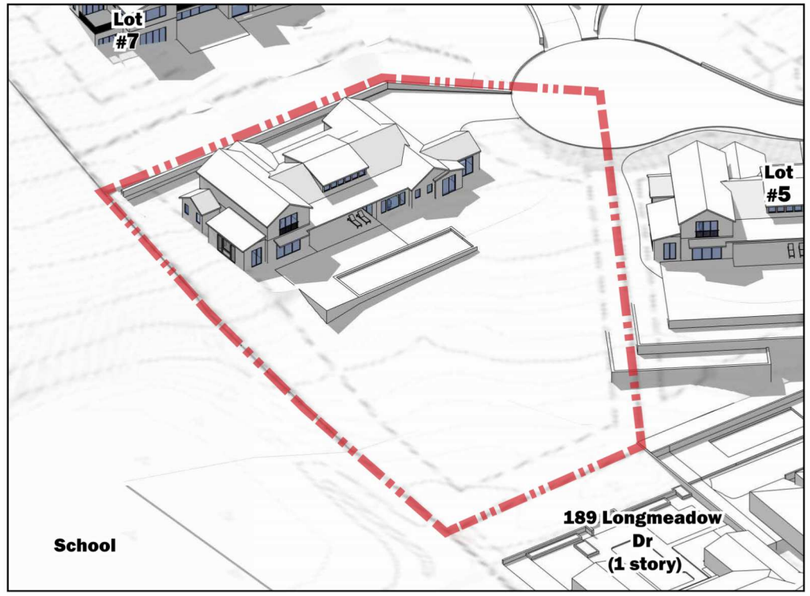
PLATFORM
architecture / planning / research

SURREY FARMS

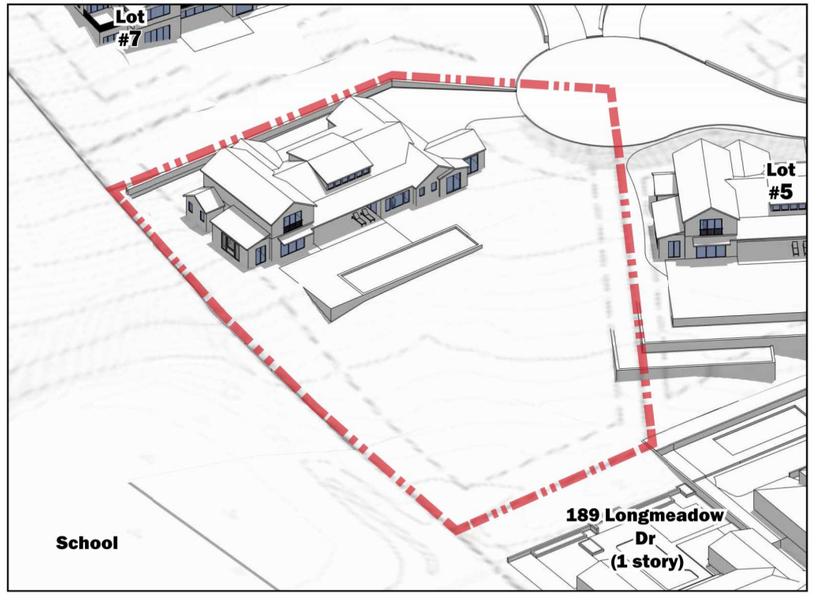
Los Gatos, CA

Street Elevation PG **A3.1**

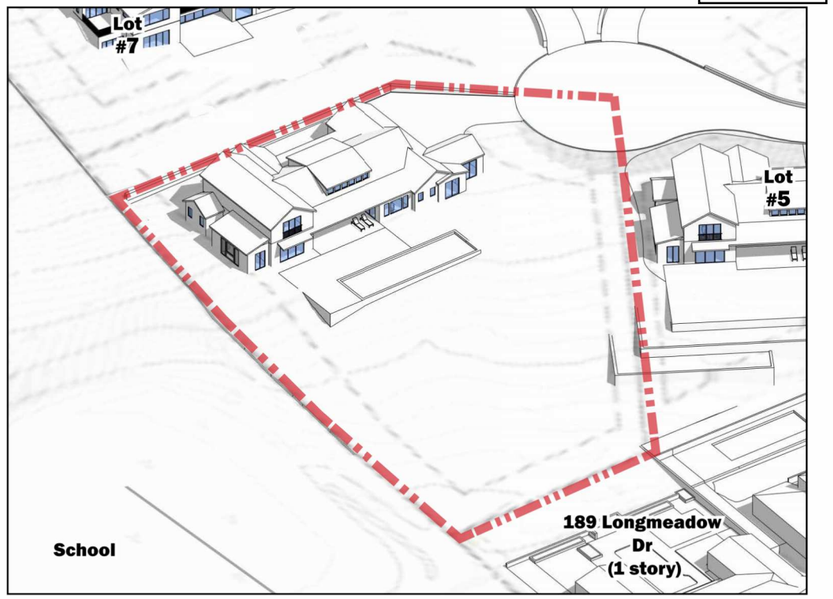
SB 330 Final Application Re-Submittal - **July 28th, 2025**



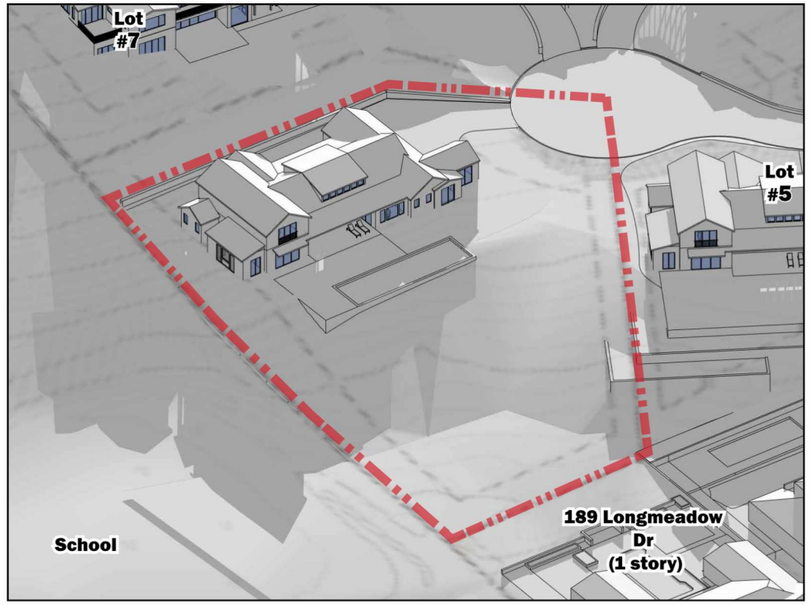
June 21st 9 AM



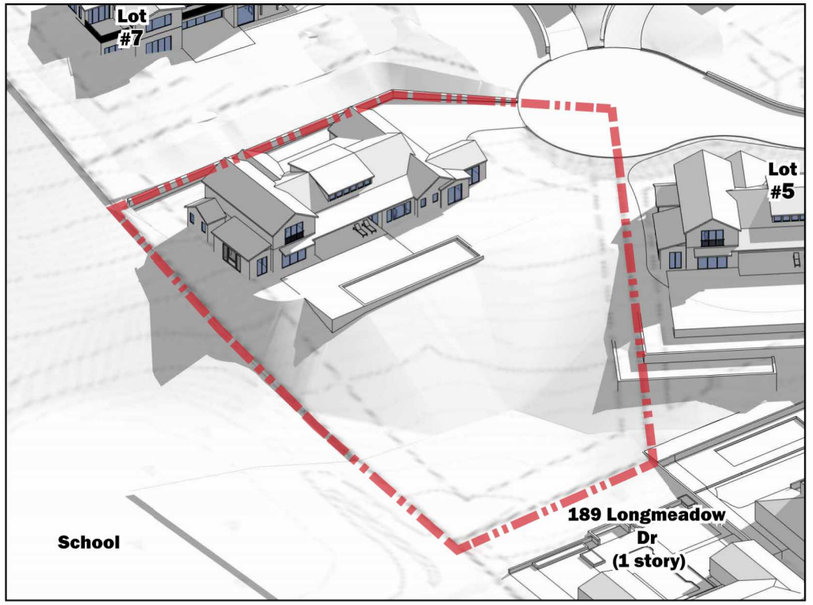
June 21st 12 PM



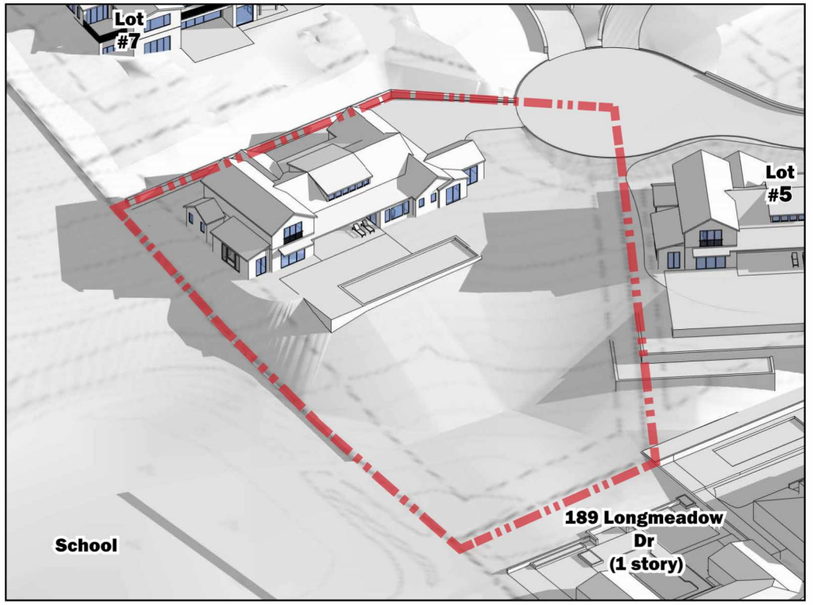
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	3	TWO - 24" BOX	6 - 24" BOX
	11' - 25'	1	THREE - 24" BOX	3 - 24" BOX
	26' - 40'	3	FOUR - 24" BOX OR TWO - 36" BOX	6 - 36" BOX
	41' - 55'	1	SIX- 24" BOX OR THREE- 36" BOX	3 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

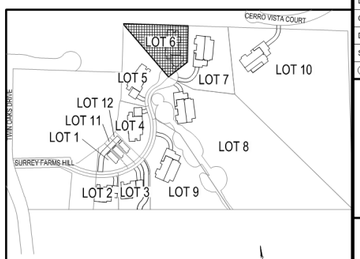
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	9	24" BOX
	9	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	2	24" BOX
	5	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	7	24" BOX
	5	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	0

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

P:\418510\LA\PLANNING\418510CL - LOT 6.DWG
PLOTTED: 9/13/2025 2:27 PM

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 6
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
170		Quercus agrifolia	X	11	34.55751919	26	15	12			X		5	4	4.5	No	G	5	4.75	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:28:25		REMOVE	4	Type 1
171		Quercus lobata	X	35	109.9557429	46	48	36				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	0	40375	41878	22:34:08		REMOVE	4	Type 1
172		Quercus agrifolia	X	34	106.8141502	33	40	32				X	5	4	4.5	No	G	5	4.75	17	42.5		HDD	34	#N/A	HIGH	1	40459	41878	22:34:09		REMOVE	4	Type 1
173	593	Quercus agrifolia		9	28.27433388	27	32	32			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:34:03		REMOVE	4	
174		Quercus agrifolia		9	28.27433388	6	7	10		Crowded Growing Conditions	X		3	2	2.5	No	G	5	3.75	4.5	11.25		HDD	9	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE	3	
175		Quercus agrifolia	X	14	43.98229715	27	25	28			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:43		REMOVE	4	
177		Quercus agrifolia		5	15.70796327	15	8	6	X		X		5	5	5	No	G	5	5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4	
178		Quercus agrifolia		6	18.84955592	15	6	5			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/13/2025 2:27 PM
G:\418510\LA\PLANNING\418510CL - LOT 6.DWG

LOT 6

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
170	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	70	90	83%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,095	$ 600.00	$ 2,700	REMOVE
171	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 14,931	$ 600.00	$ 15,500	REMOVE
172	Quercus agrifolia	Coast Live Oak	34.0	907.92	90	70	80	80%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 15,371	$ 600.00	$ 16,000	REMOVE
173	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 808	$ 600.00	$ 1,400	REMOVE
174	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	REMOVE
175	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,665	$ 600.00	$ 4,300	REMOVE
177	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 467	$ 600.00	$ 1,100	REMOVE
178	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 673	$ 600.00	$ 1,300	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/13/2025 2:28 PM
I:\418510\A\PLANNING\418510CL - LOT 6.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

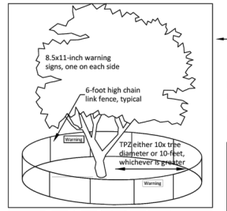
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

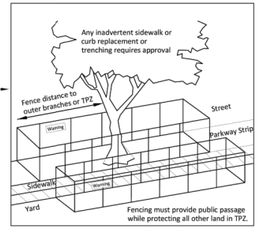
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



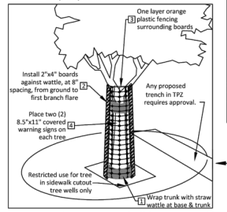
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

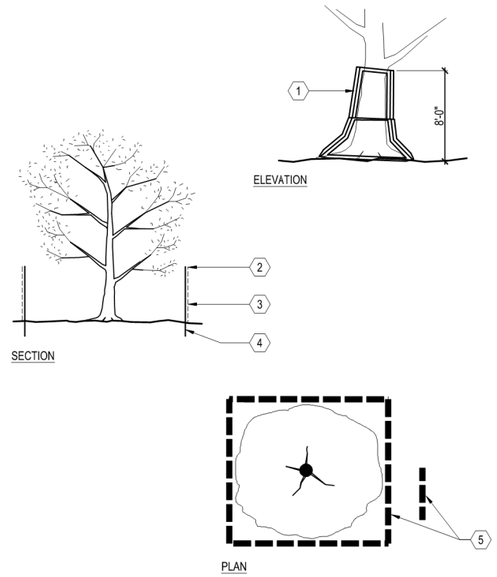


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/13/2025 2:26 PM

4185101\ALPLANNING\418510CL - LOT 6.DWG



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)

1 inch = 20 feet

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

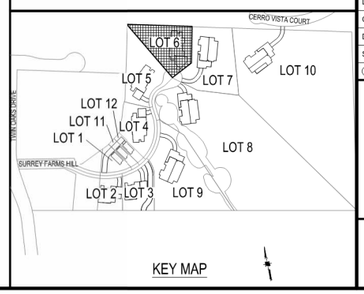
SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/13/2025 2:28 PM
I:\418510\LA\PLANNING\418510CL - LOT 6.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

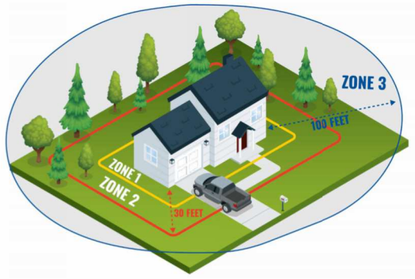
PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	1	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	4	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	10	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	9	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	4	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	9	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	6	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	10	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	20	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	7	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	49	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	14	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	19	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	7	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	10	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		BARK MULCH	BARK MULCH						
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	92	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
4. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
5. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

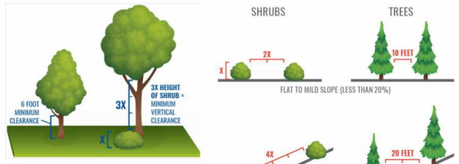
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

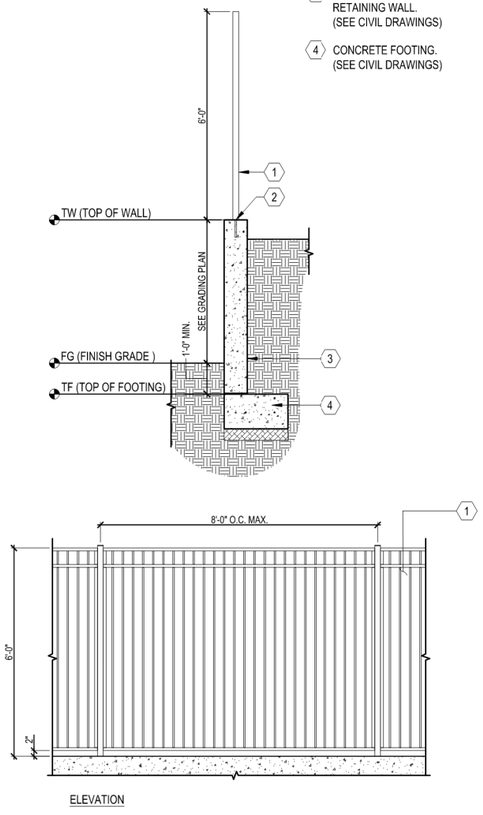
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/13/2025 2:26 PM
418510\LA\PLANNING\418510CL - LOT 6.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

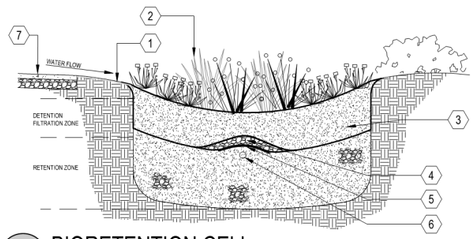
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

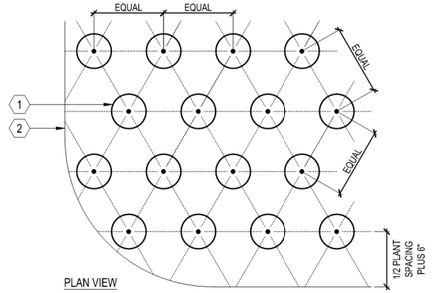
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

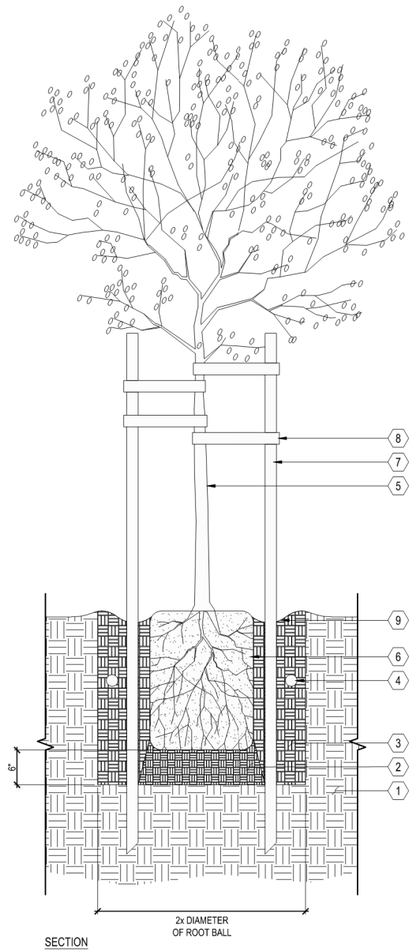
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

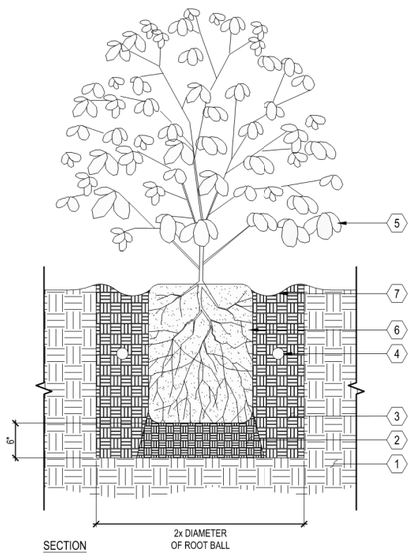
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

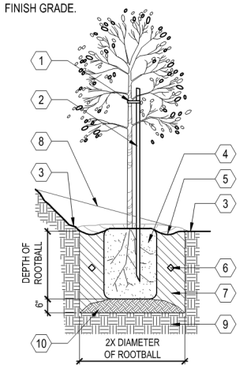
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

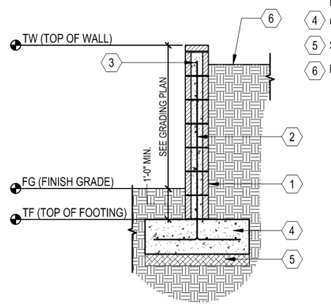
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

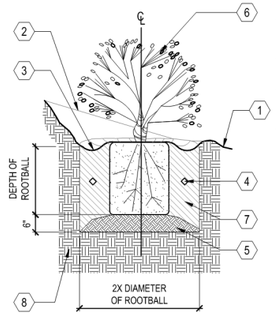
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

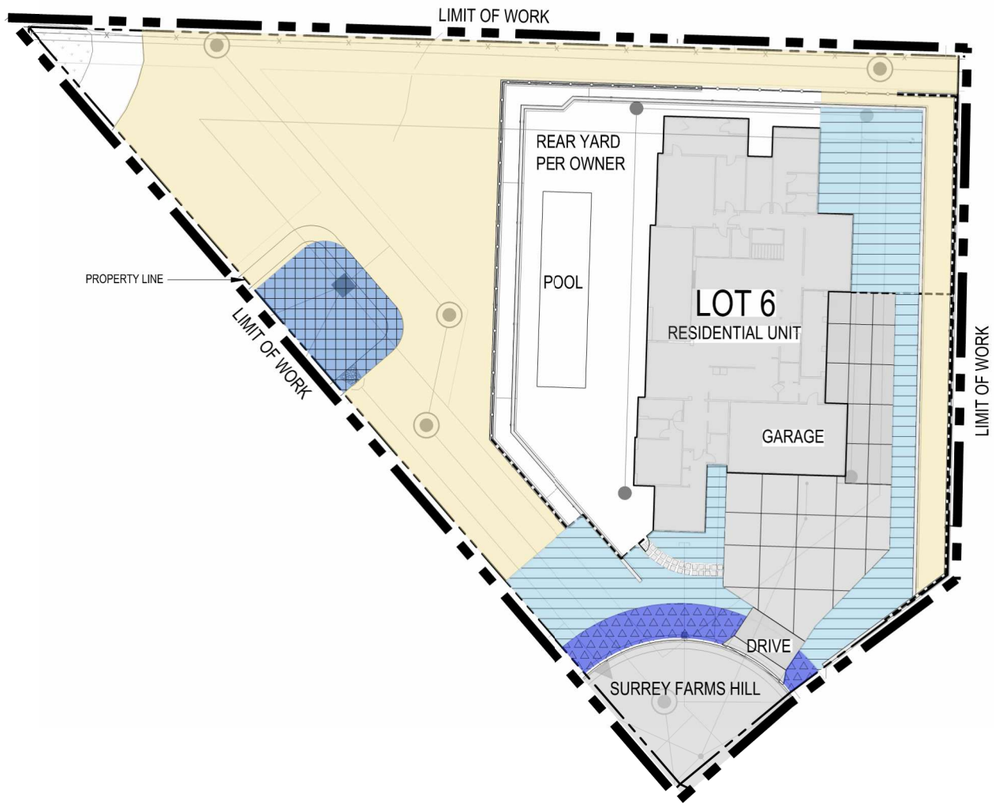
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

LANDSCAPE DETAILS

10.2

PLOTTED: 9/15/2025 2:33 PM

I:\2024\4185\10\LA\PLANNING\4185\10CL - LOT 6.DWG



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

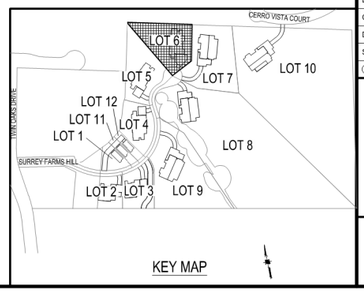
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

HYDROZONE PLAN

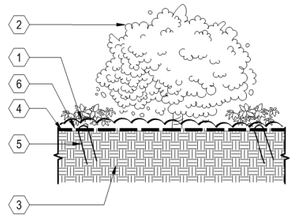
10.3

PLOTTED: 9/13/2025 2:29 PM

I:\418510\LA\PLANNING\418510CL - LOT 6.DWG

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

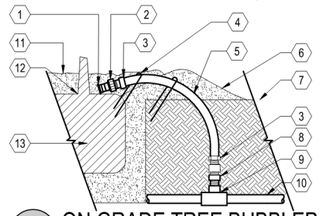
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

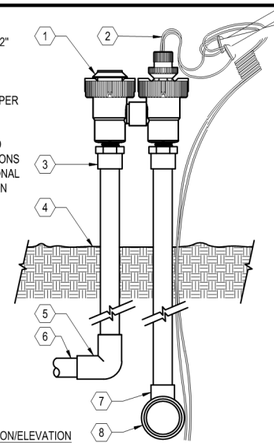
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

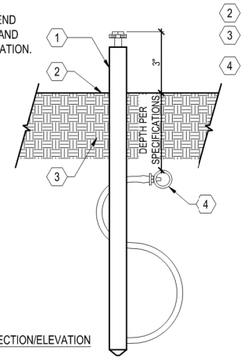
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

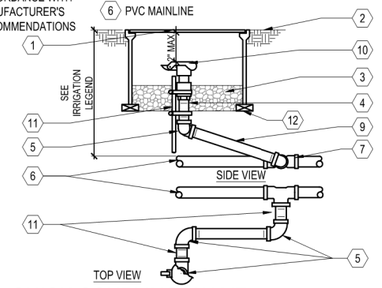
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

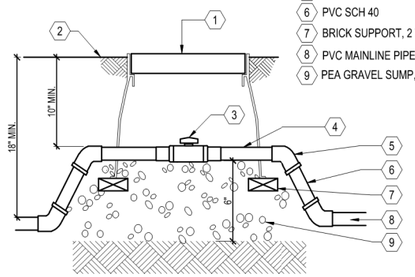
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

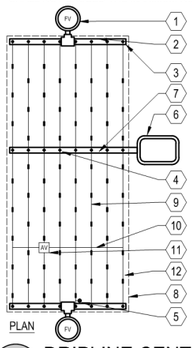
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

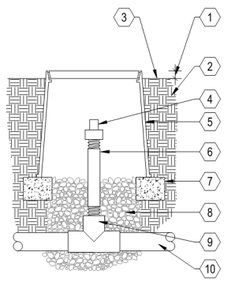
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

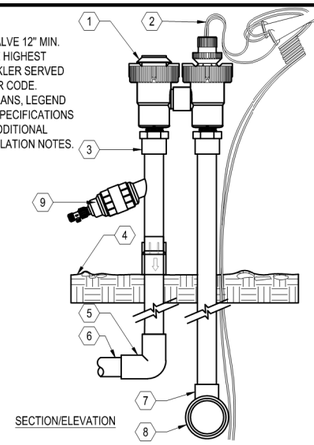
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

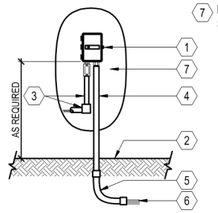
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/19/2025 2:29 PM
I:\418510\A\PLANNING\418510CL - LOT 6.DWG


MIMULUS AURANTICAS


ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


CAREX DIVULSA

B PLANTING PALETTE



C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

5

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/13/2025 2:29 PM
I:\418510\LA\PLANNING\418510CL - LOT 6.DWG



FRONT PORCH WALL MOUNT LIGHT



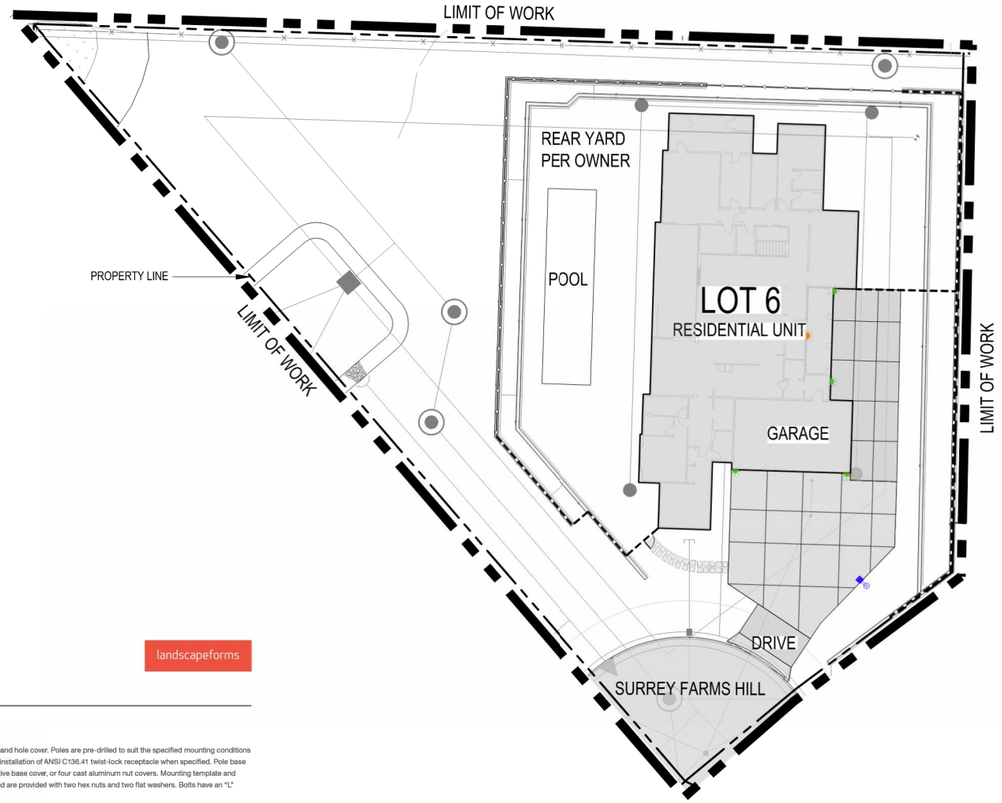
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR CUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

LEO

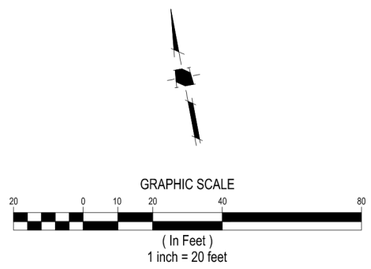
landscapeforms

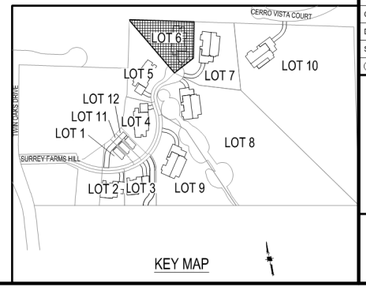
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.







HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 6 | APP #S-24-028

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/15/2025 2:29 PM

4185\10\LA\PLANNING\418510CL - LOT 6.DWG

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 7 (S-24-029)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A1.3	FLOOR PLANS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A2.2	ELEVATIONS/ COLOR & MATERIALS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.0	BUILDING SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 7 (S24-029) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	51367	10,000 SF min
Average Slope	25.72%	30.13%	
Reduction Factor	N/A	47.16%	
Net Lot Size	N/A	27136	
Lot Frontage	N/A	46.1'	N/A
Lot Depth	N/A	257'	N/A
Height	N/A	27'-6"	25 feet max per HDS&G. 18 feet max for visible homes
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	3571	
First Floor	N/A	2585	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6531 (including 375 sf of countable garage)	5500 sf
Garage	N/A	775	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	13.0%	N/A in RC
Setbacks			
Front	N/A	113.09'	30'
Side (adjacent to lot 8)	N/A	123.19'	20'
Side (adjacent to lands of Liu)	N/A	38.92'	20'
Side (adjacent to lot 6)	N/A	33.07'	20'
Rear	N/A	96.18	25'
Parking	N/A	2 spaces garage, 2 on-site guest	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 1.18-ACRE PROPOSED LOT 7 (S-24-029) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 7.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 9/18/2025 1:53 PM
I:\2024\4185\10\PLIPERMIT\LOT 7\PERMIT\418510TS_LOT 7.DWG

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.



0 10 20 40

1 INCH = 20 FEET

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

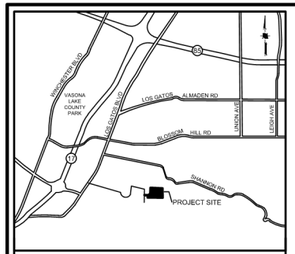
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 7.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/11/2025 1:14 PM
I:\4185\10\PLUPERMIT\LOT 7\PERMIT\418510EX_LOT 7.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
IEE	INGRESS EGRESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

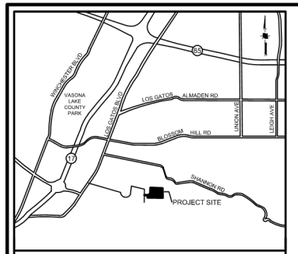
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 7.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:58 PM
I:\4185\16\PLI\PERMIT\LOT 7\PERMIT\418510SP OVERALL_LOT 7.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE
- LANDSLIDE HAZARD AREA

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 10 20 40

1 INCH = 20 FEET



LOT AREA	51367 SF/ 1.18 ACRES
EXISTING CONTOUR LENGTHS	13188.86'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	25.72%
PROPOSED CONTOUR LENGTHS	15447.76
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	30.13%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
179	Quercus agrifolia	Coast Live Oak	12.0	16	X		5	HIGH	SAVE	
180	Quercus agrifolia	Coast Live Oak	6.0	13	X		5	HIGH	REMOVE	
181	Olea europaea	Olive	13.0	22	X		4	HIGH	REMOVE	
637	Prunus domestica	Plum	4.0	8	X		1	LOW	SAVE	Severe Decline
638	Olea europaea	Olive	5.0	15	X		5	HIGH	REMOVE	
639	Prunus domestica	Plum	4.0	6	X		1	LOW	SAVE	Canker
640	Prunus domestica	Plum	3.0	5	EXEMPT		1	LOW	REMOVE	Dead
641	Prunus domestica	Plum	3.0	5	EXEMPT		1	LOW	REMOVE	Dead
642	Prunus domestica	Plum	3.0	8	EXEMPT		2	LOW	REMOVE	Drought Stress
643	Prunus domestica	Plum	4.0	7	X		2	LOW	REMOVE	Canker

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

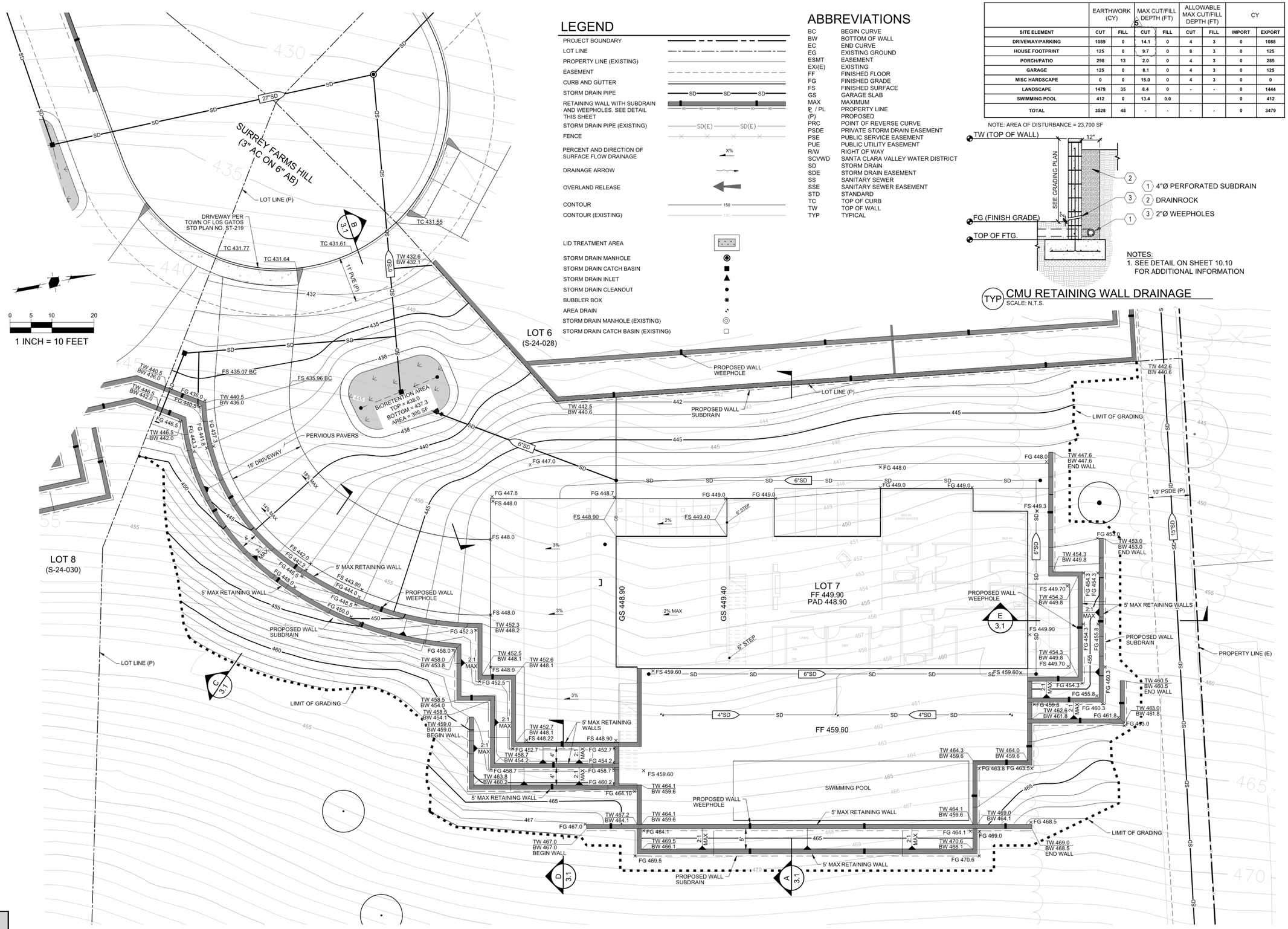
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 7.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

SITE PLAN

2.2

PLOTTED: 9/11/2025 1:48 PM



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR
- CONTOUR (EXISTING)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
P / PL	PROPERTY LINE
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	1089	0	14.1	0	4	3	0	1088
HOUSE FOOTPRINT	125	0	9.7	0	8	3	0	125
PORCH/PATIO	298	13	2.0	0	4	3	0	285
GARAGE	125	0	8.1	0	4	3	0	125
MISC HARDSCAPE	0	0	15.0	0	4	3	0	0
LANDSCAPE	1479	35	8.4	0	-	-	0	1444
SWIMMING POOL	412	0	13.4	0.0			0	412
TOTAL	3528	48	-	-	-	-	0	3479

NOTE: AREA OF DISTURBANCE = 23,700 SF

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

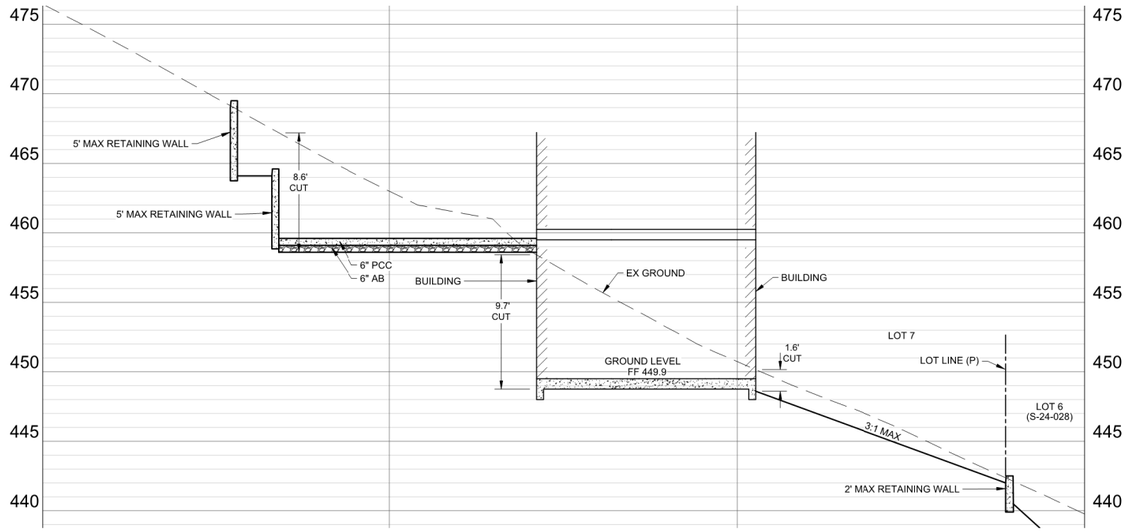
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 7.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'
© HMH	

PRELIMINARY GRADING AND DRAINAGE PLAN

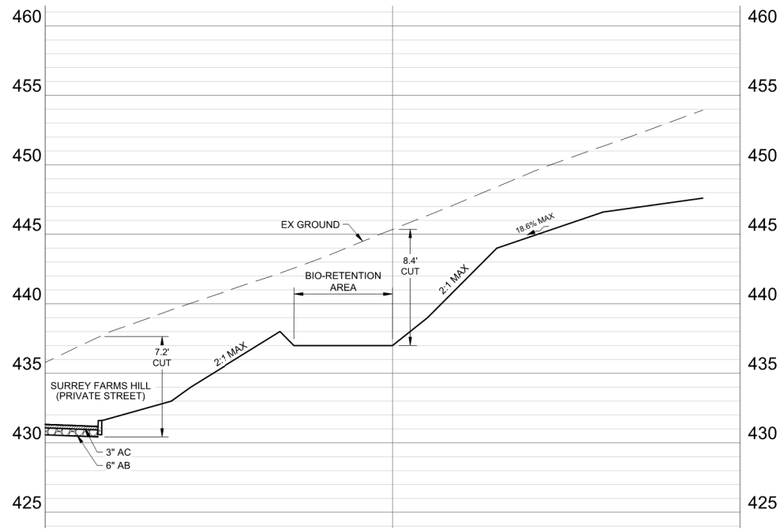
3.0

PLOTTED: 9/12/2025 2:26 PM

I:\418510\PLI\PERMIT\LOT 7\PERMIT\418510GP_LOT 7.DWG

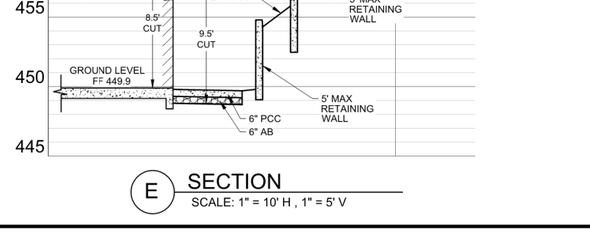


A SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V

C SECTION
SCALE: 1" = 10' H , 1" = 5' V



D SECTION
SCALE: 1" = 10' H , 1" = 5' V

E SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 7.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 2:29 PM
418510\PLI\PERMIT\LOT 7\PERMIT\418510GP_LOT 7.DWG

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

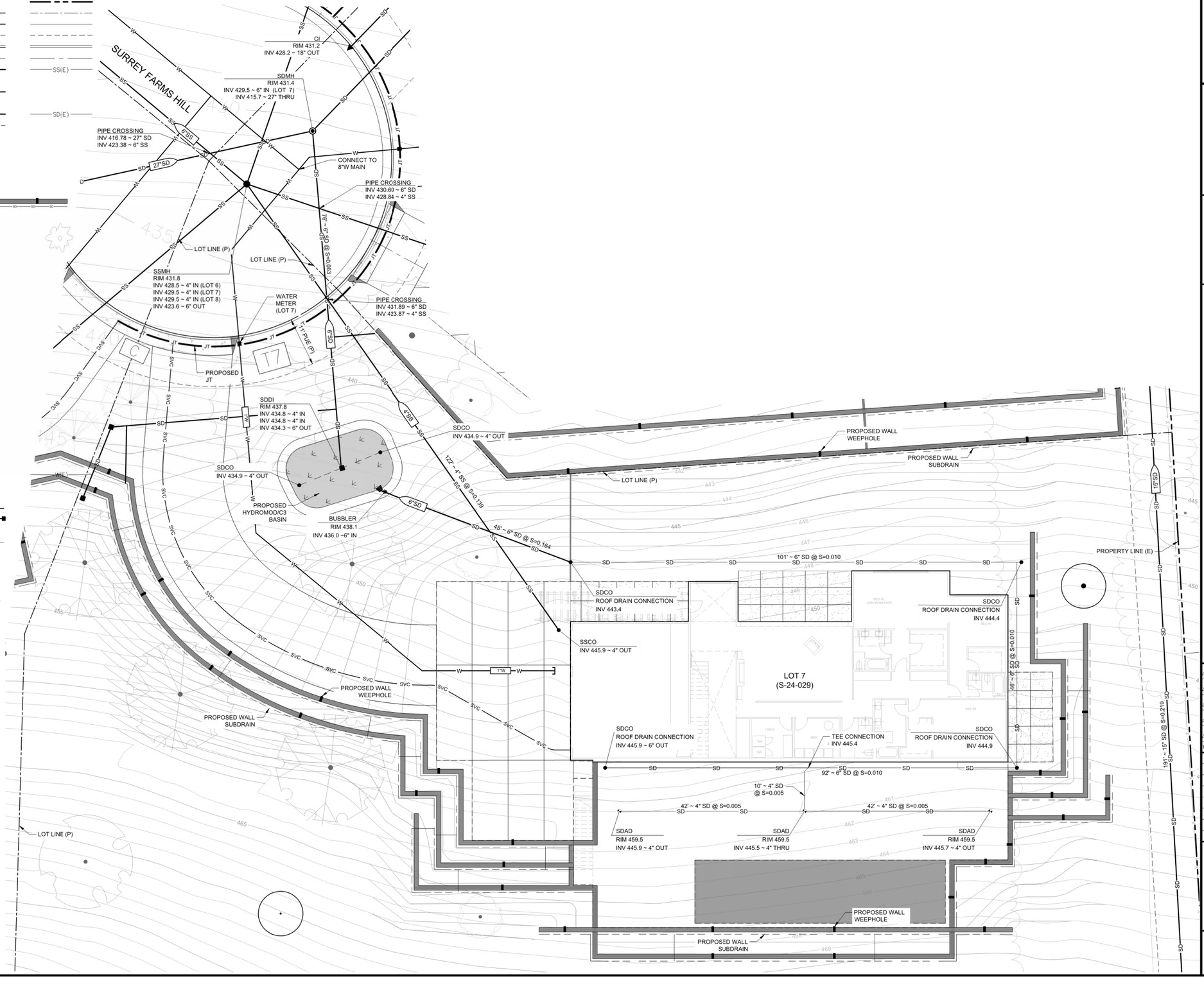
WATER MAIN	W
WATER SERVICE AND METER	W
FIRE HYDRANTS	
JOINT TRENCH	JT

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

0 5 10 20

1 INCH = 10 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

LOT 7 (S-24-029)

178 TWIN OAKS DRIVE

ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 7.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/10/2025 2:33 PM
418510\PLI\PERMIT\418510UT_LOT 7.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

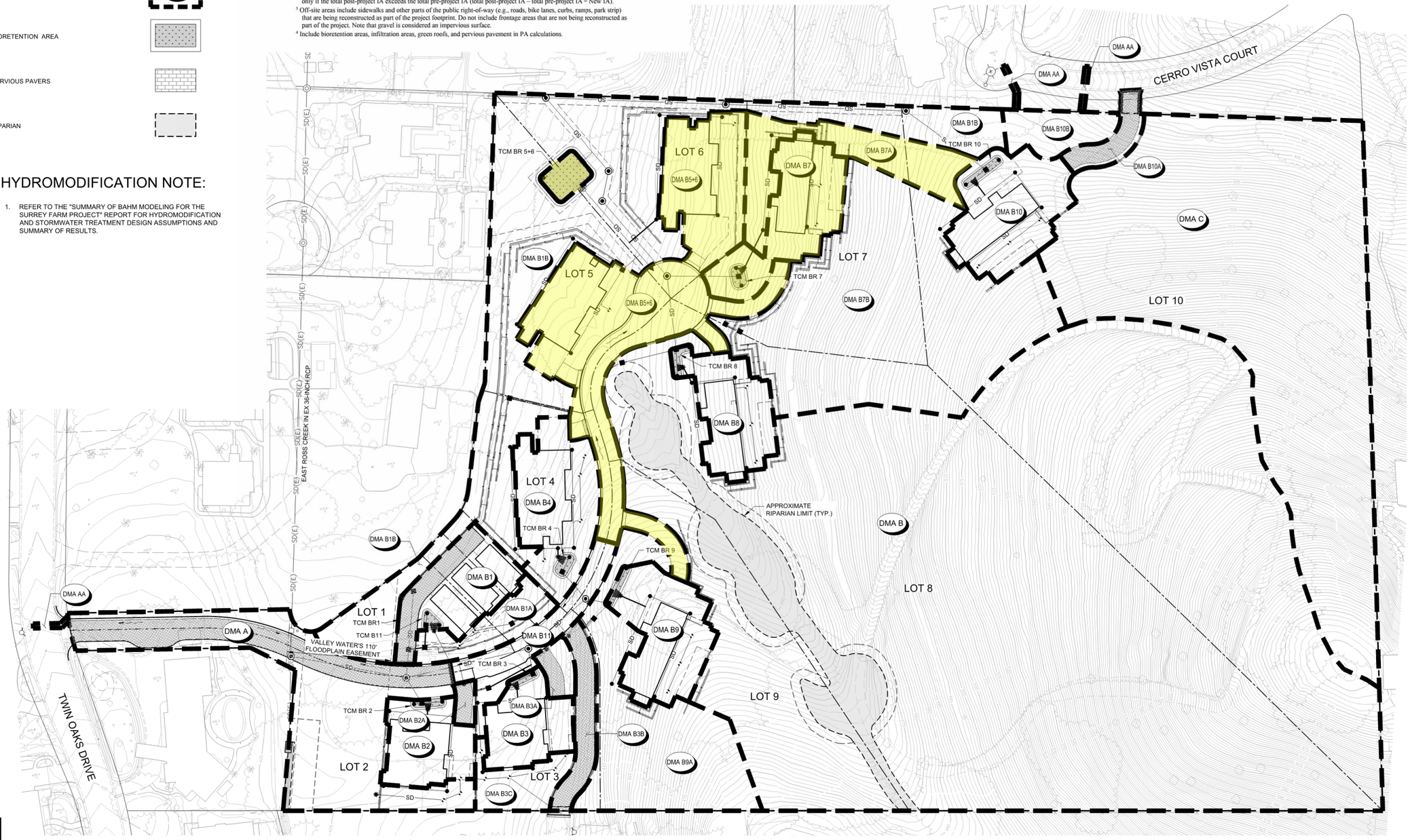
a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 7.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 2:30 PM

I:\4185105\PLI\PERMIT\4185105W_LOT 7.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

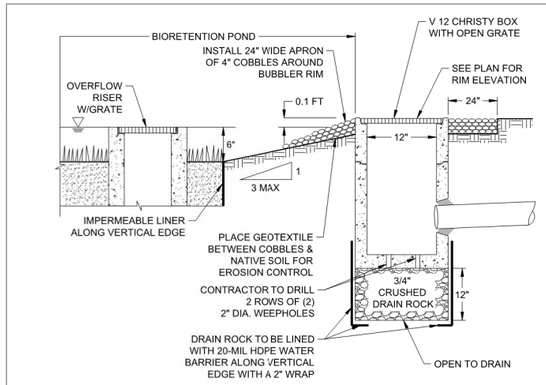
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

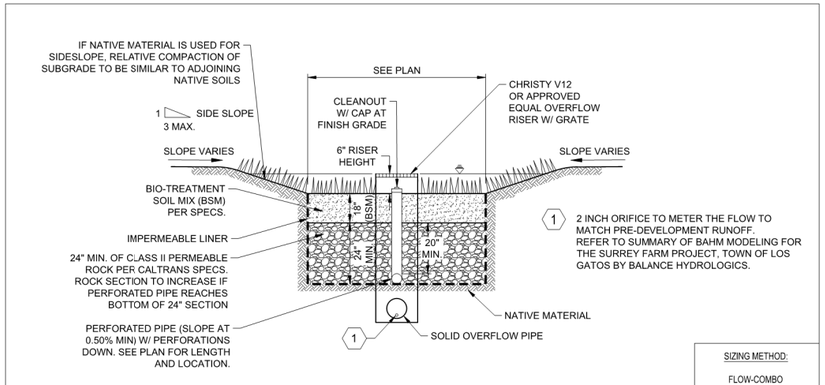
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

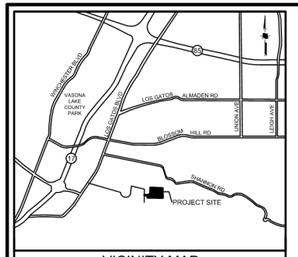
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 7.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 2:30 PM

418510\PLIPERMIT\LOT 7\PERMIT\418510SW_LOT 7.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 25 50 100

1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

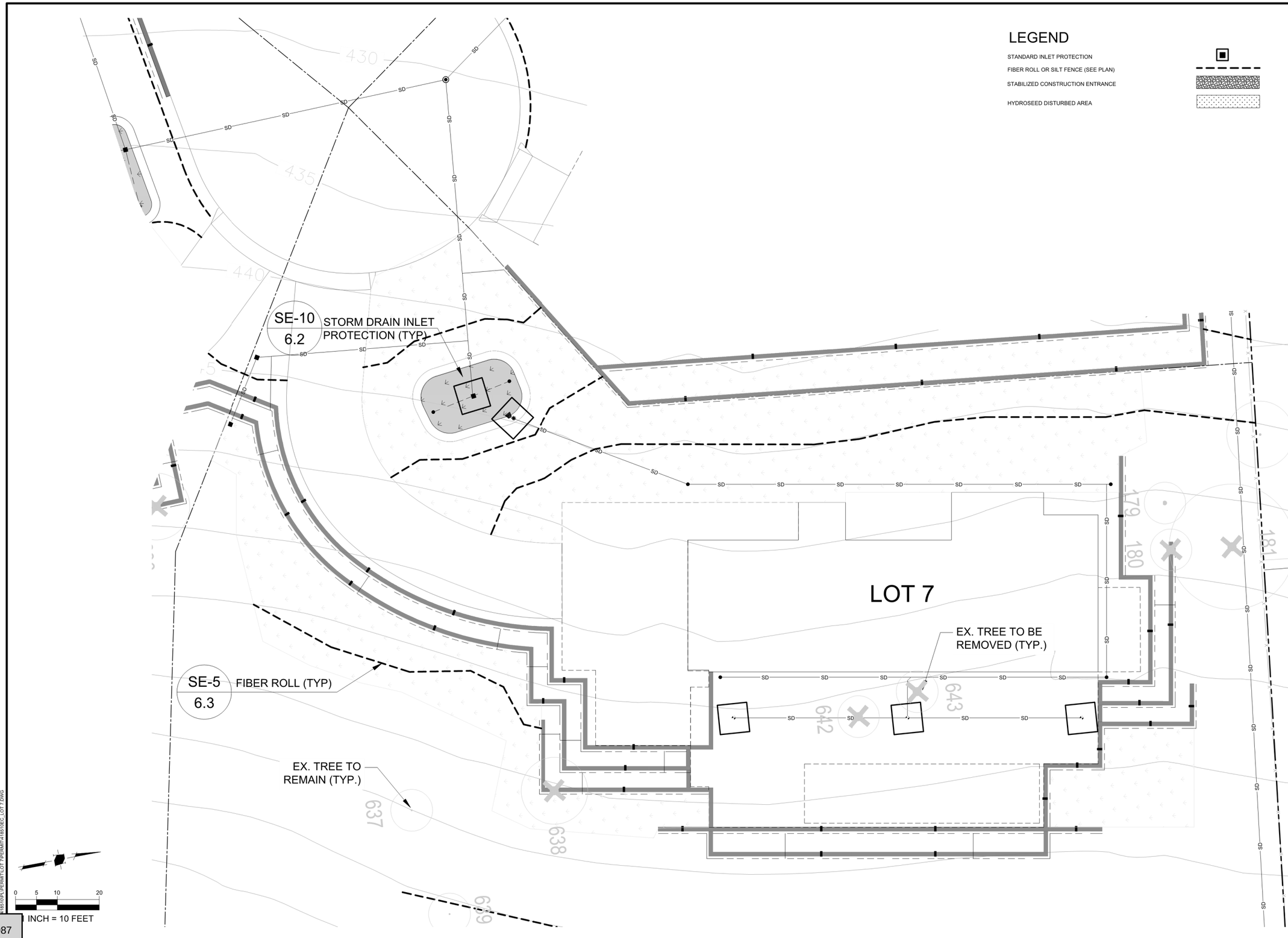
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 6:15 PM
I:\418510\PLI\PERMIT\LOT 7\PERMIT\418510EC_LOT 7.DWG



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

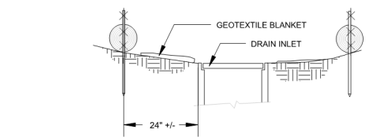
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

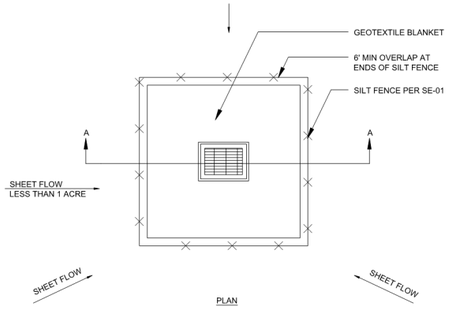
EROSION CONTROL PLAN

6.1

PLOTTED: 9/12/2025 2:13 PM



SECTION A-A

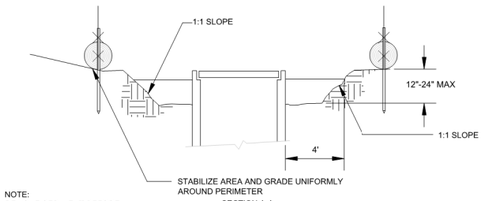


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

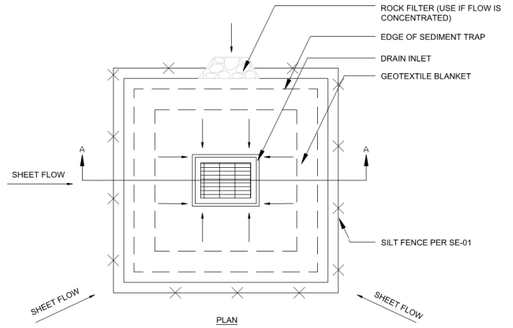
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

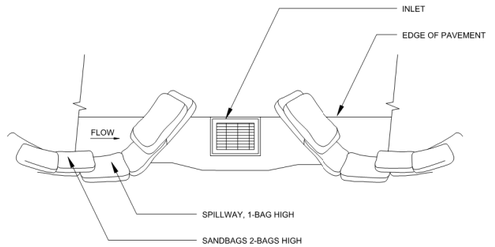


PLAN

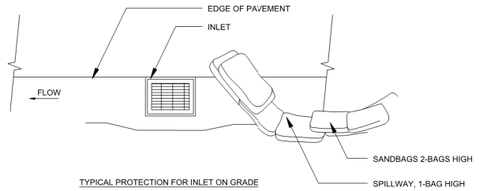
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

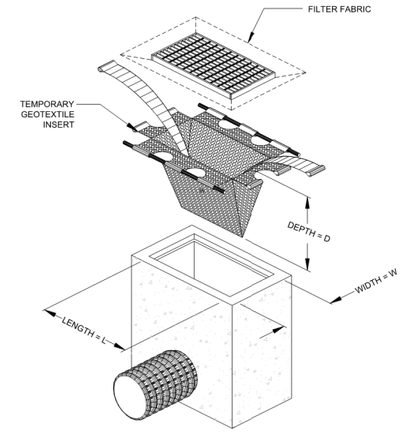


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

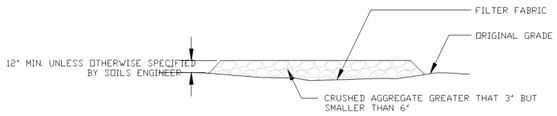
N.T.S.



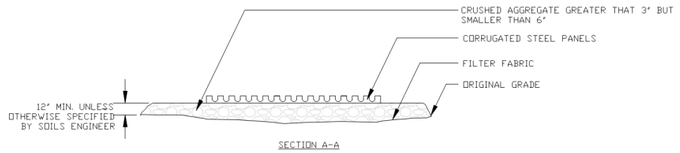
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

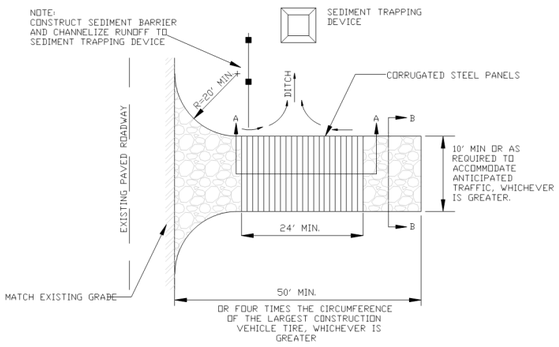
N.T.S.



SECTION B-B
N.T.S.

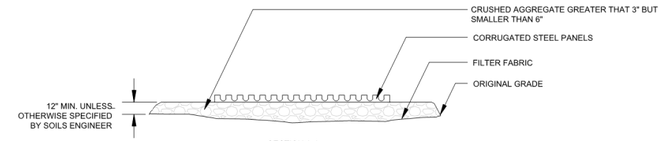


SECTION A-A
N.T.S.

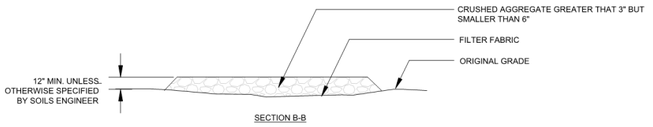


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

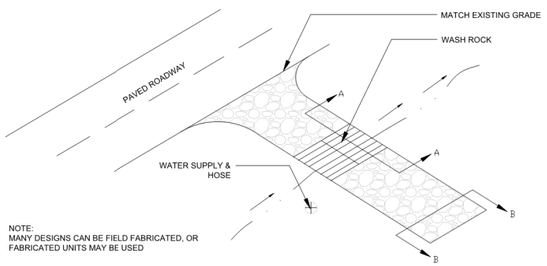
N.T.S.



SECTION A-A
N.T.S.



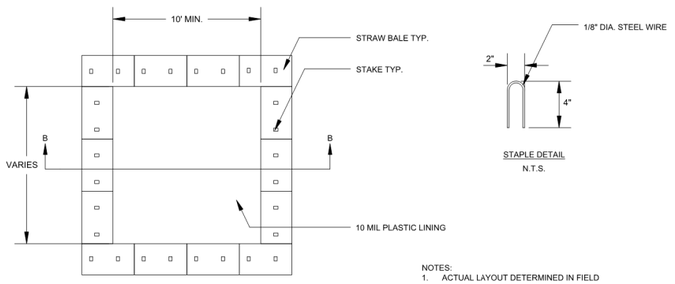
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

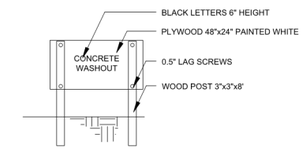
N.T.S.



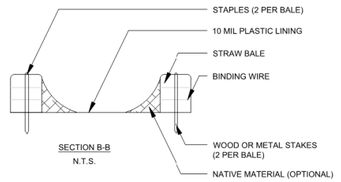
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

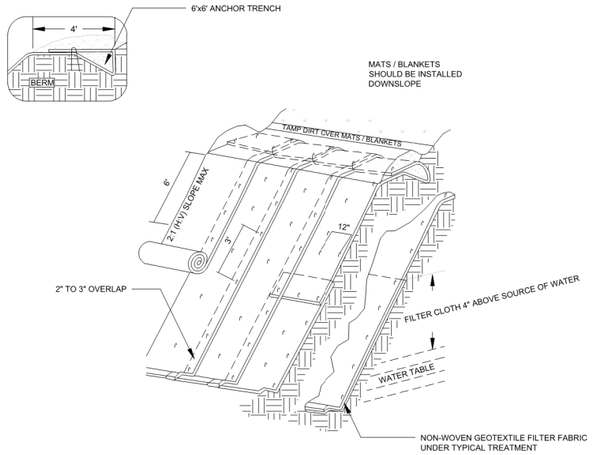
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/12/2025 2:14 PM
I:\418510\PLI\PERMIT\LOT 7\PERMIT\418510EC_LOT 7.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

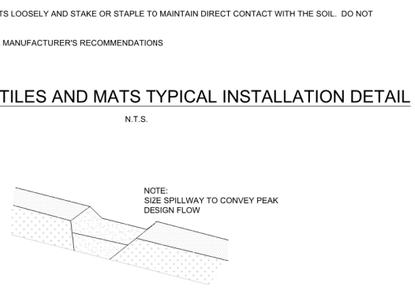
N.T.S.

NOTES:

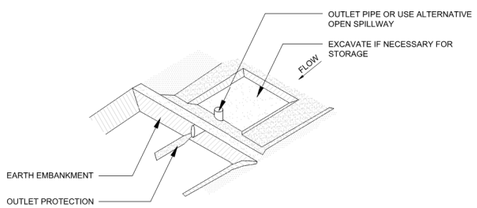
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

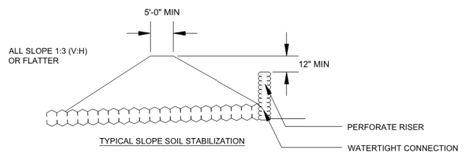
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



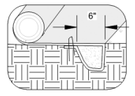
TYPICAL OPEN SPILLWAY





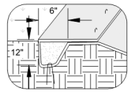
SE-3 SEDIMENT TRAP

N.T.S.



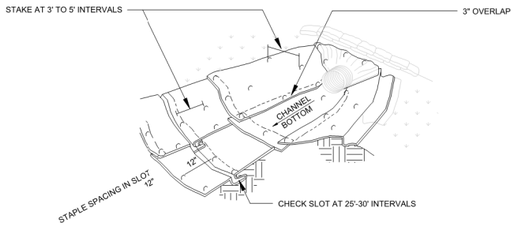
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



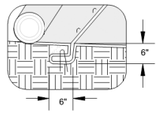
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



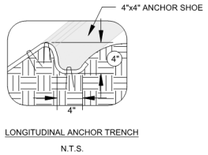
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

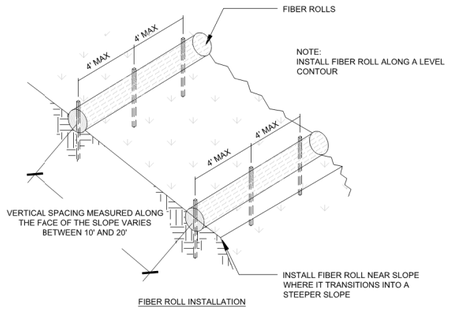
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

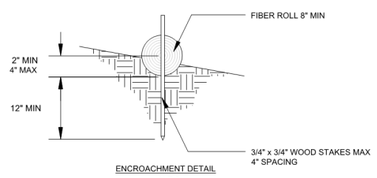
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

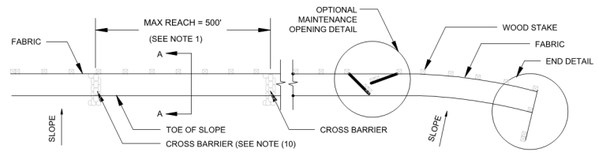


ENCROACHMENT DETAIL

N.T.S.

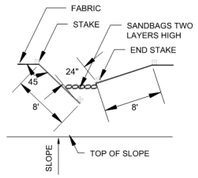
SE-5 FIBER ROLLS

N.T.S.

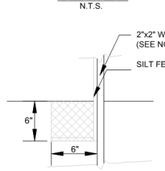


SILT FENCE PLAN

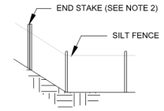
N.T.S.



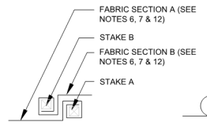
OPTIONAL MAINTENANCE OPENING DETAIL



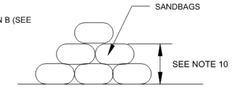
DETAIL A



END DETAIL

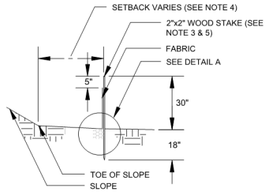


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

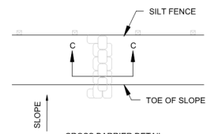
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

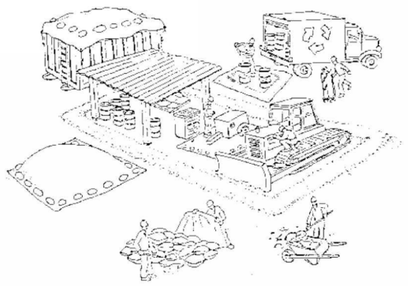
© HMH

EROSION CONTROL DETAILS

6.3

I:\4185\16\PLI\PERMIT\LOT 7\PERMIT\418516EC_LOT 7.DWG
PLOTTED: 9/12/2025 2:14 PM

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 7.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

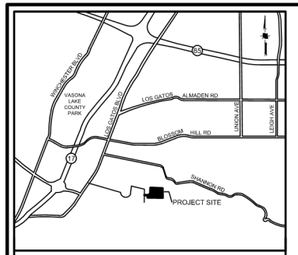
© HMH

BASMAA

6.4

PLOTTED: 9/12/2025 2:14 PM

418510\PLIPERMIT\LOT 7\PERMIT\418510EC_LOT 7.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

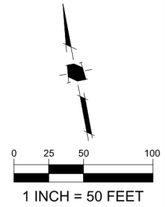
NOTES

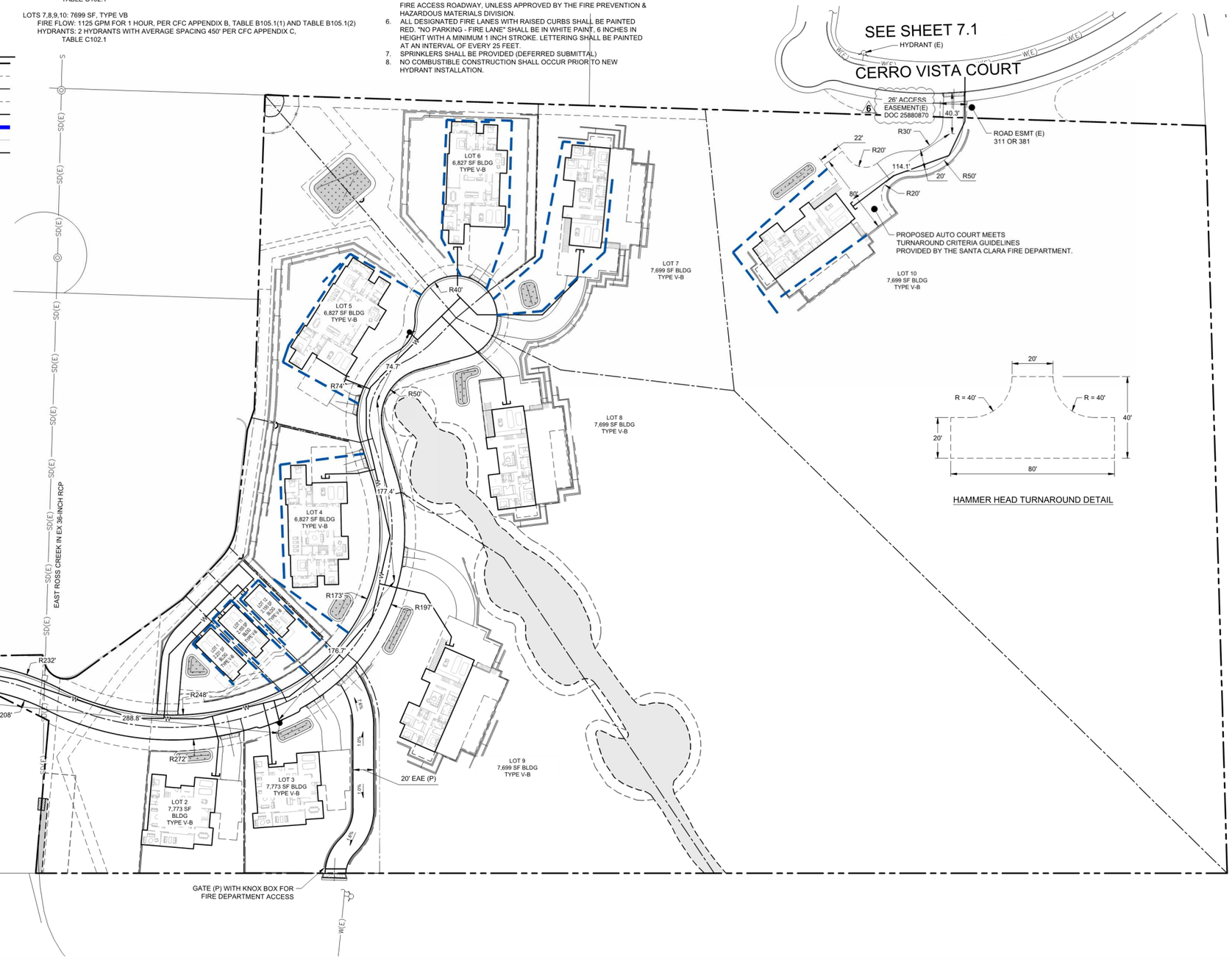
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HAMMER HEAD TURNAROUND DETAIL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 7.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

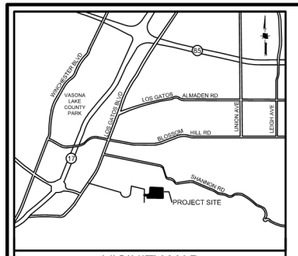
© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 4:27 PM

I:\418510\PLI\PERMIT\LOT 7\PERMIT\418510FA_LOT 7.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

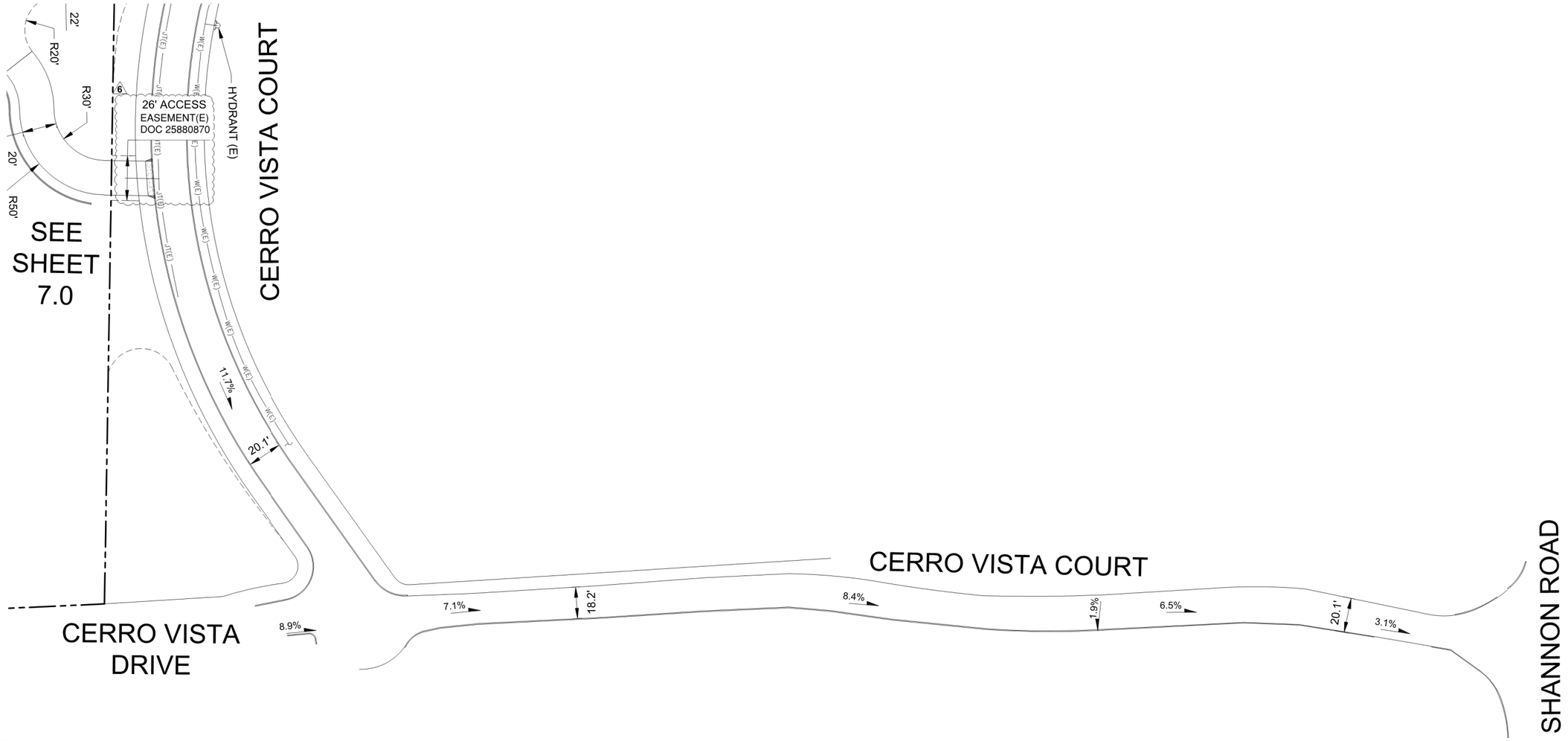
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 7.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

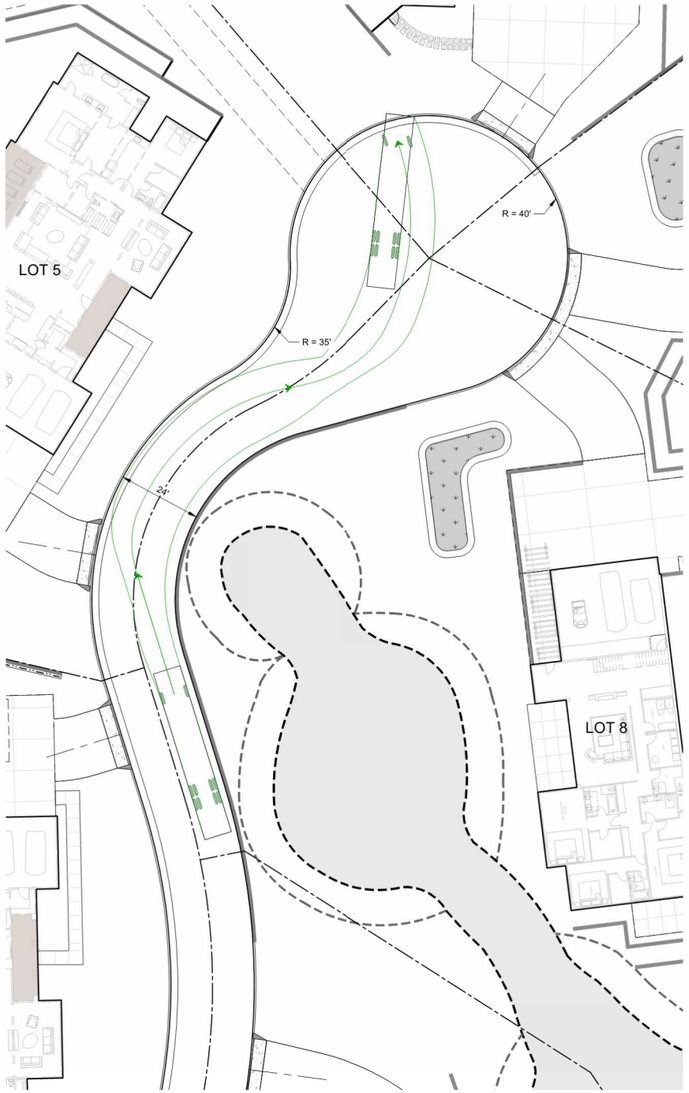
© HMH

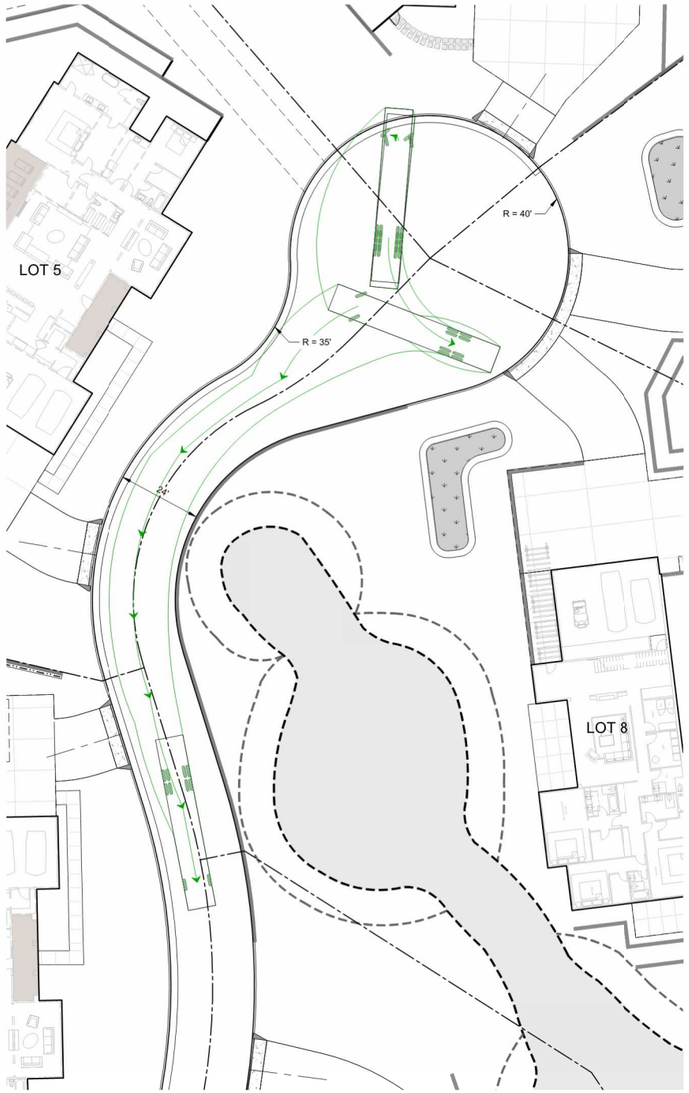
FIRE ACCESS PLAN

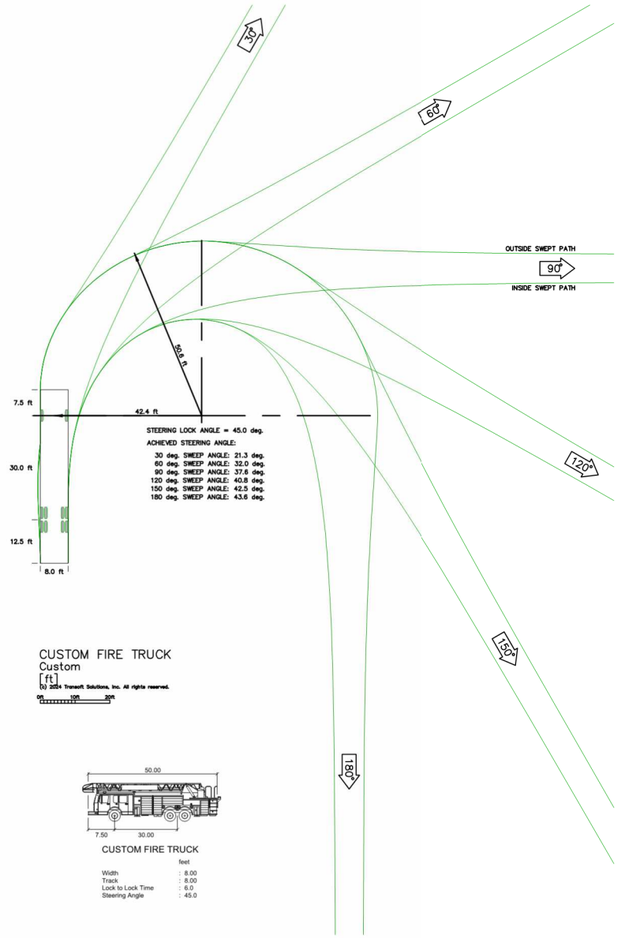
7.1

PLOTTED: 10/23/2025 4:26 PM

J:\418510\PLI\PERMIT\418510FA_LOT 7\PERMIT\418510FA_LOT 7.DWG

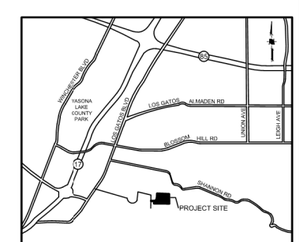






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 7 (S-24-029)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 7.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/12/2025 2:24 PM

418510\PL\PERMIT\LOT 7\PERMIT\418510FA_LOT 7.DWG



PLANNING APPLICATION - LOT 7 (S-24-029) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 7 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

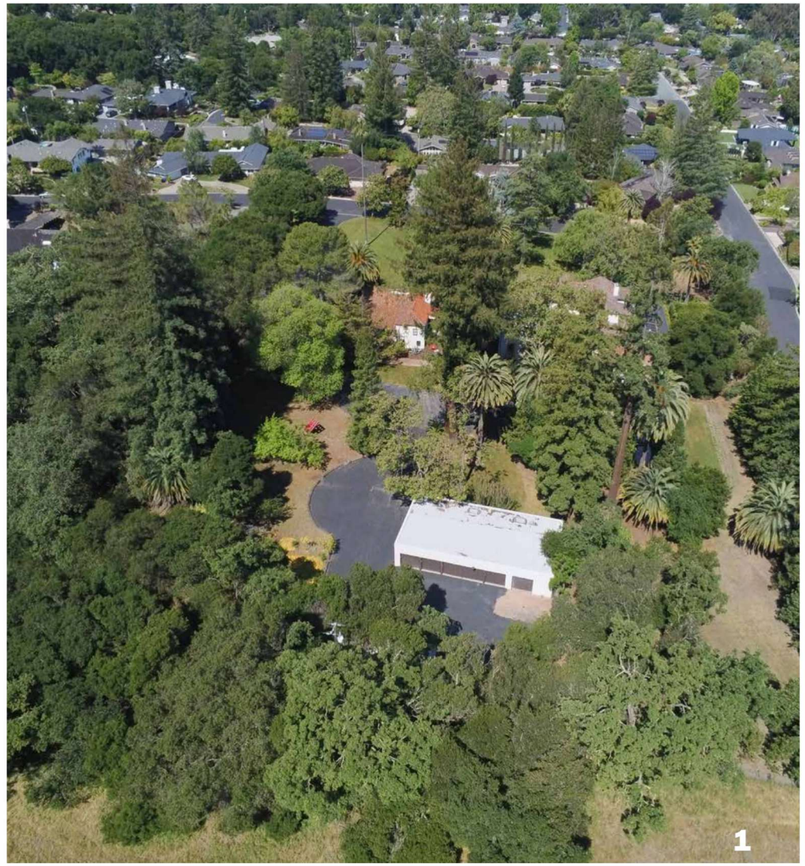
LOCATION PLAN:



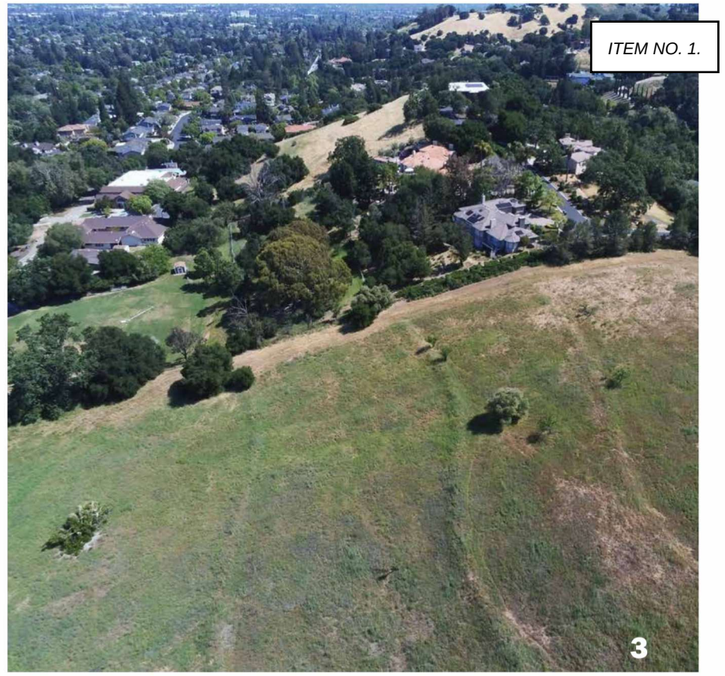
VICINITY MAP:

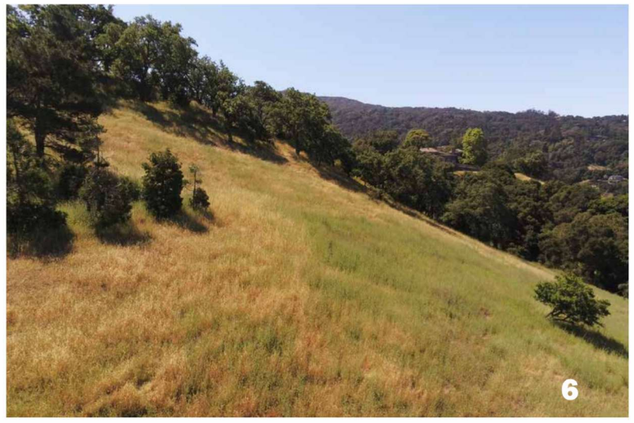




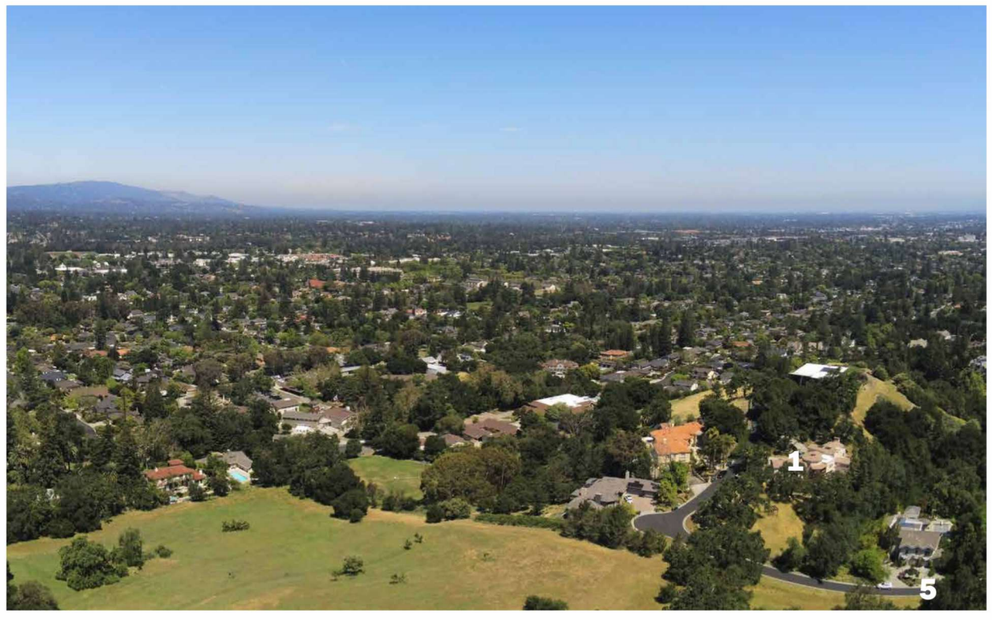

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type C

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**

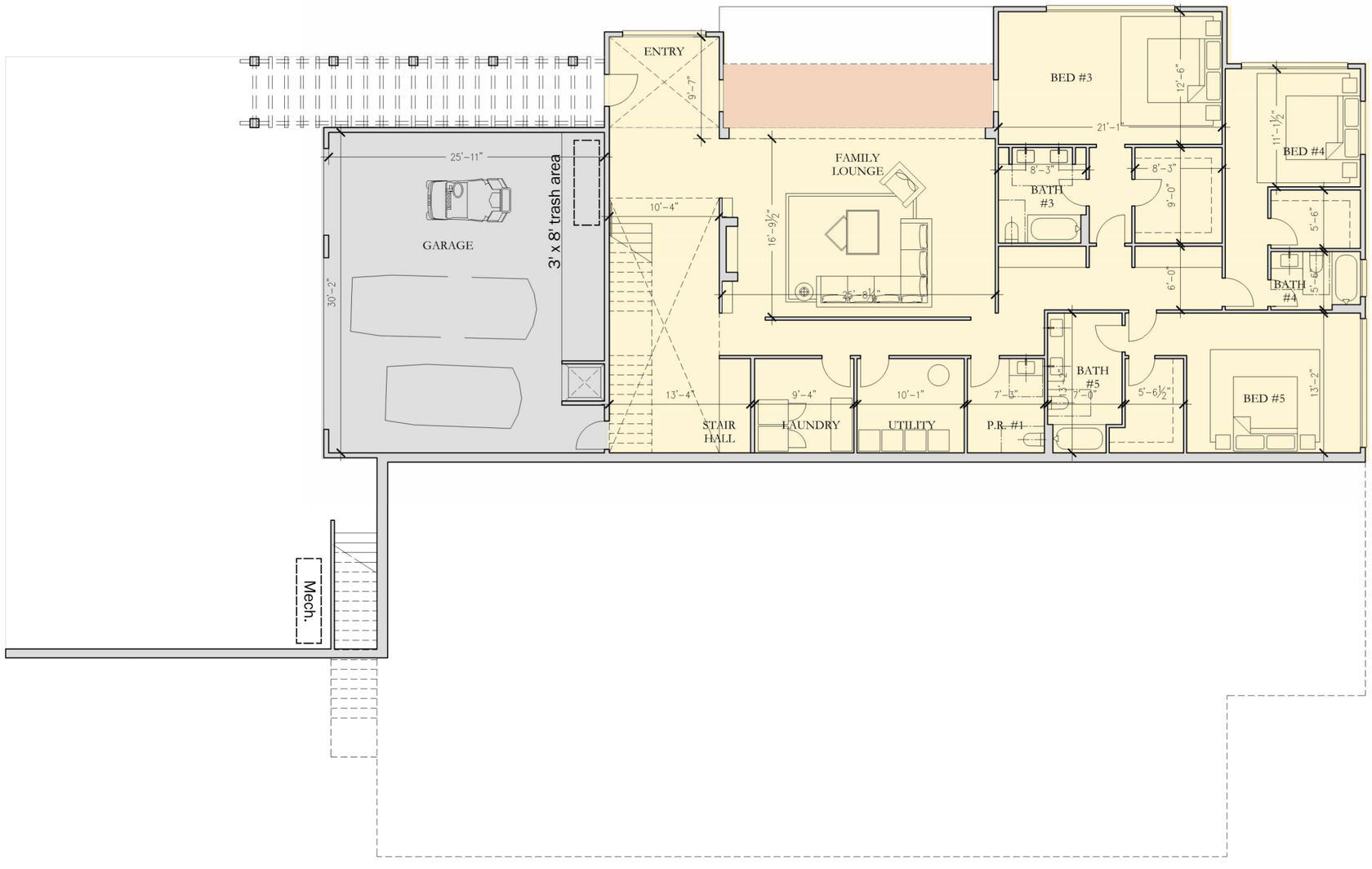


PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Lot 7 - Siteplan & Lower Level Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



Ground Floor Plan

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



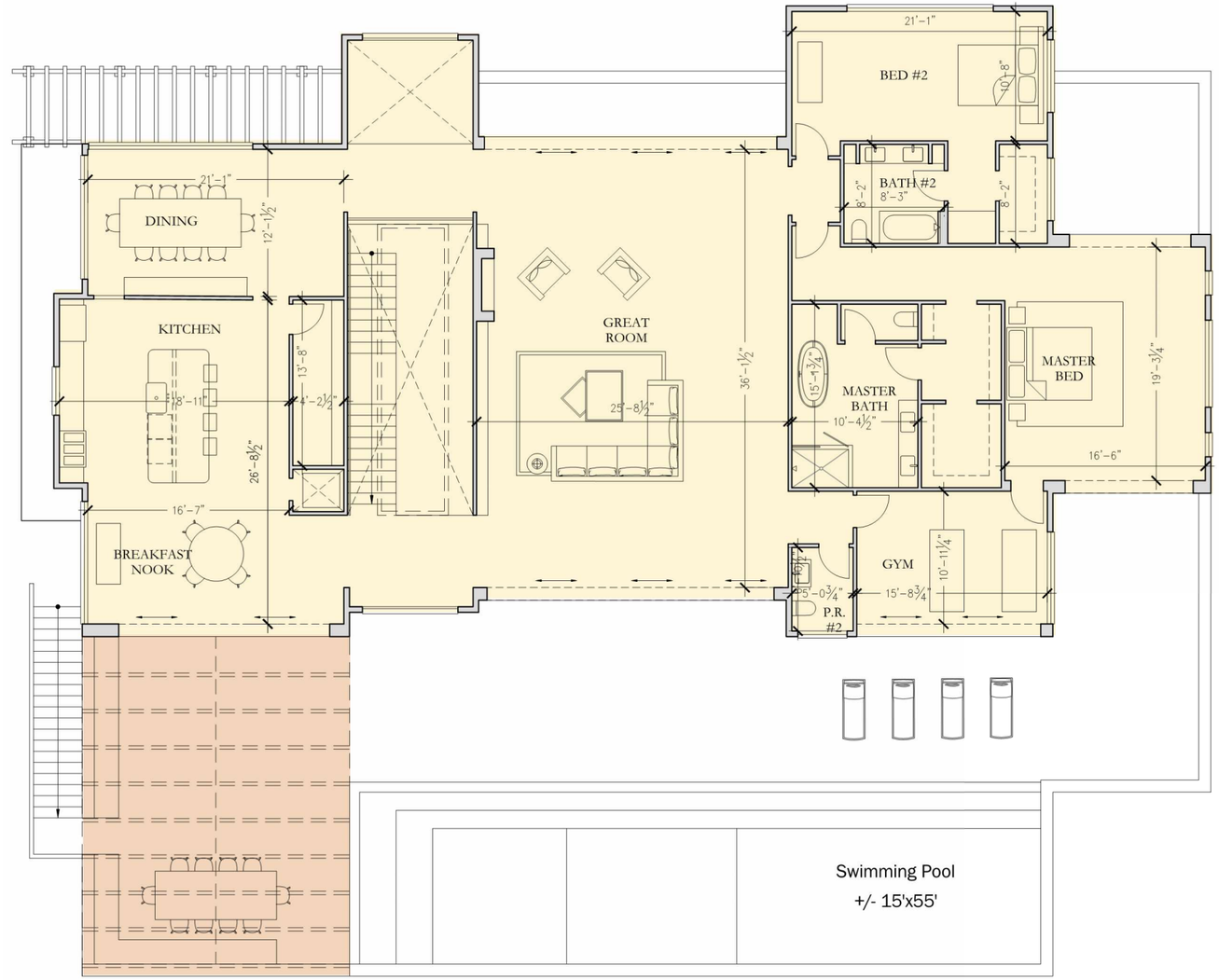
PLATFORM
architecture / planning / research

SURREY FARMS

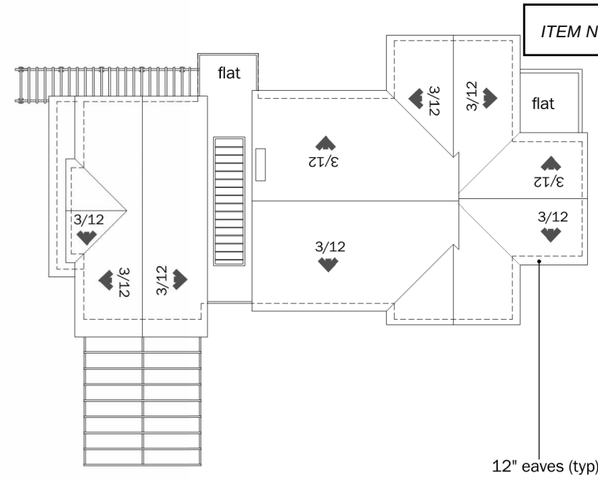
Los Gatos, CA

Floor Plans PG **A1.2**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



2nd Floor Plan



Roof Plan (NTS)

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio.43200850 (see section no attic space qualifies on this plan)

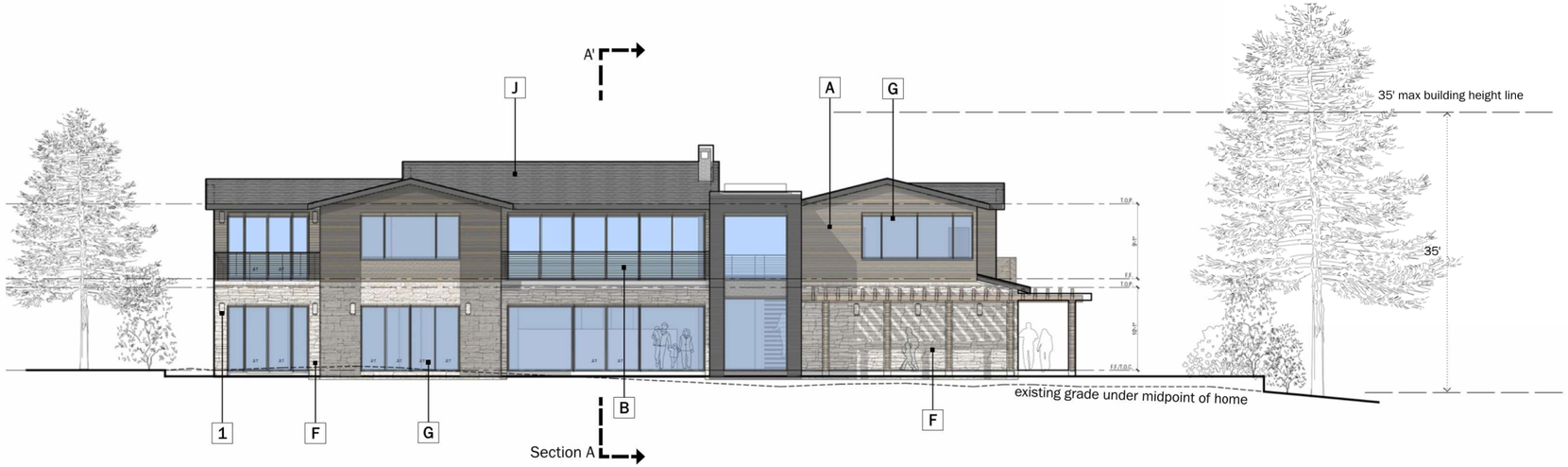
PLATFORM
architecture / planning / research

SURREY FARMS

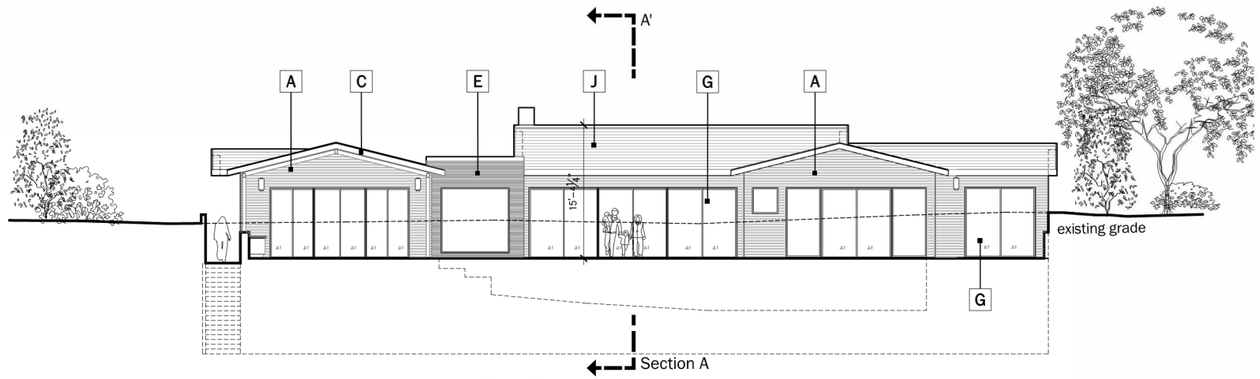
Los Gatos, CA

Floor Plans PG **A1.3**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



West Elevation



East Elevation

NOTES:

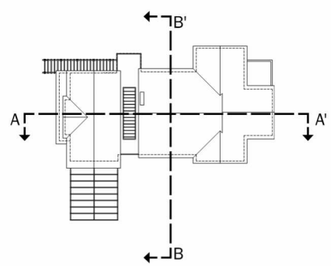
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

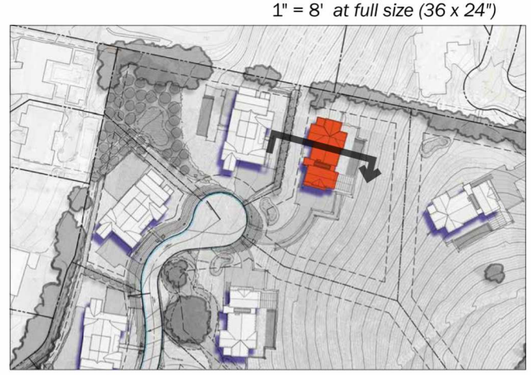
LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



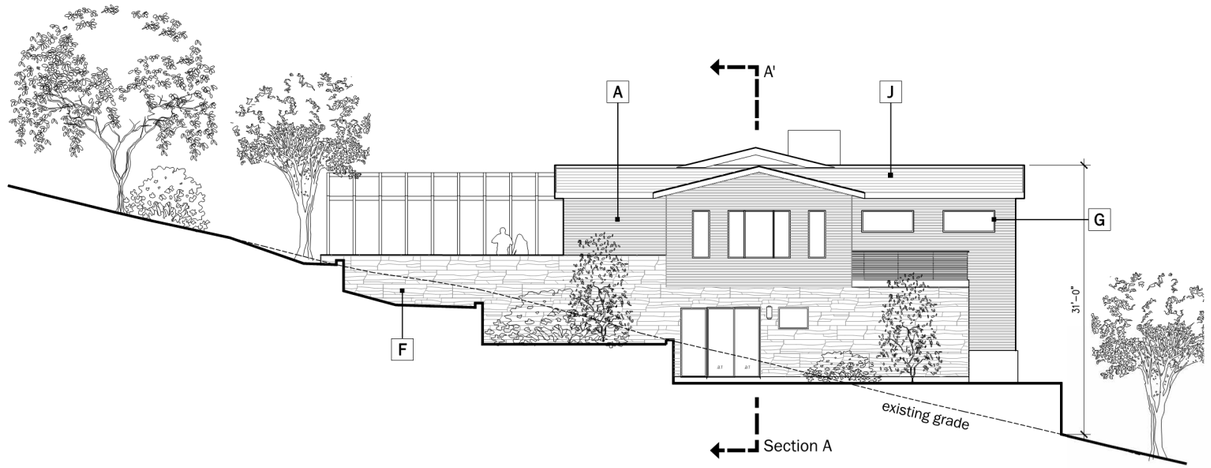
PLATFORM
architecture / planning / research

SURREY FARMS

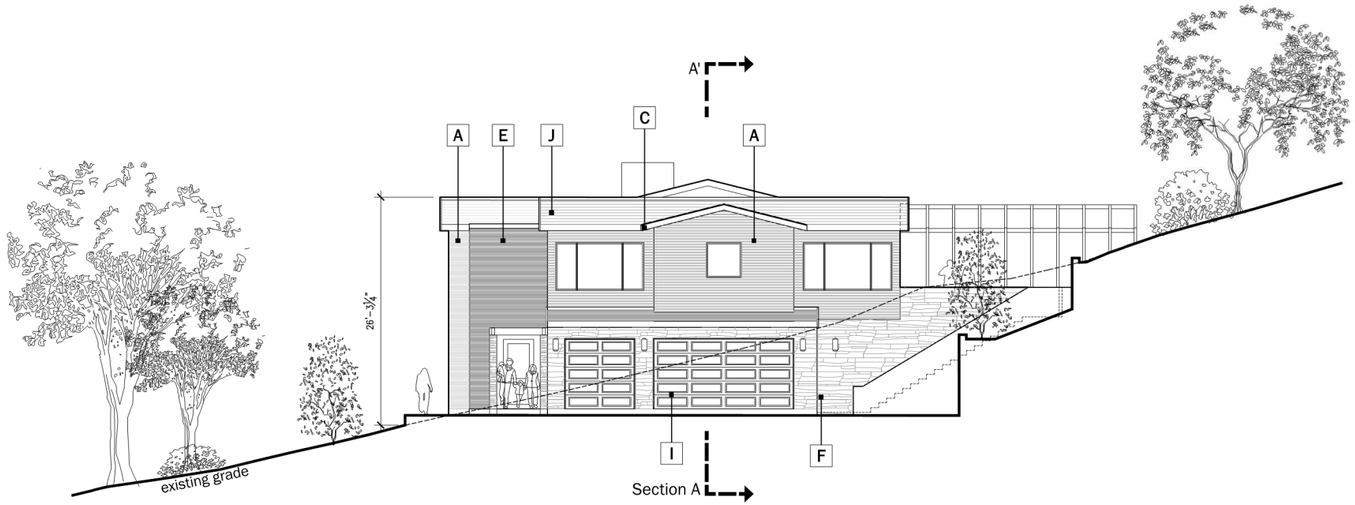
Los Gatos, CA

Elevations Lot 7 PG **A2.1**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



South Elevation



North Elevation

NOTES:

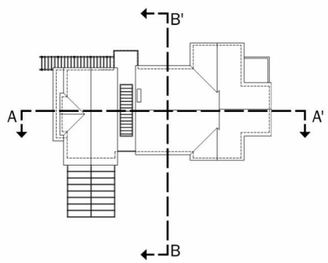
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



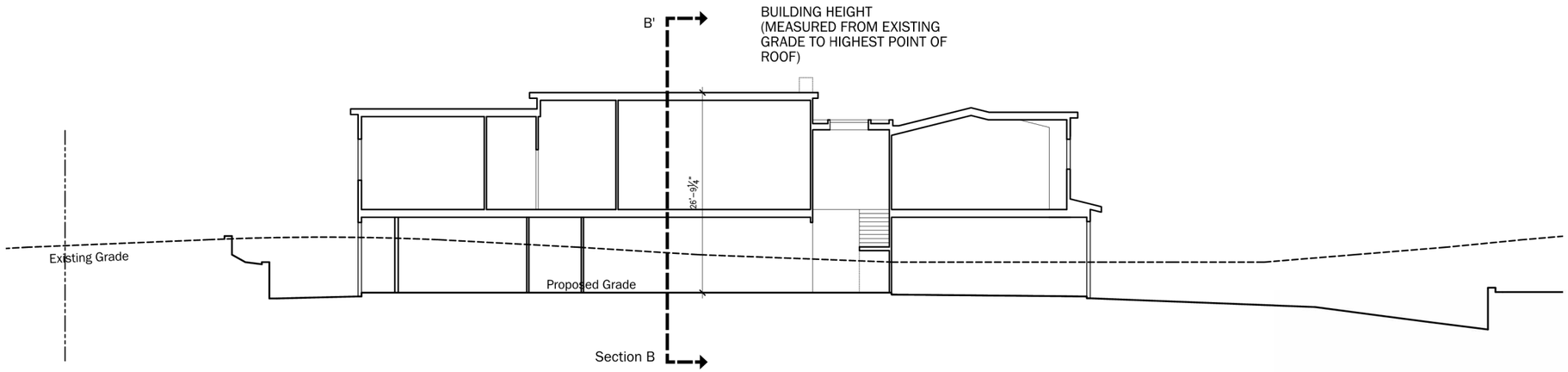
PLATFORM
architecture / planning / research

SURREY FARMS

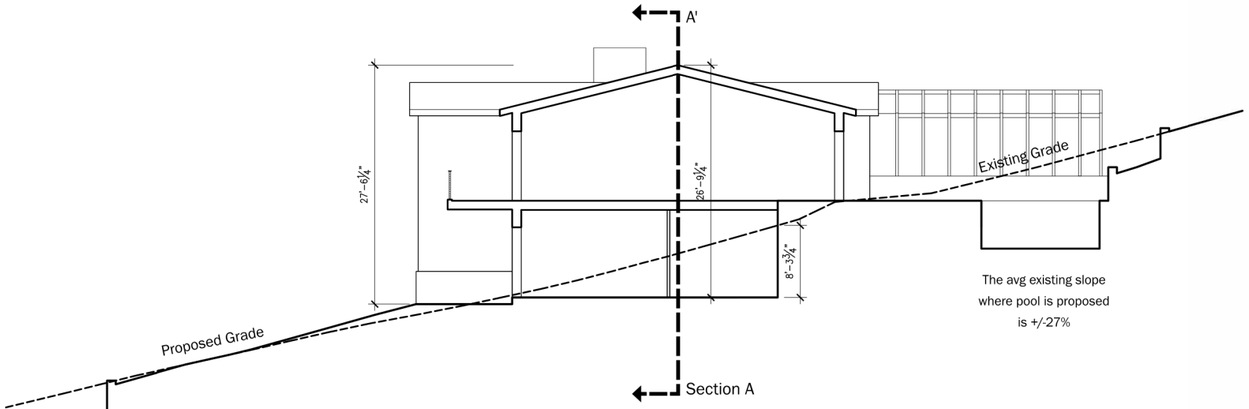
Los Gatos, CA

Elevations Lot 7 PG **A2.2**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



Section A - A'



Section B - B'

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



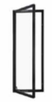
F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

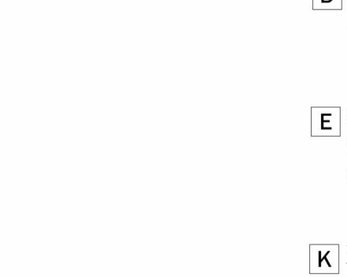
LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



PLATFORM
architecture / planning / research

SURREY FARMS

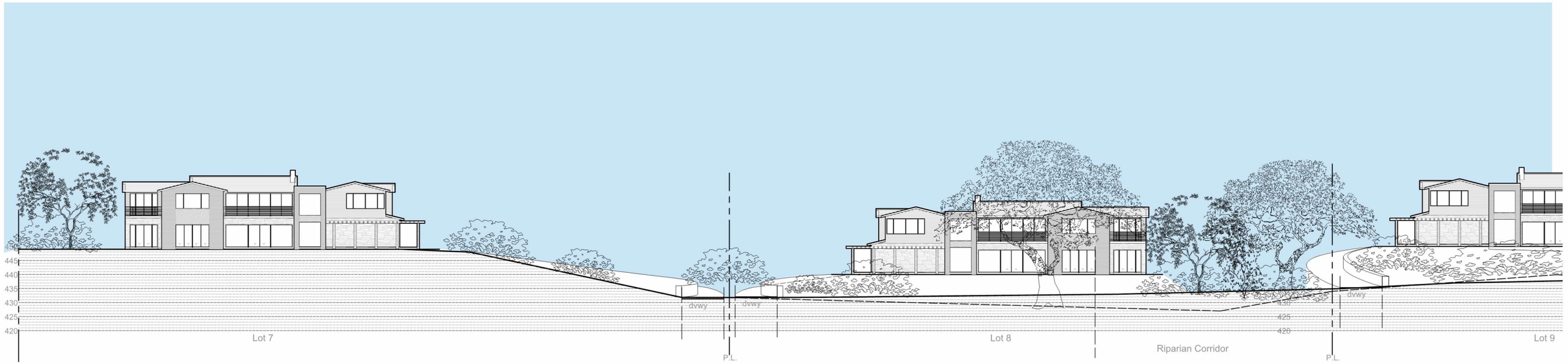
Los Gatos, CA

Sections Lot 7 PG **A3.0**

SB 330 Final Application Re-Submittal **- July 28th, 2025**



Street Elevation

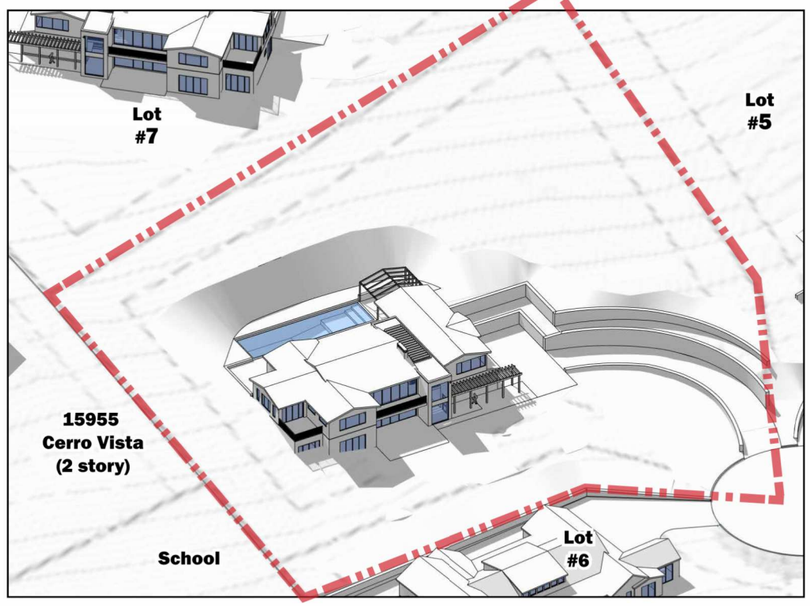


Street Elevation

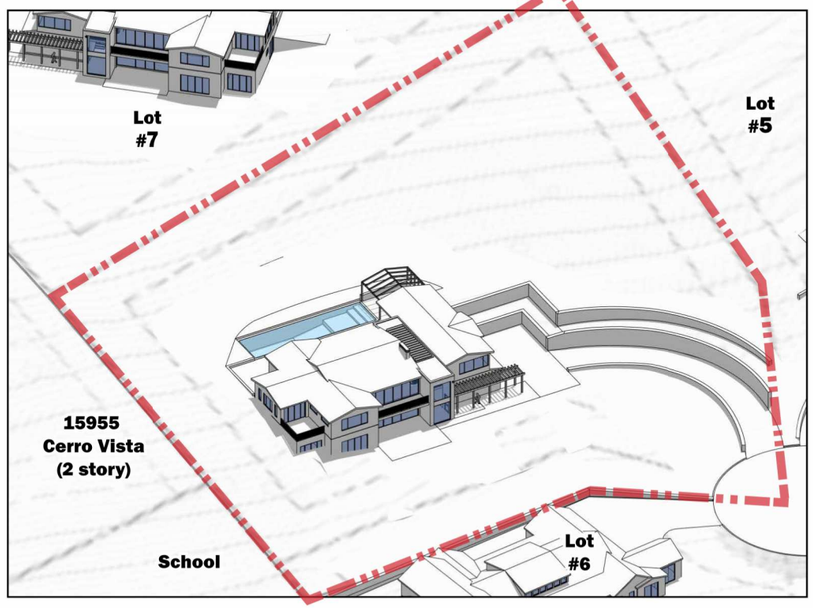
Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

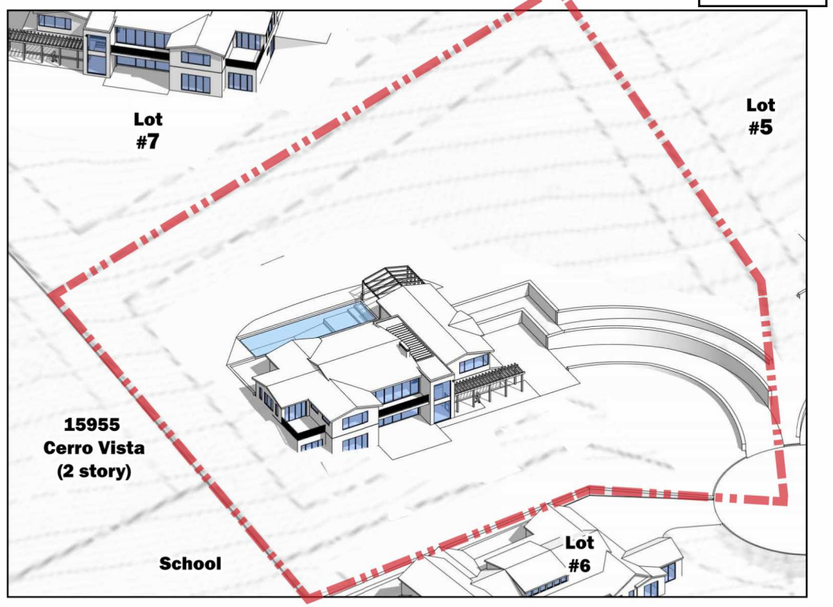




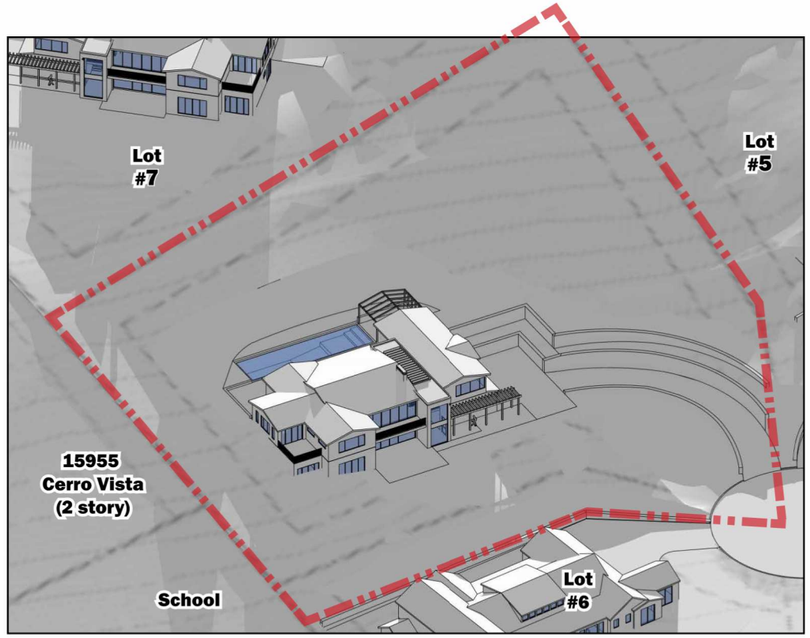
June 21st 9 AM



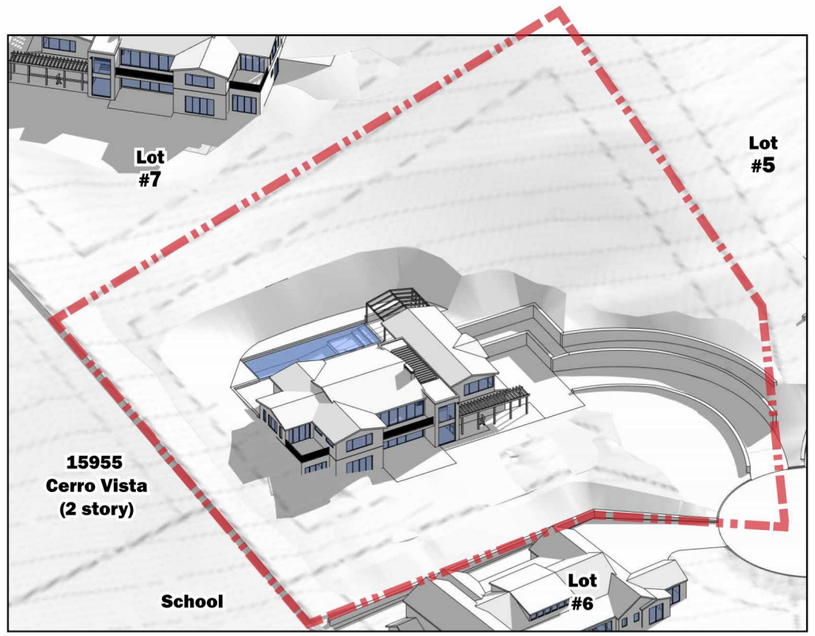
June 21st 12 PM



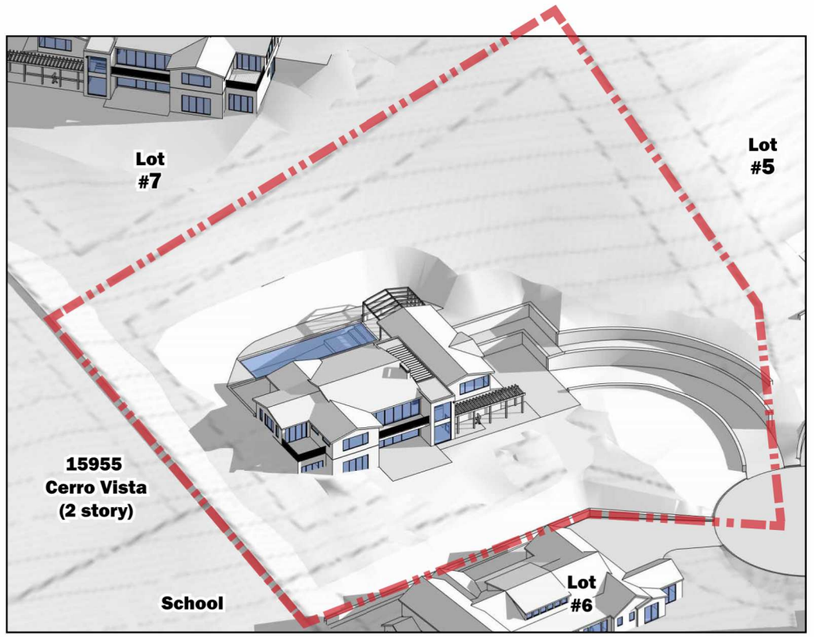
June 21st 3 PM



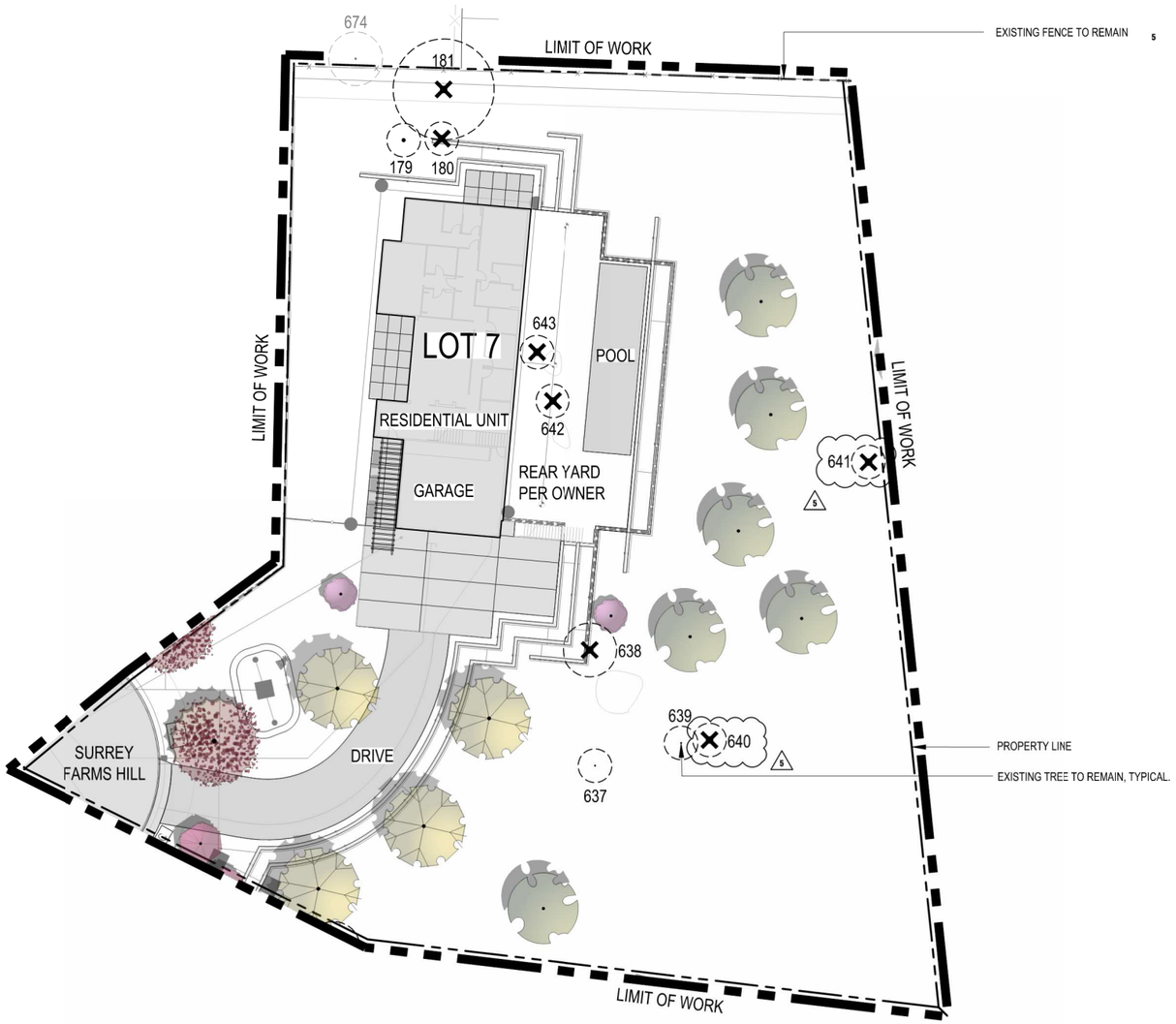
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	5	TWO - 24" BOX	15 - 24" BOX
	11' - 25'	1	THREE - 24" BOX	3 - 24" BOX
	26' - 40'	1	FOUR - 24" BOX OR TWO - 36" BOX	2 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	18	24" BOX
	2	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	10	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	14	24" BOX
	0	36" BOX

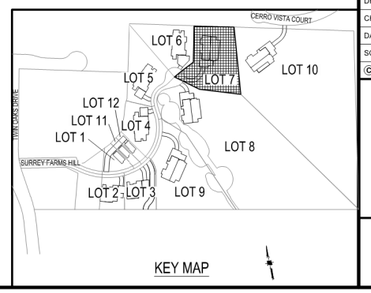
NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	3

5

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 9/13/2025 2:55 PM
I:\4185\10\LA\PLANNING\418510CL - LOT 7.DWG

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 7
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
179		Quercus agrifolia	X	12	37.69911184	16	10	8			X		5	4	4.5	No	G	5	4.75	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
180		Quercus agrifolia		6	18.84955592	13	10	7			X		5	4	4.5	No	G	5	4.75	3	7.5		HDD	6	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4	
181		Olea europaea	X	13	40.8407045	22	28	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41878	22:33:34		REMOVE	4	
637		Prunus domestica		4	12.56637061	8	8	4		Severe Decline	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE		None
638		Olea europaea		5	15.70796327	15	12	15			X		5	5	5	No	M	3	4	2.5	6.25		HDD	5	#N/A	HIGH						REMOVE	4	
639		Prunus domestica		4	12.56637061	6	4	3		Canker	X		1	1	1	No	P-M	2	1.5	2	5		HDD	4	#N/A	LOW						SAVE		None
640		Prunus domestica		3	9.424777961	5	8	8		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE	1	
641		Prunus domestica		3	9.424777961	5	8	2		Dead	EXEMPT		1	1	1	No	P-M	2	1.5	1.5	3.75		HDD	3	#N/A	LOW						REMOVE	1	
642		Prunus domestica		3	9.424777961	8	6	4		Drought Stress	EXEMPT		2	1	1.5	No	P-M	2	1.75	1.5	3.75		HDD	3	#N/A	LOW						REMOVE	4	
643	142	Prunus domestica		4	12.56637061	7	4	4		Canker	X		2	1	1.5	No	P-M	2	1.75	2	5		HDD	4	#N/A	LOW						REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/13/2025 2:35 PM
418510\A\PLANNING\418510CL - LOT 7.DWG

LOT 7

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
179	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,393	$ 600.00	$ 3,000	SAVE
180	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 598	$ 600.00	$ 1,200	REMOVE
181	Olea europaea	Olive	13.0	132.73	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,802	$ 600.00	$ 2,400	REMOVE
637	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
638	Olea europaea	Olive	5.0	19.64	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 467	$ 600.00	$ 1,100	REMOVE
639	Prunus domestica	Plum	4.0	12.57	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 96	$ 600.00	$ 700	SAVE
640	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
641	Prunus domestica	Plum	3.0	7.07	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ -	$ 600.00	$ 600	REMOVE
642	Prunus domestica	Plum	3.0	7.07	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 538.11	$ 90	$ 600.00	$ 700	REMOVE
643	Prunus domestica	Plum	4.0	12.57	30	10	10	17%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 956.63	$ 159	$ 600.00	$ 800	REMOVE

5

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/13/2025 2:35 PM
G:\418510\LA\PLANNING\418510CL - LOT 7.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

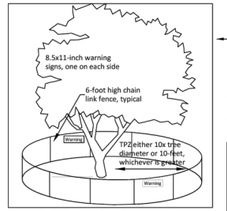
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

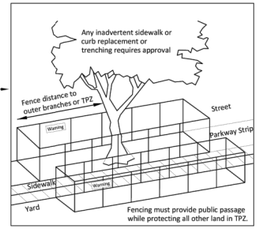
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



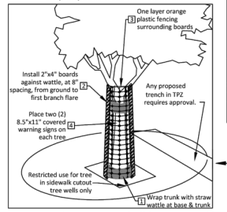
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

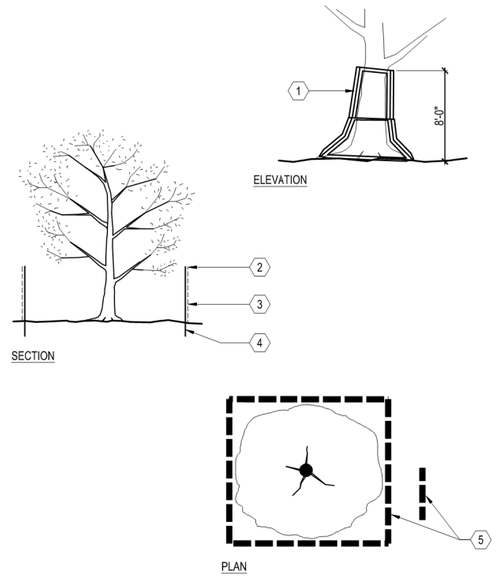


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/13/2025 2:35 PM
4185101\ALP\LANNING\418510CL - LOT 7.DWG



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

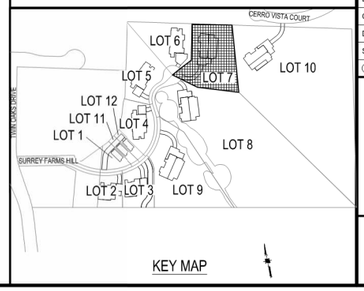
BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

VINE LEGEND

SYMBOL	BOTANICAL NAME
	TRACHELOSPERMUM JASMINOIDES

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

LANDSCAPE PLAN

10.0

PLOTTED: 9/13/2025 2:33 PM

I:\418510\LA\PLANNING\418510CL - LOT 7.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

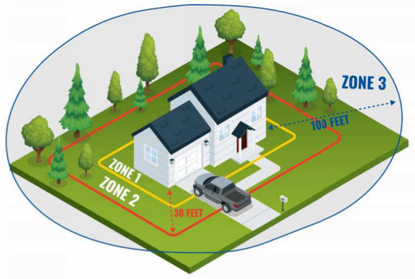
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

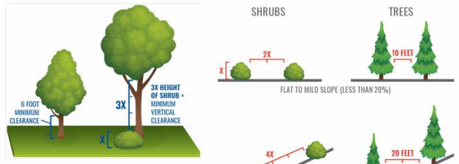
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	1	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	4	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	6	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	42	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	9	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	21	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	5	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	0	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	15	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	8	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	18	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	27	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	47	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	22	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	7	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	13	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	11	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD	SPACING			
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.		X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	54	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				
VINE					SPREAD				
	4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

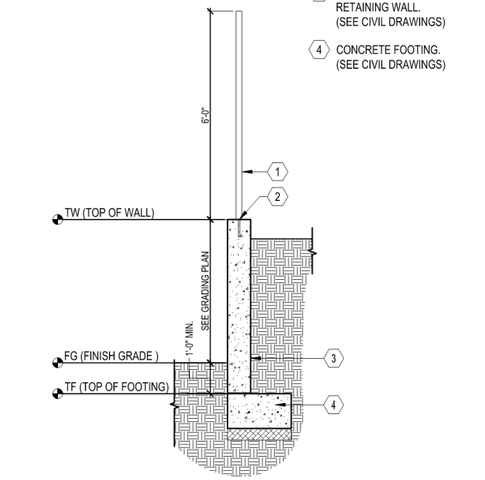
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/13/2025 2:35 PM
418510\PLAN\PLANNING\418510CL - LOT 7.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

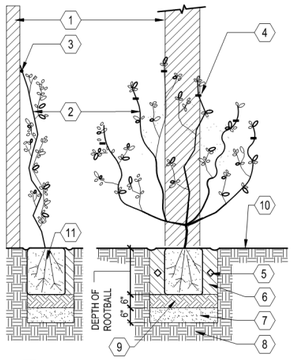
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



I 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

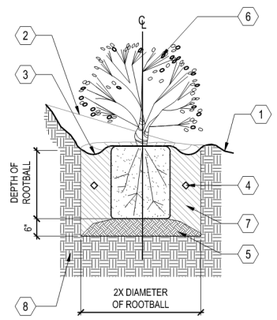
1. TRELLIS OR POST
2. VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISH GRADE
11. ROOTBALL



G VINE PLANTING (ON TRELLIS OR POST)
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

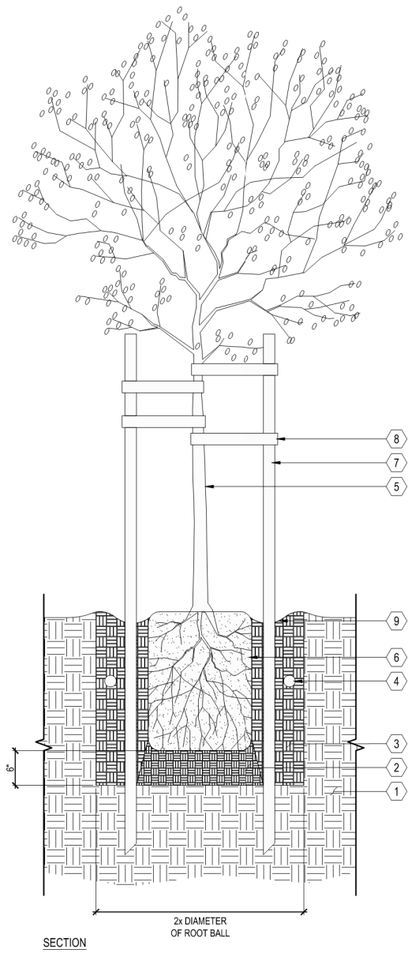
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FCOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS

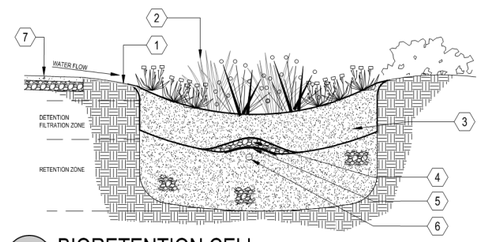


SECTION

A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

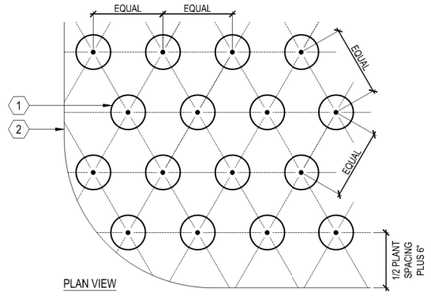
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA

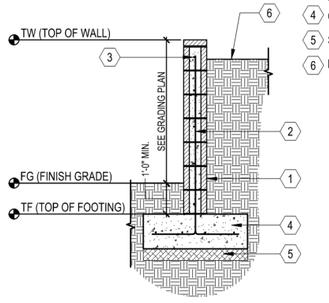


PLAN VIEW

C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

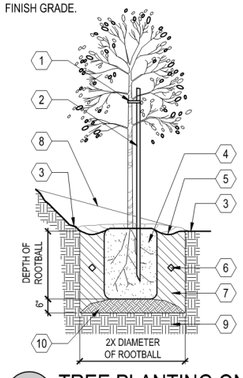
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



H CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

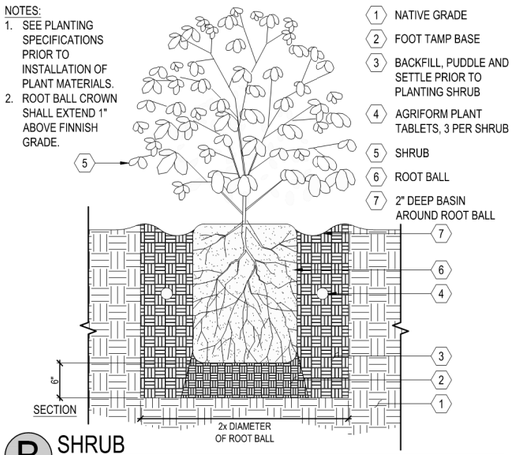
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



SECTION

B SHRUB
SCALE: 1" = 1'-0"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

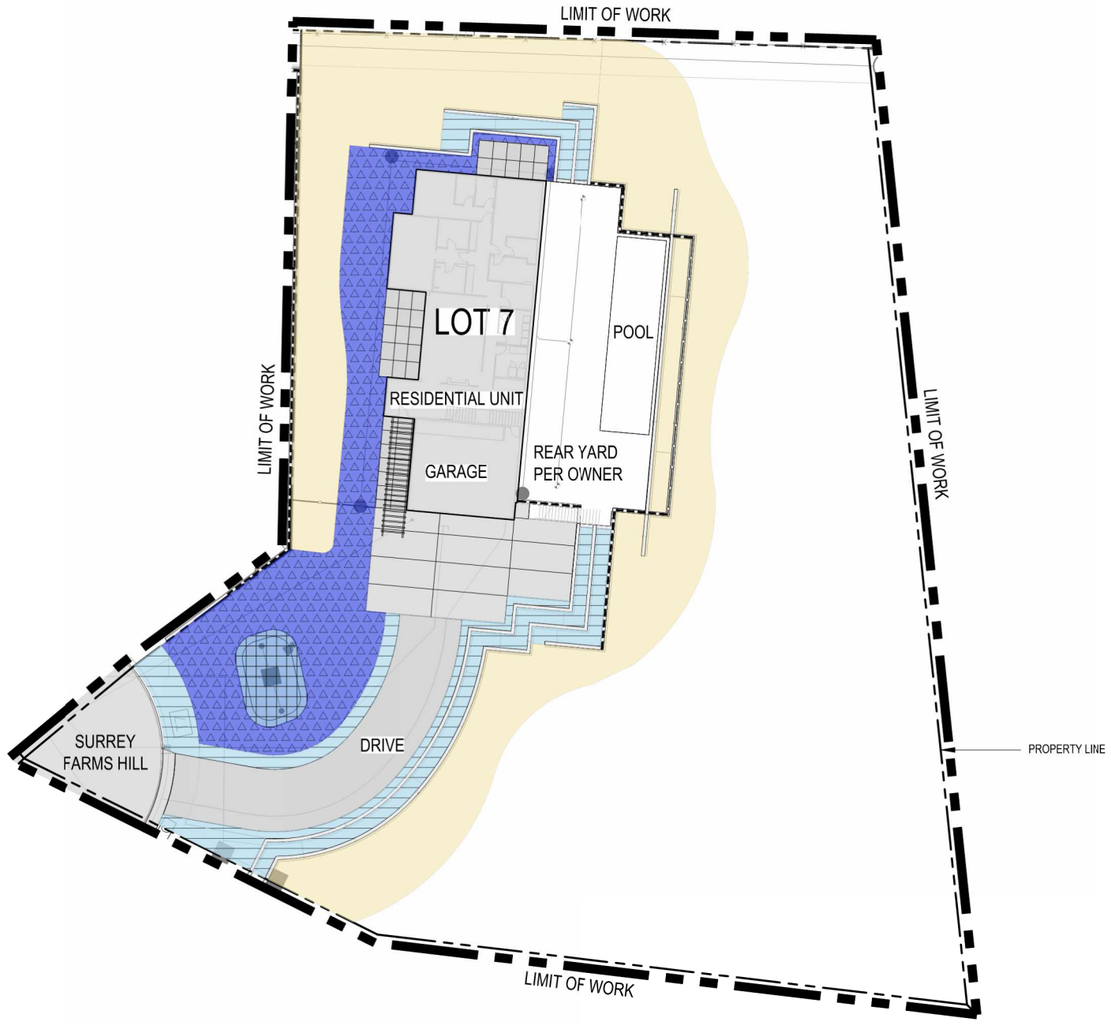
© HMH

LANDSCAPE DETAILS

10.2

PLOTTED: 9/13/2025 2:36 PM

I:\418510\LA\PLANNING\418510CL - LOT 7.DWG



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

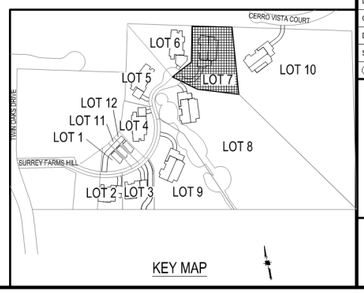
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

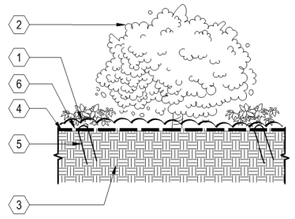
10.3

PLOTTED: 9/13/2025 2:36 PM

I:\4185\10\LA\PLANNING\418510CL - LOT 7.DWG

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

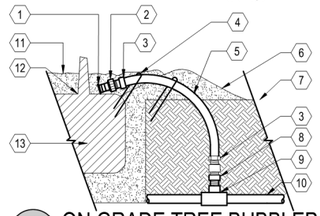
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

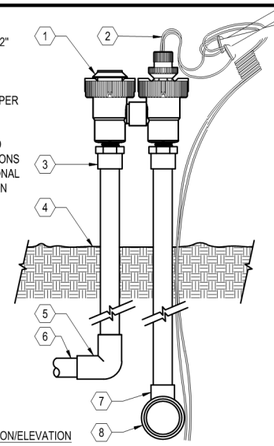
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

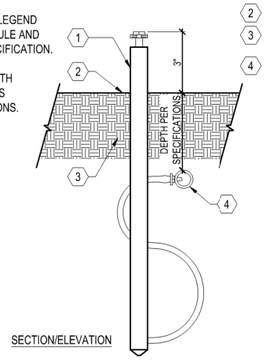
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

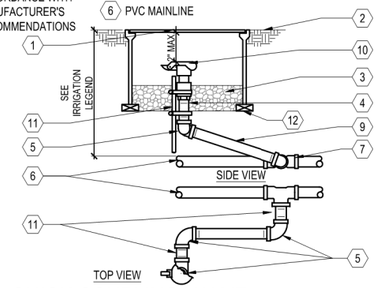
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

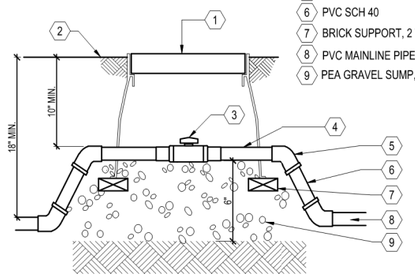
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

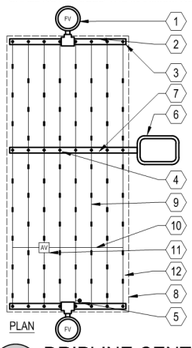
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

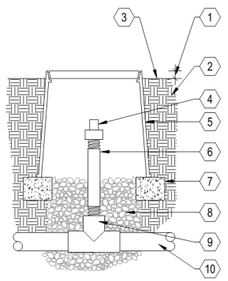
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

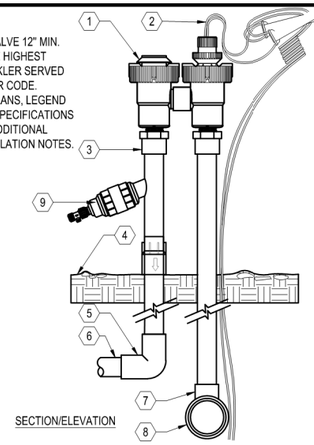
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

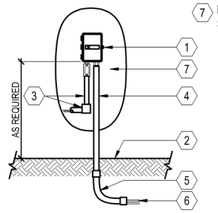
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

IRRIGATION DETAILS

10.4

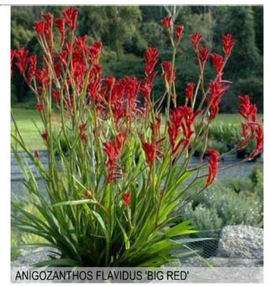
PLOTTED: 9/19/2025 2:36 PM

I:\418510\A\PLANNING\418510CL - LOT 7.DWG

ITEM NO. 1.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

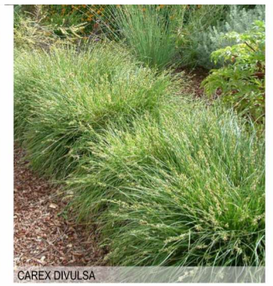

MIMULUS AURANTICAS


ANIGOZANTHOS FLAVIDUS 'BIG RED'


F ACCENT PLANTER


D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


CAREX DIVULSA

B PLANTING PALETTE


E VINE ON POST


C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK


A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

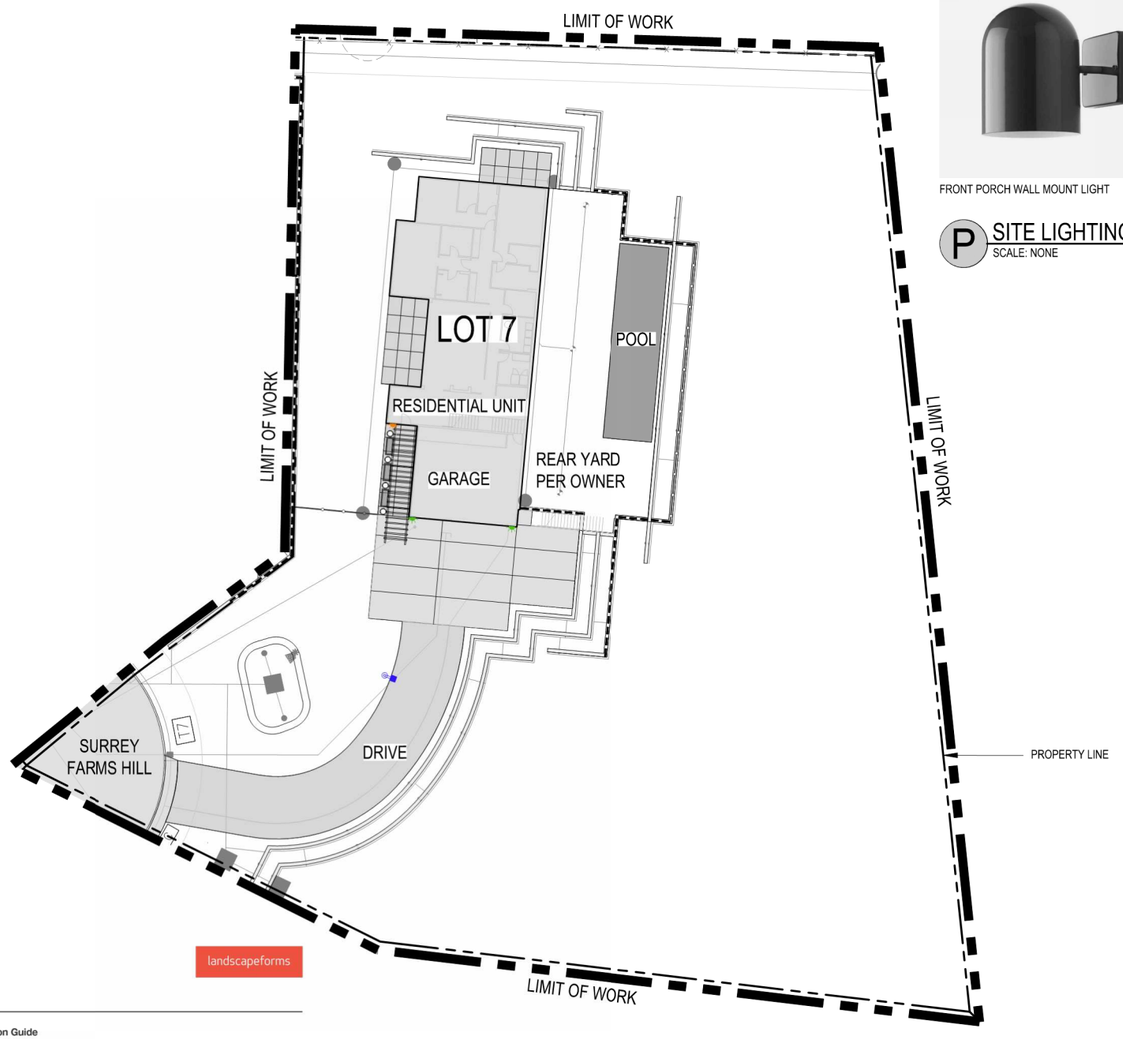
© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/13/2025 2:36 PM

418510\LA\PLANNING\418510CL - LOT 7.DWG



FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR CUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

LEO

landscapeforms

Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

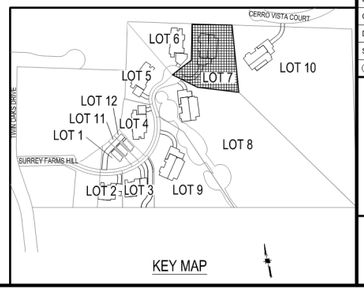


LE-20-A

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 7 | APP #S-24-029

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 7.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/13/2025 2:36 PM

418510\LA\PLANNING\418510CL - LOT 7.DWG

ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 8 (S-24-030)

A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL
2.3	EXISTING TREES LOT 8	A1.3	FLOOR PLANS		AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.2	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A3.0	BUILDING SECTIONS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL	A4.1	SHADOW ANALYSIS	10.4	IRRIGATION DETAILS
	HYDROMODIFICATION AND DETAILS			10.5	CONCEPT IMAGERY
6.0	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.1	EROSION CONTROL PLAN				
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 8 (S24-030) - APN 532-16-006, 178 Twin Oaks Drive	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	213486	20 acre minimum
Average Slope	33.84%	34.89%	
Reduction Factor	N/A	60.00%	
Net Lot Size	N/A	85394	
Lot Frontage	N/A	221.6'	N/A
Lot Depth	N/A	725'	N/A
Height	N/A	27'-6"	25 feet max per HDS&G. 18 feet max for visible homes
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	3,571	
First Floor	N/A	2,585	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6531 (includes 375 sf of countable garage)	6000 sf max allowed incl. garage
Garage	N/A	775	up to 400 sf excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	4.1%	N/A in RC
Setbacks			
Front	N/A	99.18'	30'
Side	N/A	47.7'	20'
Side	N/A	36.25'	20'
Rear	N/A	400'	25'
Parking	N/A	2 spaces garage, 2 on-site guest	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 4.9-ACRE PROPOSED LOT 8 (S-24-030) OF SUBDIVISION APPLICATION M-24-013. LOT 8 INCLUDES 6 BEDROOMS (1 FLEX ROOM) AND 6 BATHROOMS. LOT 8 IS PROPOSED MARKET RATE FOR SALE.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 8.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

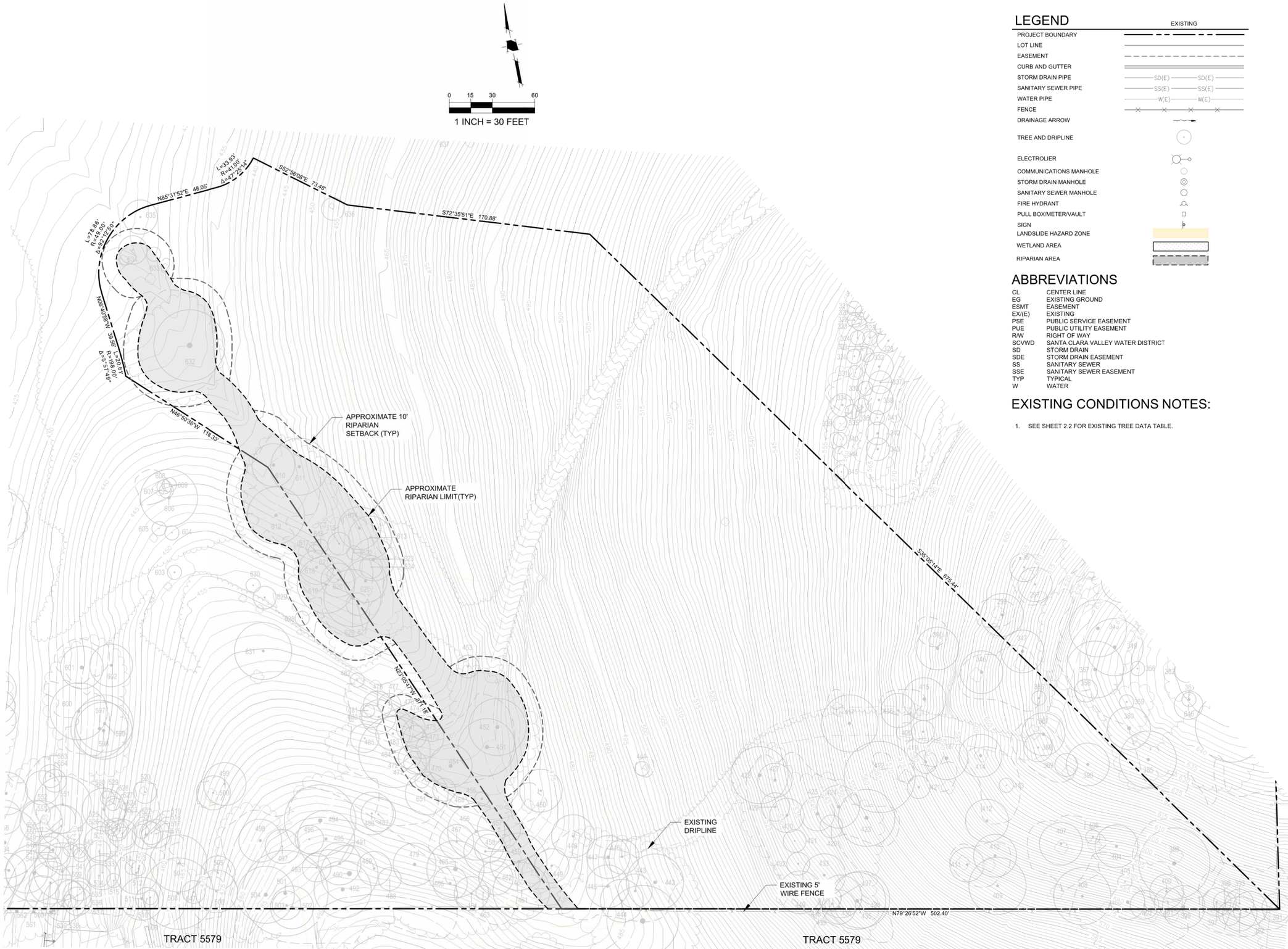
© HMH

TITLE SHEET

1.0

I:\4185\16\PLP\PERMIT\4185107S_LOT 8.DWG
PLOTTED: 9/18/2025 2:01 PM

EXHIBIT 23



LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131
(408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

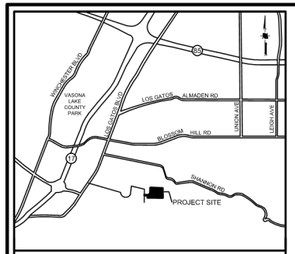
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 8.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 30'

© HMH

EXISTING CONDITIONS

2.0

ITEM NO. 1.



VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASMENT (PROPOSED)	
RIPARIAN AREA	
STORMDRAIN CULVERT STRUCTURE	
BIORETENTION AREA	
WETLAND AREA	
EXISTING TREE	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



0 25 50 100
1 INCH = 50 FEET

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 8.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:15 PM



VICINITY MAP
NOT TO SCALE

LOT AREA	213,486 SF/ 4.9 ACRES
EXISTING CONTOUR LENGTHS	72,099.37'
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	33.84%
PROPOSED CONTOUR LENGTHS	74354.58'
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	34.89%

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE
- LANDSLIDE HAZARD AREA

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 8.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

SITE PLAN

2.2

PLOTTED: 9/16/2025 3:08 PM

418510\PLP\PERMIT\LOT 8\PERMIT\418510SP_LOT 8.DWG

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
300	Quercus lobata	Valley Oak	19.0	28	26	X		3	MODERATE	SAVE	Poor Tree Structure
346	Quercus lobata	Valley Oak	21.0	30	27	X		3	MODERATE	SAVE	Dead Wood
386	Quercus lobata	Valley Oak	15.0	20	1	X		1	LOW	REMOVE	Dead
387	Quercus douglasii	Blue Oak	22.0	30	30	X		3	MODERATE	SAVE	Sites of Decay
388	Quercus douglasii	Blue Oak	11.0	20	17	X		3	HIGH	SAVE	
389	Quercus douglasii	Blue Oak	8.0	22	14	X		4	HIGH	SAVE	
390	Quercus douglasii	Blue Oak	20.0	33	30	X		4	HIGH	SAVE	
391	Quercus lobata	Valley Oak	13.0	28	20	X		3	MODERATE	SAVE	
392	Quercus lobata	Valley Oak	17.0	34	21	X		3	MODERATE	SAVE	Dead Wood
393	Quercus lobata	Valley Oak	14.0	27	20	X		3	MODERATE	SAVE	Severe Decline
396	Quercus douglasii	Blue Oak	13.0	22	14	X		4	HIGH	SAVE	Severe Decline
397	Quercus douglasii	Blue Oak	13.0	31	18	X		3	HIGH	SAVE	
398	Quercus douglasii	Blue Oak	27.0	42	43		X	4	HIGH	SAVE	
399	Quercus douglasii	Blue Oak	21.0	35	25	X		3	HIGH	SAVE	Sites of Decay
400	Quercus douglasii	Blue Oak	15.0	36	24	X		4	HIGH	SAVE	Dead Wood
401	Quercus douglasii	Blue Oak	10.0	30	20	X		3	MODERATE	SAVE	Leaning Tree
402	Quercus douglasii	Blue Oak	13.0	39	20	X		2	MODERATE	SAVE	Severe Decline
403	Quercus douglasii	Blue Oak	22.0	45	24	X		2	MODERATE	SAVE	Severe Decline
404	Quercus douglasii	Blue Oak	19.0	36	30	X		4	HIGH	SAVE	
405	Quercus lobata	Valley Oak	10.0	25	10	X		2	LOW	SAVE	Severe Decline
406	Quercus lobata	Valley Oak	12.0	25	10	X		2	LOW	SAVE	Severe Decline
407	Quercus douglasii	Blue Oak	15.0	36	30	X		3	MODERATE	SAVE	Severe Decline
408	Quercus lobata	Valley Oak	17.0	34	40	X		3	MODERATE	SAVE	Poor Tree Structure
409	Quercus douglasii	Blue Oak	18.0	32	33	X		4	HIGH	SAVE	
410	Quercus douglasii	Blue Oak	17.0	37	25	X		4	HIGH	SAVE	
411	Quercus douglasii	Blue Oak	16.0	30	23	X		4	HIGH	SAVE	
412	Quercus lobata	Valley Oak	16.0	33	30	X		3	MODERATE	SAVE	
413	Quercus lobata	Valley Oak	8.0	24	1	X		1	LOW	REMOVE	Dead
414	Quercus douglasii	Blue Oak	19.0	37	30	X		4	HIGH	SAVE	
415	Quercus douglasii	Blue Oak	23.0	32	28	X		4	HIGH	SAVE	
416	Quercus lobata	Valley Oak	14.0	30	22	X		4	HIGH	SAVE	
417	Quercus lobata	Valley Oak	22.0	28	33	X		3	MODERATE	SAVE	Dead Wood
418	Quercus douglasii	Blue Oak	23.0	38	27	X		4	HIGH	SAVE	
419	Quercus lobata	Valley Oak	17.0	34	15	X		3	MODERATE	SAVE	
420	Quercus lobata	Valley Oak	14.0	26	15	X		3	MODERATE	SAVE	Severe Decline
421	Quercus lobata	Valley Oak	15.0	27	15	X		2	LOW	SAVE	Severe Decline
422	Quercus lobata	Valley Oak	28.0	42	44		X	3	MODERATE	SAVE	Dead Limbs
423	Quercus lobata	Valley Oak	28.0	35	40		X	3	MODERATE	SAVE	Dead Limbs
424	Quercus douglasii	Blue Oak	21.0	23	30	X		3	HIGH	SAVE	
425	Quercus douglasii	Blue Oak	21.0	38	24	X		3	HIGH	SAVE	Leaning Tree
426	Quercus douglasii	Blue Oak	7.0	20	12	X		3	HIGH	SAVE	
427	Quercus lobata	Valley Oak	19.0	32	23	X		3	MODERATE	SAVE	
428	Quercus douglasii	Blue Oak	25.0	41	35		X	3	HIGH	SAVE	
429	Quercus douglasii	Blue Oak	16.0	28	18	X		3	HIGH	SAVE	
430	Quercus lobata	Valley Oak	18.0	33	22	X		3	MODERATE	SAVE	
431	Quercus lobata	Valley Oak	8.0	29	15	X		2	MODERATE	SAVE	Severe Decline
432	Quercus douglasii	Blue Oak	12.0	33	15	X		3	HIGH	SAVE	
433	Quercus douglasii	Blue Oak	18.0	36	27	X		4	HIGH	SAVE	
434	Quercus lobata	Valley Oak	13.0	28	34	X		4	MODERATE	SAVE	Crowded Growing Conditions
435	Quercus agrifolia	Coast Live Oak	25.0	38	37		X	4	HIGH	SAVE	
436	Quercus douglasii	Blue Oak	16.0	40	22	X		4	HIGH	SAVE	
437	Quercus douglasii	Blue Oak	15.0	36	27	X		4	HIGH	SAVE	
438	Quercus douglasii	Blue Oak	7.0	25	12	X		3	HIGH	SAVE	
439	Quercus douglasii	Blue Oak	12.0	36	10	X		3	MODERATE	SAVE	
440	Quercus douglasii	Blue Oak	22.0	29	27	X		2	MODERATE	SAVE	Sites of Decay
441	Prunus domestica	Plum	5.0	10	1	X		1	LOW	SAVE	Drought Stress
442	Quercus agrifolia	Coast Live Oak	24.0	37	40		X	5	HIGH	SAVE	
443	Quercus agrifolia	Coast Live Oak	16.0	31	21	X		4	HIGH	SAVE	Poor Tree Structure
444	Quercus lobata	Valley Oak	14.0	30	26	X		1	LOW	REMOVE	Dead
445	Quercus agrifolia	Coast Live Oak	20.0	36	30	X		4	HIGH	SAVE	
446	Quercus agrifolia	Coast Live Oak	16.0	38	24	X		4	HIGH	SAVE	
447	Quercus agrifolia	Coast Live Oak	20.0	38	30	X		4	HIGH	SAVE	
448	Quercus douglasii	Blue Oak	15.0	41	30	X		3	HIGH	SAVE	Dead Wood
449	Quercus douglasii	Blue Oak	16.0	38	24	X		3	MODERATE	SAVE	Severe Decline
450	Quercus douglasii	Blue Oak	14.0	30	31	X		3	HIGH	SAVE	
451	Quercus douglasii	Blue Oak	28.0	47	35		X	3	HIGH	SAVE	
452	Quercus agrifolia	Coast Live Oak	27.0	35	40		X	4	HIGH	SAVE	
453	Quercus lobata	Valley Oak	11.0	28	16	X		3	MODERATE	SAVE	
610	Quercus douglasii	Blue Oak	21.0	36	28	X		4	HIGH	SAVE	Dead Wood
611	Quercus agrifolia	Coast Live Oak	21.0	32	37	X		5	HIGH	SAVE	
613	Quercus douglasii	Blue Oak	12.0	34	25	X		3	HIGH	SAVE	Dead Limbs
614	Quercus agrifolia	Coast Live Oak	19.0	34	27	X		5	HIGH	SAVE	
615	Quercus agrifolia	Coast Live Oak	12.0	28	12	X		4	HIGH	SAVE	
616	Quercus agrifolia	Coast Live Oak	7.0	27	5	X		4	HIGH	SAVE	
622	Quercus agrifolia	Coast Live Oak	4.0	14	10	X		1	HIGH	REMOVE	Dead
623	Quercus agrifolia	Coast Live Oak	24.0	34	30		X	5	HIGH	SAVE	
624	Olea europaea	Olive	4.0	20	15	X		4	MODERATE	SAVE	
625	Quercus agrifolia	Coast Live Oak	19.0	36	25	X		5	HIGH	SAVE	
632	Quercus lobata	Valley Oak	39.0	45	48		X	4	MODERATE	SAVE	Dead Limbs
633	Quercus lobata	Valley Oak	9.0	27	8	X		3	MODERATE	SAVE	Multiple Leaders
634	Quercus agrifolia	Coast Live Oak	7.0	18	20	X		5	HIGH	SAVE	
635	Quercus lobata	Valley Oak	12.0	27	23	X		4	HIGH	REMOVE	
636	Prunus domestica	Plum	5.0	10	12	X		1	LOW	REMOVE	Severe Decline

5

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 8.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

EXISTING TREES LOT 8

2.3

PLOTTED: 9/16/2025 3:12 PM
4185\10\PLUP\PERMIT\LOT 8\PERMIT\418510SP_LOT 8.DWG

LEGEND

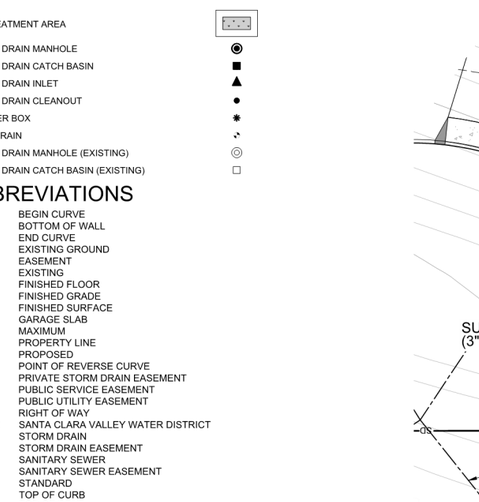
- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE — SD SD SD
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET — SD SD SD SD SD
- STORM DRAIN PIPE (EXISTING) — SD(E) SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
P / PL	PROPERTY LINE
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	618	0	6.8	0	4	3	0	618
HOUSE FOOTPRINT	384	3	9.7	0.8	8	3	0	381
PORCH/PATIO	272	17	1.7	2.4	4	3	0	254
GARAGE	178	0	9.5	0	4	3	0	178
MISC HARDSCAPE	10	0	14.2	0	4	3	0	10
LANDSCAPE	625	5	4.8	0	-	-	0	620
SWIMMING POOL	424	0	13.5	0.0			0	424
TOTAL	2511	25	-	-	e	-	0	2485

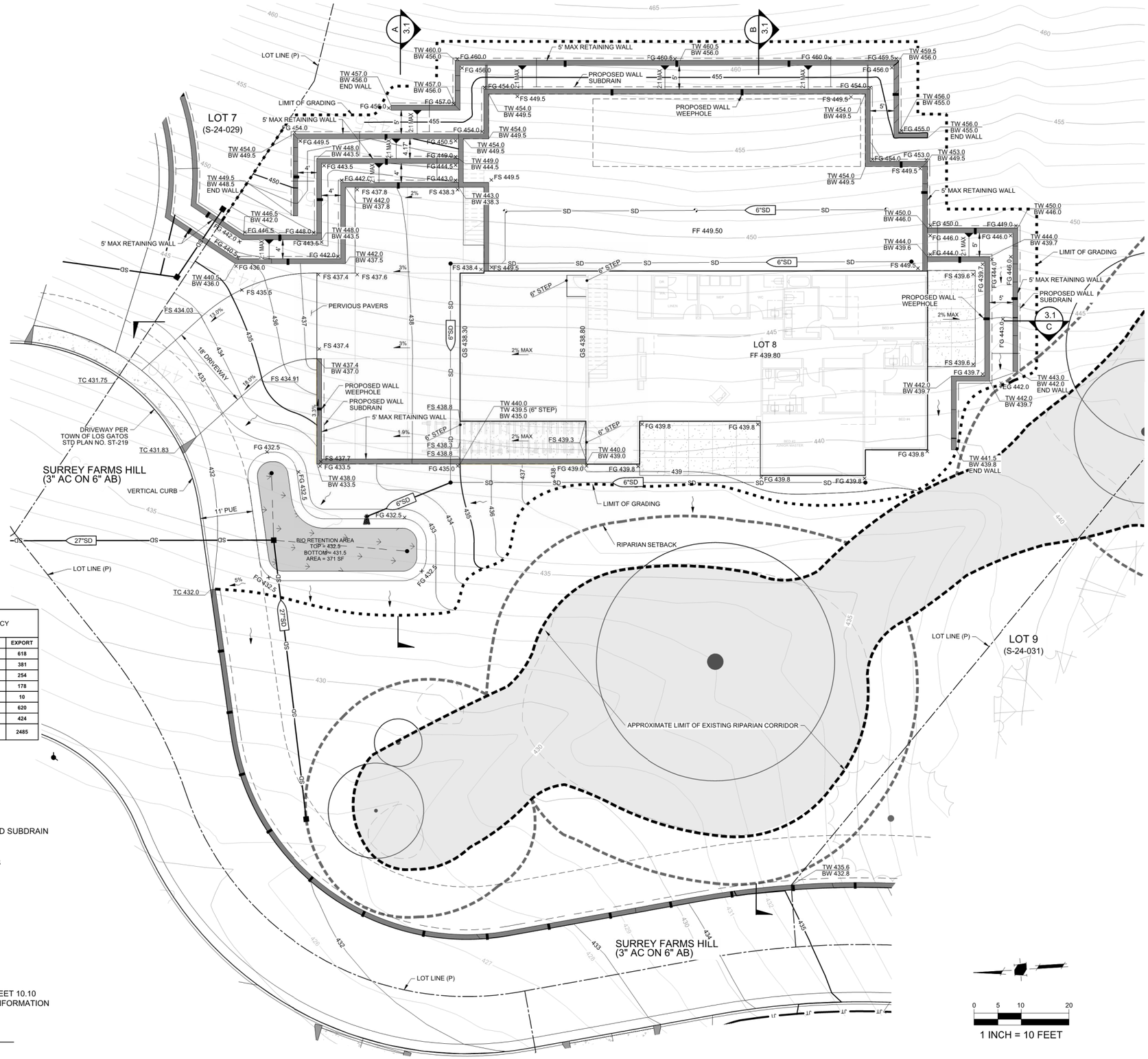
NOTE: AREA OF DISTURBANCE = 15,300 SF



1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

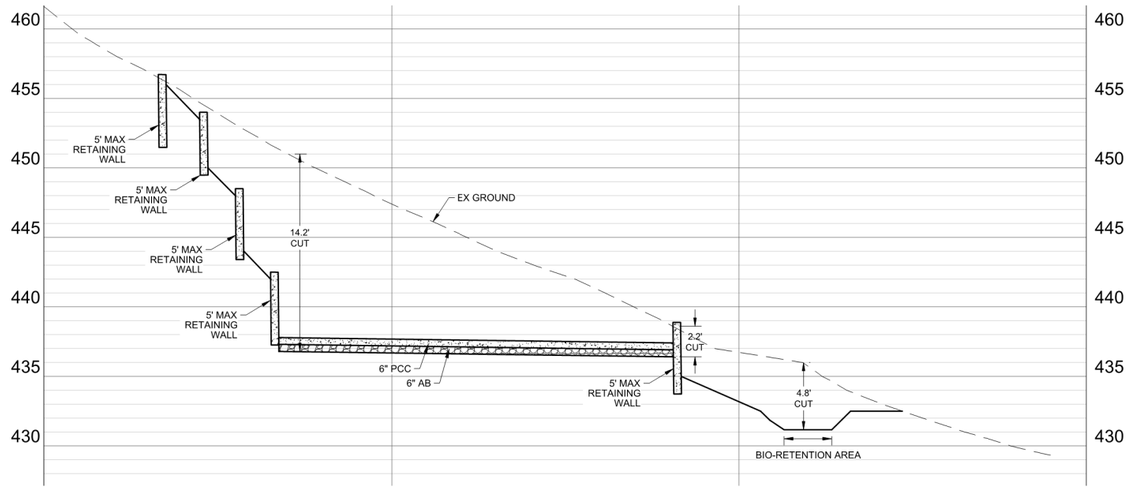
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 8.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

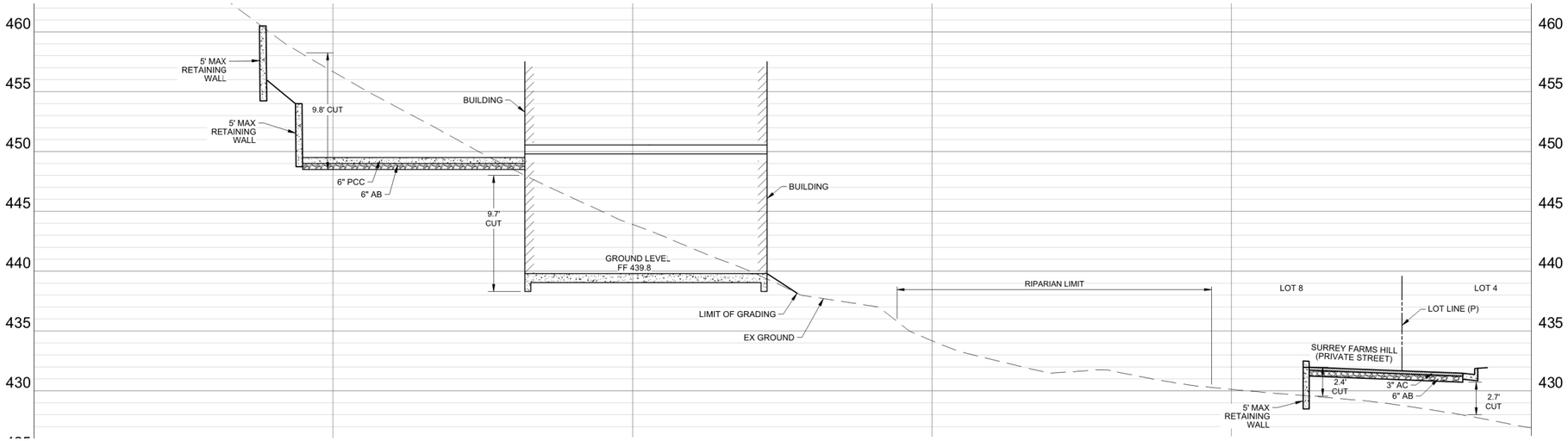
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

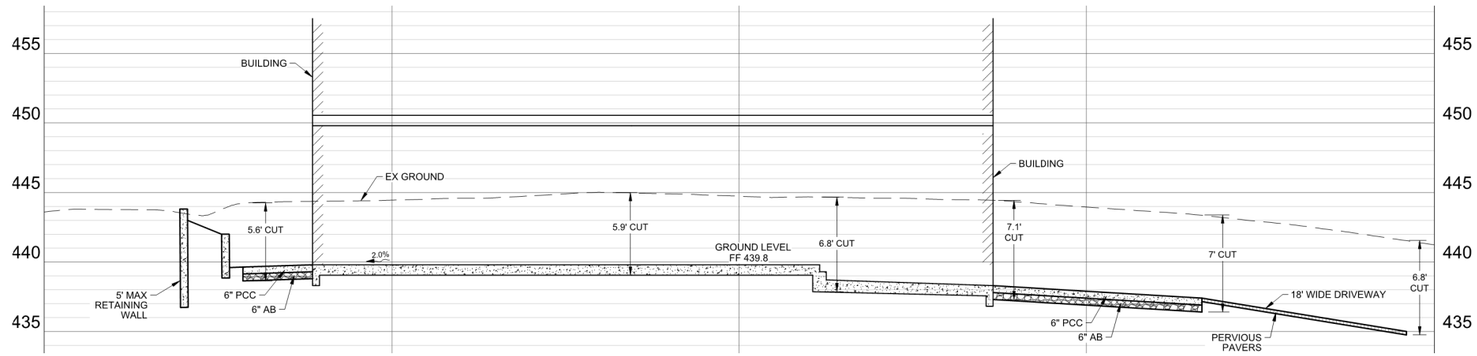
418510\PLUP\PERMIT\LOT 8\PERMIT\418510GP_LOT 8.DWG
PLOTTED: 9/15/2025 3:24 PM



A SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 8.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/15/2025 3:23 PM
I:\4185\418510\PLI\PERMIT\LOT 8\PERMIT\418510GP_LOT 8.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

UTILITY PROVIDERS:

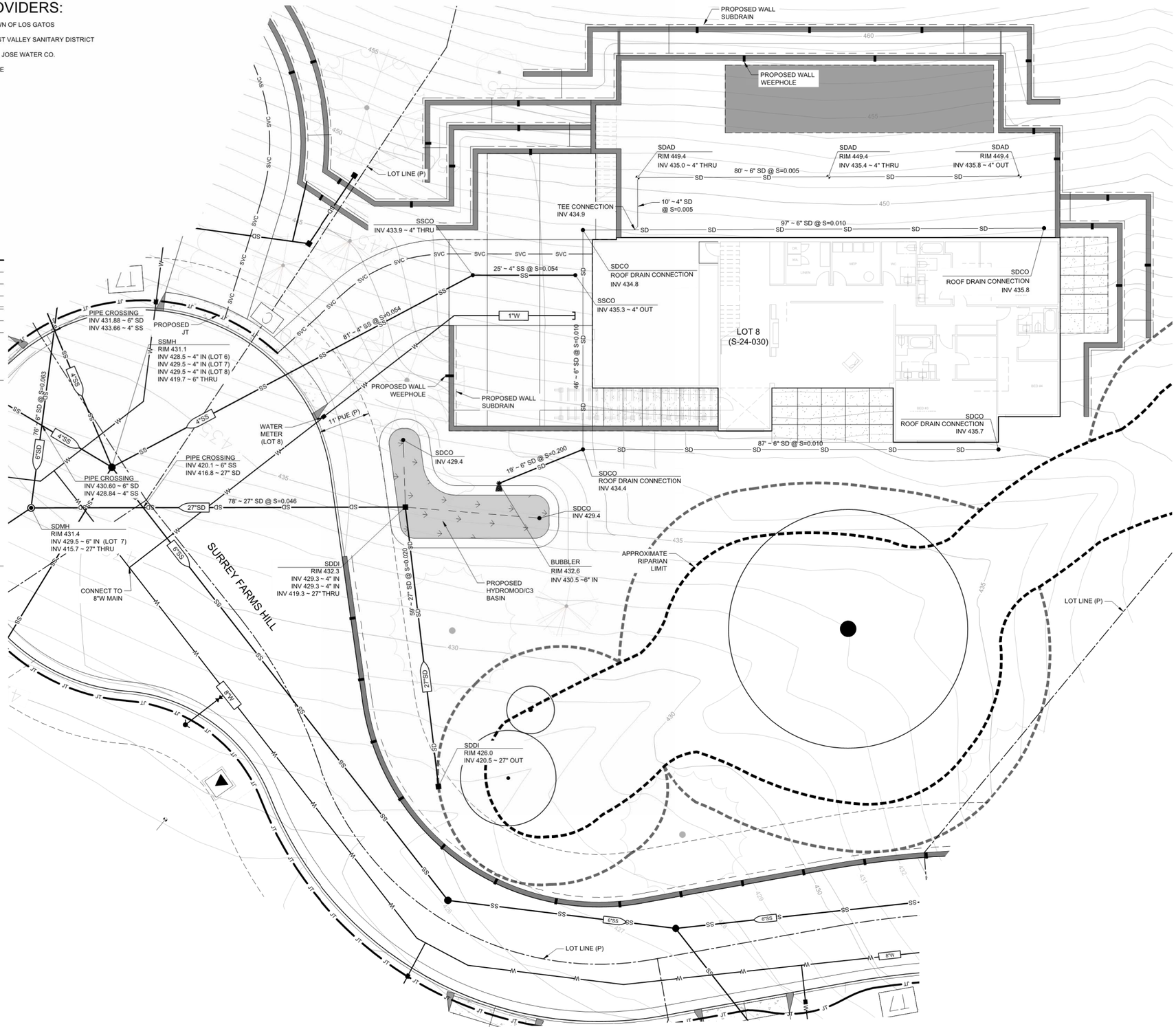
STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	



0 5 10 20

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 8.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/15/2025 3:32 PM
418510PL\PERMIT\418510UT_LOT 8\PERMIT\418510UT_LOT 8.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

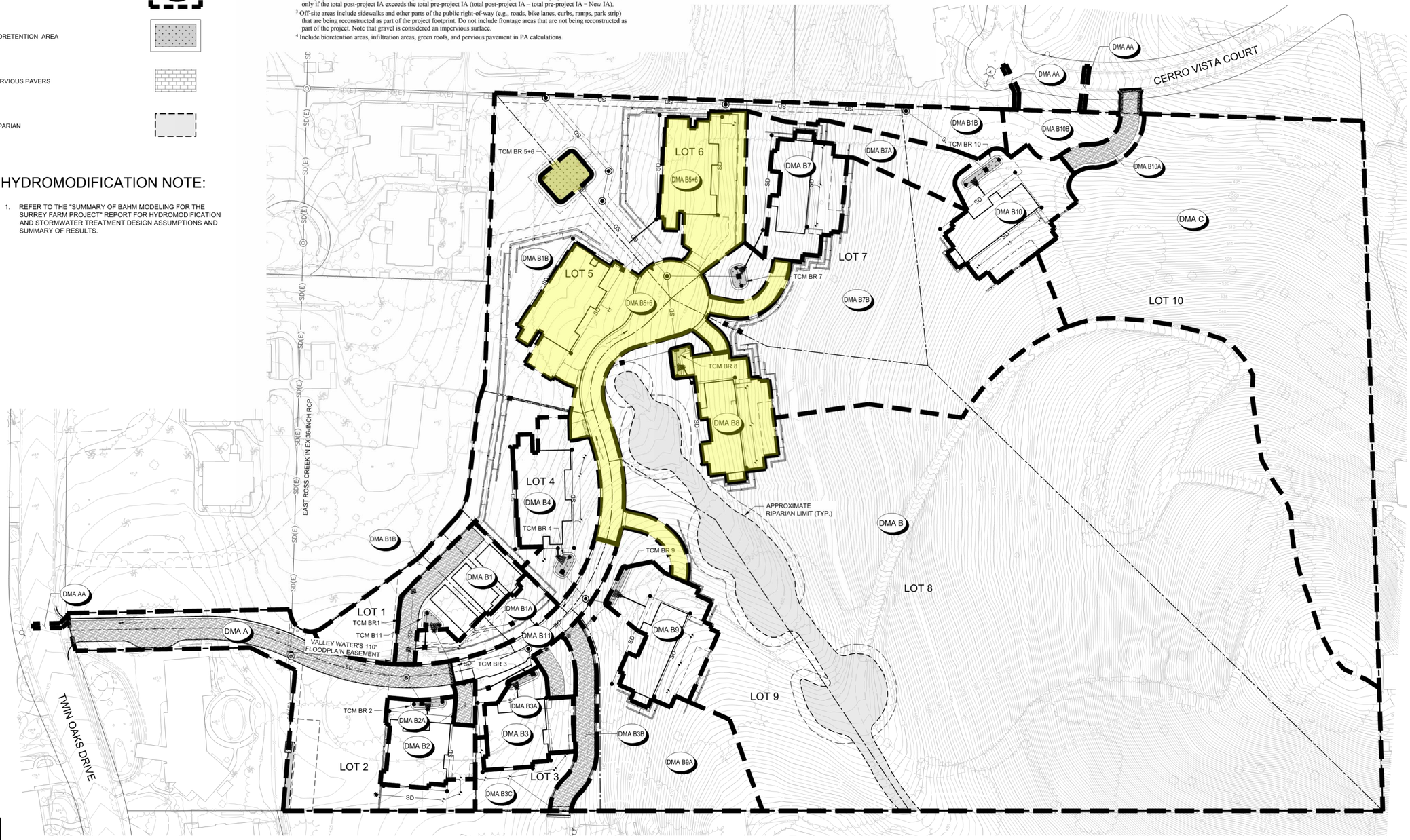
HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 8.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/15/2025 3:29 PM

4185105P\PERMIT\PERMIT\LOT 8\PERMIT\4185105W_LOT 8.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

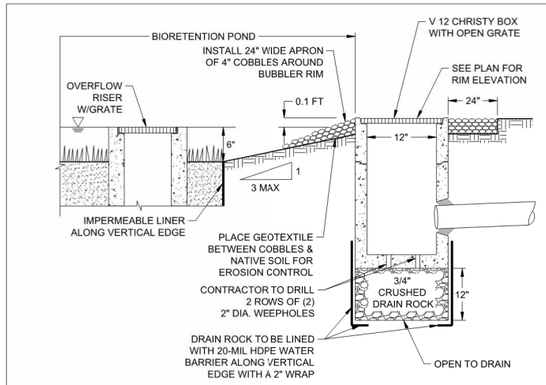
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

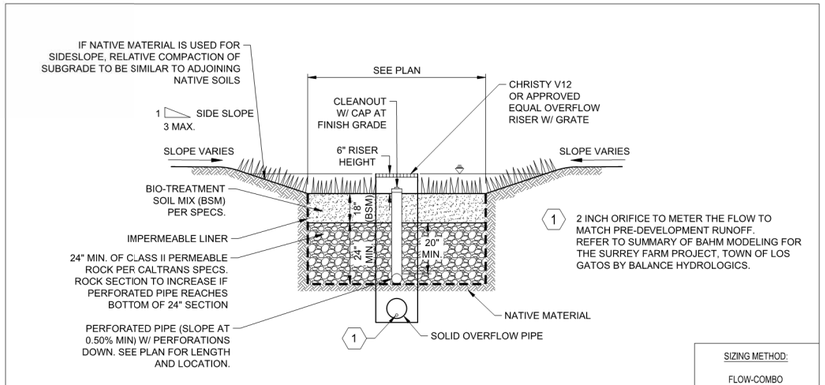
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

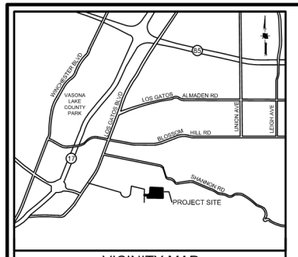
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 8.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/15/2025 3:29 PM

I:\418510\PLIPERMIT\4185105SW_LOT 8.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 25 50 100

1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

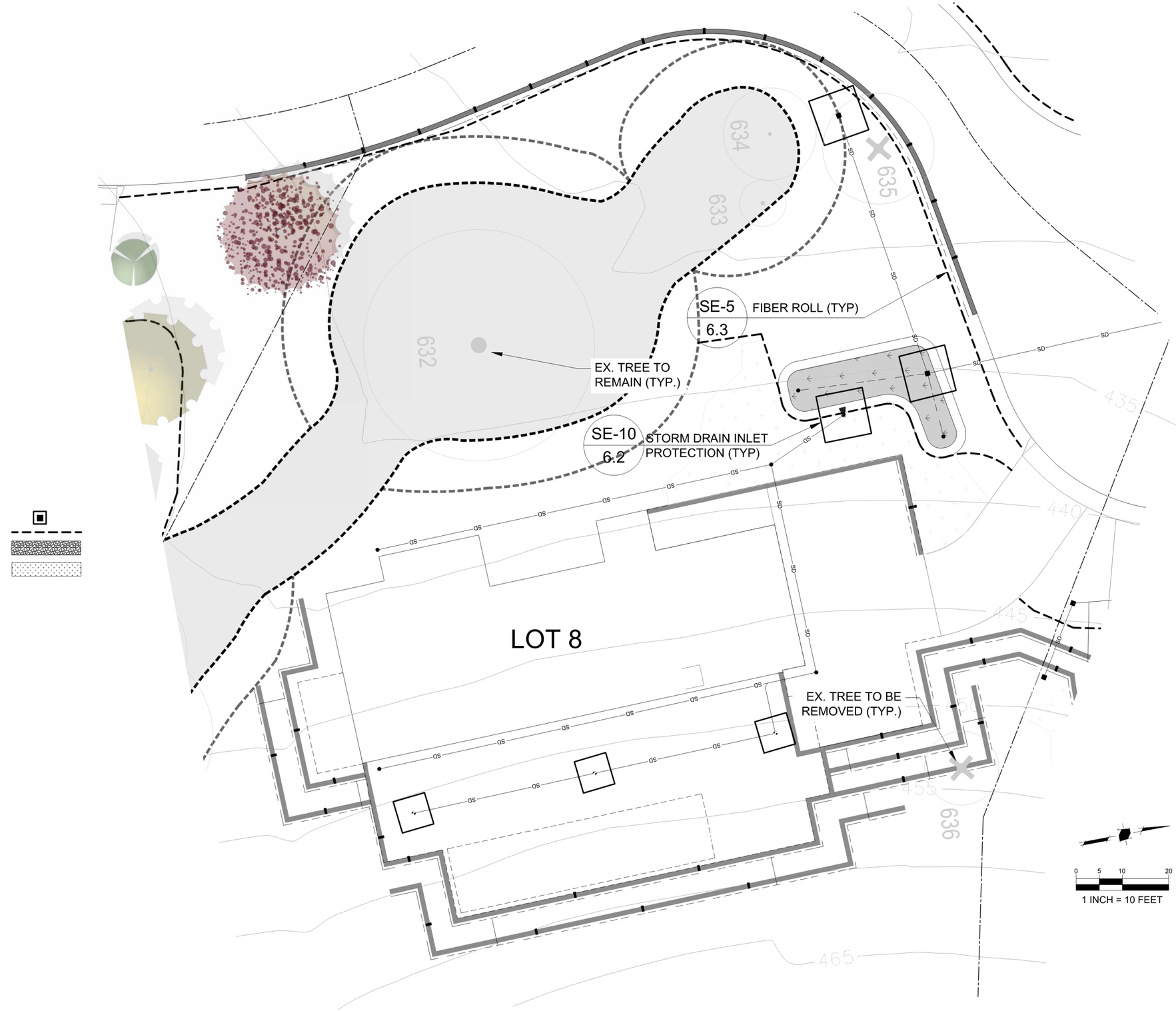
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 8.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/16/2025 3:20 PM
I:\418510\PLI\PERMIT\LOT 8\PERMIT\418510EC_LOT 8.DWG



LEGEND

- STANDARD INLET PROTECTION
- FIBER ROLL OR SILT FENCE (SEE PLAN)
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED DISTURBED AREA

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

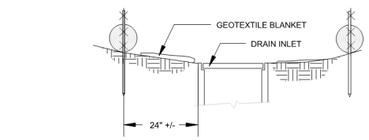
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 8.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

EROSION CONTROL PLAN

6.1

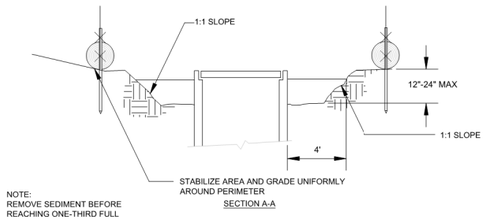
PLOTTED: 9/15/2025 3:12 PM
I:\418510\PLI\PERMIT\LOT 8\PERMIT\418510EC_LOT 8.DWG



NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

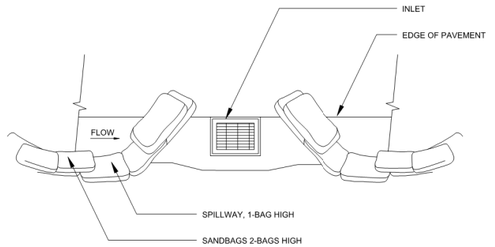
N.T.S.



NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

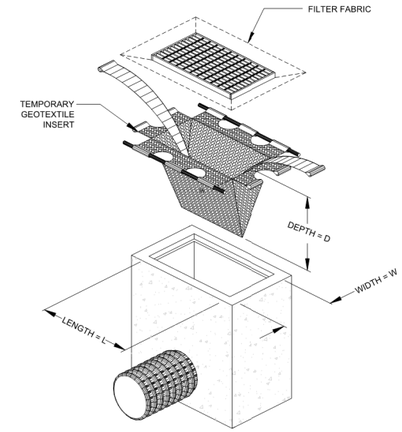
N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

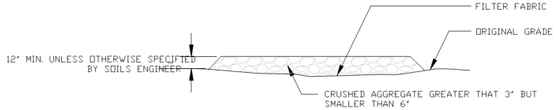
N.T.S.

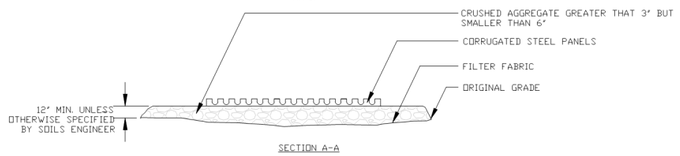


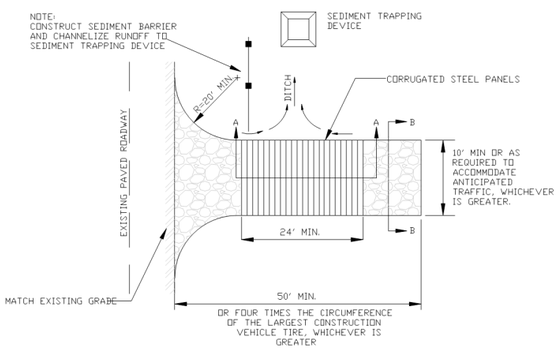
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.

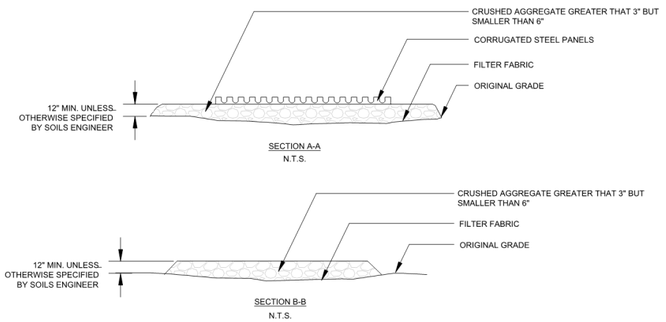


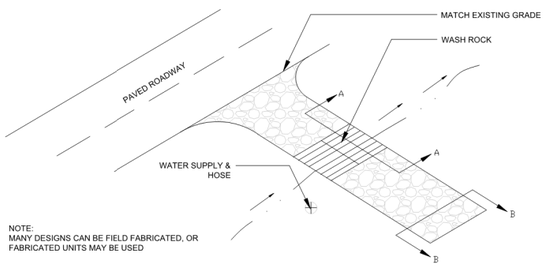




TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

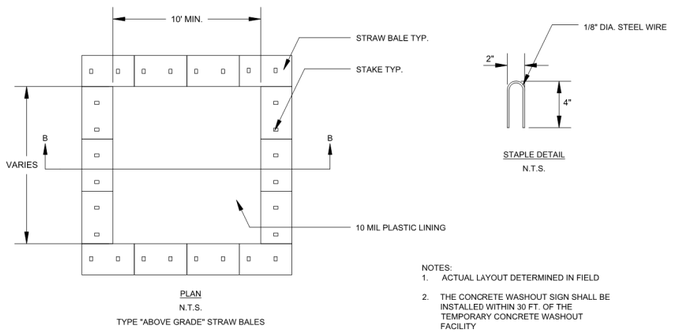
N.T.S.



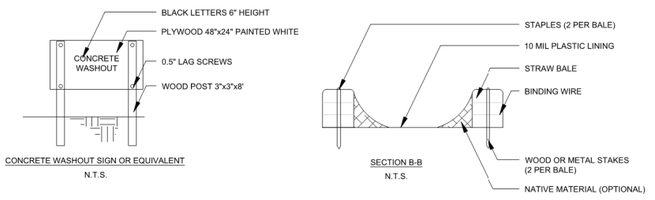


TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

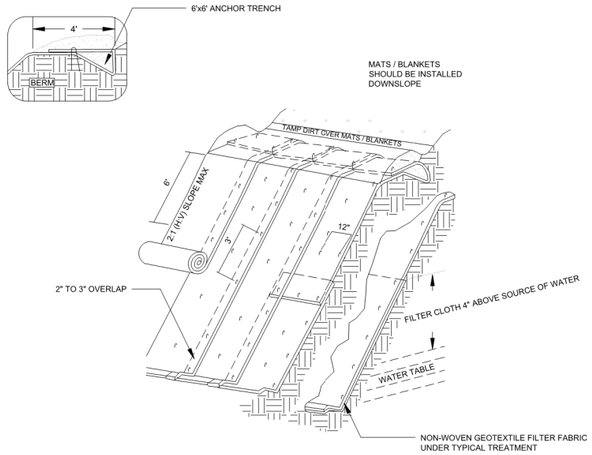
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 8.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/15/2025 3:12 PM
I:\418510\PLI\PERMIT\418510EC_LOT 8.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

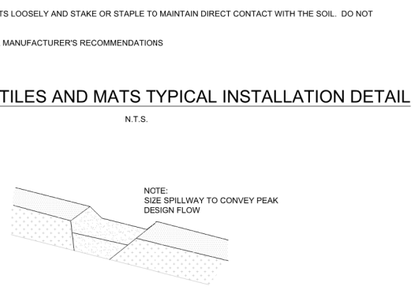
N.T.S.

NOTES:

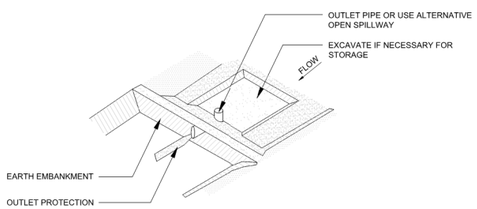
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

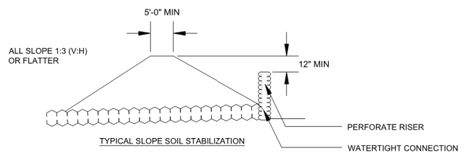
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



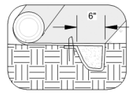
TYPICAL OPEN SPILLWAY





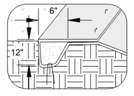
SE-3 SEDIMENT TRAP

N.T.S.



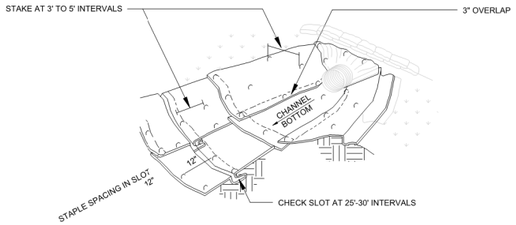
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



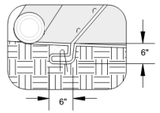
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



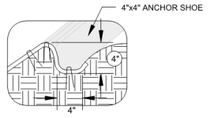
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

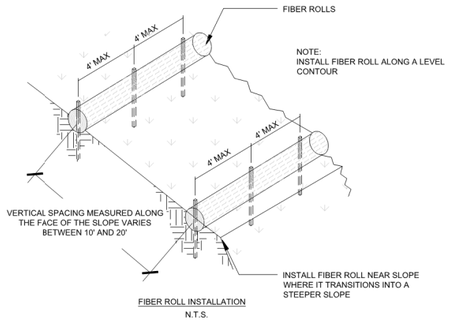
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

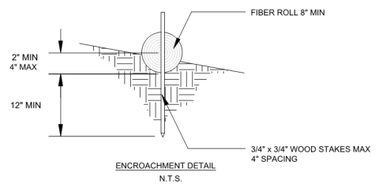
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

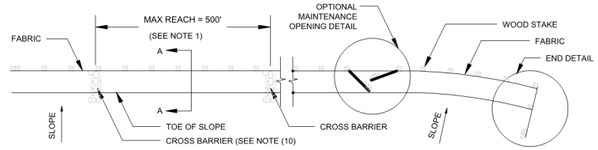


ENCROACHMENT DETAIL

N.T.S.

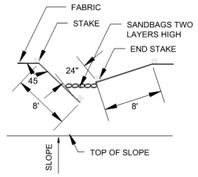
SE-5 FIBER ROLLS

N.T.S.

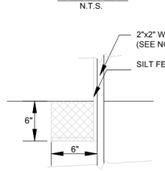


SILT FENCE PLAN

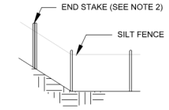
N.T.S.



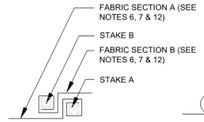
OPTIONAL MAINTENANCE OPENING DETAIL



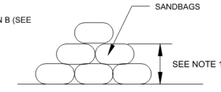
DETAIL A



END DETAIL

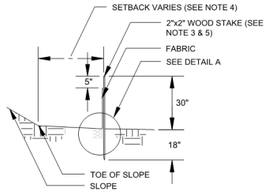


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

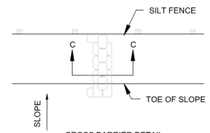
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

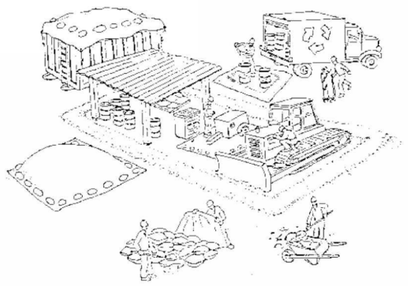
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 8.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

EROSION CONTROL DETAILS

PLOTTED: 9/15/2025 3:13 PM
I:\2024\24-030\Engineering\Civil\418510\PLUPERMIT\LOT 8\PERMIT\418510EC_LOT 8.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

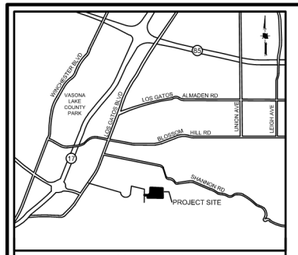
NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 8.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

BASMAA

6.4

PLOTTED: 9/15/2025 3:14 PM
418510\PLI\PERMIT\LOT 8\PERMIT\418510EC_LOT 8.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

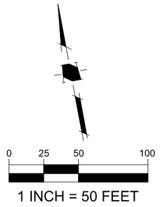
NOTES

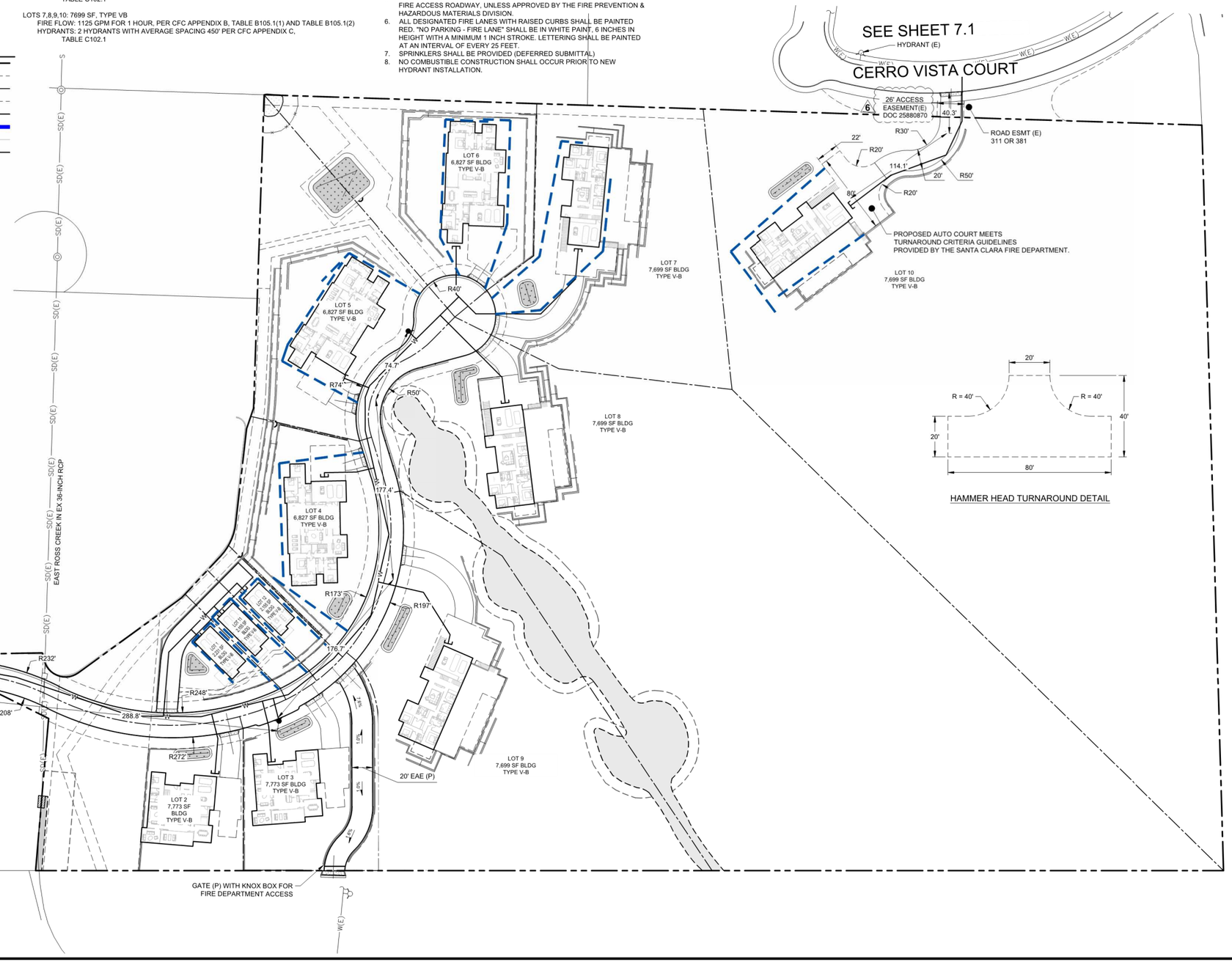
1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS





HAMMER HEAD TURNAROUND DETAIL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 8.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

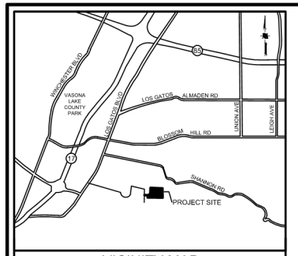
© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 4:35 PM

I:\418510\PLUPERMIT\LOT 8\PERMIT\418510FA_LOT 8.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

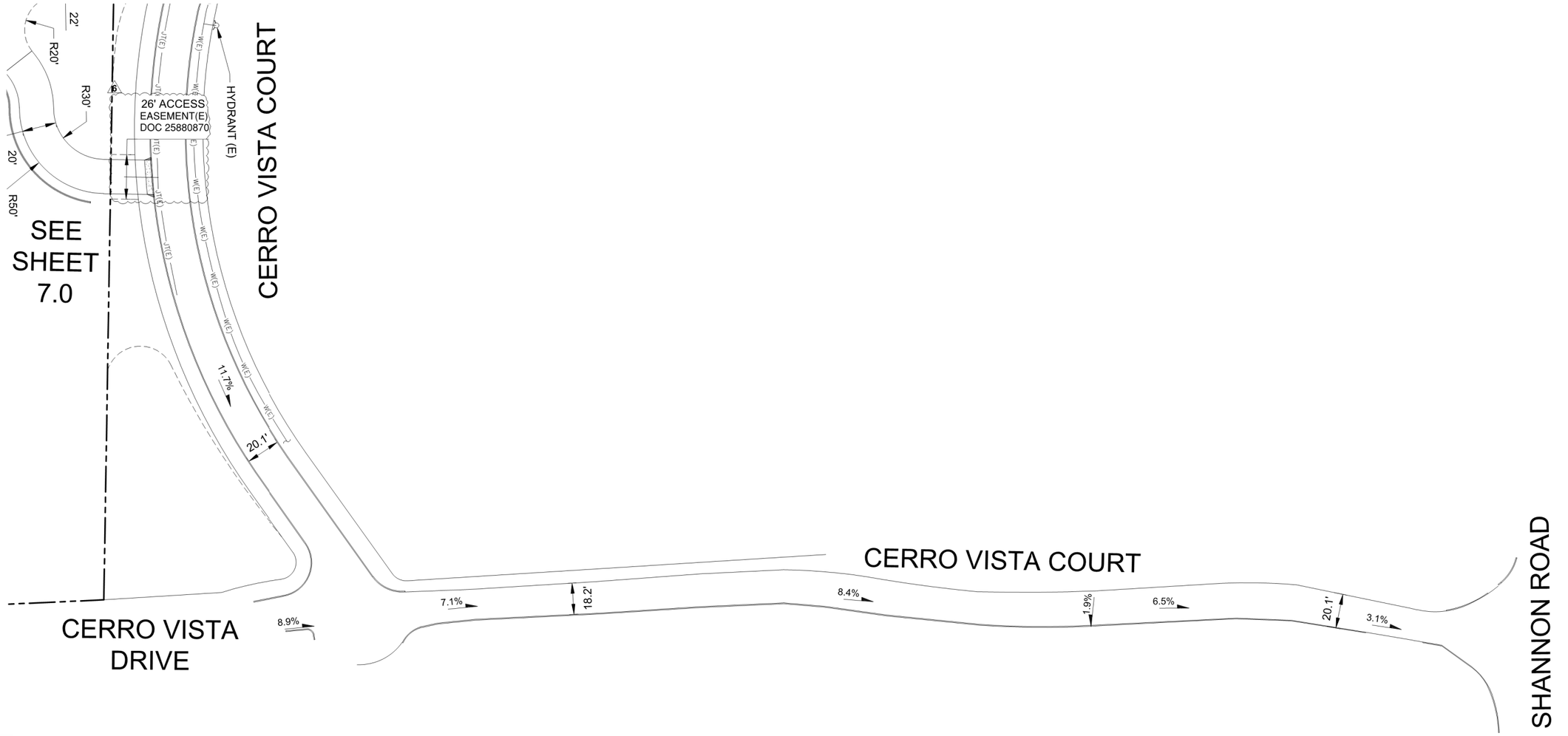
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 8.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

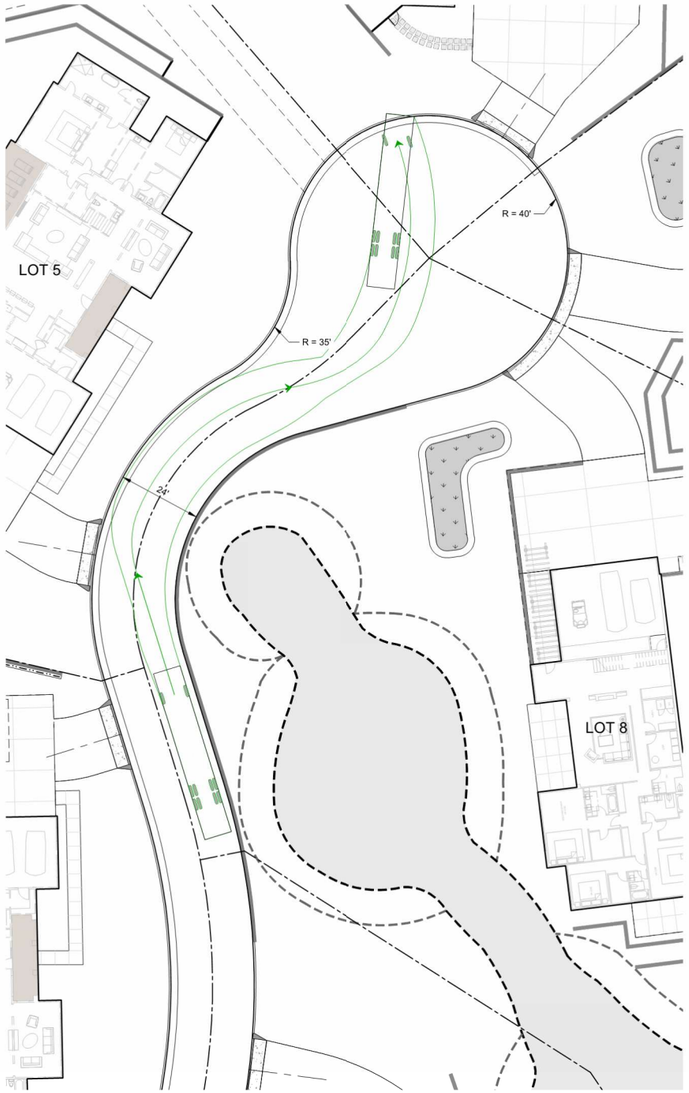
© HMH

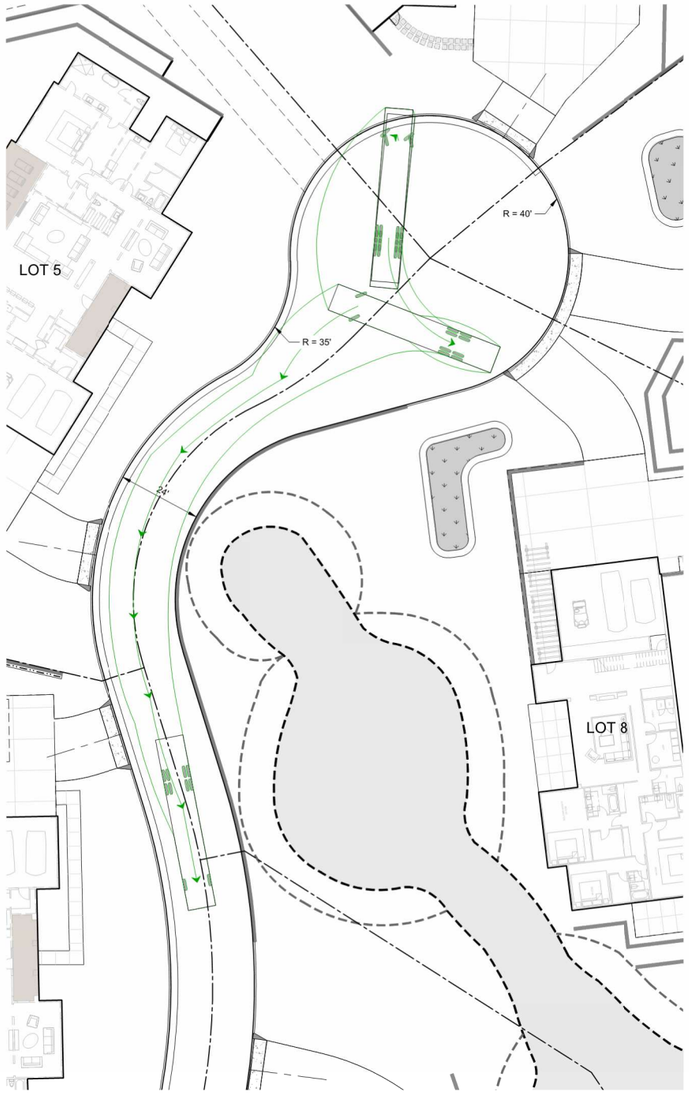
FIRE ACCESS PLAN

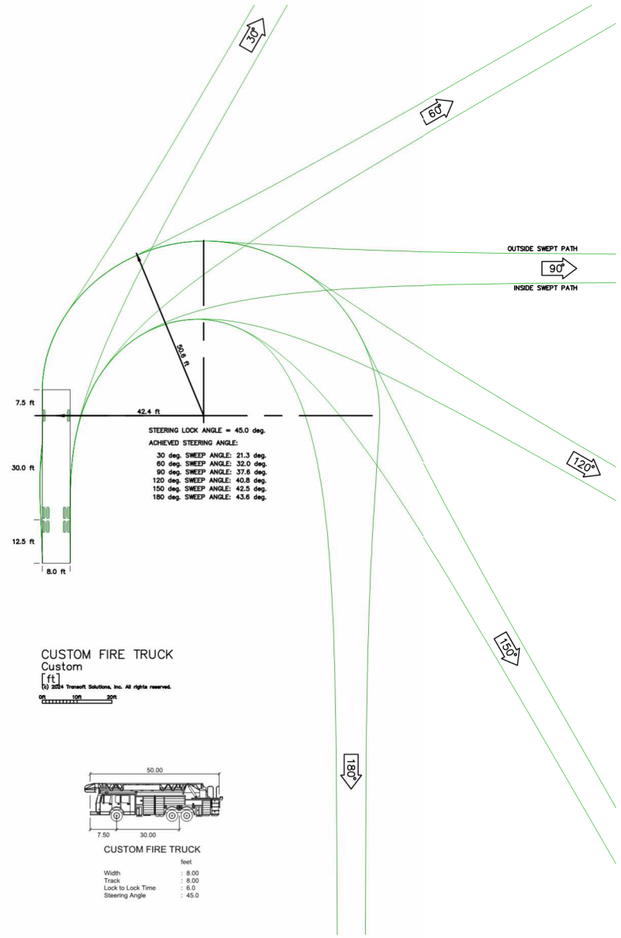
7.1

PLOTTED: 10/23/2025 4:34 PM

J:\418510\PLI\PERMIT\418510FA_LOT 8\PERMIT\418510FA_LOT 8.DWG

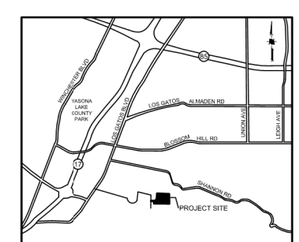






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 8 (S-24-030)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 8.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

PLOTTED: 9/15/2025 3:18 PM

418510\PL\PERMIT\LOT 8\PERMIT\418510FA_LOT 8.DWG



PLANNING APPLICATION - LOT 9 (S-24-031) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 9 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

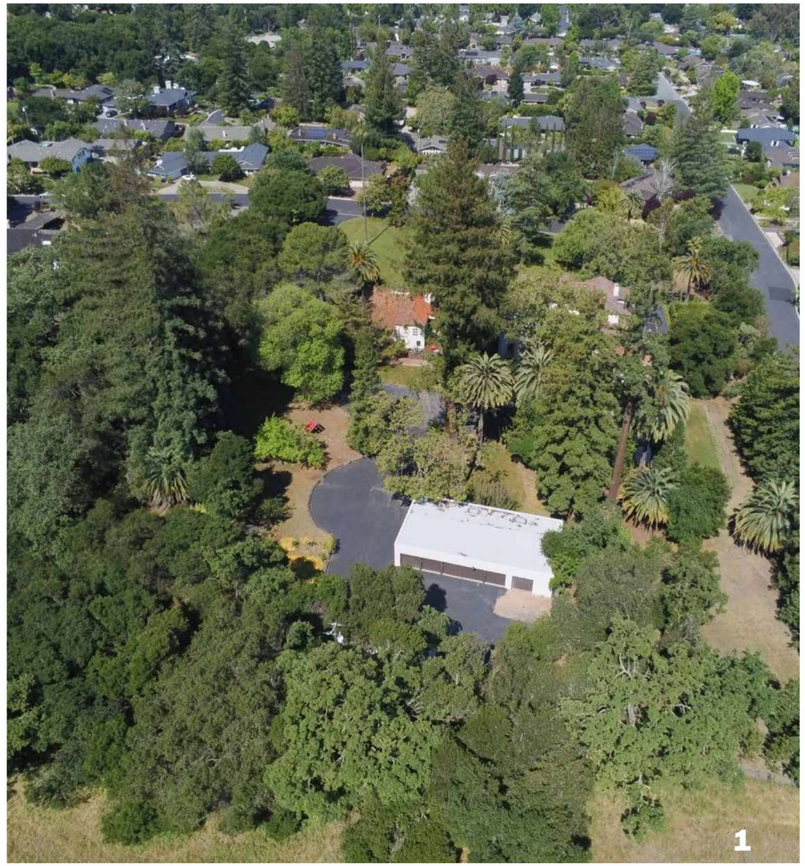
LOCATION PLAN:



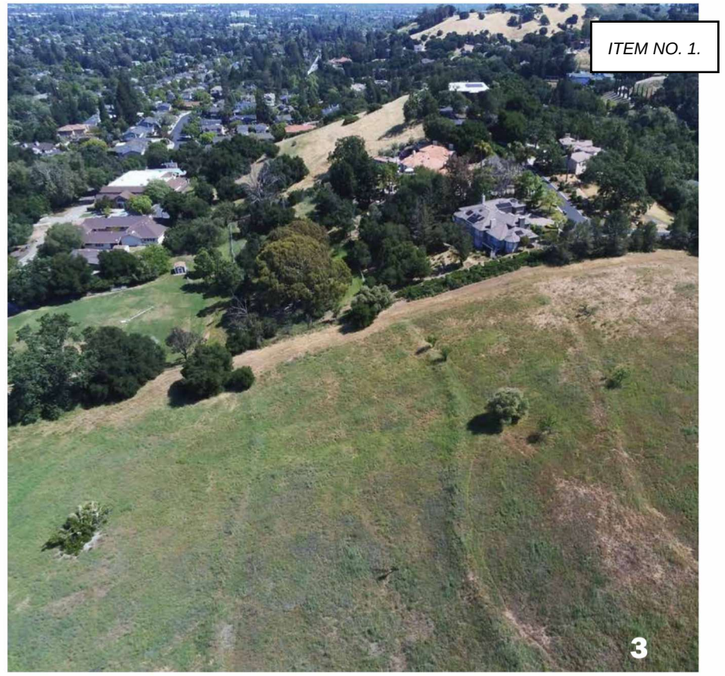
VICINITY MAP:

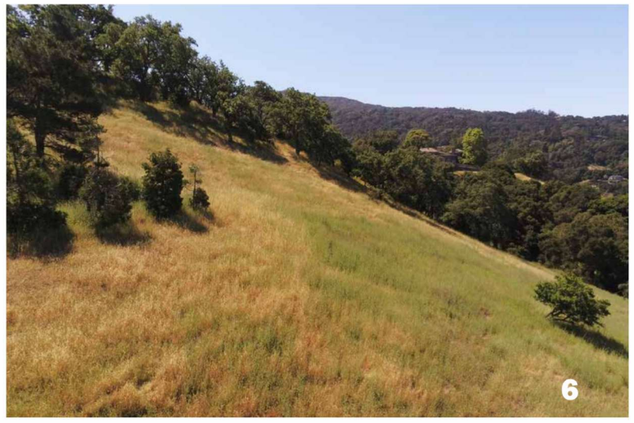




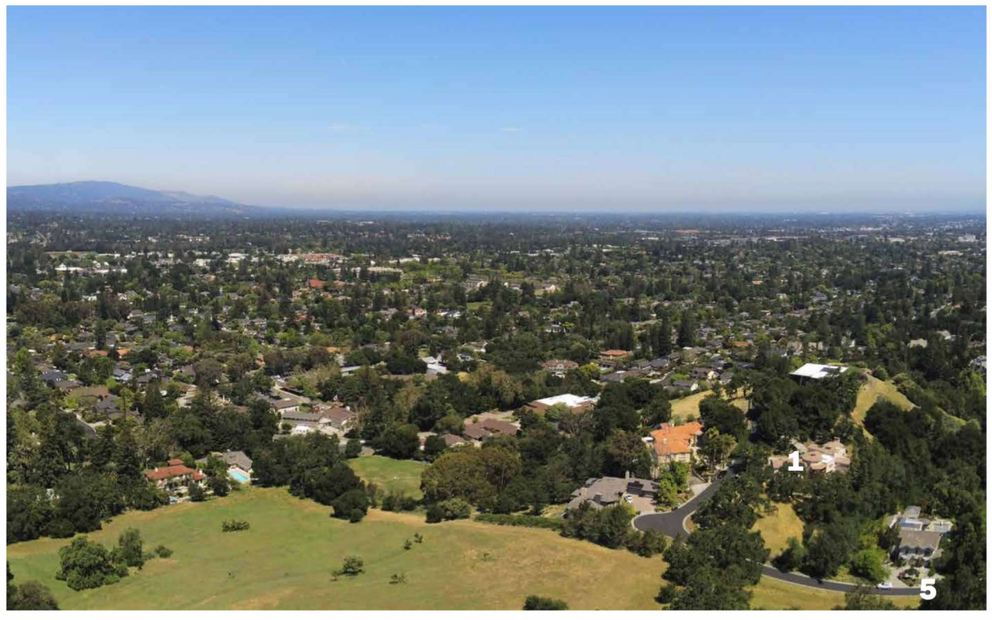

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type C

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**

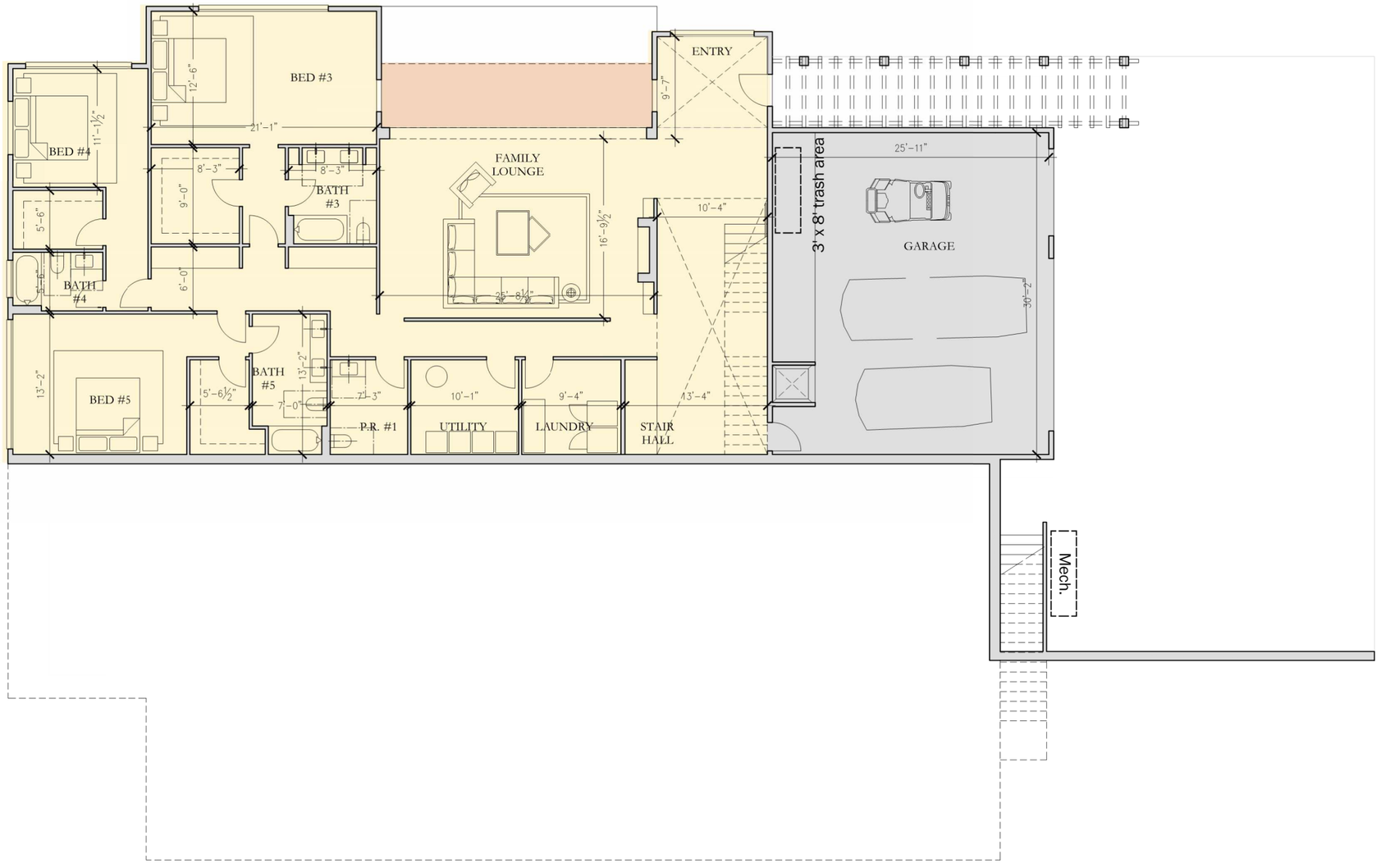


PLATFORM
architecture planning research

SURREY FARMS
Los Gatos, CA

Lot 9 - Siteplan & Lower Level Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Floor Plan

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



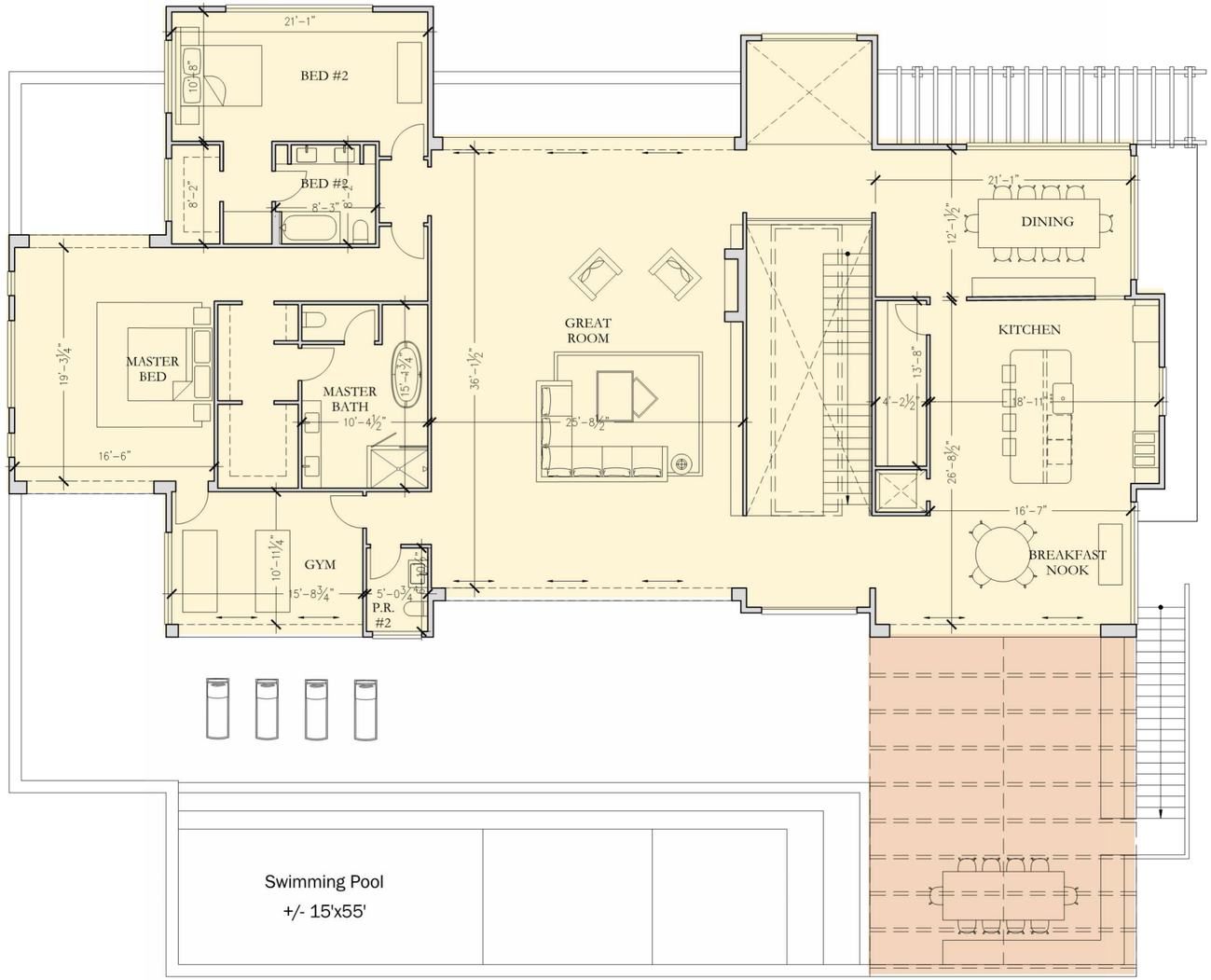
PLATFORM
architecture planning research

SURREY FARMS

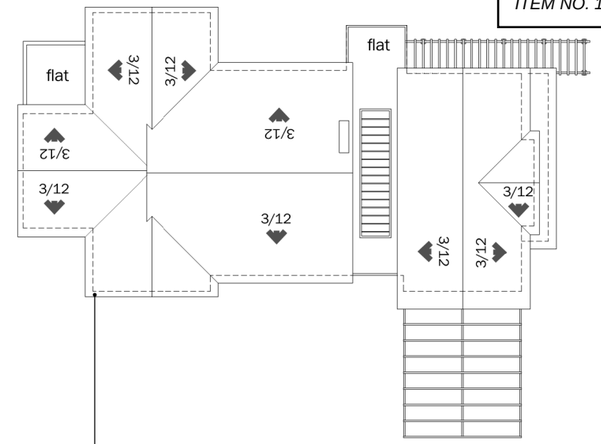
Los Gatos, CA

Lot 9 - Level 2 and Roof Plan PG **A1.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



2nd Floor Plan



Roof Plan (NTS)

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio.43200850 (see section no attic space qualifies on this plan)

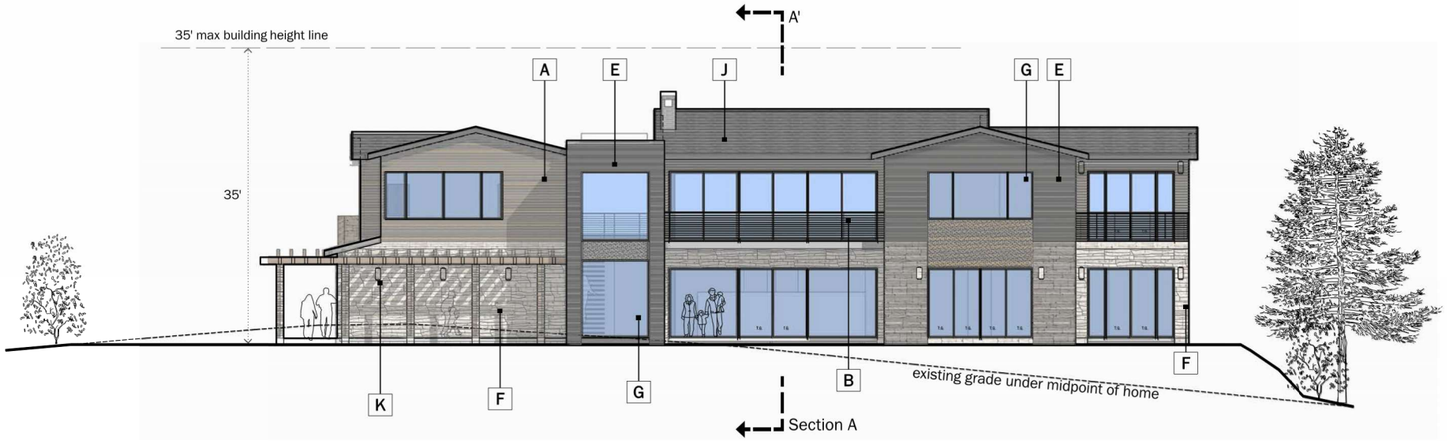
PLATFORM
architecture planning research

SURREY FARMS

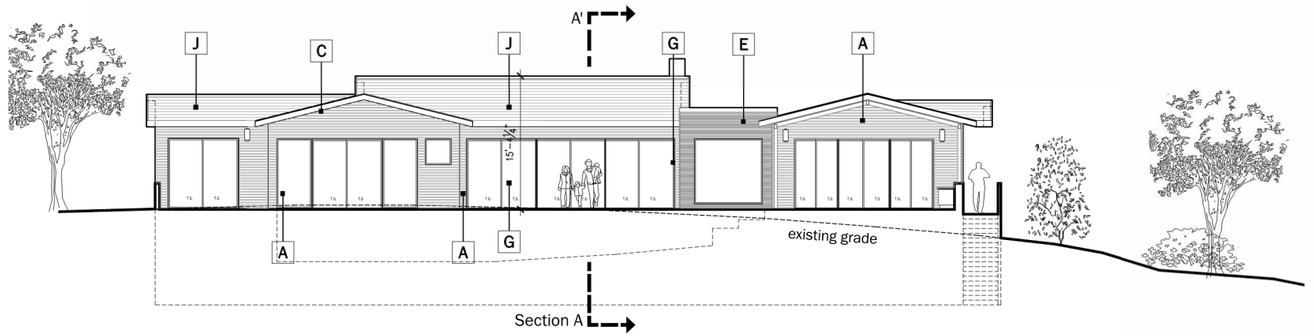
Los Gatos, CA

2nd Floor Plans PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



West Elevation



East Elevation

NOTES:

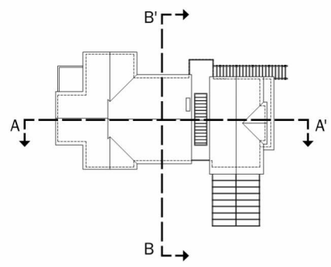
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



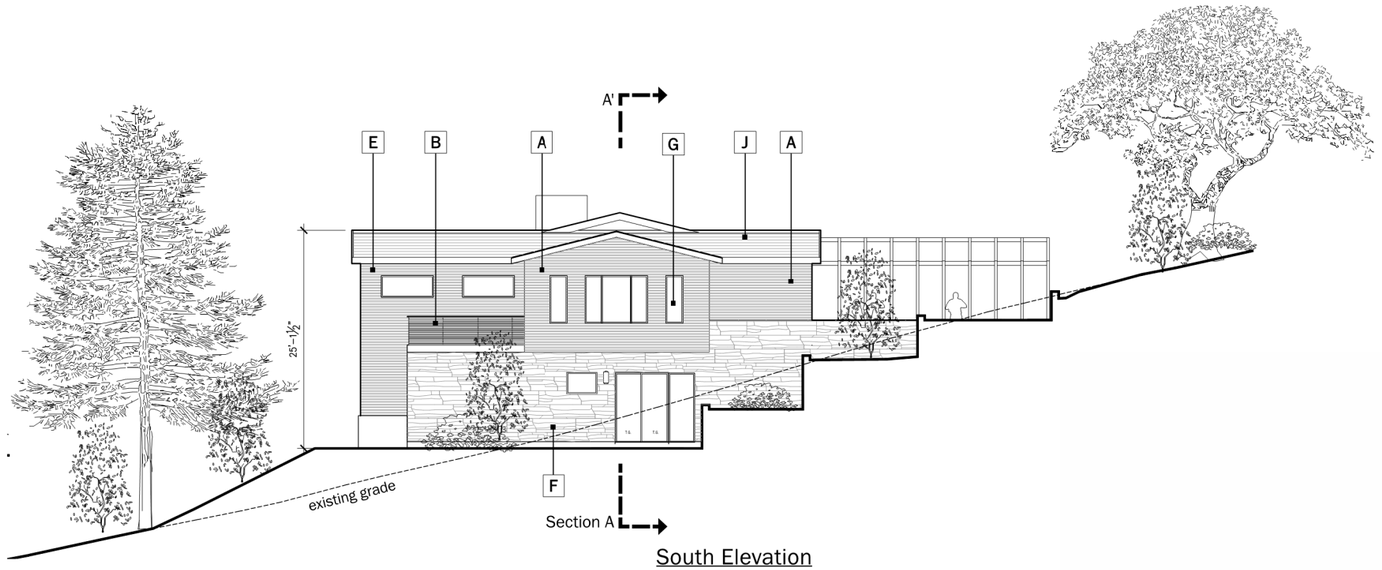
PLATFORM
architecture planning research

SURREY FARMS

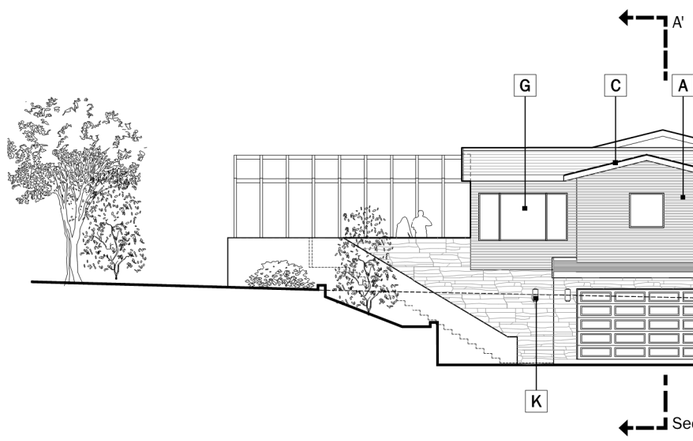
Los Gatos, CA

Elevations Lot 9 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



South Elevation



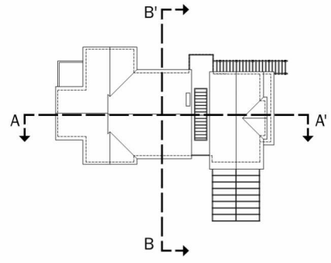
North Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce

1 Body Color 1
LRV 10%



2 Body Color 2
LRV 30%



3 Body Color 3
LRV 20%



0 8 16 24

1" = 8' *at full size (36 x 24")*



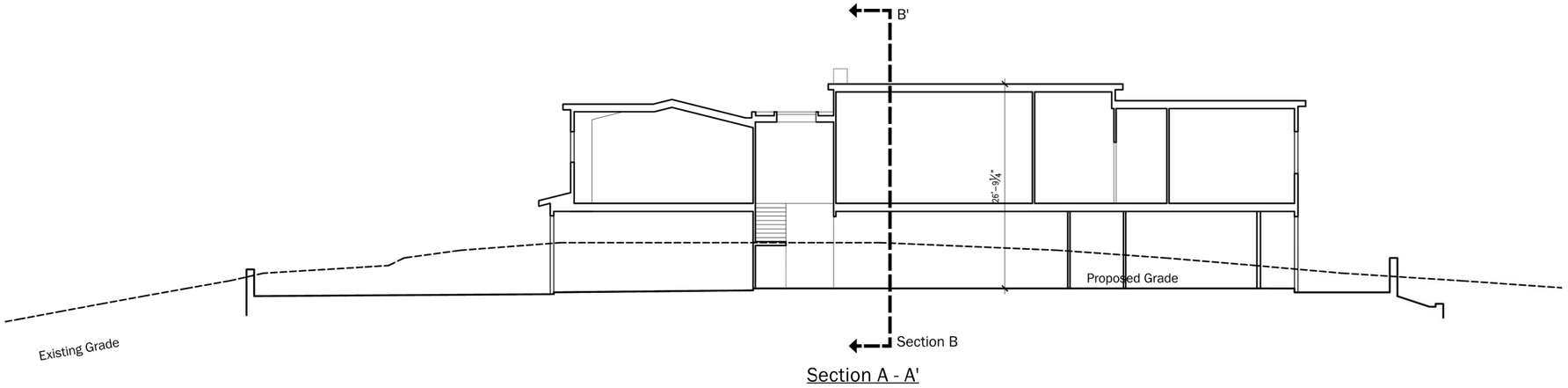
PLATFORM
architecture planning research

SURREY FARMS

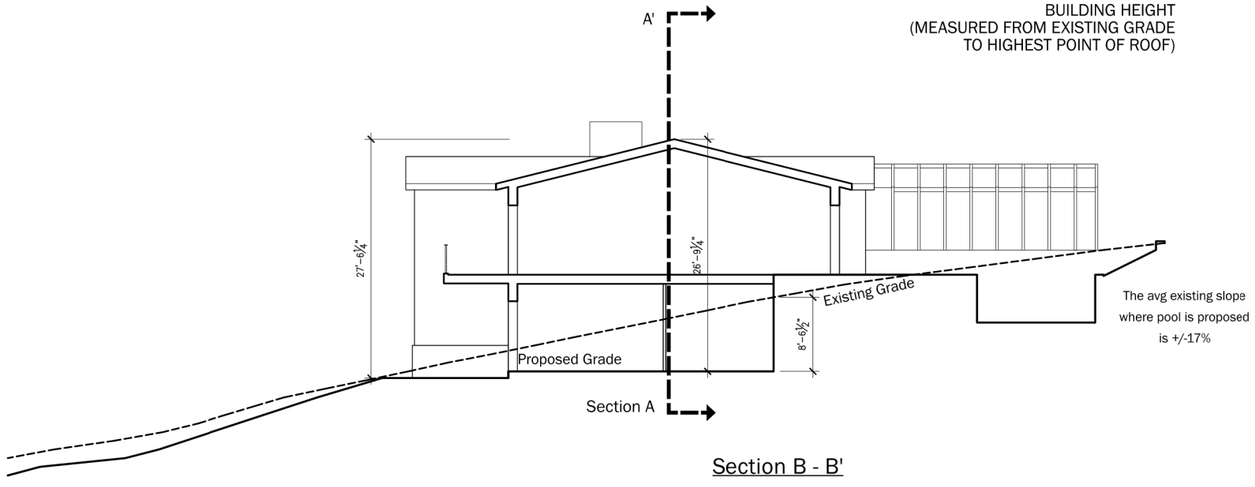
Los Gatos, CA

Elevations Lot 9 PG **A2.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



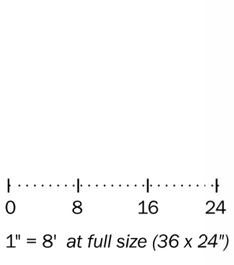
Section B - B'

NOTES:

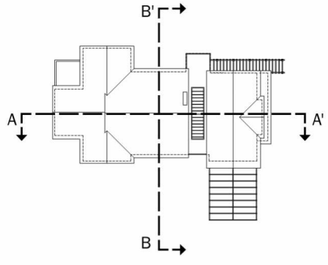
Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



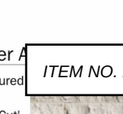
K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce

1 Body Color 1
LRV 10%

2 Body Color 2
LRV 30%

3 Body Color 3
LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



PLATFORM
architecture planning research

SURREY FARMS

Los Gatos, CA

Building Sections Lot 9 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



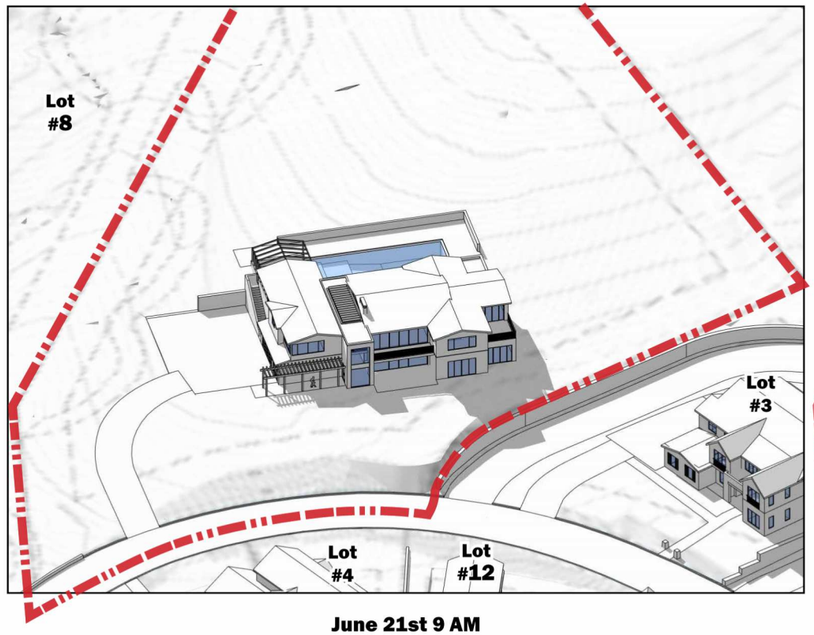
PLATFORM
architecture planning research

SURREY FARMS

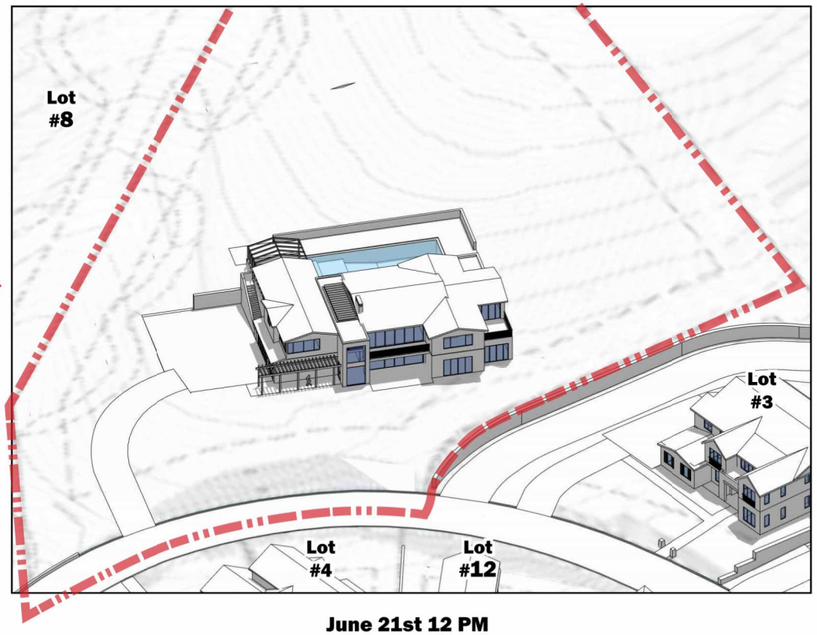
Los Gatos, CA

Lot 9 - Street Elevations

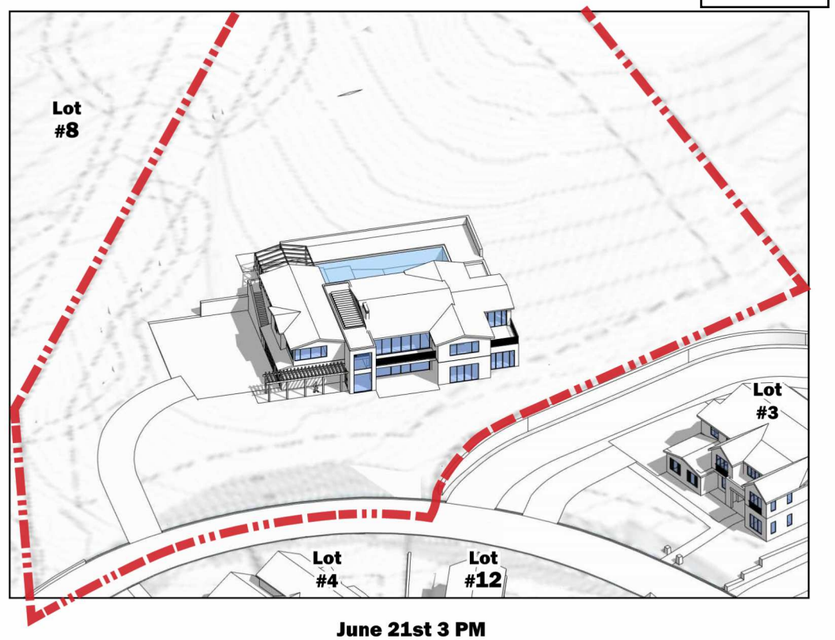
SB 330 Final Application Re-Submittal - **July 28th, 2025**



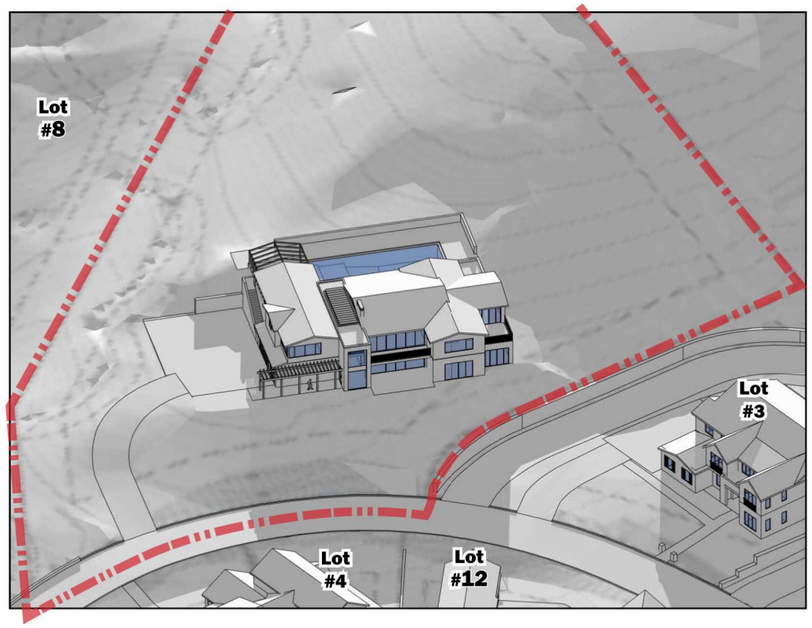
June 21st 9 AM



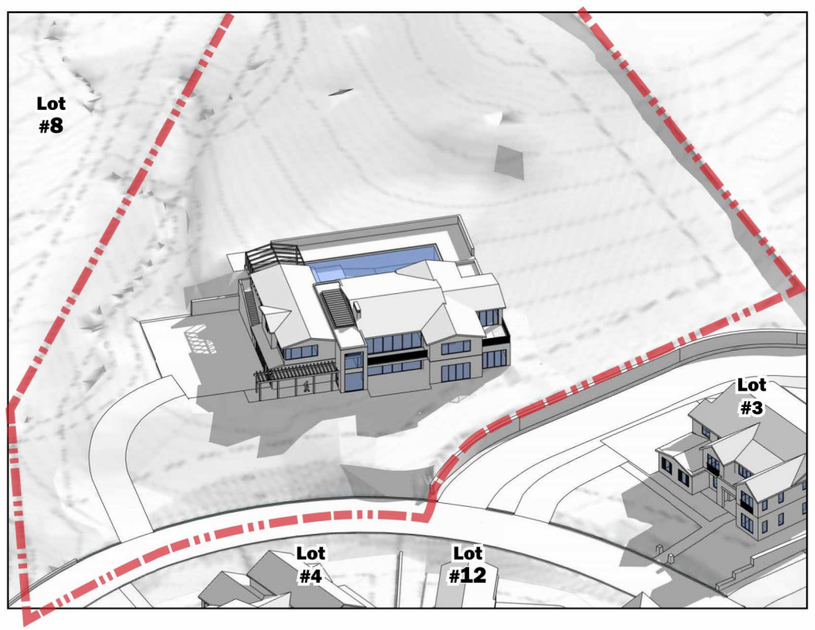
June 21st 12 PM



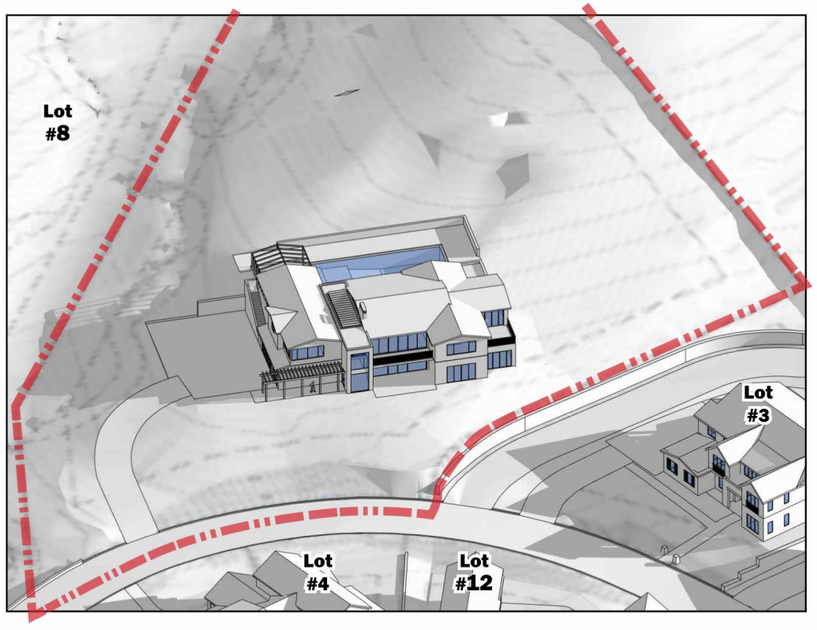
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



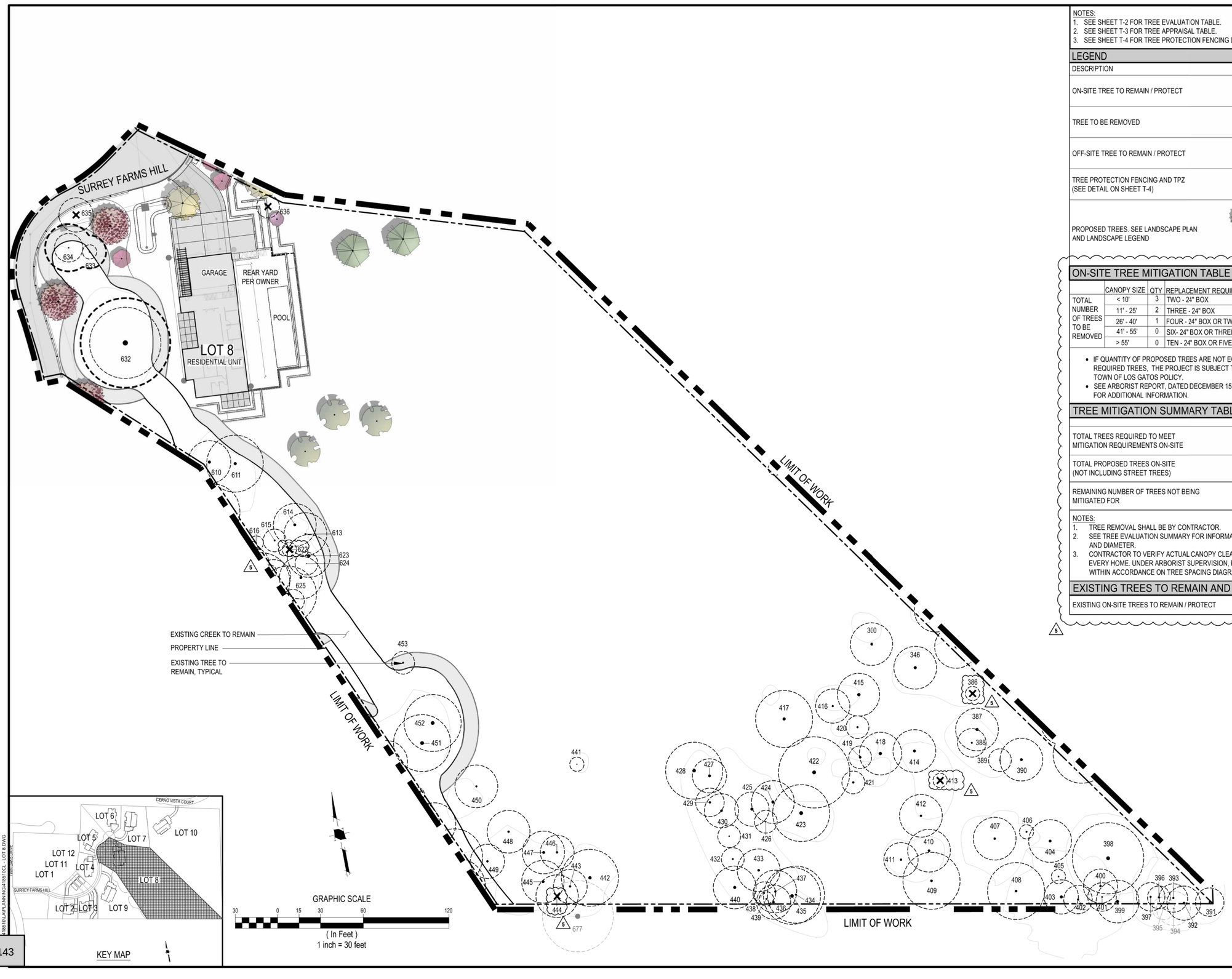
December 21st 3 PM

PLATFORM
architecture planning research

SURREY FARMS
Los Gatos, CA

Lot 9 - Shadow Studies PG **A4.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	3	TWO - 24" BOX	6 - 24" BOX
	11' - 25'	2	THREE - 24" BOX	6 - 24" BOX
	26' - 40'	1	FOUR - 24" BOX OR TWO - 36" BOX	2 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	12	24" BOX
	2	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	5	24" BOX
	6	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	7	24" BOX
	0	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	77

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 9/16/2025 3:24 PM
418510\LA\PLANNING\418510CL - LOT 8.DWG

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 8
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
300	491	Quercus lobata	X	19	59.69026042	28	26	17		Poor Tree Structure	X		3	2	2.5	No	M	3	2.75	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
346		Quercus lobata	X	21	65.97344573	30	27	22		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE		None
386		Quercus lobata	X	15	47.1238898	20	1	1		Dead	X		1	1	1	No	M	3	2	7.5	18.75		HDD	15	#N/A	LOW						REMOVE	1	None
387		Quercus douglasii	X	22	69.11503838	30	30	20		Sites of Decay	X		3	2	2.5	No	M-G	4	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE		None
388		Quercus douglasii	X	11	34.55751919	20	6	17			X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
389		Quercus douglasii		8	25.13274123	22	8	14			X		4	4	4	No	M-G	4	4	4	10		HDD	8	#N/A	HIGH						SAVE		None
390		Quercus douglasii	X	20	62.83:85307	33	20	30			X		4	4	4	No	M-G	4	4	10	25		HDD	20	#N/A	HIGH						SAVE		None
391	439	Quercus lobata	X	13	40.8407045	28	20	15			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		None
392	230	Quercus lobata	X	17	53.40707511	34	21	20		Dead Wood	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE		None
393		Quercus lobata	X	14	43.98229715	27	10	20		Severe Decline	X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE		None
396		Quercus douglasii	X	13	40.8407045	22	14	10		Severe Decline	X		4	2	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
397		Quercus douglasii	X	13	40.8407045	31	18	13			X		3	3	3	No	M-G	4	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
398	236	Quercus douglasii	X	27	84.82300165	42	43	40				X	4	4	4	No	M-G	4	4	13.5	33.75		HDD	27	#N/A	HIGH						SAVE		None
399		Quercus douglasii	X	21	65.97344573	35	20	25		Sites of Decay	X		3	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
400		Quercus douglasii	X	15	47.1238898	36	24	20		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
401		Quercus douglasii	X	10	31.41592654	30	20	13		Leaning Tree	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
402		Quercus douglasii	X	13	40.8407045	39	20	18		Severe Decline	X		2	2	2	No	M-G	4	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		None
403		Quercus douglasii	X	22	69.11503838	45	22	24		Severe Decline	X		2	2	2	No	M-G	4	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE		None
404		Quercus douglasii	X	19	59.69026042	36	30	24			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE		None
405		Quercus lobata	X	10	31.41592654	25	10	8		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW						SAVE		None
406		Quercus lobata	X	12	37.69911184	25	4	10		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE		None
407		Quercus douglasii	X	15	47.1238898	36	20	30		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE		None
408		Quercus lobata	X	17	53.40707511	34	27	40		Poor Tree Structure	X		3	2	2.5	No	M	3	2.75	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE		None
409		Quercus douglasii	X	18	56.54866776	32	27	33			X		4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH						SAVE		None
410		Quercus douglasii	X	17	53.40707511	37	20	25			X		4	4	4	No	M-G	4	4	8.5	21.25		HDD	17	#N/A	HIGH						SAVE		None
411		Quercus douglasii	X	16	50.26548246	30	17	23			X		4	4	4	No	M-G	4	4	8	20		HDD	16	#N/A	HIGH						SAVE		None
412		Quercus lobata	X	16	50.26548246	33	25	30			X		3	3	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE		None
413	481	Quercus lobata		8	25.13274123	24	1	1		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE	1	
414		Quercus douglasii	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M-G	4	3.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE		None
415		Quercus douglasii	X	23	72.25663103	32	28	24			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE		None
416	489	Quercus lobata	X	14	43.98229715	30	17	22			X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
417	488	Quercus lobata	X	22	69.11503838	28	30	33		Dead Wood	X		3	3	3	No	M	3	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE		None
418		Quercus douglasii	X	23	72.25663103	38	22	27			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE		None
419		Quercus lobata	X	17	53.40707511	34	15	13			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE		None
420		Quercus lobata	X	14	43.98229715	26	15	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE						SAVE		None
421	485	Quercus lobata	X	15	47.1238898	27	13	15		Severe Decline	X		2	2	2	No	M	3	2.5	7.5	18.75		HDD	15	#N/A	LOW						SAVE		None
422		Quercus lobata	X	28	87.9645943	42	44	28		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE		None
423		Quercus lobata	X	28	87.9645943	35	20	40		Dead Limbs		X	3	2	2.5	No	M	3	2.75	14	35		HDD	28	#N/A	MODERATE						SAVE		None
424	486	Quercus douglasii	X	21	65.97344573	23	30	18			X		3	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
425		Quercus douglasii	X	21	65.97344573	38	24	23		Leaning Tree	X		3	3	3	No	M-G	4	3.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
426		Quercus douglasii		7	21.99:14858	20	12	8			X		3	3	3	No	M-G	4	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		None
427		Quercus lobata	X	19	59.69026042	32	23	23			X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE		None
428		Quercus douglasii	X	25	78.53981634	41	30	35				X	3	3	3	No	M-G	4	3.5	12.5	31.25		HDD	25	#N/A	HIGH						SAVE		None
429	473	Quercus douglasii	X	16	50.26548246	28	15	18			X		3	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE		None
430		Quercus lobata	X	18	56.54866776	33	22	15			X		3	3	3	No	M	3	3	9	22.5		HDD	18	#N/A	MODERATE						SAVE		None
431		Quercus lobata		8	25.13274123	29	13	15		Severe Decline	X		2	3	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE						SAVE		None
432	291	Quercus douglasii	X	12	37.69911184	33	15	12			X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE		None
433	290	Quercus douglasii	X	18	56.54866776	36	25	27			X		4	3	3.5	No	M-G	4	3.75	9	22.5		HDD	18	#N/A	HIGH						SAVE		None
434		Quercus lobata	X	13	40.8407045	28	34	12		Crowded Growing Conditions	X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		None
435	285	Quercus agrifolia	X	25	78.53981634	38	34	37				X	4	4	4	No	G	5	4.5	12.5	31.25		HDD	25	#N/A	HIGH						SAVE		None
436	286	Quercus douglasii	X	16	50.26548246	40	22	20			X		4	4	4	No	M-G	4	4	8	20		HDD	16	#N/A	HIGH						SAVE		None
437	288	Quercus douglasii	X	15	47.1238898	36	27	17			X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
438		Quercus douglasii		7	21.99:14858	25	4	12			X		3	3	3	No	M-G	4	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		None
439	289	Quercus douglasii	X	12	37.69911184	36	10	8			X		3	2	2.5	No	M-G	4	3.25	6	15		HDD	12	#N/A	MODERATE						SAVE		None
440		Quercus douglasii	X	22	69.11503838	29	15	27		Sites of Decay	X		2	2	2	No	M-G	4	3	11	27.5		HDD	22	#N/A	MODERATE						SAVE		None
441		Prunus domestica		5	15.70796327	10	1	1		Drought Stress	X		1	1	1	No	P-M	2	1.5	2.5	6.25		HDD	5	#N/A	LOW						SAVE		None
442	241	Quercus agrifolia	X	24	75.39822369	37	36	40				X	5	5	5	No	G	5	5	12	30		HDD	24	#N/A	HIGH						SAVE		None
443	242	Quercus agrifolia	X	16	50.26548246	31	21	18		Poor Tree Structure	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH						SAVE		None
444		Quercus lobata	X	14	43.98229715	30	26	12		Dead	X		1	1	1	No	M	3	2	7	17.5		HDD	14	#N/A	LOW						REMOVE	1	
445		Quercus agrifolia	X	20	62.83:85307	36	30	26			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						SAVE		None
446		Quercus agrifolia	X	16	50.26548246	38	24	23			X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH						SAVE		None
447	246	Quercus agrifolia	X	20	62.83:85307	38	30	27			X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH						SAVE		None
448		Quercus douglasii	X	15	47.1238898	41	27	30		Dead Wood	X		3	3	3	No	M-G	4	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
449	248	Quercus douglasii	X	16	50.26548246	38	24	16		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	8	20		HDD	16	#N/A	MODERATE						SAVE		None
450		Quercus douglasii	X	14	43.98229715	30	23	31			X		3	3	3	No	M-G	4	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
451	302	Quercus douglasii	X	28	87.9645943	47	33	35				X	3	3	3	No	M-G	4	3.5	14	35		HDD	28	#N/A	HIGH						SAVE		None
452		Quercus agrifolia	X	27	84.82300165	35	40	40				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE		None
453	304	Quercus lobata	X	11	34.55751919	28	16	13			X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE		None
610		Quercus douglasii	X	21	65.97344573	36	28	25		Dead Wood	X		4	4	4	No	M-G	4	4	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
611	111	Quercus agrifolia	X	21	65.97344573	32	37	33			X		5	4	4.5	No	G	5	4.75	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
613	560	Quercus douglasii	X	12	37.69911184	34	25	23		Dead Limbs	X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE		None
614	559	Quercus agrifolia	X	19	59.69026042	34	27	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE		None
615	555	Quercus agrifolia	X	12	37.69911184	28	12	10			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE		None
616	557	Quercus agrifolia		7	21.99:14858	27	5	4			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		None
622		Quercus agrifolia		4	12.56637061	14	10	10		Dead	X		1	3	2	No	G	5	3.5	2	5		HDD	4	#N/A	HIGH						REMOVE	1	
623	552	Quercus agrifolia	X	24	75.39822369	34	30	28				X	5	4	4.5	No	G	5	4.75	12	30		HDD	24	#N/A	HIGH						SAVE		None
624		Olea europaea		4	12.56637061	20	10	15			X		4	3	3.5	No	M	3	3.25	2	5		HDD	4	#N/A	MODERATE						SAVE		None
625	551	Quercus agrifolia	X	19	59.69026042	36	25	23			X		5	4	4.5	No	G	5	4.75	9.5	23.75		HDD	19	#N/A	HIGH						SAVE		None
632	134	Quercus lobata	X	39	122.5221135	45	48	33		Dead Limbs		X	4	3	3.5	No	M	3	3.25	19.5	48.75		HDD	39	#N/A	MODERATE						SAVE		Type 1
633	382	Quercus lobata		9	28.27433388	27	8	5		Multiple Leaders	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE		Type 1
634		Quercus agrifolia		7	21.99:14858	18	16	20			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		Type 1
635	136	Quercus lobata	X	12	37.69911184	27	23	16			X		4	4	4	No	M	3	3.5	6	15		HDD	12	#N/A	HIGH						REMOVE	4	
636		Prunus domestica		5	15.70796327	10	12	4		Severe Decline	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE	1	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/16/2025 3:24 PM

I:\4185\10\A\PLANNING\418510CL - LOT 8.DWG

LOT 8

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST*	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
300	Quercus lobata	Valley Oak	19.0	283.53	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400	SAVE
346	Quercus lobata	Valley Oak	21.0	346.36	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,192	$ 600.00	$ 5,800	SAVE
386	Quercus lobata	Valley Oak	15.0	176.72	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ -	$ 600.00	$ 600	REMOVE (5)
387	Quercus douglasii	Blue Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 12,540	$ 600.00	$ 13,100	SAVE
388	Quercus douglasii	Blue Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 4,100	$ 600.00	$ 4,700	SAVE
389	Quercus douglasii	Blue Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ 2,679	$ 600.00	$ 3,300	SAVE
390	Quercus douglasii	Blue Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 23,915.82	$ 16,741	$ 600.00	$ 17,300	SAVE
391	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,592	$ 600.00	$ 2,200	SAVE
392	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,722	$ 600.00	$ 3,300	SAVE
393	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,412	$ 600.00	$ 2,000	REMOVE
396	Quercus douglasii	Blue Oak	13.0	132.73	70	30	70	57%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 4,581	$ 600.00	$ 5,200	SAVE
397	Quercus douglasii	Blue Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 5,120	$ 600.00	$ 5,700	SAVE
398	Quercus douglasii	Blue Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 43,586.58	$ 30,511	$ 600.00	$ 31,100	SAVE
399	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 10,547	$ 600.00	$ 11,100	SAVE
400	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
401	Quercus douglasii	Blue Oak	10.0	78.54	50	30	70	50%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 5,978.95	$ 2,392	$ 600.00	$ 3,000	SAVE
402	Quercus douglasii	Blue Oak	13.0	132.73	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 10,104.43	$ 2,425	$ 600.00	$ 3,000	SAVE
403	Quercus douglasii	Blue Oak	22.0	380.13	30	30	30	30%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 6,945	$ 600.00	$ 7,500	SAVE
404	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
405	Quercus lobata	Valley Oak	10.0	78.54	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 623	$ 600.00	$ 1,200	SAVE
406	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500	SAVE
407	Quercus douglasii	Blue Oak	15.0	176.72	50	30	30	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 4,933	$ 600.00	$ 5,500	SAVE
408	Quercus lobata	Valley Oak	17.0	226.98	50	30	30	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,202	$ 600.00	$ 2,800	SAVE
409	Quercus douglasii	Blue Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 13,560	$ 600.00	$ 14,200	SAVE
410	Quercus douglasii	Blue Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 17,279.18	$ 12,095	$ 600.00	$ 12,700	SAVE
411	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 10,714	$ 600.00	$ 11,300	SAVE
412	Quercus lobata	Valley Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
413	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE (5)
414	Quercus douglasii	Blue Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 21,584.02	$ 13,670	$ 600.00	$ 14,300	SAVE
415	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
416	Quercus lobata	Valley Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
417	Quercus lobata	Valley Oak	22.0	380.13	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 5,698	$ 600.00	$ 6,300	SAVE
418	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
419	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
420	Quercus lobata	Valley Oak	14.0	153.94	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,765	$ 600.00	$ 2,400	SAVE
421	Quercus lobata	Valley Oak	15.0	176.72	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,714	$ 600.00	$ 2,300	SAVE
422	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
423	Quercus lobata	Valley Oak	28.0	615.75	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 7,058	$ 600.00	$ 7,700	SAVE
424	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
425	Quercus douglasii	Blue Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 13,184	$ 600.00	$ 13,800	SAVE
426	Quercus douglasii	Blue Oak	7.0	38.48	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,465	$ 600.00	$ 2,100	SAVE
427	Quercus lobata	Valley Oak	19.0	283.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,750	$ 600.00	$ 4,400	SAVE
428	Quercus douglasii	Blue Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 18,684	$ 600.00	$ 19,300	SAVE
429	Quercus douglasii	Blue Oak	16.0	201.06	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 7,653	$ 600.00	$ 8,300	SAVE
430	Quercus lobata	Valley Oak	18.0	254.47	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,366	$ 600.00	$ 4,000	SAVE
431	Quercus lobata	Valley Oak	8.0	50.27	30	50	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	SAVE
432	Quercus douglasii	Blue Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
433	Quercus douglasii	Blue Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 19,371.81	$ 12,269	$ 600.00	$ 12,900	SAVE
434	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,779	$ 600.00	$ 2,400	SAVE
435	Quercus agrifolia	Coast Live Oak	25.0	490.88	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 7,271	$ 600.00	$ 7,900	SAVE
436	Quercus douglasii	Blue Oak	16.0	201.06	70	70	70	70%	80%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,571	$ 600.00	$ 9,200	SAVE
437	Quercus douglasii	Blue Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 8,520	$ 600.00	$ 9,100	SAVE
438	Quercus douglasii	Blue Oak	7.0	38.48	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 1,660	$ 600.00	$ 2,300	SAVE
439	Quercus douglasii	Blue Oak	12.0	113.10	50	30	70	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,305	$ 600.00	$ 4,900	SAVE
440	Quercus douglasii	Blue Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 28,938.14	$ 10,611	$ 600.00	$ 11,200	SAVE
441	Prunus domestica	Plum	5.0	19.64	10	10	10	10%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 149	$ 600.00	$ 700	SAVE
442	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 10,770	$ 600.00	$ 11,400	SAVE
443	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
444	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600	REMOVE (5)
445	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
446	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
447	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	SAVE
448	Quercus douglasii	Blue Oak	15.0	176.72	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 13,452.65	$ 7,623	$ 600.00	$ 8,200	SAVE
449	Quercus douglasii	Blue Oak	16.0	201.06	50	30	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 6,633	$ 600.00	$ 7,200	SAVE
450	Quercus douglasii	Blue Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 11,718.75	$ 6,641	$ 600.00	$ 7,200	SAVE
451	Quercus douglasii	Blue Oak	28.0	615.75	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 46,875.00	$ 26,563	$ 600.00	$ 27,200	SAVE
452	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200	SAVE
453	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
610	Quercus douglasii	Blue Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 26,367.19	$ 18,457	$ 600.00	$ 19,100	SAVE
611	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 7,330	$ 600.00	$ 7,900	SAVE
613	Quercus douglasii	Blue Oak	12.0	113.10	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 8,609.69	$ 4,879	$ 600.00	$ 5,500	SAVE
614	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
615	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	SAVE
616	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 645	$ 600.00	$ 1,200	SAVE
622	Quercus agrifolia	Coast Live Oak	4.0	12.57	0	50	0	17%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 55	$ 600.00	$ 700	REMOVE (5)
623	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 9,573	$ 600.00	$ 10,200	SAVE
624	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	SAVE
625	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
632	Quercus lobata	Valley Oak	39.0	1194.59	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 31,599.72	$ 20,013	$ 600.00	$ 20,600	SAVE
633	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
634	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500	SAVE
635	Quercus lobata	Valley Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	REMOVE
636	Prunus domestica	Plum	5.0	19.64	10	30	30	23%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 349	$ 600.00	$ 900	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/16/2025 3:24 PM
418510\A\PLANNING\418510CL - LOT 8.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

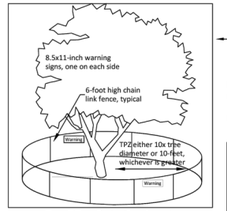
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

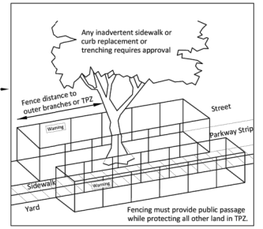
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



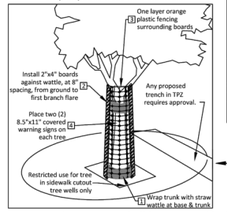
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

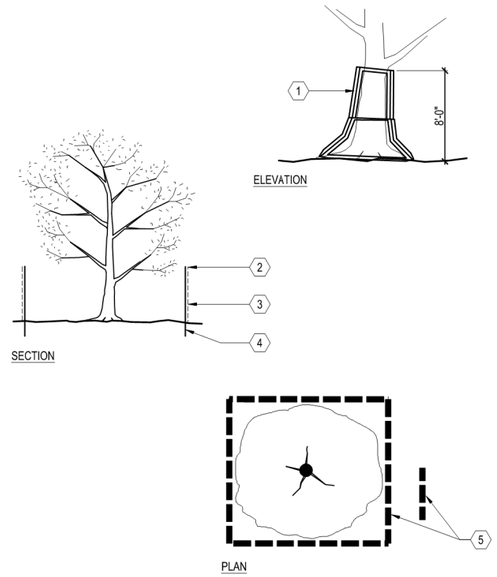


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

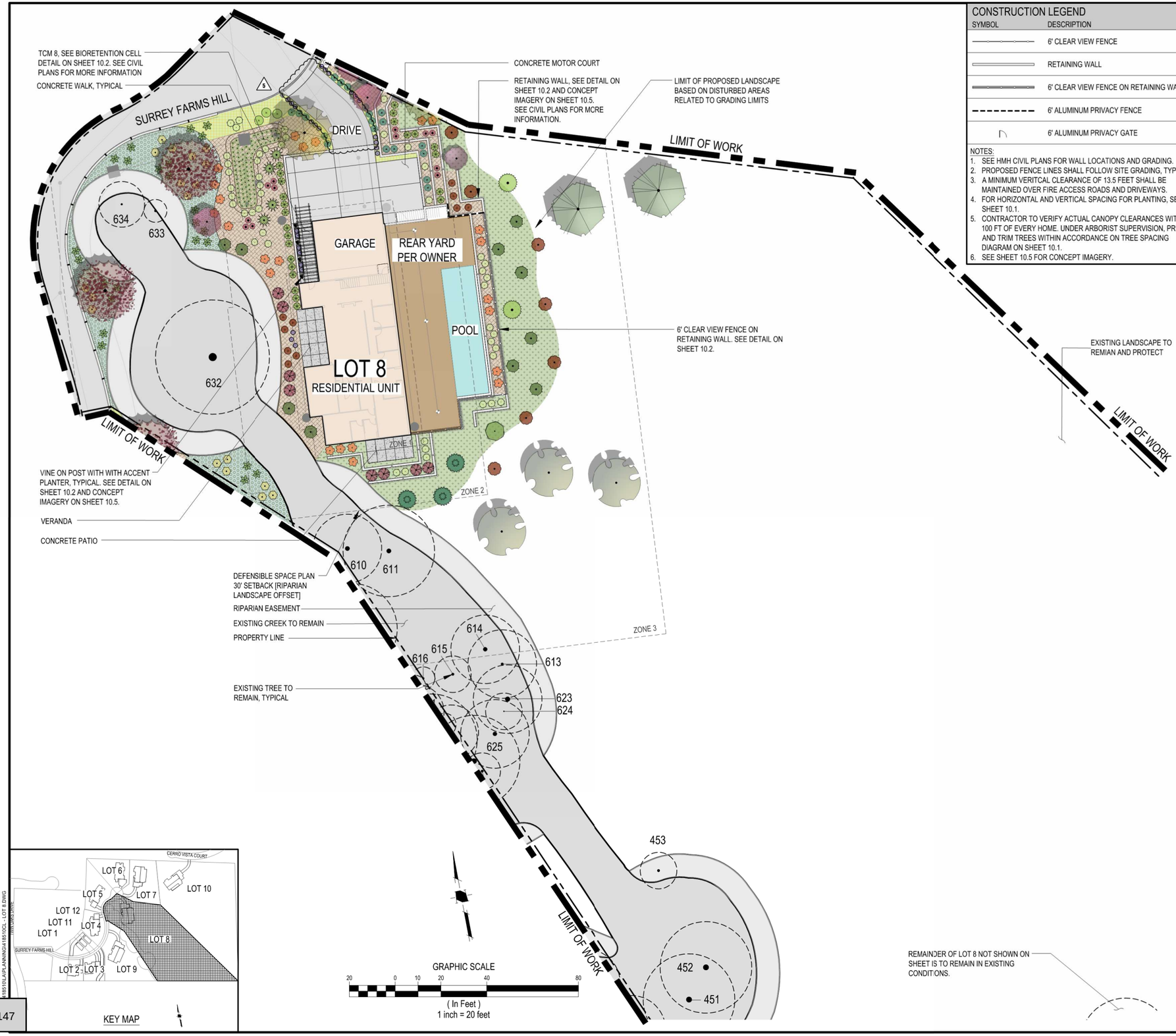
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/16/2025 3:24 PM

4185101\ALP\LANNING\418510CL - LOT 8.DWG



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

VINE LEGEND

SYMBOL	BOTANICAL NAME
	TRACHELOSPERMUM JASMINOIDES

RIPARIAN HABITAT LEGEND

SYMBOL	BOTANICAL NAME
	POLYSTICHUM MUNITUM
	MAHONIA REPENS
	ASARUM CAUDATUM

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

LANDSCAPE PLAN

10.0

PLOTTED: 9/16/2025 3:26 PM

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

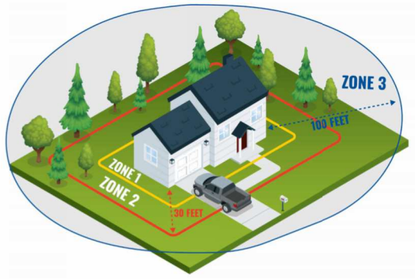
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

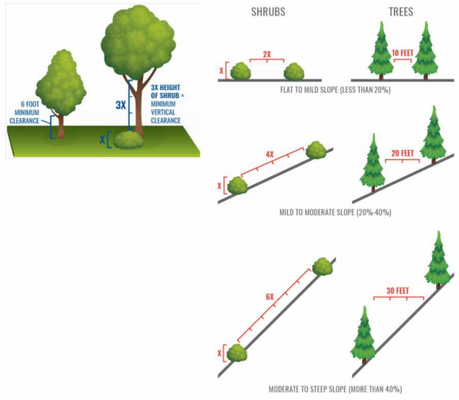
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

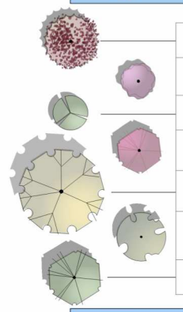
- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



PROPOSED PLANT PALETTE



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	2	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	2	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	1	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	3	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	2	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	20	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	12	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	1	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	24	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	3	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	10	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	10	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	7	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	4	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	23	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	47	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	25	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	2	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	8	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	15	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	90	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				
VINE					SPREAD				
	4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING				
RIPARIAN HABITAT									
	24	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	4' X 4'	M			
	18	MAHONIA REPENS	CREEPING MAHONIA	1 GALLON	2' X 4'	M			
		ASARUM CAUDATUM	WILD GINGER	1 GALLON	1' X 1.5'	M			

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

PLANTING LEGEND AND NOTES

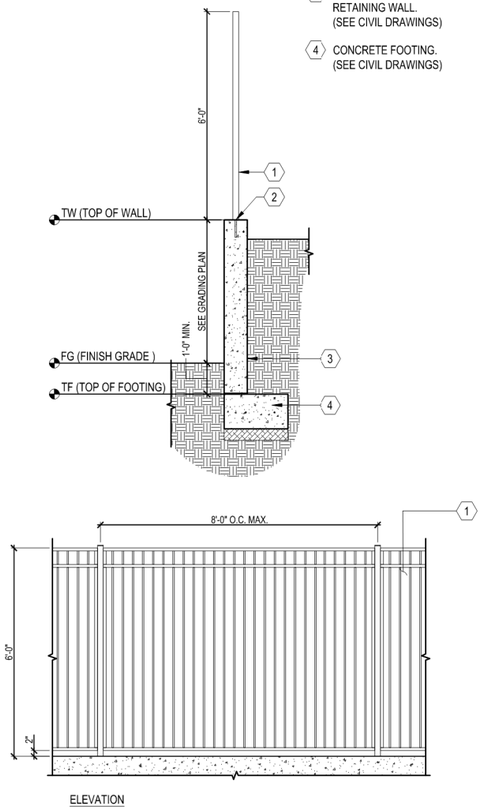
10.1

PLOTTED: 9/16/2025 3:25 PM

I:\418510\LAPLANNING\418510CL - LOT 8.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

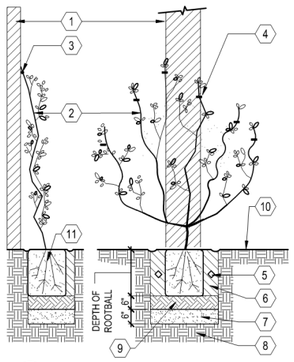
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



I 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

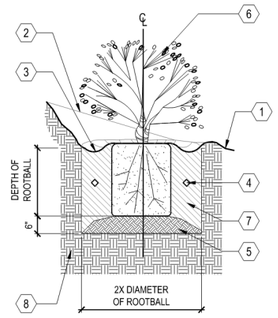
1. TRELLIS OR POST
2. VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISH GRADE
11. ROOTBALL



G VINE PLANTING (ON TRELLIS OR POST)
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

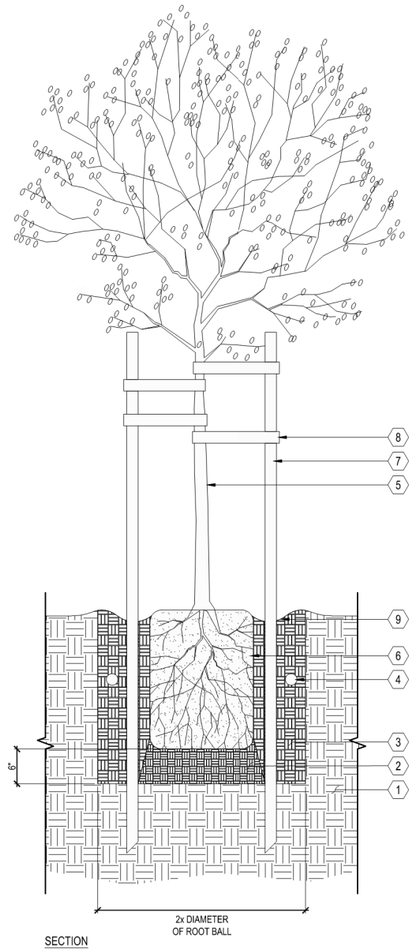
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

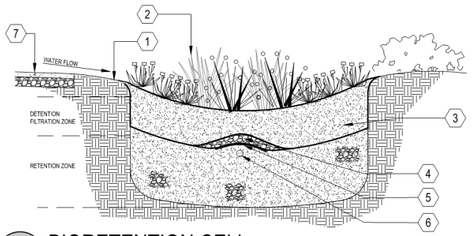
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

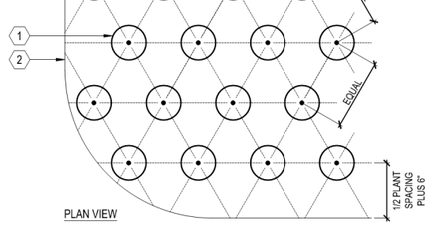
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

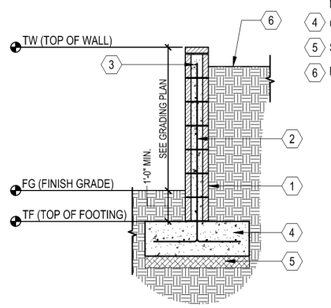
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

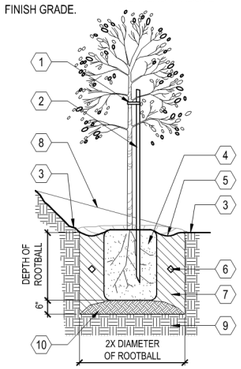
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



H CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

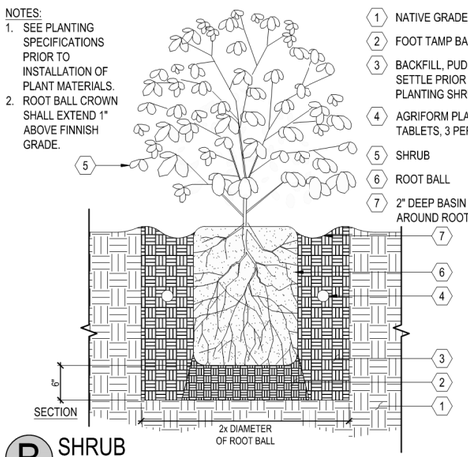
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

LANDSCAPE DETAILS

10.2

PLOTTED: 9/16/2025 3:25 PM
4185\10\LA\PLAN\4185\10CL - LOT 8.DWG

ITEM NO. 1.

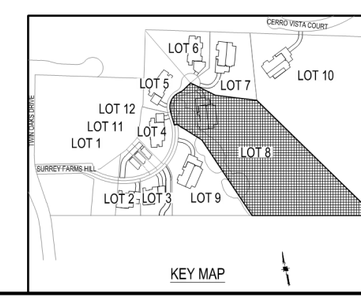


HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-030

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

HYDROZONE PLAN

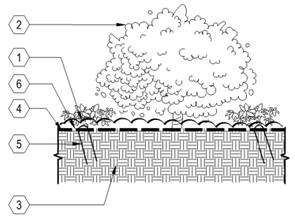
10.3

418510\LA\PLANNING\418510CL - LOT 8.DWG

PLOTTED: 9/16/2025 3:25 PM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

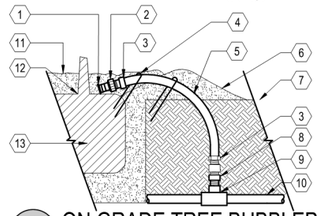
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

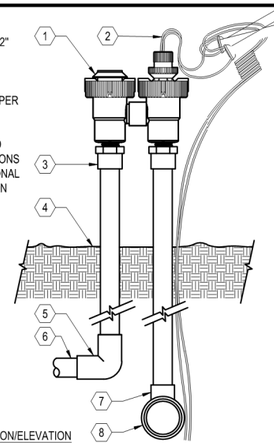
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

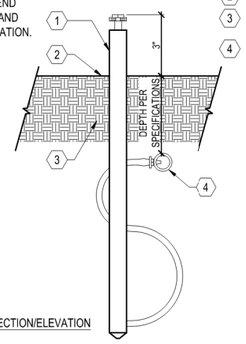
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

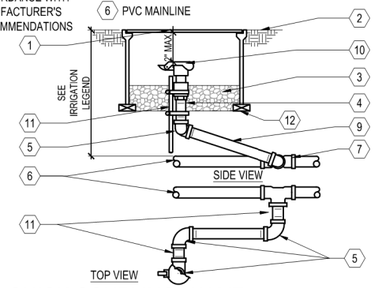
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

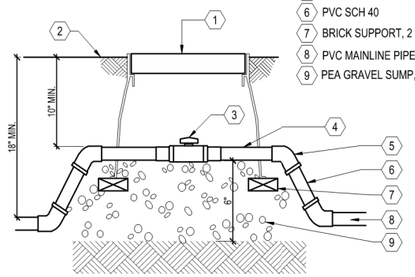
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

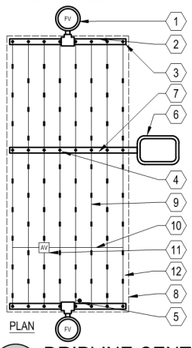
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

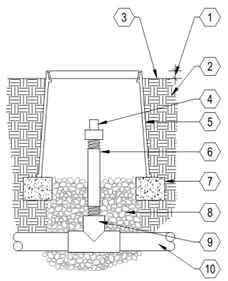
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. P/C FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. P/C SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

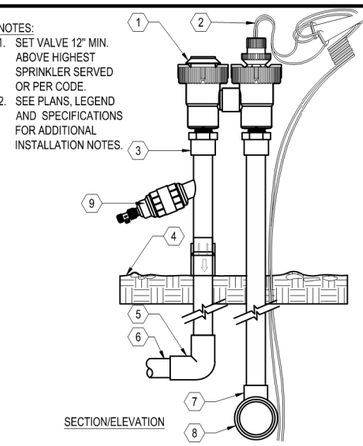
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

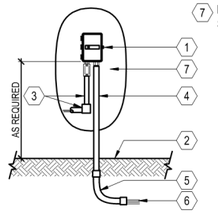
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

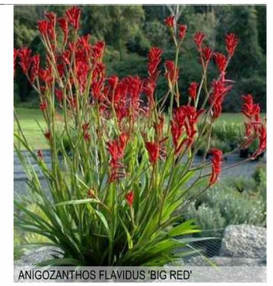
© HMH

IRRIGATION DETAILS

10.4

P:\418510\A\PLANNING\418510CL - LOT 8.DWG
PLOTTED: 9/16/2025 3:26 PM


MIMULUS AURANTICAS


ANIGOZANTHOS FLAVIDUS 'BIG RED'


F ACCENT PLANTER


D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


CAREX DIVULSA

B PLANTING PALETTE


E VINE ON POST


C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK


A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

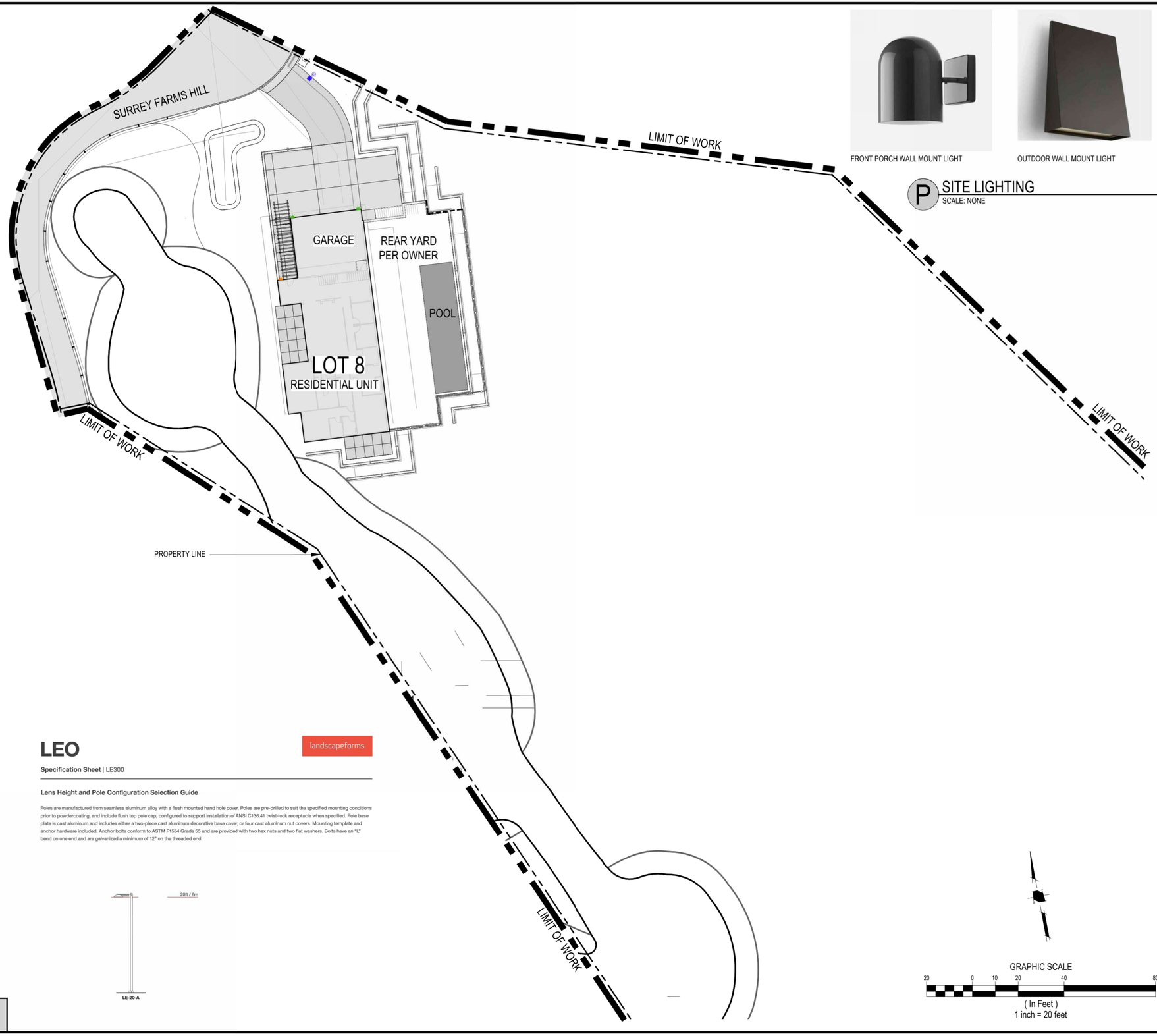
© HMH

CONCEPT IMAGERY

10.5

5

PLOTTED: 9/16/2025 3:26 PM
418510\LA\PLANNING\418510CL - LOT 8.DWG



FRONT PORCH WALL MOUNT LIGHT

OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING
SCALE: NONE

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 8 | APP #S-24-026

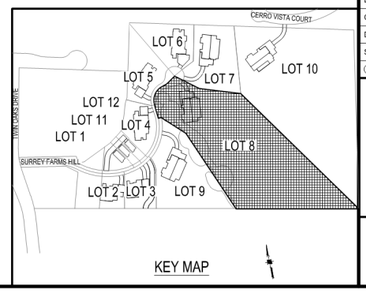
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 8.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

LEO

landscapeforms

Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

P:\418510\A\P\LANNING\418510CL - LOT 8.DWG
PLOTTED: 9/16/2025 3:26 PM

This Page Intentionally Left Blank

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 9 (S-24-031)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A1.3	FLOOR PLANS		AND NOTES
3.1	PRELIMINARY GRADING SECTIONS	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.0	LANDSCAPE PLAN
4.0	UTILITY PLAN	A2.2	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
5.0	STORMWATER CONTROL PLAN	A3.0	BUILDING SECTIONS	10.2	LANDSCAPE DETAILS
5.1	STORMWATER CONTROL AND HYDROMODIFICATION DETAILS	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.3	HYDROZONE PLAN
		A4.1	SHADOW ANALYSIS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 9 (S24-031) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	74265	20 acre minimum
Average Slope	21.40%	22.33%	
Reduction Factor	N/A	34.20%	
Net Lot Size	N/A	48855	
Lot Frontage	N/A	178.6'	80'
Lot Depth	N/A	315'	100'
Height	N/A	27'6"	25 max/18' vis
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	3571	
First Floor	N/A	2585	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6531 (including 375 sf countable garage)	6000 sf max allowed incl. garage
Garage	N/A	775	
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	7.2%	NA
Setbacks			
Front	N/A	70.66'	30'
Side	N/A	20.2'	20'
Side	N/A	79.5'	20'
Rear	N/A	118.7'	25'
Parking	N/A	2 spaces garage, 2 on-site guest	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 1.70-ACRE PROPOSED LOT 9 (S-24-031) OF SUBDIVISION APPLICATION M-24-013. LOT 9 INCLUDES 6 BEDROOMS (1 FLEX ROOM) AND 6 BATHROOMS. LOT 9 IS PROPOSED AS MARKET RATE FOR SALE.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 9.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

TITLE SHEET

1.0

PLOTTED: 9/18/2025 2:11 PM

C:\Users\dmorsilli\Documents\418510PLPERMITLOT 9\PERMIT\418510TS_LOT 9.DWG

EXHIBIT 24

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

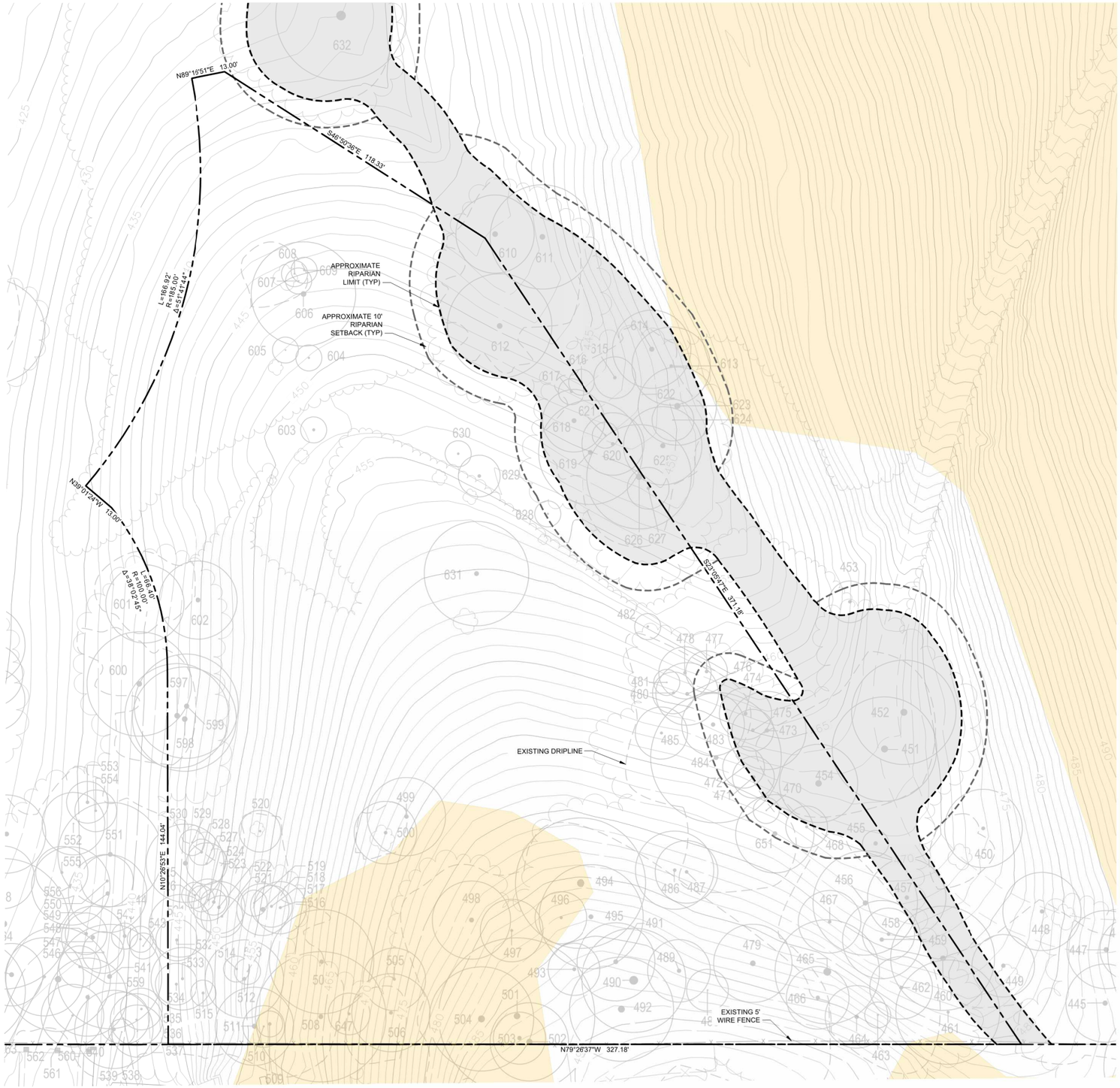
CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

0 10 20 40

1 INCH = 20 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

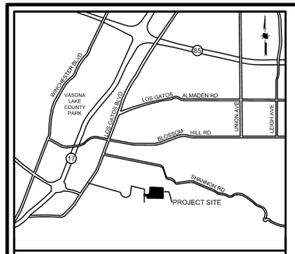
PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 9.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

EXISTING CONDITIONS

2.0

418510PLI\PERMIT\LOT 9\PERMIT\418510EX_LOT 9.DWG
PLOTTED: 9/16/2025 11:42 AM



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 9.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	OB
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 3:59 PM
I:\4185\16\PLI\PERMIT\LOT 9\PERMIT\4185\10SP OVERALL_LOT 9.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA OVER 30% SLOPE
- LANDSLIDE HAZARD AREA

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT

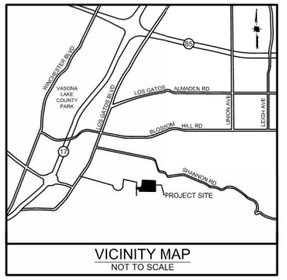
NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 10 20 40

1 INCH = 20 FEET

LOT AREA	74265 SF/ 1.70 ACRES
EXISTING CONTOUR LENGTHS	15866.56
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	21.40%
PROPOSED CONTOUR LENGTHS	16550.41
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	22.33%



VICINITY MAP
NOT TO SCALE

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
454	Quercus agrifolia	Coast Live Oak	26.0	26	30		X	4	HIGH	SAVE	
455	Snag	Snag	16.0	8	1	X		1		REMOVE	Dead
456	Quercus agrifolia	Coast Live Oak	20.0	45	35	X		3	HIGH	SAVE	
457	Quercus douglasii	Blue Oak	16.0	45	30	X		3	HIGH	SAVE	
458	Quercus douglasii	Blue Oak	11.0	35	18	X		2	MODERATE	SAVE	Severe Decline
459	Quercus agrifolia	Coast Live Oak	15.0	45	30	X		2	HIGH	SAVE	Severe Decline
460	Quercus agrifolia	Coast Live Oak	21.0	36	38	X		4	HIGH	SAVE	
461	Quercus agrifolia	Coast Live Oak	10.0	27	35	X		3	HIGH	SAVE	
462	Quercus agrifolia	Coast Live Oak	14.0	38	23	X		4	HIGH	SAVE	
463	Quercus agrifolia	Coast Live Oak	5.0	15	10	X		3	HIGH	SAVE	Crowded Growing Conditions
464	Quercus agrifolia	Coast Live Oak	15.0	30	22	X		4	HIGH	SAVE	Poor Tree Structure
465	Quercus agrifolia	Coast Live Oak	32.0	47	38		X	4	HIGH	SAVE	
466	Quercus agrifolia	Coast Live Oak	16.0	31	22	X		4	HIGH	SAVE	Crowded Growing Conditions
467	Quercus agrifolia	Coast Live Oak	11.0	38	24	X		4	HIGH	SAVE	
468	Quercus agrifolia	Coast Live Oak	9.0	26	15	X		3	HIGH	SAVE	
470	Quercus lobata	Valley Oak	3.0	23	6	EXEMPT		2	LOW	SAVE	Severe Decline
471	Quercus agrifolia	Coast Live Oak	14.0	30	16	X		4	HIGH	SAVE	
472	Quercus agrifolia	Coast Live Oak	4.0	21	12	X		3	HIGH	SAVE	
473	Quercus agrifolia	Coast Live Oak	15.0	40	28	X		4	HIGH	SAVE	Dead Wood
474	Quercus agrifolia	Coast Live Oak	13.0	40	18	X		4	HIGH	SAVE	
475	Quercus agrifolia	Coast Live Oak	12.0	37	13	X		4	HIGH	SAVE	Dead Wood
476	Quercus lobata	Valley Oak	13.0	40	21	X		4	HIGH	SAVE	
477	Quercus agrifolia	Coast Live Oak	11.0	30	15	X		5	HIGH	SAVE	
478	Quercus agrifolia	Coast Live Oak	11.0	28	18	X		5	HIGH	SAVE	
479	Quercus agrifolia	Coast Live Oak	21.0	31	26	X		4	HIGH	SAVE	Dead Limbs
480	Quercus agrifolia	Coast Live Oak	10.0	31	15	X		5	HIGH	SAVE	
481	Quercus lobata	Valley Oak	4.0	25	8	X		3	MODERATE	SAVE	Crowded Growing Conditions
482	Quercus agrifolia	Coast Live Oak	7.0	21	10	X		5	HIGH	SAVE	
483	Quercus agrifolia	Coast Live Oak	16.0	42	24	X		4	HIGH	SAVE	
484	Quercus agrifolia	Coast Live Oak	18.0	36	45	X		4	HIGH	SAVE	
485	Quercus agrifolia	Coast Live Oak	9.0	26	20	X		4	HIGH	SAVE	
486	Quercus agrifolia	Coast Live Oak	12.0	24	27	X		4	HIGH	SAVE	Weak Crotch
487	Quercus lobata	Valley Oak	12.0	31	24	X		3	MODERATE	SAVE	Dead Wood
488	Heteromeles arbutifolia	Toyon	4.0	15	15	X		2	LOW	SAVE	Severe Decline
489	Quercus agrifolia	Coast Live Oak	16.0	28	22	X		4	HIGH	SAVE	
490	Quercus agrifolia	Coast Live Oak	36.0	55	40		X	4	HIGH	SAVE	
491	Quercus agrifolia	Coast Live Oak	18.0	33	30	X		4	HIGH	SAVE	
492	Quercus agrifolia	Coast Live Oak	27.0	51	35		X	4	HIGH	SAVE	
493	Quercus agrifolia	Coast Live Oak	13.0	23	18	X		4	HIGH	SAVE	
494	Quercus agrifolia	Coast Live Oak	32.0	40	46		X	4	HIGH	SAVE	
495	Quercus lobata	Valley Oak	17.0	45	35	X		4	MODERATE	SAVE	Dead Limbs
496	Quercus lobata	Valley Oak	9.0	24	18	X		2	LOW	SAVE	Severe Decline
497	Quercus lobata	Valley Oak	10.0	30	22	X		3	MODERATE	SAVE	
498	Quercus agrifolia	Coast Live Oak	17.0	34	30	X		4	HIGH	SAVE	
499	Quercus agrifolia	Coast Live Oak	15.0	26	28	X		5	HIGH	SAVE	
500	Quercus lobata	Valley Oak	12.0	27	23	X		4	MODERATE	SAVE	
501	Quercus agrifolia	Coast Live Oak	26.0	37	60		X	3	HIGH	SAVE	
502	Quercus agrifolia	Coast Live Oak	24.0	40	30		X	4	HIGH	SAVE	
503	Quercus agrifolia	Coast Live Oak	15.0	35	20	X		4	HIGH	SAVE	
504	Quercus agrifolia	Coast Live Oak	27.0	33	35		X	4	HIGH	SAVE	
505	Quercus lobata	Valley Oak	10.0	37	22	X		3	MODERATE	SAVE	Severe Decline
506	Quercus lobata	Valley Oak	14.0	37	27	X		4	MODERATE	SAVE	
507	Quercus lobata	Valley Oak	16.0	40	35	X		4	MODERATE	SAVE	
508	Quercus agrifolia	Coast Live Oak	17.0	30	50	X		5	HIGH	SAVE	
509	Quercus lobata	Valley Oak	11.0	7	1	X		1	LOW	REMOVE	Dead
510	Quercus lobata	Valley Oak	6.0	22	13	X		4	MODERATE	REMOVE	
511	Quercus lobata	Valley Oak	19.0	37	30	X		4	MODERATE	SAVE	
512	Quercus lobata	Valley Oak	13.0	40	27	X		4	MODERATE	SAVE	
513	Quercus agrifolia	Coast Live Oak	3.0	16	5	EXEMPT		4	HIGH	REMOVE	
514	Quercus lobata	Valley Oak	7.0	33	6	X		3	MODERATE	REMOVE	Severe Decline
515	Quercus agrifolia	Coast Live Oak	9.0	5	1	X		1	MODERATE	REMOVE	Dead
516	Quercus agrifolia	Coast Live Oak	10.0	33	18	X		4	HIGH	SAVE	Crowded Growing Conditions
517	Quercus agrifolia	Coast Live Oak	9.0	28	15	X		4	HIGH	REMOVE	Crowded Growing Conditions
518	Quercus lobata	Valley Oak	18.0	32	18	X		4	MODERATE	REMOVE	Dead Wood
519	Quercus agrifolia	Coast Live Oak	5.0	10	8	X		5	HIGH	SAVE	
520	Prunus dulcis	Almond	8.0	15	12	X		1	LOW	REMOVE	Dead
521	Quercus douglasii	Blue Oak	7.0	26	13	X		2	MODERATE	REMOVE	Severe Decline
522	Quercus agrifolia	Coast Live Oak	12.0	27	20	X		4	HIGH	SAVE	
523	Quercus lobata	Valley Oak	11.0	24	1	X		1	LOW	REMOVE	Dead
524	Quercus agrifolia	Coast Live Oak	6.0	15	13	X		4	HIGH	REMOVE	
525	Quercus agrifolia	Coast Live Oak	3.0	20	5	EXEMPT		5	HIGH	REMOVE	
526	Quercus lobata	Valley Oak	7.0	15	1	X		1	LOW	SAVE	Dead Wood
527	Quercus agrifolia	Coast Live Oak	8.0	23	13	X		4	HIGH	SAVE	
528	Quercus agrifolia	Coast Live Oak	10.0	23	10	X		4	HIGH	REMOVE	
529	Quercus agrifolia	Coast Live Oak	5.0	18	10	X		4	HIGH	SAVE	
530	Quercus lobata	Valley Oak	18.0	36	28	X		4	MODERATE	REMOVE	
531	Quercus agrifolia	Coast Live Oak	12.0	38	23	X		4	HIGH	REMOVE	
532	Quercus lobata	Valley Oak	9.0	31	15	X		3	MODERATE	SAVE	Severe Decline
533	Quercus agrifolia	Coast Live Oak	9.0	32	22	X		3	HIGH	SAVE	
534	Quercus lobata	Valley Oak	12.0	32	16	X		3	MODERATE	REMOVE	Dead Wood
597	Quercus agrifolia	Coast Live Oak	21.0	42	37	X		4	HIGH	REMOVE	
598	Quercus lobata	Valley Oak	22.0	25	32	X		3	MODERATE	REMOVE	Crowded Growing Conditions
599	Quercus agrifolia	Coast Live Oak	20.0	47	34	X		5	HIGH	REMOVE	
602	Quercus agrifolia	Coast Live Oak	18.0	30	30	X		5	HIGH	REMOVE	
603	Quercus agrifolia	Coast Live Oak	9.0	16	10	X		5	HIGH	REMOVE	
604	Pyrus calleryana	Ornamental Pear	5.0	7	10	X		2	LOW	REMOVE	Severe Decline
605	Olea europaea	Olive	3.0	7	10	EXEMPT		5	HIGH	REMOVE	
606	Quercus agrifolia	Coast Live Oak	21.0	31	35	X		5	HIGH	REMOVE	
607	Quercus agrifolia	Coast Live Oak	4.0	16	10	X		1	MODERATE	REMOVE	Severe Decline
608	Quercus agrifolia	Coast Live Oak	4.0	16	10	X		1	MODERATE	REMOVE	Severe Decline
609	Quercus agrifolia	Coast Live Oak	5.0	16	10	X		1	MODERATE	REMOVE	Severe Decline
612	Quercus lobata	Valley Oak	22.0	34	38	X		4	MODERATE	SAVE	Dead Wood
617	Quercus agrifolia	Coast Live Oak	9.0	25	8	X		4	HIGH	SAVE	Crowded Growing Conditions
618	Quercus agrifolia	Coast Live Oak	18.0	37	24	X		4	HIGH	SAVE	Co-Dominant Lead
619	Quercus agrifolia	Coast Live Oak	18.0	30	40	X		4	HIGH	SAVE	
620	Quercus agrifolia	Coast Live Oak	14.0	38	23	X		4	HIGH	SAVE	
621	Quercus agrifolia	Coast Live Oak	6.0	35	10	X		4	HIGH	SAVE	
626	Quercus douglasii	Blue Oak	25.0	40	37		X	4	HIGH	SAVE	
627	Quercus agrifolia	Coast Live Oak	12.0	30	12	X		4	HIGH	SAVE	
628	Quercus agrifolia	Coast Live Oak	6.0	13	8	X		5	HIGH	SAVE	
629	Quercus agrifolia	Coast Live Oak	12.0	16	13	X		5	HIGH	REMOVE	
630	Quercus agrifolia	Coast Live Oak	8.0	13	8	X		5	HIGH	REMOVE	
631	Quercus agrifolia	Coast Live Oak	17.0	32	30	X		5	HIGH	REMOVE	
647	Prunus dulcis	Almond	9.0	16	15	X		1	LOW	REMOVE	Dead
651	Quercus agrifolia	Coast Live Oak	17.0	26	30	X		5	HIGH	SAVE	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 9.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 20'

© HMH

SITE PLAN

2.2

PLOTTED: 9/15/2025 2:54 PM

5

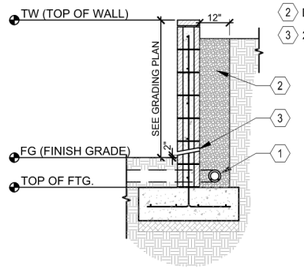
418510\PLUP\PERMIT\418510SP_LOT 9.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE — SD
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET — SS
- STORM DRAIN PIPE (EXISTING) — SD(E)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE — X%
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR — 150
- CONTOUR (EXISTING) — 150
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BW	BOTTOM OF WALL
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX.	MAXIMUM
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL



1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	515	0	3.5	0	4	3	0	515
HOUSE FOOTPRINT	419	15	10.3	0	8	3	0	404
PORCH/PATIO	130	34	6.5	0	4	3	0	96
GARAGE	195	0	8.5	0	4	3	0	195
MISC HARDSCAPE	29	0	4.5	0	4	3	0	29
LANDSCAPE	1289	102	7.3	0	-	-	0	1186
SWIMMING POOL	342	0	11.8	0	4	3	0	342
TOTAL	2919	151	-	-	-	-	0	2767

NOTE: AREA OF DISTURBANCE = 22,650 SF

0 5 10 20
1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

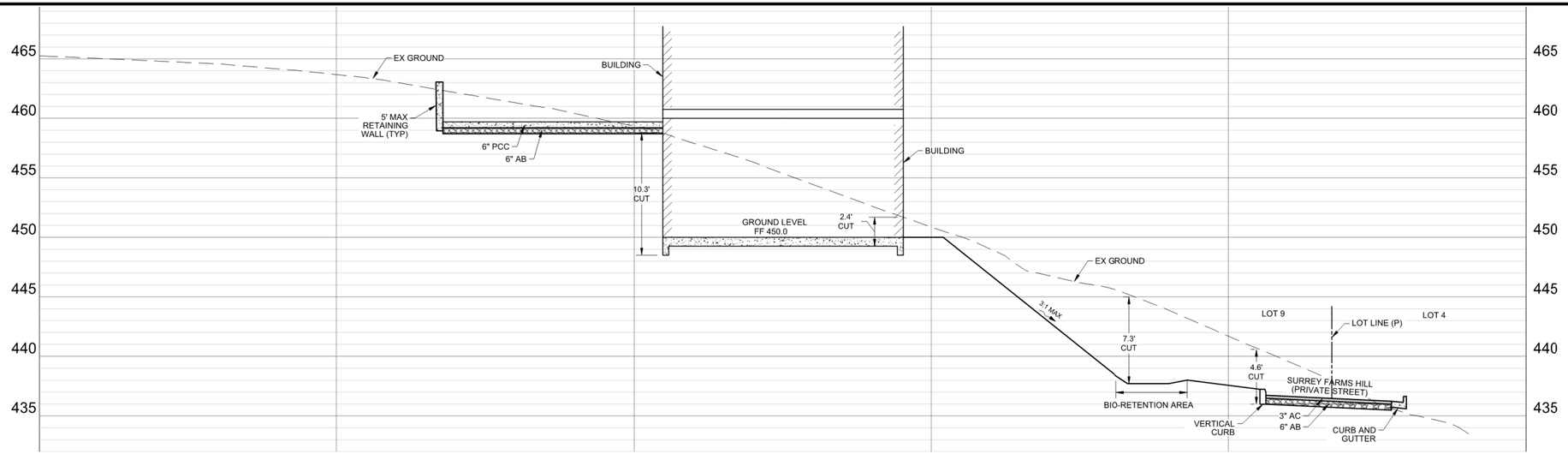
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 9.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

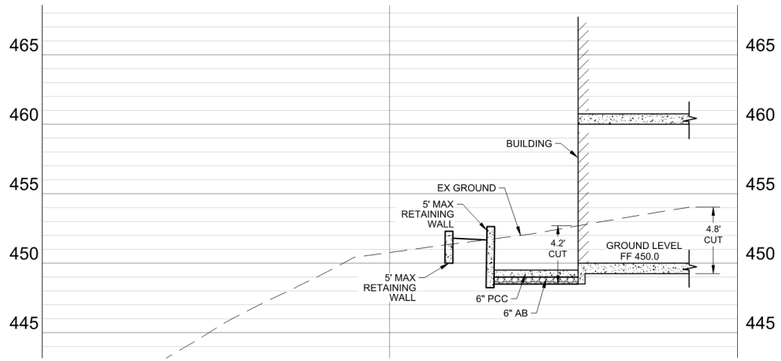
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

PLOTTED: 9/10/2025 3:51 PM
I:\418510\PLI\PERMIT\LOT 9\PERMIT\418510GP_LOT 9.DWG



A SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 9.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/15/2025 3:51 PM
I:\4185\10\PLN\PERMIT\LOT 9\PERMIT\418510GP_LOT 9.DWG

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

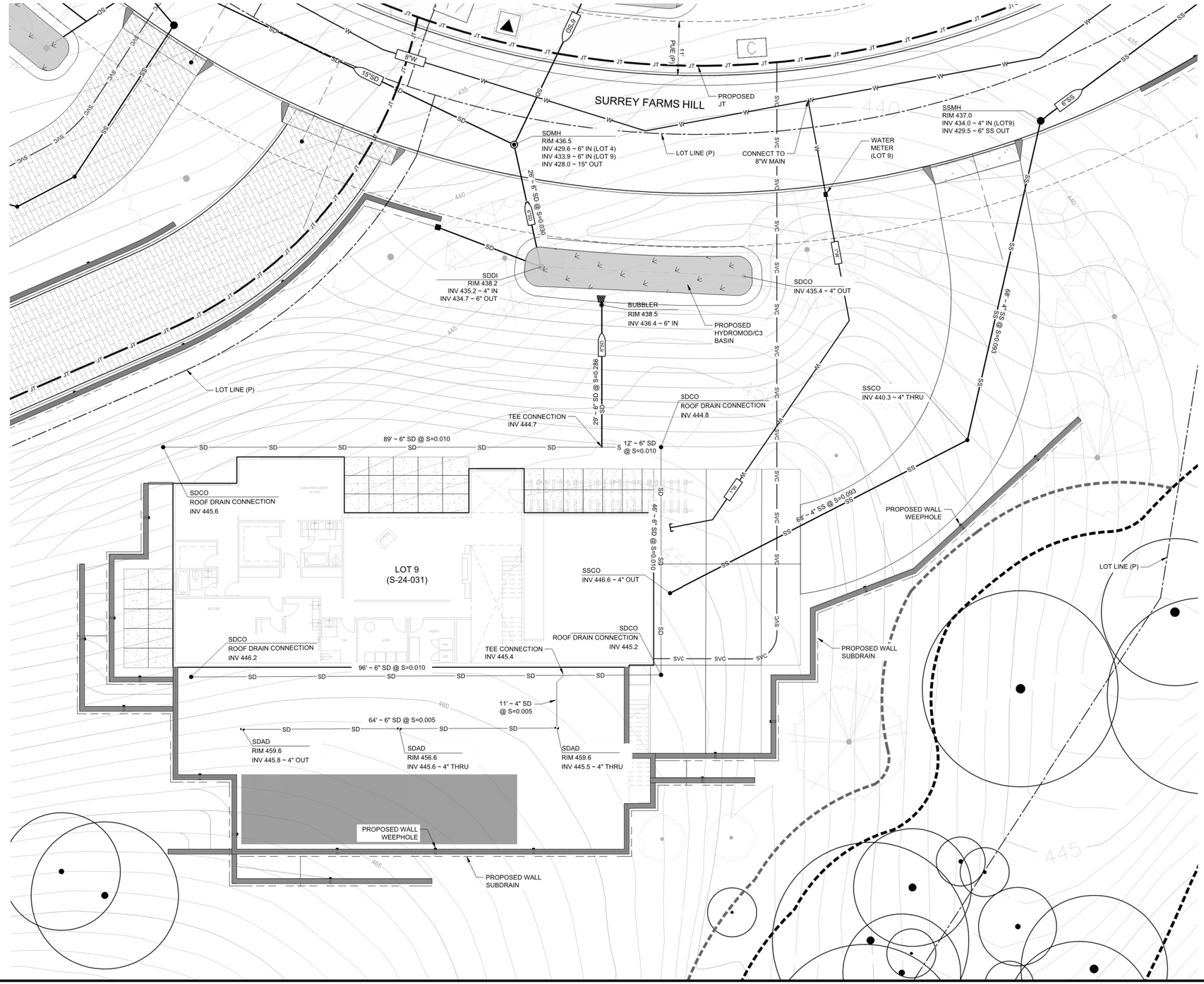
	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E



0 5 10 20

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 9.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 9/15/2025 4:00 PM
I:\418510\PLI\PERMIT\418510UT_LOT 9.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

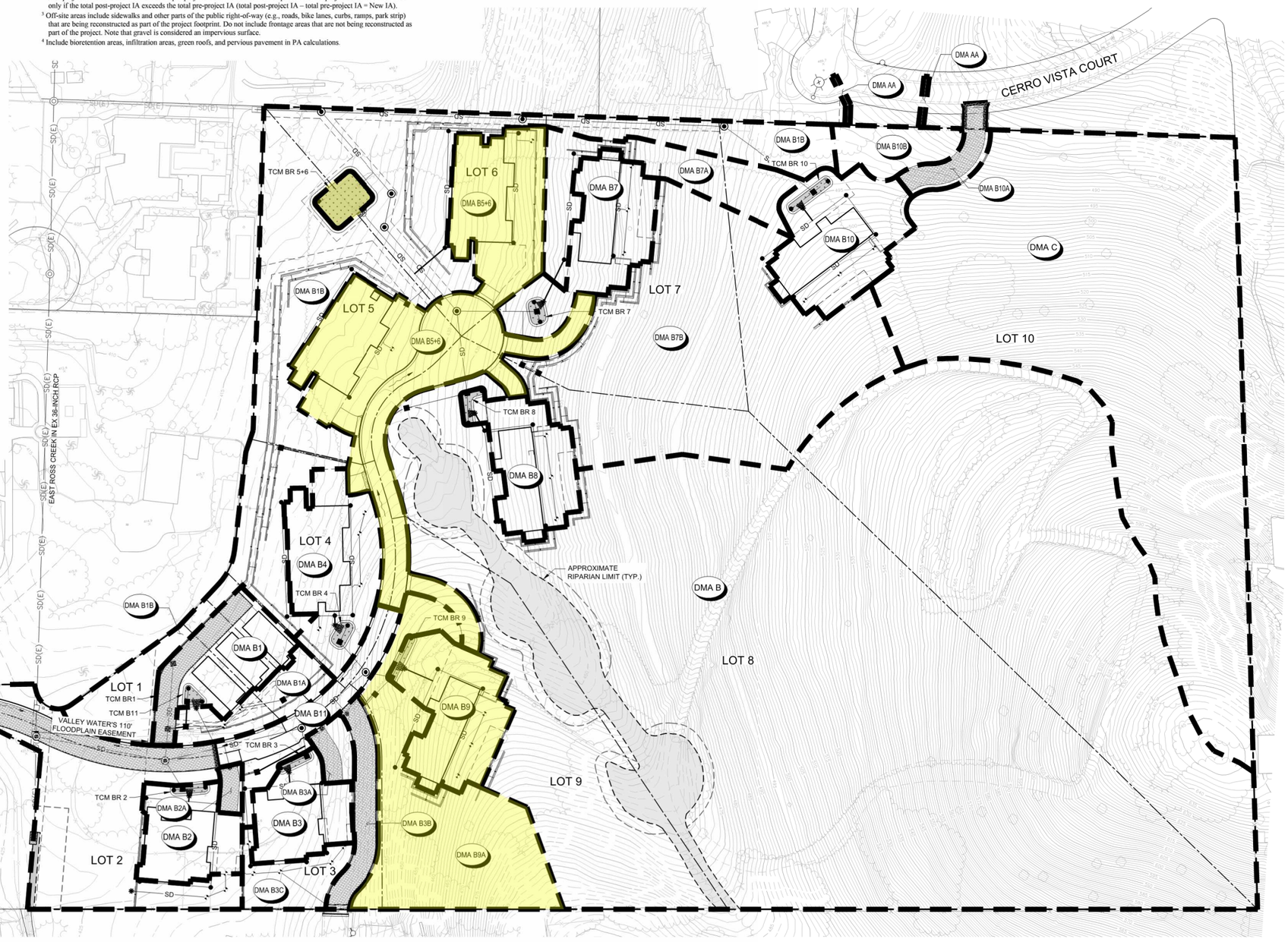
a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%				100	%

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 9.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

P:\4185105\PLUPERMIT\4185105SW_LOT 9.DWG
PLOTTED: 9/15/2025 3:57 PM

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EKJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

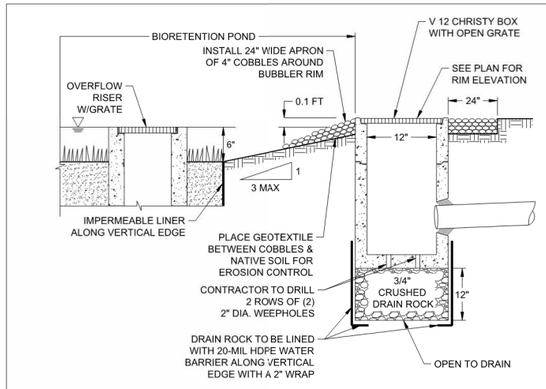
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

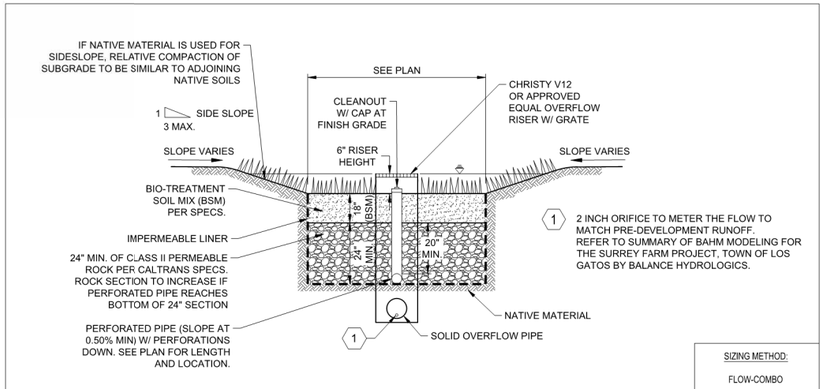
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

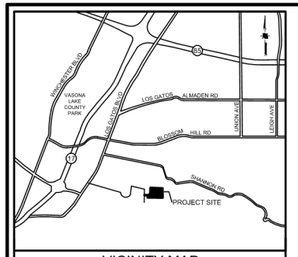
PROJECT NO:	4185.10
CAD DWG FILE:	418510SW_LOT 9.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/15/2025 3:56 PM

418510\PLIPERMIT\4185105SW_LOT 9.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

0 25 50 100
1 INCH = 50 FEET

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 9.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

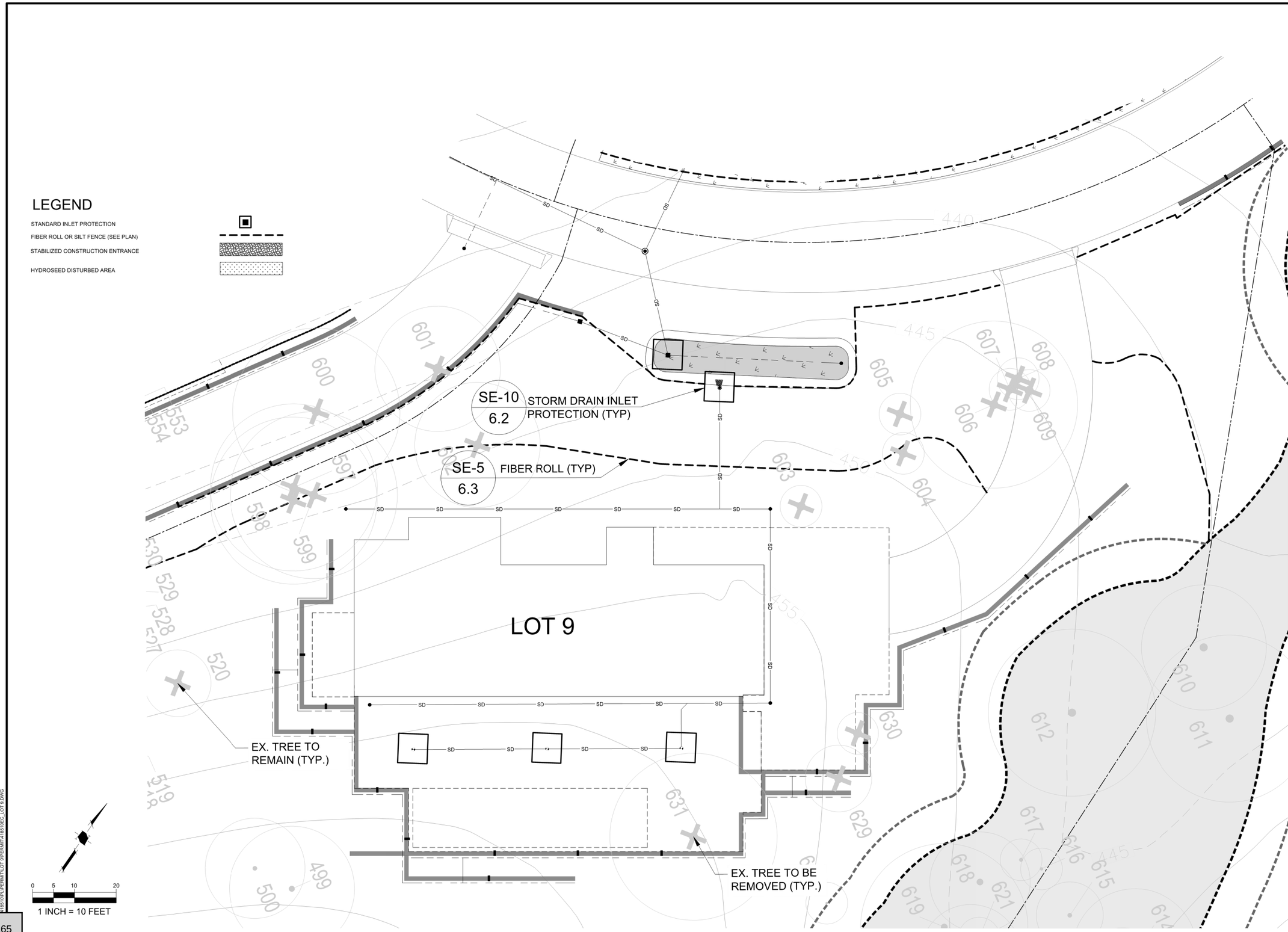
EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 3:42 PM

I:\4185\10\PLI\PERMIT\LOT 9\PERMIT\418510EC_LOT 9.DWG

ITEM NO. 1.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

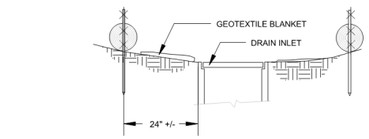
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 9.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

EROSION CONTROL PLAN

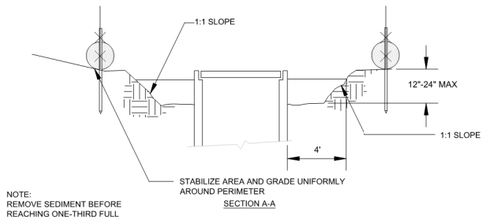
6.1



NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

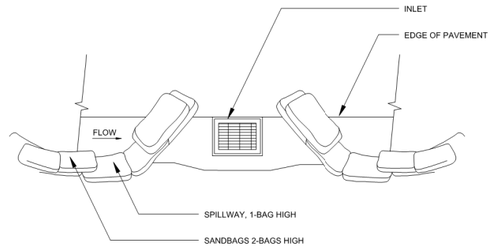
N.T.S.



NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

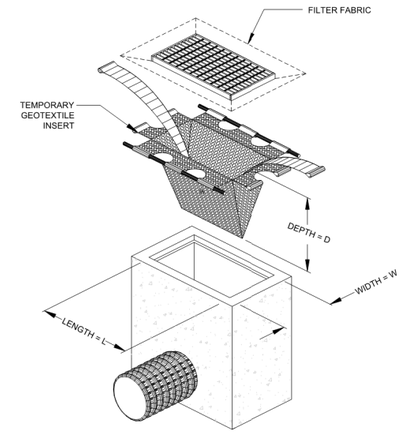
N.T.S.



NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

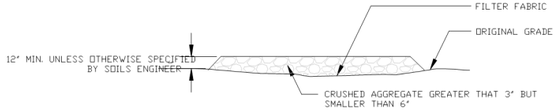
N.T.S.

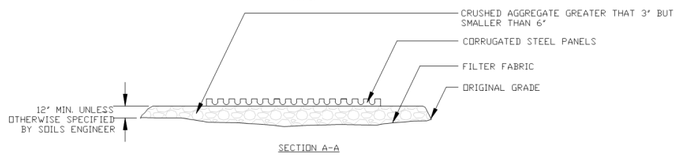


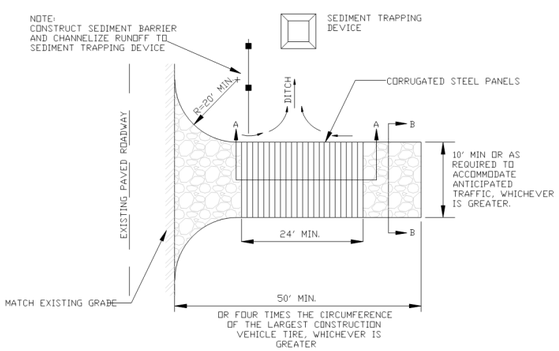
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

N.T.S.

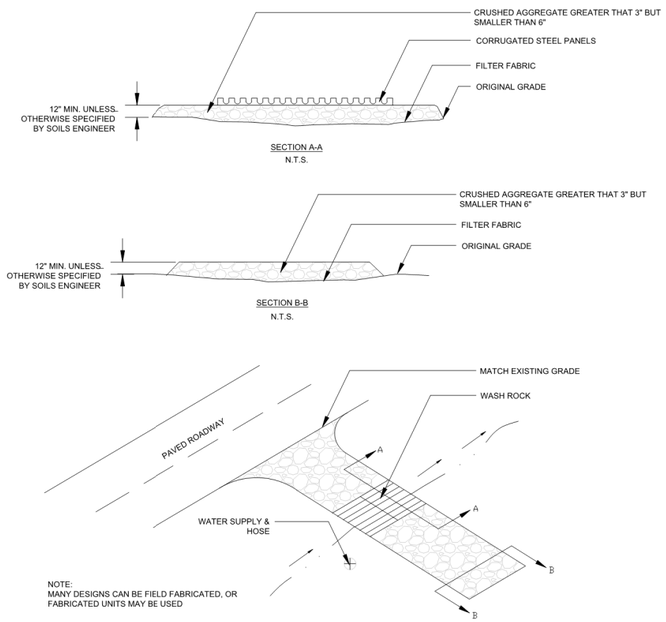






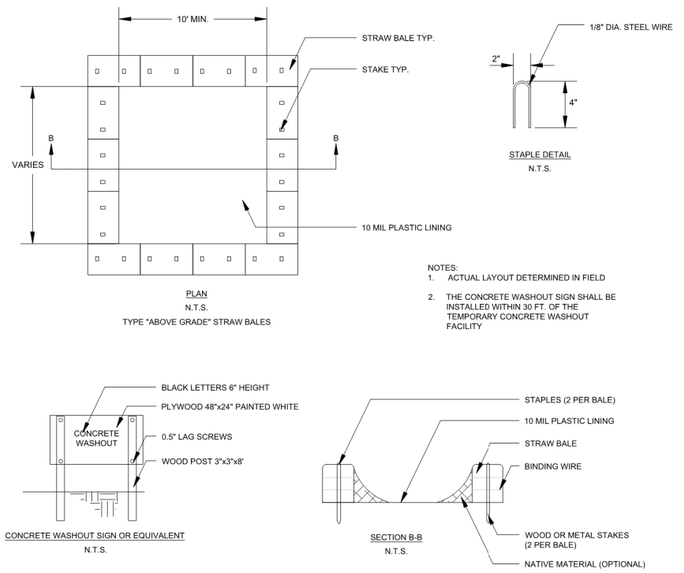
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

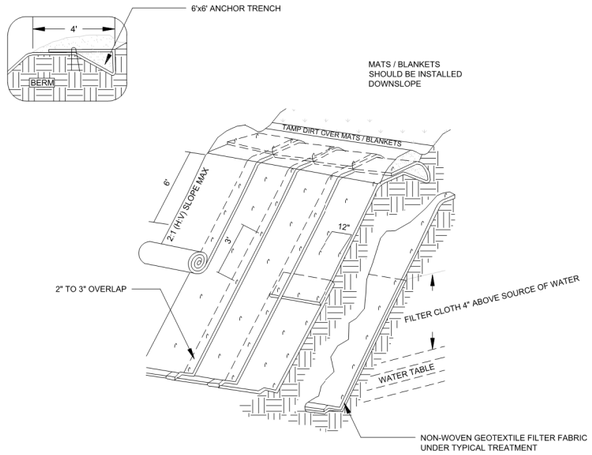
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 9.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

I:\2024\24185\10\PLIP\ERMIT\4185\10EC_LOT 9.DWG
PLOTTED: 9/15/2025 3:40 PM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

N.T.S.

NOTES:

1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

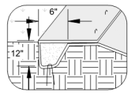
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



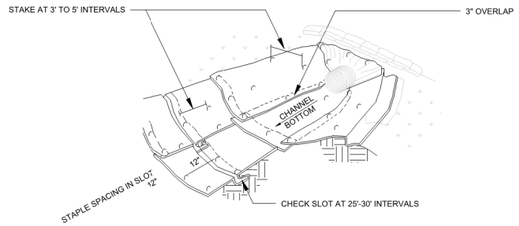
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



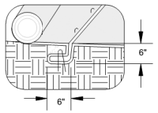
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



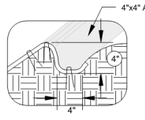
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

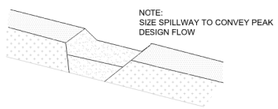
N.T.S.

NOTES:

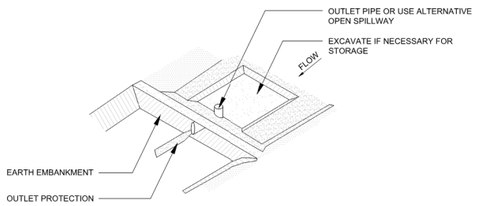
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

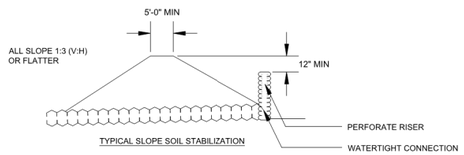
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



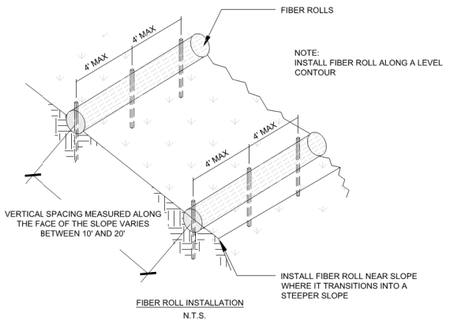
TYPICAL OPEN SPILLWAY





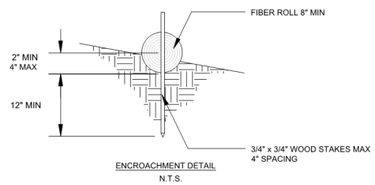
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

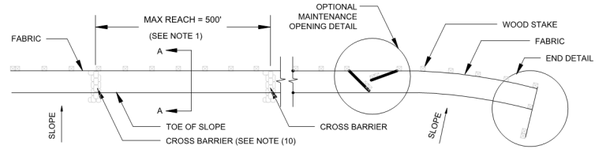


ENCROACHMENT DETAIL

N.T.S.

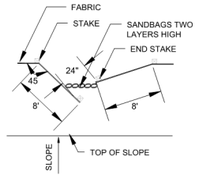
SE-5 FIBER ROLLS

N.T.S.

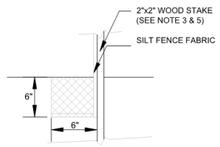


SILT FENCE PLAN

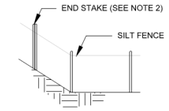
N.T.S.



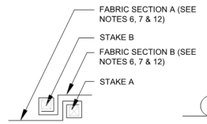
OPTIONAL MAINTENANCE OPENING DETAIL



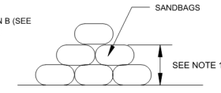
DETAIL A



END DETAIL

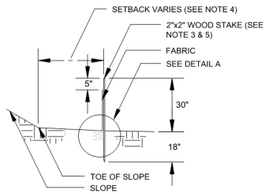


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

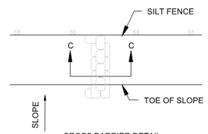
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

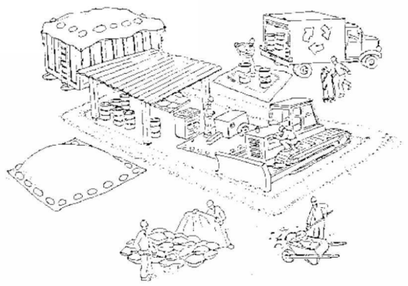
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 9.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

EROSION CONTROL DETAILS

6.3

I:\4185\10\PLUPERMIT\LOT 9\PERMIT\418510EC_LOT 9.DWG
PLOTTED: 9/15/2025 3:40 PM

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils



- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

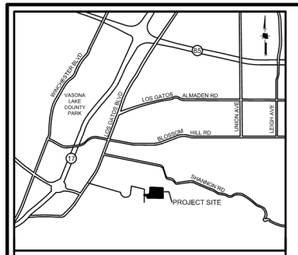
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 9.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

BASMAA

6.4

PLOTTED: 9/15/2025 3:39 PM
418510\PLP\ERMIT\LOT 9\PERMIT\418510EC_LOT 9.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

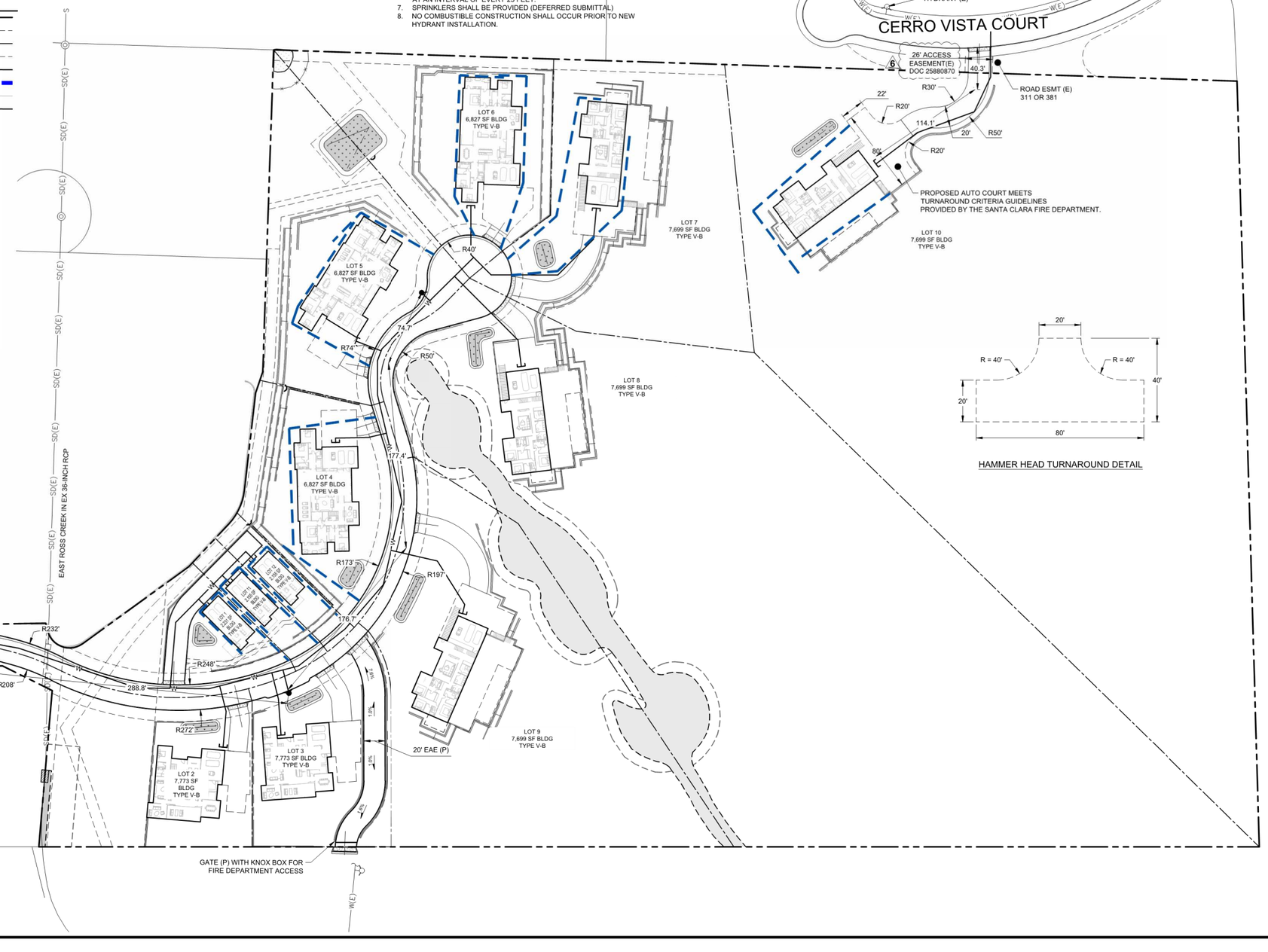
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

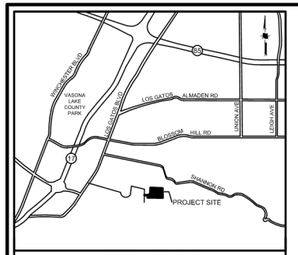
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 9.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

I:\418510\PLI\PERMIT\LOT 9\PERMIT\418510FA_LOT 9.DWG
PLOTTED: 10/23/2025 4:44 PM



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

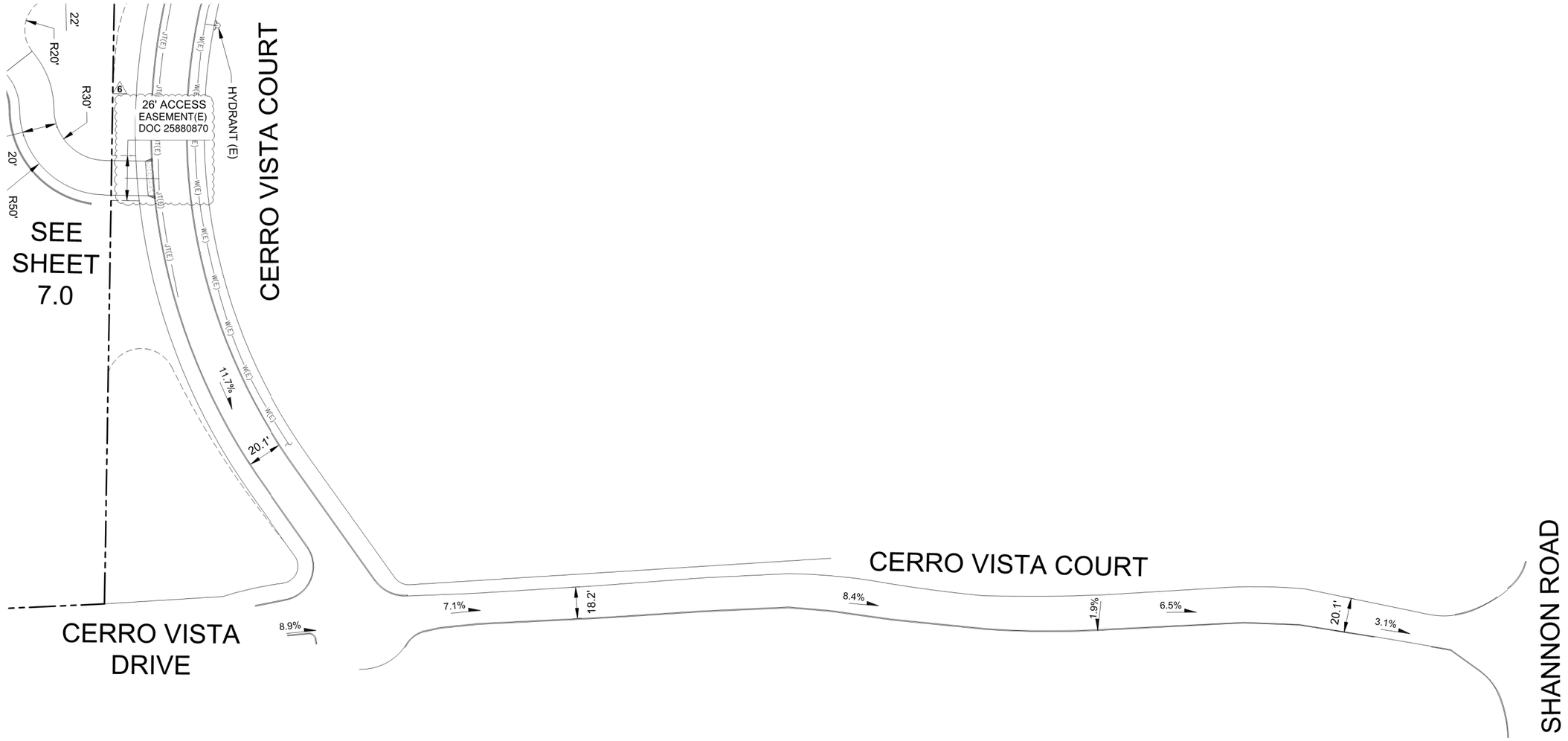
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 9
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 9.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

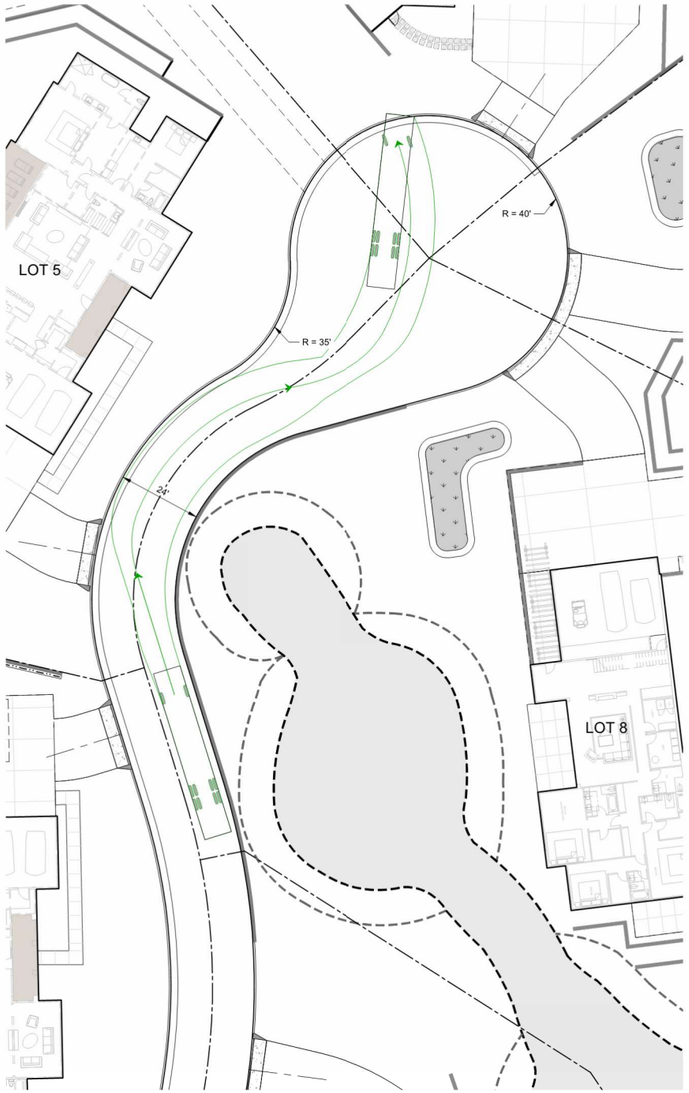
FIRE ACCESS PLAN

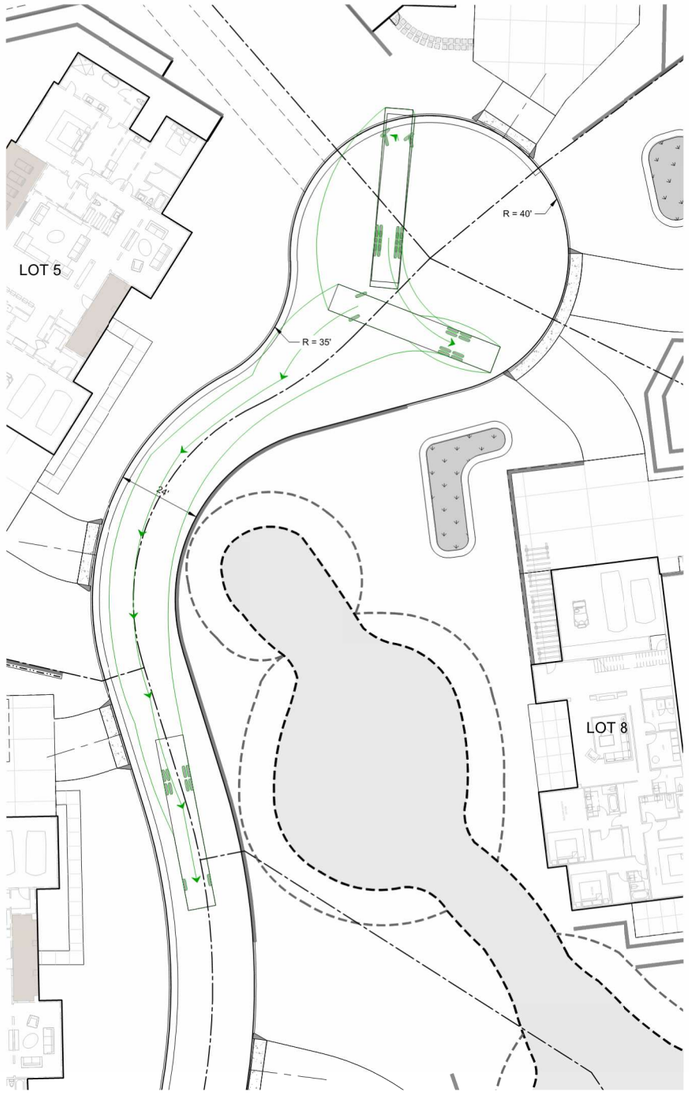
7.1

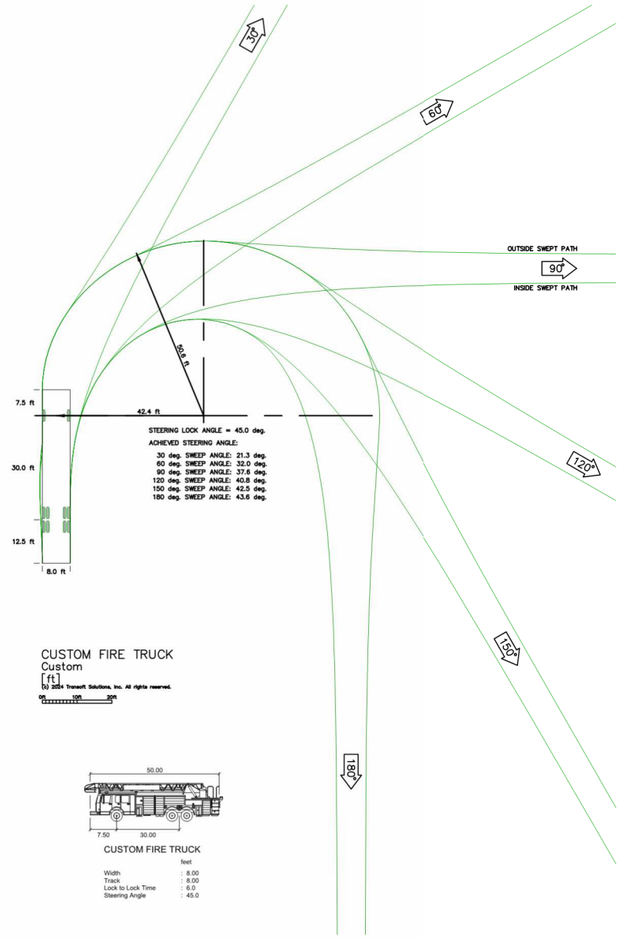
PLOTTED: 10/23/2025 4:43 PM

J:\418510\PLI\PERMIT\418510FA_LOT 9\PERMIT\418510FA_LOT 9.DWG

ITEM NO. 1.

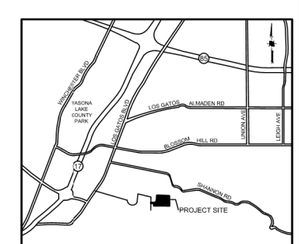






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 9 (S-24-031)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 9.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

418510\PL\PERMIT\LOT 9\PERMIT\418510FA_LOT 9.DWG

PLOTTED: 9/15/2025 3:45 PM



PLANNING APPLICATION - LOT 9 (S-24-031) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 9 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

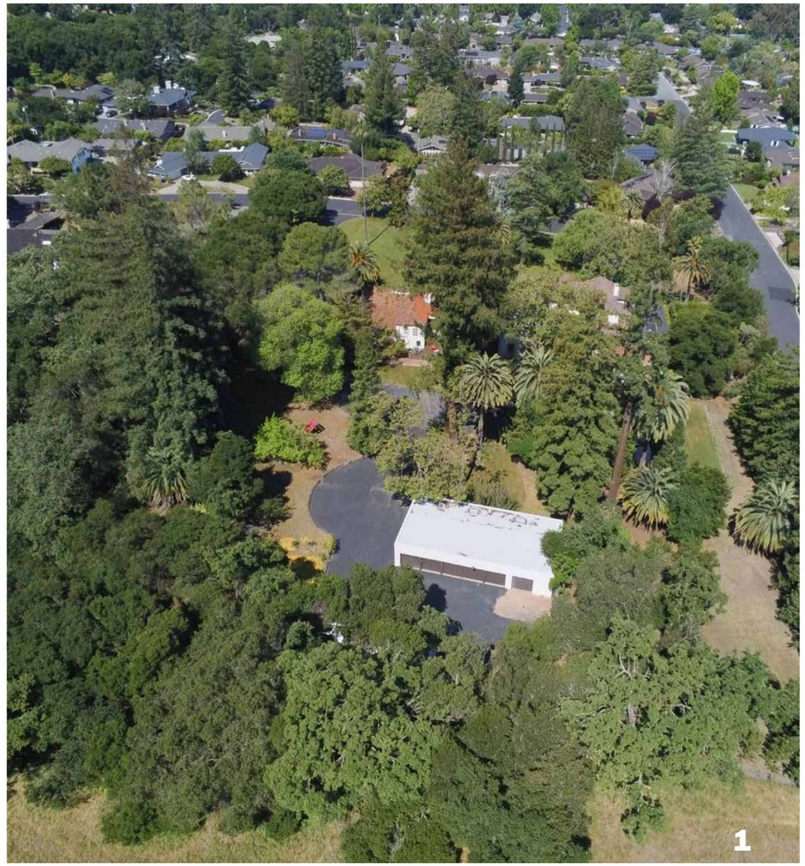


LOCATION PLAN:

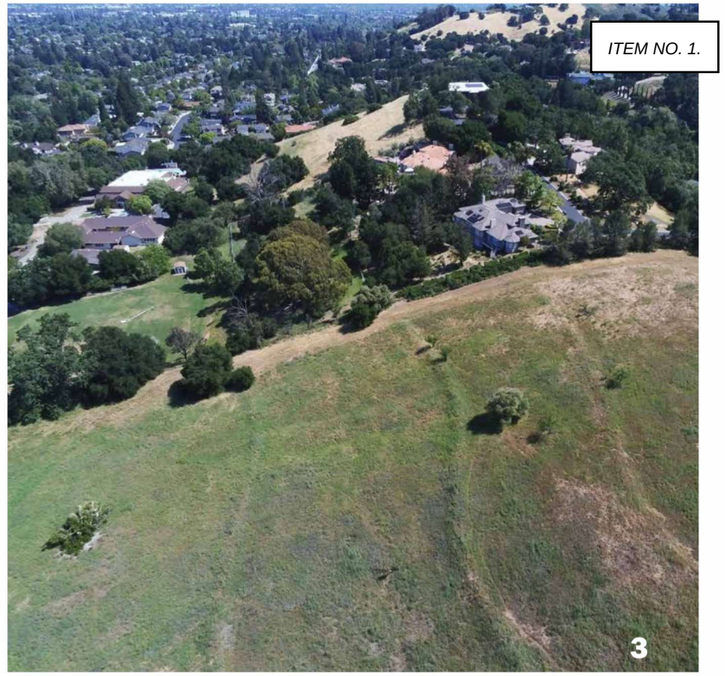


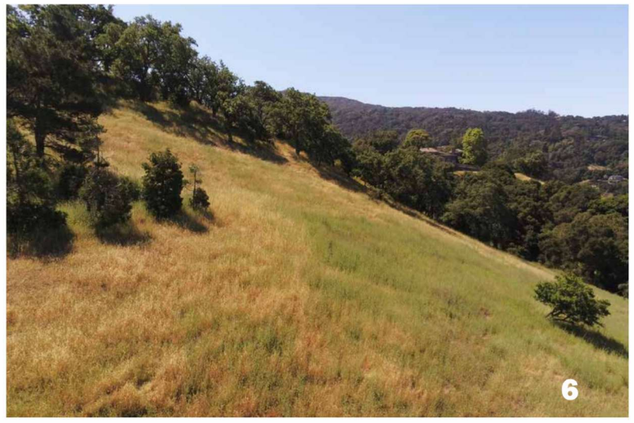
VICINITY MAP:



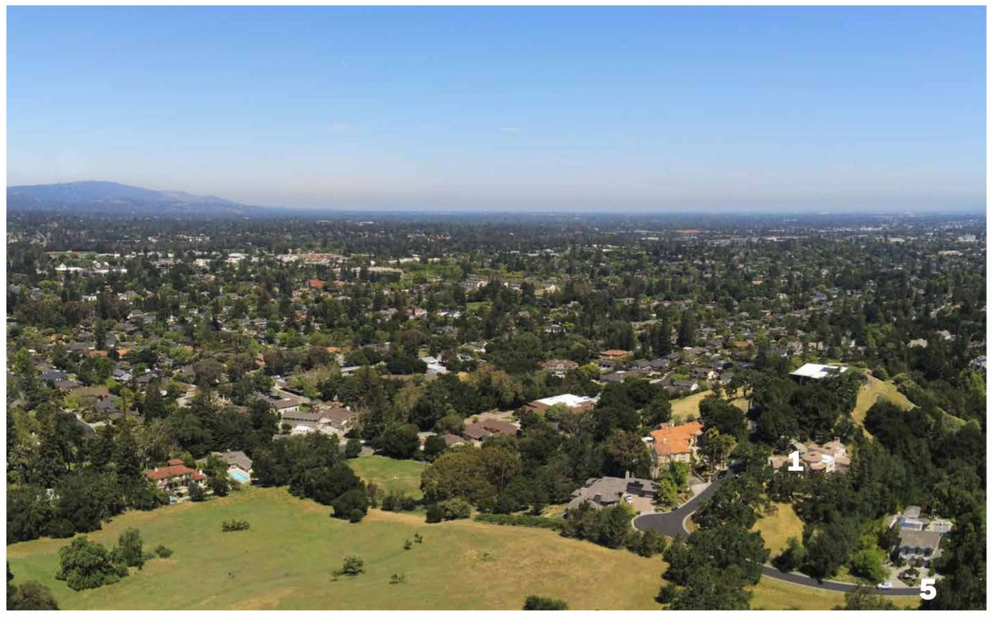

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type C

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**

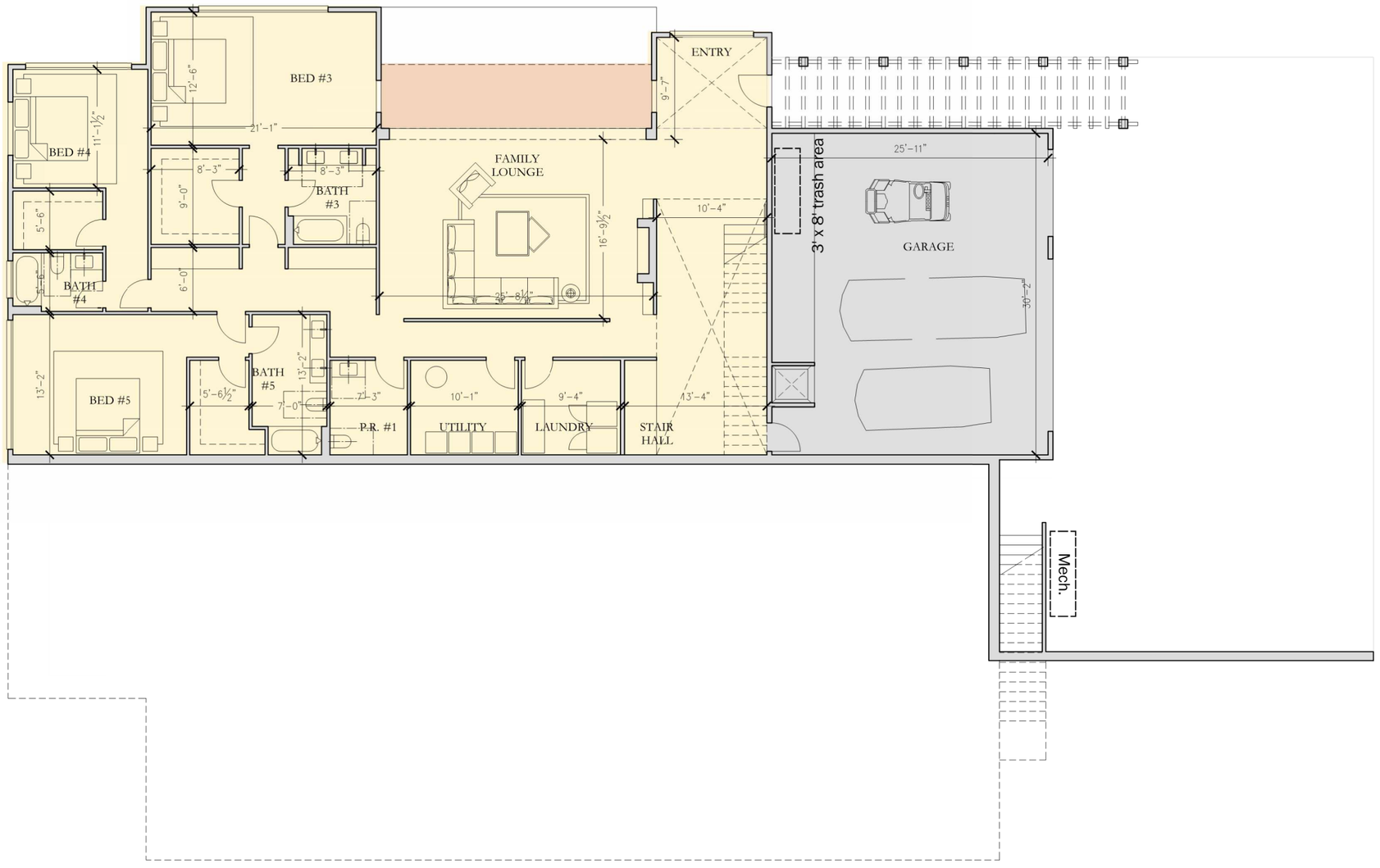


PLATFORM
architecture planning research

SURREY FARMS
Los Gatos, CA

Lot 9 - Siteplan & Lower Level Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



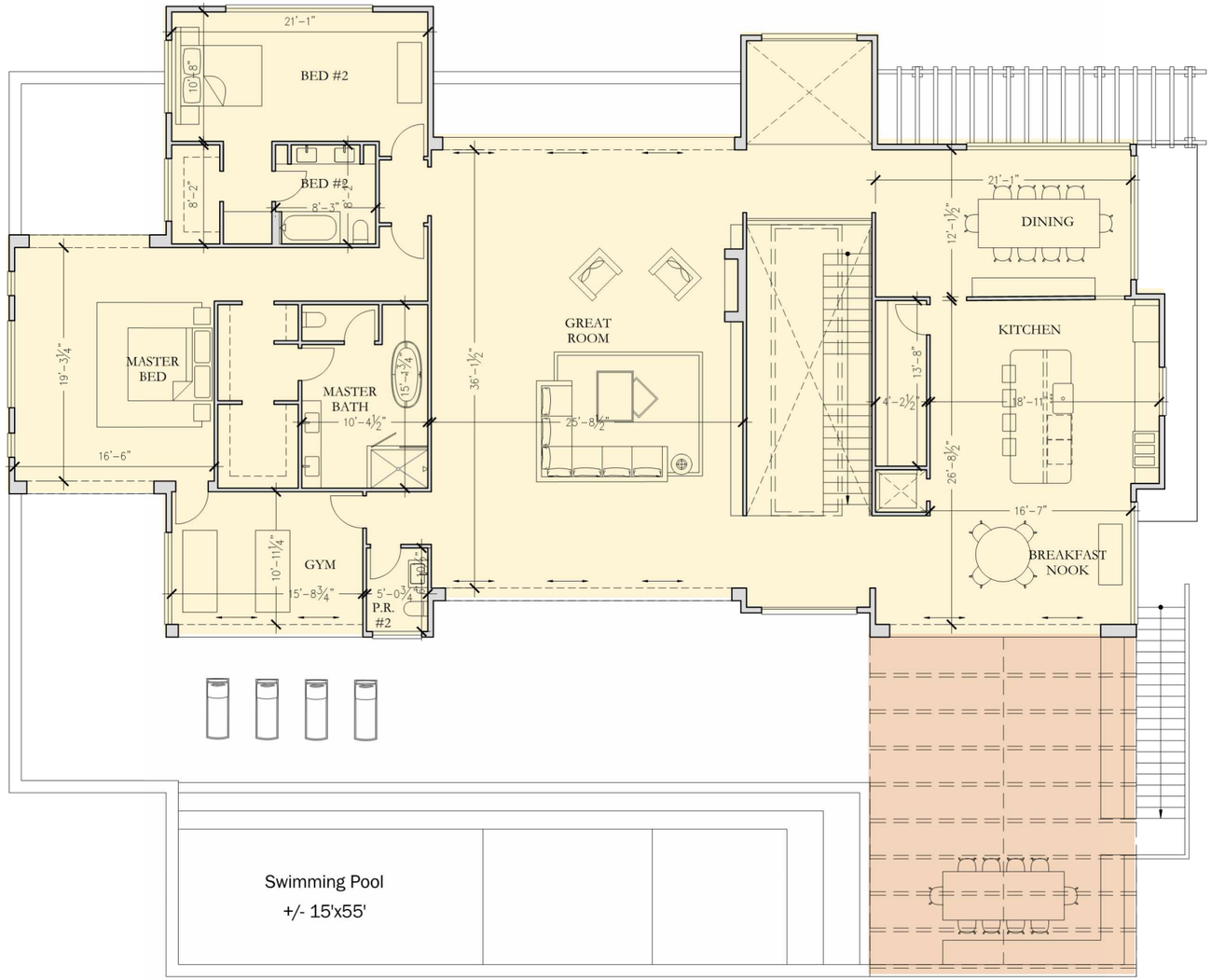
Ground Floor Plan

0 6 12 18

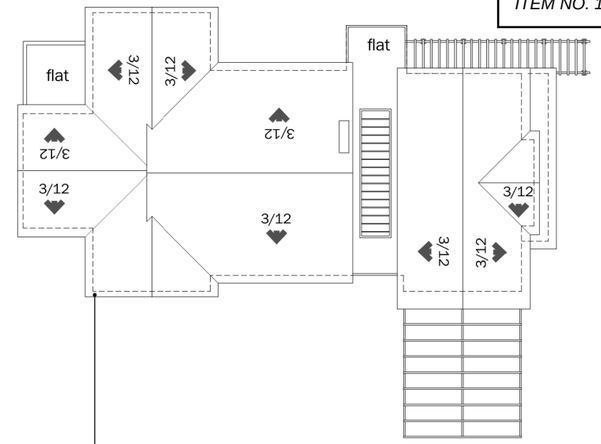
3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**





2nd Floor Plan



Roof Plan (NTS)

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio.43200850 (see section no attic space qualifies on this plan)

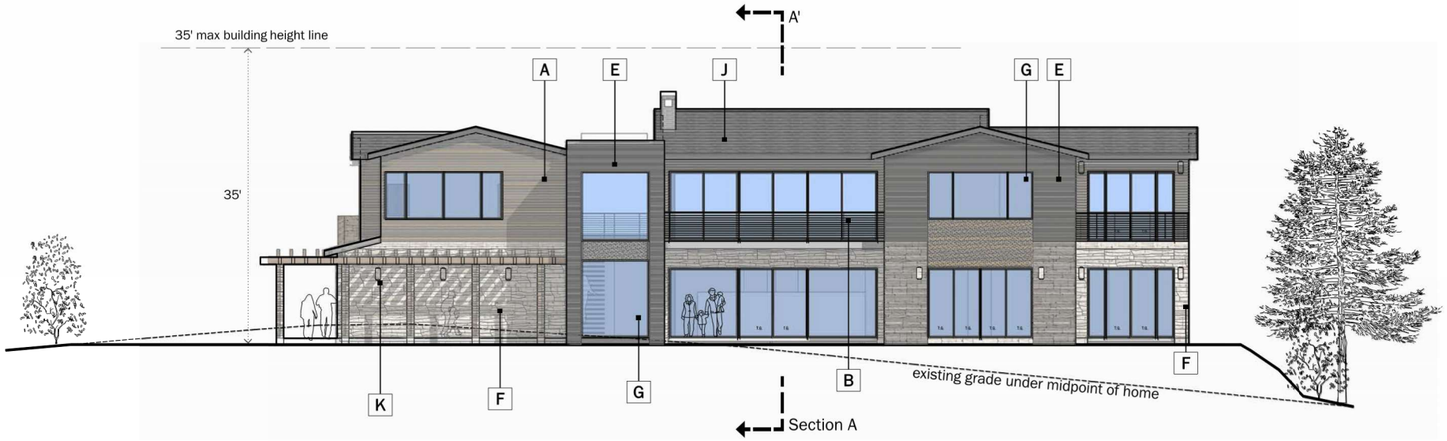
PLATFORM
architecture planning research

SURREY FARMS

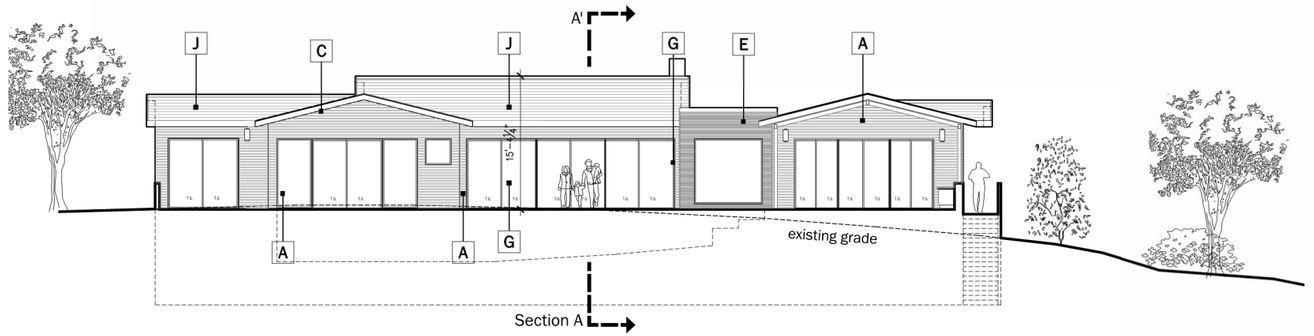
Los Gatos, CA

2nd Floor Plans PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



West Elevation



East Elevation

NOTES:

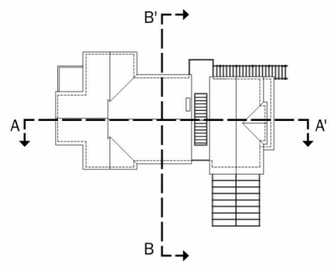
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding Weathered Cedar Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



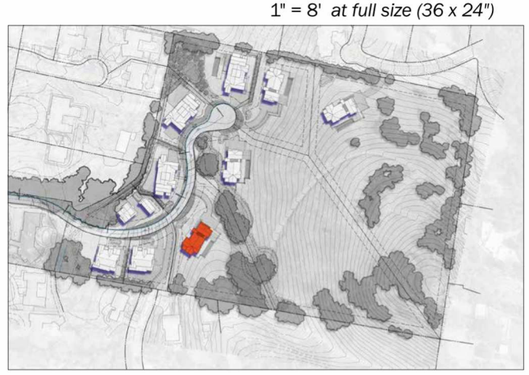
3 Body Color 3

LRV 20%



0 8 16 24

1" = 8' *at full size (36 x 24")*



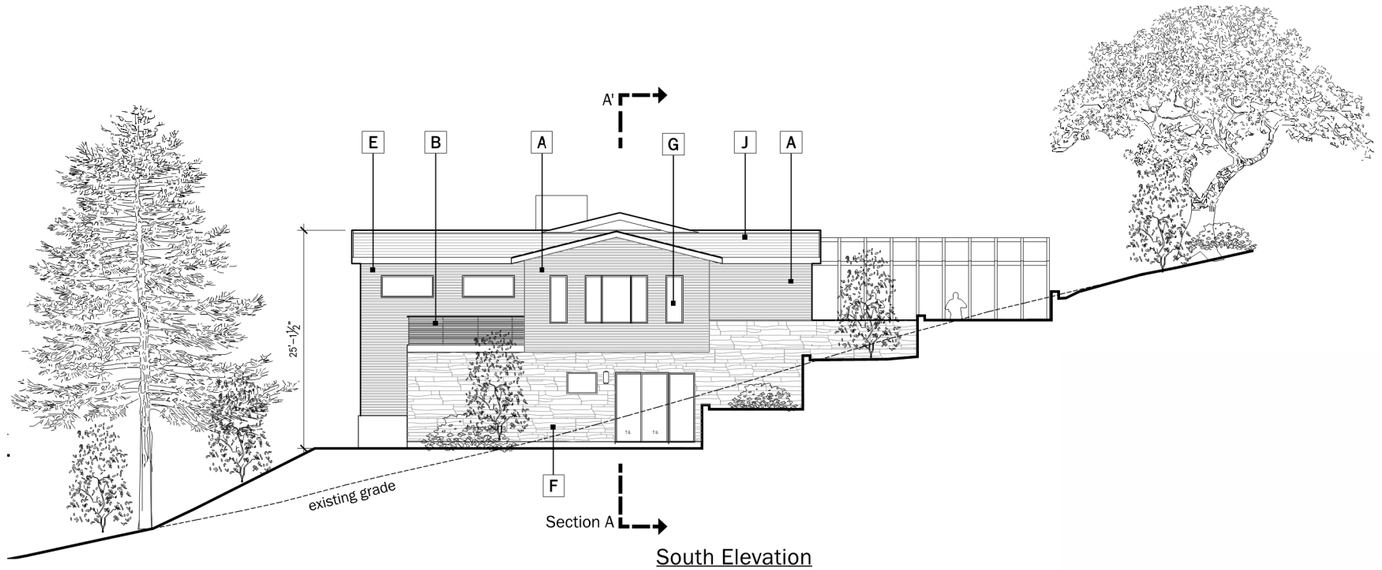
PLATFORM
architecture planning research

SURREY FARMS

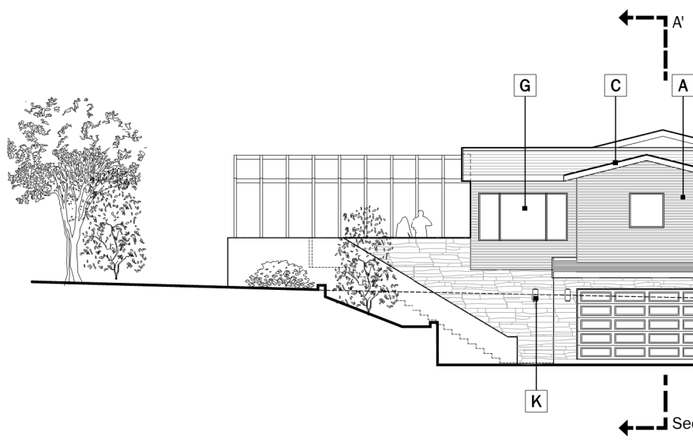
Los Gatos, CA

Elevations Lot 9 PG **A2.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



South Elevation



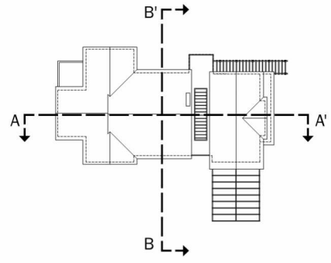
North Elevation

NOTES:

Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce

1 Body Color 1
LRV 10%



2 Body Color 2
LRV 30%



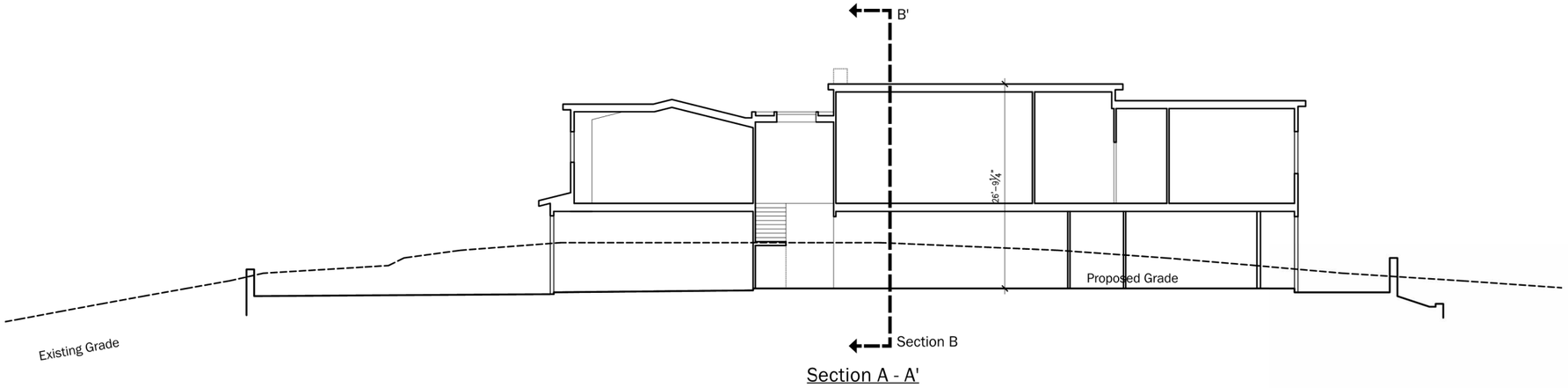
3 Body Color 3
LRV 20%



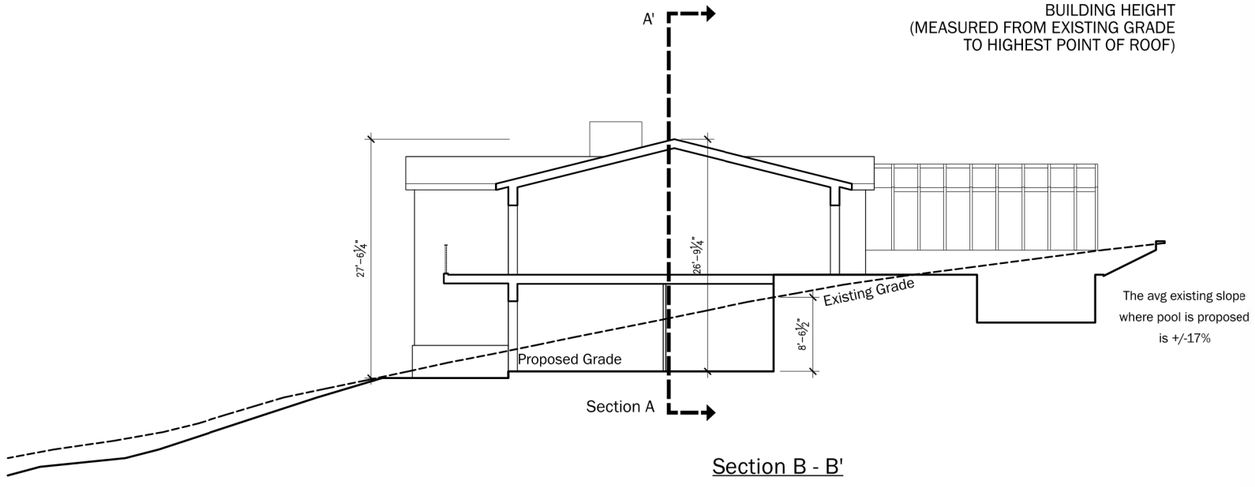
0 8 16 24

1" = 8' *at full size (36 x 24")*





Section A - A'



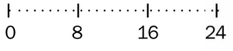
Section B - B'

NOTES:

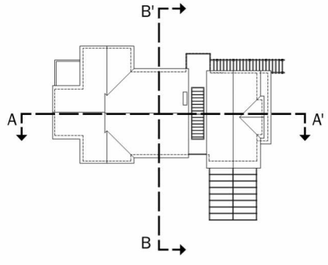
Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



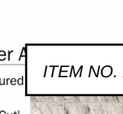
K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

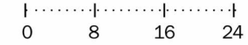
Rejuvenation 'Silas' Outdoor Wall Sconce

1 Body Color 1
LRV 10%

2 Body Color 2
LRV 30%

3 Body Color 3
LRV 20%





1" = 8' *at full size (36 x 24")*



PLATFORM
architecture planning research

SURREY FARMS

Los Gatos, CA

Building Sections Lot 9 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



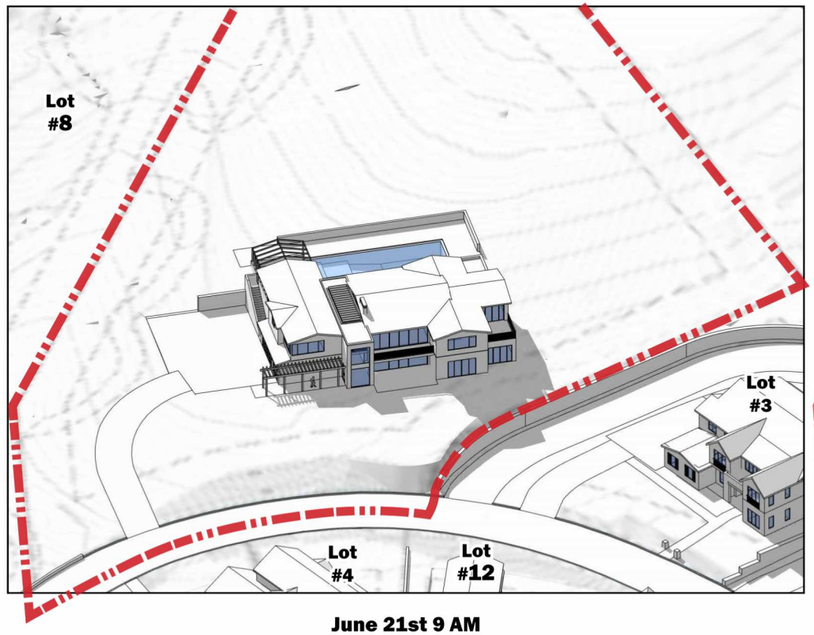
PLATFORM
architecture planning research

SURREY FARMS

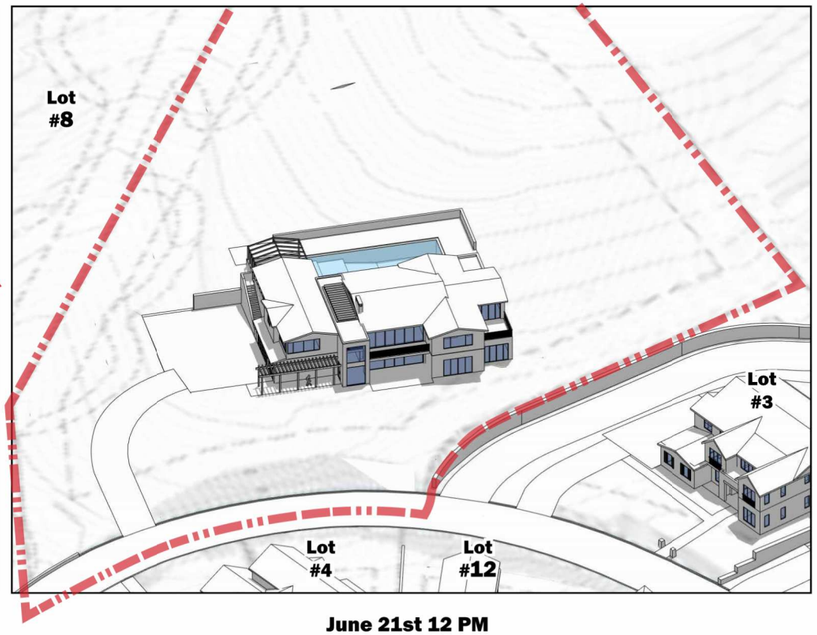
Los Gatos, CA

Lot 9 - Street Elevations

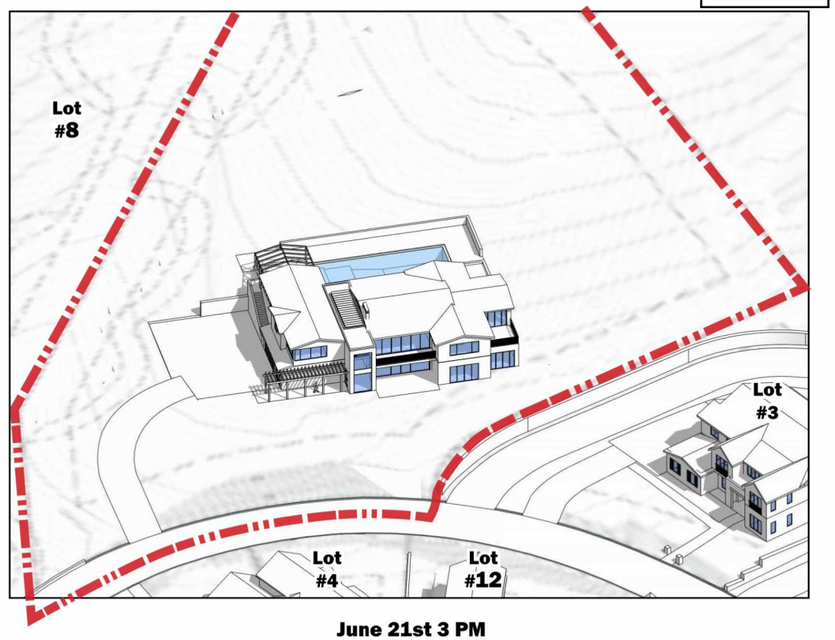
SB 330 Final Application Re-Submittal - **July 28th, 2025**



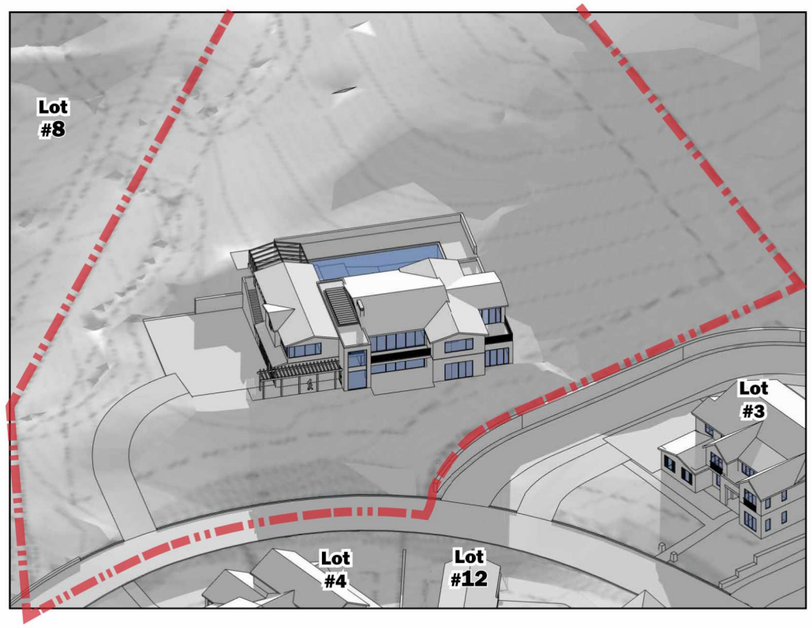
June 21st 9 AM



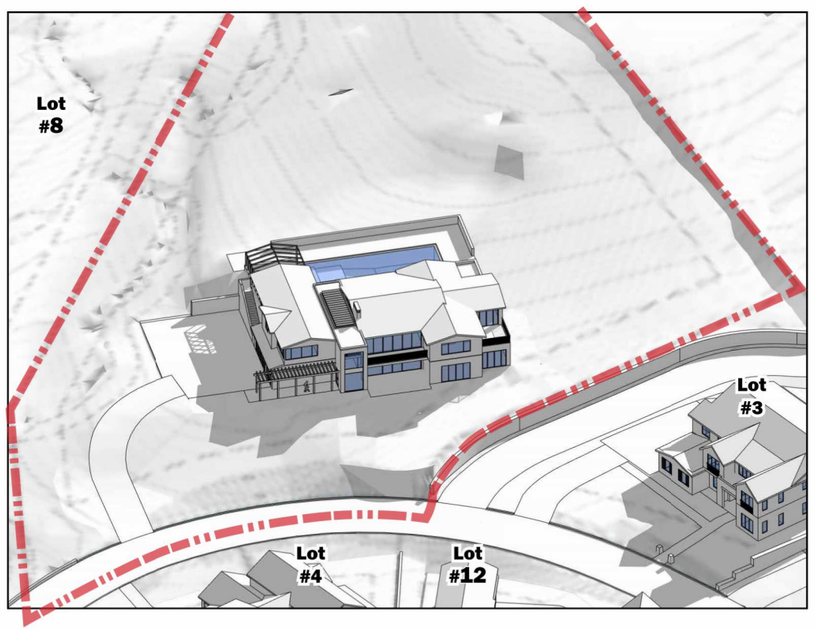
June 21st 12 PM



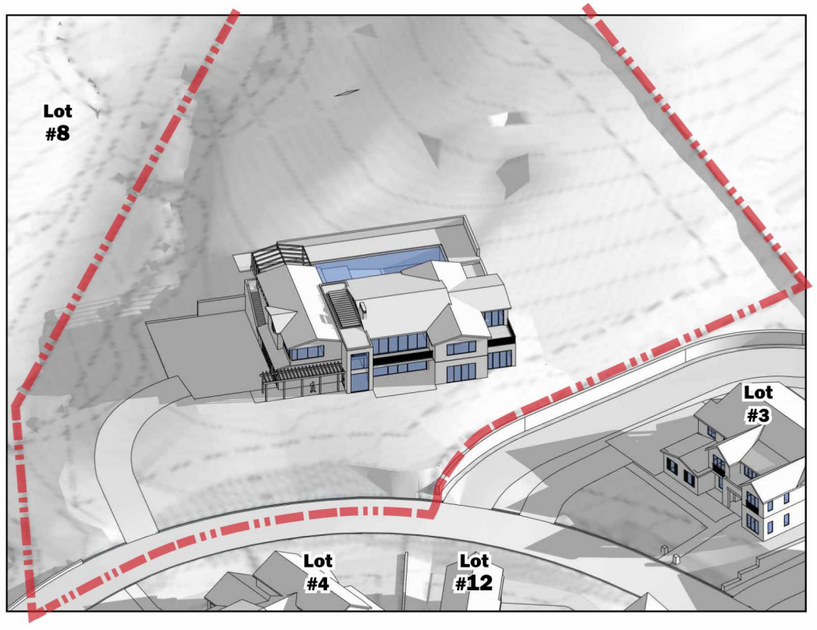
June 21st 3 PM



December 21st 9 AM



December 21st 12 PM



December 21st 3 PM

PLATFORM
architecture planning research

SURREY FARMS

Los Gatos, CA

Lot 9 - Shadow Studies PG **A4.1**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	·
TREE TO BE REMOVED	×
OFF-SITE TREE TO REMAIN / PROTECT	·
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	- - - - - - -
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	16	TWO - 24" BOX	32 - 24" BOX
	11' - 25'	9	THREE - 24" BOX	27 - 24" BOX
	26' - 40'	7	FOUR - 24" BOX OR TWO - 36" BOX	14 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

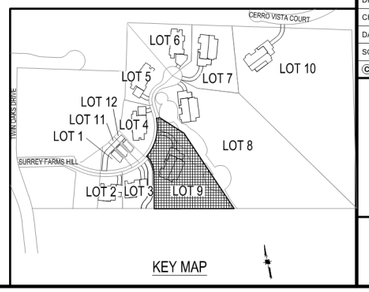
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	59	24" BOX
	14	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	9	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	55	24" BOX
	5	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	73



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

PLOTTED: 9/15/2025 9:59 PM
418510\LA\PLANNING\418510CL - LOT 9.DWG

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 9
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
454		Quercus agrifolia	X	26	81.68140899	35	30	30				X	4	4	4	No	G	5	4.5	13	32.5		HDD	26	#N/A	HIGH						SAVE		None
455		Snag	X	16	50.26548246	8	1	1		Dead	X		1	1	1	No	0	0	0	8	0		HDD	16	#N/A							REMOVE	1	5
456	258	Quercus agrifolia	X	20	62.83185307	45	35	30			X		3	3	3	No	G	5	4	10	25		HDD	20	#N/A	HIGH						SAVE		None
457		Quercus douglasii	X	16	50.26548246	45	30	20			X		3	3	3	No	M-G	4	3.5	8	20		HDD	16	#N/A	HIGH						SAVE		None
458	252	Quercus douglasii	X	11	34.55751919	35	15	18		Severe Decline	X		2	2	2	No	M-G	4	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE		None
459	254	Quercus agrifolia	X	15	47.1238898	45	23	30		Severe Decline	X		2	2	2	No	G	5	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
460	249	Quercus agrifolia	X	21	65.97344573	36	38	30			X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
461		Quercus agrifolia	X	10	31.41592654	27	35	20			X		3	3	3	No	G	5	4	5	12.5		HDD	10	#N/A	HIGH						SAVE		None
462	253	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	5	4.5	No	G	5	4.75	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
463		Quercus agrifolia		5	15.70796327	15	10	10		Crowded Growing Conditions	X		3	4	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE		None
464	255	Quercus agrifolia	X	15	47.1238898	30	22	20		Poor Tree Structure	X		4	2	3	No	G	5	4	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
465	256	Quercus agrifolia	X	32	100.5309649	47	38	37				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE		None
466	260	Quercus agrifolia	X	16	50.26548246	31	18	22		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	8	20		HDD	16	#N/A	HIGH						SAVE		None
467	259	Quercus agrifolia	X	11	34.55751919	38	15	24			X		4	4	4	No	G	5	4.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
468		Quercus agrifolia		9	28.27433388	26	15	15			X		3	4	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						SAVE		None
470		Quercus lobata		3	9.424777961	23	6	5		Severe Decline	EXEMPT		2	2	2	No	M	3	2.5	1.5	3.75		HDD	3	#N/A	LOW						SAVE		None
471	540	Quercus agrifolia	X	14	43.98229715	30	16	13			X		4	3	3.5	No	G	5	4.25	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
472		Quercus agrifolia		4	12.56637061	21	10	12			X		4	3	3	No	G	5	4	2	5		HDD	4	#N/A	HIGH						SAVE		None
473	541	Quercus agrifolia	X	15	47.1238898	40	28	20		Dead Wood	X		4	4	4	No	G	5	4.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
474	543	Quercus agrifolia	X	13	40.8407045	40	18	15			X		4	4	4	No	G	5	4.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
475		Quercus agrifolia	X	12	37.69911184	37	10	13		Dead Wood	X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						SAVE		None
476		Quercus lobata	X	13	40.8407045	40	21	20			X		4	4	4	No	M	3	3.5	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
477		Quercus agrifolia	X	11	34.55751919	30	15	13			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
478	546	Quercus agrifolia	X	11	34.55751919	28	18	15			X		5	5	5	No	G	5	5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
479	263	Quercus agrifolia	X	21	65.97344573	31	26	20		Dead Limbs	X		4	3	3.5	No	G	5	4.25	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
480	545	Quercus agrifolia	X	10	31.41592654	31	15	12			X		5	4	4.5	No	G	5	4.75	5	12.5		HDD	10	#N/A	HIGH						SAVE		None
481		Quercus lobata		4	12.56637061	25	8	3		Crowded Growing Conditions	X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						SAVE		None
482		Quercus agrifolia		7	21.99114858	21	10	8			X		5	5	5	No	G	5	5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		None
483	547	Quercus agrifolia	X	16	50.26548246	42	24	23			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE		None
484	548	Quercus agrifolia	X	18	56.54866776	36	45	37			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE		None
485		Quercus agrifolia		9	28.27433388	26	20	18			X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE		None
486		Quercus agrifolia	X	12	37.69911184	24	27	15		Weak Crotch	X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE		None
487		Quercus lobata	X	12	37.69911184	31	24	18		Dead Wood	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						SAVE		None
488		Heteromeles arbutifolia		4	12.56637061	15	15	15		Severe Decline	X		2	2	2	No	M	3	2.5	2	5		HDD	4	#N/A	LOW						SAVE		None
489	265	Quercus agrifolia	X	16	50.26548246	28	22	17			X		4	4	4	No	G	5	4.5	8	20		HDD	16	#N/A	HIGH						SAVE		None
490		Quercus agrifolia	X	36	113.0973355	55	36	40				X	4	4	4	No	G	5	4.5	18	45		HDD	36	#N/A	HIGH						SAVE		None
491	269	Quercus agrifolia	X	18	56.54866776	33	30	28			X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE		None
492	270	Quercus agrifolia	X	27	84.82300165	51	35	33				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE		None
493	271	Quercus agrifolia	X	13	40.8407045	23	18	17			X		4	3	3.5	No	G	5	4.25	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
494	274	Quercus agrifolia	X	32	100.5309649	40	35	46				X	4	4	4	No	G	5	4.5	16	40		HDD	32	#N/A	HIGH						SAVE		None
495	273	Quercus lobata	X	17	53.40707511	45	30	35		Dead Limbs	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE		None
496		Quercus lobata		9	28.27433388	24	18	15		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW						SAVE		None
497	279	Quercus lobata	X	10	31.41592654	30	15	22			X		3	4	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
498	293	Quercus agrifolia	X	17	53.40707511	34	30	28			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH						SAVE		None
499		Quercus agrifolia	X	15	47.1238898	26	28	26			X		5	4	4.5	No	G	5	4.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		Type 1
500		Quercus lobata	X	12	37.69911184	27	23	15			X		4	3	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE						SAVE		Type 1
501	278	Quercus agrifolia	X	26	81.68140899	37	55	60				X	3	3	3	No	G	5	4	13	32.5		HDD	26	#N/A	HIGH						SAVE		None
502		Quercus agrifolia	X	24	75.39822369	40	26	30				X	4	3	3.5	No	G	5	4.25	12	30		HDD	24	#N/A	HIGH						SAVE		None
503		Quercus agrifolia	X	15	47.1238898	35	20	15			X		4	3	3.5	No	G	5	4.25	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
504	280	Quercus agrifolia	X	27	84.82300165	33	30	35				X	4	4	4	No	G	5	4.5	13.5	33.75		HDD	27	#N/A	HIGH						SAVE		None
505	294	Quercus lobata	X	10	31.41592654	37	18	22		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
506		Quercus lobata	X	14	43.98229715	23	23	27			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE		None
507		Quercus lobata	X	16	50.26548246	40	35	27			X		4	3	3.5	No	M	3	3.25	8	20		HDD	16	#N/A	MODERATE						SAVE		None
508		Quercus agrifolia	X	17	53.40707511	30	50	45			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE		None
509		Quercus lobata	X	11	34.55751919	7	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE	1	
510	307	Quercus lobata		6	18.84955592	22	13	10			X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						REMOVE	4	
511		Quercus lobata	X	19	59.69026042	37	26	30			X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE		Type 1
512		Quercus lobata	X	13	40.8407045	40	25	27			X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		Type 1
513		Quercus agrifolia		3	9.424777961	16	3	5			EXEMPT		4	4	4	No	G	5	4.5	1.5	3.75		HDD	4	#N/A	HIGH						REMOVE	4	
514	306	Quercus lobata		7	21.99114858	33	5	6		Severe Decline	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE	1	
515		Quercus agrifolia		9	28.27433388	5	1	1		Dead	X		1	1	1	No	G	5	3	4.5	11.25		HDD	9	#N/A	MODERATE						REMOVE	1	
516		Quercus agrifolia	X	10	31.41592654	33	18	13		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH						SAVE		Type 1
517		Quercus agrifolia		9	28.27433388	28	15	10		Crowded Growing Conditions	X		4	3	3.5	No	G	5	4.25	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	1	
518	310	Quercus lobata	X	18	56.54866776	32	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE	1	
519		Quercus agrifolia		5	15.70796327	10	8	7			X		5	4	4.5	No	G	5	4.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE		None
520	568	Prunus dulcis		8	25.13274123	15	8	12		Dead	X		1	1	1	No	P-M	2	1.5	4	10		HDD	8	#N/A	LOW						REMOVE	1	5
521		Quercus douglasii		7	21.99114858	26	13	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE						REMOVE	1	
522	315	Quercus agrifolia	X	12	37.69911184	27	20	15			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE		Type 1
523		Quercus lobata	X	11	34.55751919	24	1	1		Dead	X		1	1	1	No	M	3	2	5.5	13.75		HDD	11	#N/A	LOW						REMOVE	1	
524	314	Quercus agrifolia		6	18.84955592	15	13	10			X		4	3	3.5	No	G	5	4.25	3	7.5		HDD	6	#N/A	HIGH						REMOVE	4	
525		Quercus agrifolia		3	9.424777961	20	3	5			EXEMPT		5	4	4.5	No	G	5	4.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE	4	
526	313	Quercus lobata		7	21.99114858	15	1	1		Dead Wood	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW						SAVE		Type 1
527	328	Quercus agrifolia		8	25.13274123	23	8	13			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH						SAVE		Type 1
528		Quercus agrifolia	X	10	31.41592654	23	10	10			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH						REMOVE	4	
529		Quercus agrifolia		5	15.70796327	18	10	5			X		4	3	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH						SAVE		Type 1
530	326	Quercus lobata	X	18	56.54866776	36	28	26			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						REMOVE	4	Type 1
531	325	Quercus agrifolia	X	12	37.69911184	38	12	23			X		4	4	4	No	G	5	4.5	6	15		HDD	12	#N/A	HIGH						REMOVE	4	Type 1
532		Quercus lobata		9	28.27433388	31	15	13		Severe Decline	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE		Type 1
533	317	Quercus agrifolia		9	28.27433388	32	22	12			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH						SAVE		Type 1
534	318	Quercus lobata	X	12	37.69911184	32	16	10		Dead Wood	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE						REMOVE	1	
597	567	Quercus agrifolia	X	21	65.97344573	42	33	37			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH						REMOVE	4	
598	566	Quercus lobata	X	22	69.11503838	25	16	32		Crowded Growing Conditions	X		3	2	2.5	No	M	3	2.75	11	27.5		HDD	22	#N/A	MODERATE						REMOVE	1	
599	565	Quercus agrifolia	X	20	62.83185307	47	34	32			X		5	4	4.5	No	G	5	4.75	10	25		HDD	20	#N/A	HIGH						REMOVE	4	
602	562	Quercus agrifolia	X	18	56.54866776	30	30	27			X		5	4	4.5	No	G	5	4.75	9	22.5		HDD	18	#N/A	HIGH						REMOVE	4	
603		Quercus agrifolia		9	28.27433388	16	10	8			X		5	4	4.5	No	G	5	4.75	4.5	11.25		HDD	9	#N/A	HIGH						REMOVE	4	
604		Pyrus calleryana		5	15.70796327	7	10	5		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						REMOVE	1	
605		Olea europaea		3	9.424777961	7	10	6			EXEMPT		5	4	4.5	No	M	3	3.75	1.5	3.75		HDD	3	#N/A	HIGH						REMOVE	4	
606	109	Quercus agrifolia	X	21	65.97344573	31	35	33			X		5	5	5	No	G	5	5	10.5	26.25		HDD	21	#N/A	HIGH						REMOVE	4	
607		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE	1	
608		Quercus agrifolia		4	12.56637061	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2	5		HDD	4	#N/A	MODERATE						REMOVE	1	
609		Quercus agrifolia		5	15.70796327	16	10	10		Severe Decline	X		1	2	1.5	No	G	5	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						REMOVE	1	
612		Quercus lobata	X	22	69.11503838	34	38	28		Dead Wood	X		4	3	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE						SAVE		Type 1
617	556	Quercus agrifolia		9	28.27433388	25	6	8		Crowded Growing Conditions	X		4	4	4	No	G	5	4.5	4.5	11.25		HDD	9	#N/A	HIGH						SAVE		Type 1
618		Quercus agrifolia	X	18	56.54866776	37	22	24		Co-Dominant Lead	X		4	4	4	No	G	5	4.5	9	22.5		HDD	18	#N/A	HIGH						SAVE		Type 1
619		Quercus agrifolia	X	18	56.54866776	30	20	40			X		4	3	3.5	No	G	5	4.25	9	22.5		HDD	18	#N/A	HIGH						SAVE		Type 1
620	553	Quercus agrifolia	X	14	43.98229715	38	22	23			X		4	4	4	No	G	5	4.5	7	17.5		HDD	14	#N/A	HIGH						SAVE		Type 1
621		Quercus agrifolia		6	18.84955592	35	10	8			X		4	4	4	No	G	5	4.5	3	7.5		HDD	6	#N/A	HIGH						SAVE		Type 1
626	550	Quercus douglasii	X	25	78.53981634	40	28	37				X	4	3	3.5	No	M-G	4	3.75	12.5	31.25		HDD	25	#N/A	HIGH						SAVE		Type 1
627		Quercus agrifolia	X	12	37.69911184	30	12	12			X		4	3	3.5	No	G	5	4.25	6	15		HDD	12	#N/A	HIGH						SAVE		Type 1
628		Quercus agrifolia		6	18.84955592	13	8	8			X		5	5	5	No	G	5	5	3	7.5		HDD	6	#N/A	HIGH						SAVE		Type 1
629		Quercus agrifolia	X	12	37.69911184	16	10	13			X		5	5	5	No	G	5	5	6	15		HDD	12	#N/A	HIGH						REMOVE	4	
630		Quercus agrifolia		8	25.13274123	13	7	8			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						REMOVE	4	
631	548	Quercus agrifolia	X	17	53.40707511	32	30	33			X		5	5	5	No	G	5	5	8.5	21.25		HDD	17	#N/A	HIGH						REMOVE	1	5
647		Prunus dulcis		9	28.27433388	16	15	13		Dead	X		1	1	1	No	P-M	2	1.5	4.5	11.25		HDD	9	#N/A	LOW						REMOVE	1	5
651		Quercus agrifolia	X	17	53.40707511	26	30	28			X		5	4	4.5	No	G	5	4.75	8.5	21.25		HDD	17	#N/A	HIGH						SAVE		None

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/15/2025 9:10 PM
I:\418510\A\PLANNING\418510CL - LOT 9.DWG

LOT 9

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH*2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD*2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
454	Quercus agrifolia	Coast Live Oak	26.0	530.93	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 9,831	$ 600.00	$ 10,400	SAVE
455	Snag	Snag	16.0	201.06	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ -	$ 600.00	$ 600	REMOVE
456	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 4,709	$ 500.00	$ 5,200	SAVE
457	Quercus douglasii	Blue Oak	16.0	201.06	50	50	70	57%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 15,306.12	$ 8,673	$ 600.00	$ 9,300	SAVE
458	Quercus douglasii	Blue Oak	11.0	95.03	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 7,234.53	$ 2,170	$ 600.00	$ 2,800	SAVE
459	Quercus agrifolia	Coast Live Oak	15.0	176.72	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 1,402	$ 600.00	$ 2,000	SAVE
460	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
461	Quercus agrifolia	Coast Live Oak	10.0	78.54	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	SAVE
462	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	90	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,258	$ 600.00	$ 3,900	SAVE
463	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	SAVE
464	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,337	$ 600.00	$ 2,900	SAVE
465	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500	SAVE
466	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
467	Quercus agrifolia	Coast Live Oak	11.0	95.03	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,760	$ 600.00	$ 2,400	SAVE
468	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,066	$ 600.00	$ 1,700	SAVE
470	Quercus lobata	Valley Oak	3.0	7.07	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 56	$ 600.00	$ 700	SAVE
471	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
472	Quercus agrifolia	Coast Live Oak	4.0	12.57	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 166	$ 600.00	$ 800	SAVE
473	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
474	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
475	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	SAVE
476	Quercus lobata	Valley Oak	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
477	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
478	Quercus agrifolia	Coast Live Oak	11.0	95.03	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 2,262	$ 600.00	$ 2,900	SAVE
479	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
480	Quercus agrifolia	Coast Live Oak	10.0	78.54	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,593	$ 600.00	$ 2,200	SAVE
481	Quercus lobata	Valley Oak	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 600	SAVE
482	Quercus agrifolia	Coast Live Oak	7.0	38.48	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 916	$ 600.00	$ 1,500	SAVE
483	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,723	$ 600.00	$ 4,300	SAVE
484	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300	SAVE
485	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	SAVE
486	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
487	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	SAVE
488	Heteromeles arbutifolia	Toyon	4.0	12.57	30	30	30	30%	100%	100%	24" Box	2.09	3.43	$ 300.00	$ 87.45	$ 1,098.88	$ 330	$ 600.00	$ 900	SAVE
489	Quercus agrifolia	Coast Live Oak	16.0	201.06	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,723	$ 600.00	$ 4,300	SAVE
490	Quercus agrifolia	Coast Live Oak	36.0	1017.88	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 26,925.21	$ 18,848	$ 600.00	$ 19,400	SAVE
491	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300	SAVE
492	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200	SAVE
493	Quercus agrifolia	Coast Live Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
494	Quercus agrifolia	Coast Live Oak	32.0	804.25	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 14,892	$ 600.00	$ 15,500	SAVE
495	Quercus agrifolia	Valley Oak	17.0	226.98	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,803	$ 600.00	$ 4,400	SAVE
496	Quercus lobata	Valley Oak	9.0	63.62	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 505	$ 600.00	$ 1,100	SAVE
497	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900	SAVE
498	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,203	$ 600.00	$ 4,800	SAVE
499	Quercus agrifolia	Coast Live Oak	15.0	176.72	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,584	$ 600.00	$ 4,200	SAVE
500	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
501	Quercus agrifolia	Coast Live Oak	26.0	530.93	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 7,958	$ 600.00	$ 8,600	SAVE
502	Quercus agrifolia	Coast Live Oak	24.0	452.39	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,063	$ 600.00	$ 6,700	SAVE
503	Quercus agrifolia	Coast Live Oak	15.0	176.72	70	50	70	63%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,368	$ 600.00	$ 3,000	SAVE
504	Quercus agrifolia	Coast Live Oak	27.0	572.56	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 15,145.43	$ 10,602	$ 600.00	$ 11,200	SAVE
505	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	SAVE
506	Quercus lobata	Valley Oak	14.0	153.94	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,579	$ 600.00	$ 3,200	SAVE
507	Quercus lobata	Valley Oak	16.0	201.06	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 3,368	$ 600.00	$ 4,000	SAVE
508	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,843	$ 600.00	$ 4,400	SAVE
509	Quercus lobata	Valley Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600	REMOVE
510	Quercus lobata	Valley Oak	6.0	28.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100	REMOVE

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH*2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD*2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
511	Quercus lobata	Valley Oak	19.0	283.53	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,750	$ 600.00	$ 5,400	SAVE
512	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
513	Quercus agrifolia	Coast Live Oak	3.0	7.07	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 131	$ 600.00	$ 700	REMOVE
514	Quercus lobata	Valley Oak	7.0	38.48	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	REMOVE
515	Quercus agrifolia	Coast Live Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
516	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,177	$ 600.00	$ 1,800	SAVE
517	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600	REMOVE
518	Quercus lobata	Valley Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	REMOVE
519	Quercus agrifolia	Coast Live Oak	5.0	19.64	90	70	70	77%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 398	$ 600.00	$ 1,000	SAVE
520	Prunus dulcis	Almond	8.0	50.27	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.53	$ -	$ 600.00	$ 600	REMOVE
521	Quercus douglasii	Blue Oak	7.0	38.48	30	30	30	30%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 2,929.69	$ 879	$ 600.00	$ 1,500	REMOVE
522	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
523	Quercus lobata	Valley Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600	REMOVE
524	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100	REMOVE
525	Quercus agrifolia	Coast Live Oak	3.0	7.07	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 150	$ 600.00	$ 700	REMOVE
526	Quercus lobata	Valley Oak	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	SAVE
527	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
528	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	REMOVE
529	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	SAVE
530	Quercus lobata	Valley Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	REMOVE
531	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,094	$ 600.00	$ 2,700	REMOVE
532	Quercus lobata	Valley Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
533	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
534	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	REMOVE
597	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,413	$ 600.00	$ 7,000	REMOVE
598	Quercus lobata	Valley Oak	22.0	380.13	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 4,357	$ 600.00	$ 5,000	REMOVE
599	Quercus agrifolia	Coast Live Oak	20.0	314.16	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,648	$ 600.00	$ 7,200	REMOVE
602	Quercus agrifolia	Coast Live Oak	18.0	254.47	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 5,385	$ 600.00	$ 6,000	REMOVE
603	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,346	$ 600.00	$ 1,900	REMOVE
604	Pyrus calleryana	Ornamental Pear	5.0	19.64	30	30	30	30%	70%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 314	$ 600.00	$ 900	REMOVE
605	Olea europaea	Olive	3.0	7.07	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 150	$ 600.00	$ 700	REMOVE
606	Quercus agrifolia	Coast Live Oak	21.0	346.36	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 8,246	$ 600.00	$ 8,800	REMOVE
607	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 600.00	$ 700	REMOVE
608	Quercus agrifolia	Coast Live Oak	4.0	12.57	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 78	$ 500.00	$ 600	REMOVE
609	Quercus agrifolia	Coast Live Oak	5.0	19.64	10	30	30	23%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 121	$ 600.00	$ 700	REMOVE
612	Quercus lobata	Valley Oak	22.0	380.13	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,368	$ 600.00	$ 7,000	SAVE
617	Quercus agrifolia	Coast Live Oak	9.0	63.62	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,178	$ 600.00	$ 1,800	SAVE
618	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,712	$ 600.00	$ 5,300	SAVE
619	Quercus agrifolia	Coast Live Oak	18.0	254.47	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
620	Quercus agrifolia	Coast Live Oak	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
621	Quercus agrifolia	Coast Live Oak	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	SAVE
622	Quercus agrifolia	Coast Live Oak	4.0	12.57	0	50	0	17%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 55	$ 600.00	$ 700	SAVE
623	Quercus agrifolia	Coast Live Oak	24.0	452.39	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 9,573	$ 600.00	$ 10,200	SAVE
624	Olea europaea	Olive	4.0	12.57	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 211	$ 600.00	$ 800	SAVE
625	Quercus agrifolia	Coast Live Oak	19.0	283.53	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 6,000	$ 600.00	$ 6,600	SAVE
626	Quercus douglasii	Blue Oak	25.0	490.88	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 37,368.46	$ 23,667	$ 600.00	$ 24,300	SAVE
627	Quercus agrifolia	Coast Live Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
628	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 673	$ 600.00	$ 1,300	SAVE
629	Quercus agrifolia	Coast Live Oak	12.0	113.10	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,693	$ 600.00	$ 3,300	REMOVE
630	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	REMOVE
631	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 5,404	$ 600.00	$ 6,000	REMOVE
647	Prunus dulcis	Almond	9.0	63.62	0	0	0	0%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 4,842.95	$ -	$ 600.00	$ 600	REMOVE
651	Quercus agrifolia	Coast Live Oak	17.0	226.98	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,803	$ 600.00	$ 5,400	SAVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/15/2025 9:10 PM
I:\4185\01LA\PLANNING\418510CL - LOT 9.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

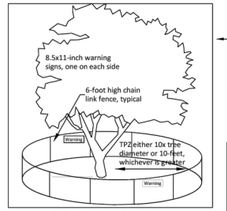
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

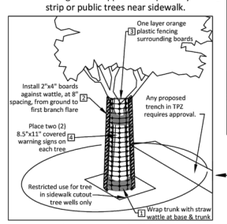
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



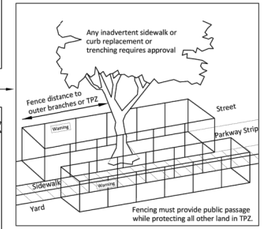
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

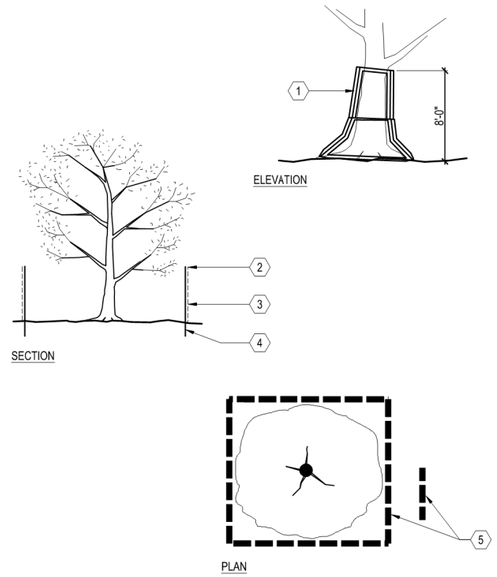


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/15/2025 9:10 PM
I:\4185101\PLANNING\418510CL - LOT 9.DWG

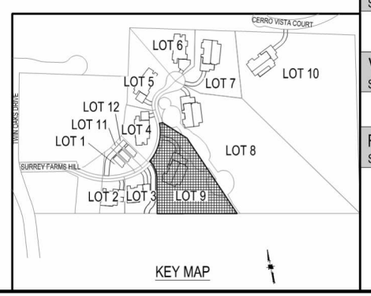


CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

TREE LEGEND

	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

VINE LEGEND

SYMBOL	BOTANICAL NAME
	TRACHELOSPERMUM JASMINOIDES

RIPARIAN HABITAT LEGEND

SYMBOL	BOTANICAL NAME
	POLYSTICHUM MUNITUM
	MAHONIA REPENS
	ASARUM CAUDATUM

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/15/2025 9:10 PM

I:\418510\LA\PLANNING\418510CL - LOT 9.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

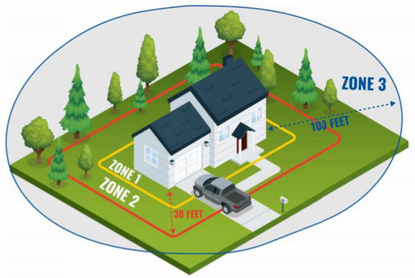
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

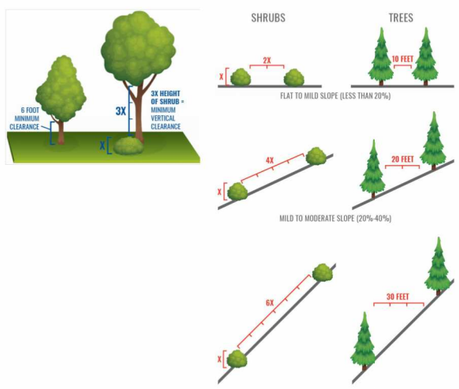
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
4. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
5. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	2	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	0	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	24	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	4	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	68	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	8	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	13	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	5	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	8	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	39	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	44	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	19	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	6	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	3	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	17	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		BARK MULCH	BARK MULCH						
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	76	JUNCUS PATENS*	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				
VINE					SPREAD				
	4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING				
RIPARIAN HABITAT									
	20	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	4' X 4'	M			
	16	MAHONIA REPENS	CREEPING MAHONIA	1 GALLON	2' X 4'	M			
		ASARUM CAUDATUM	WILD GINGER	1 GALLON	1' X 1.5'	M			

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

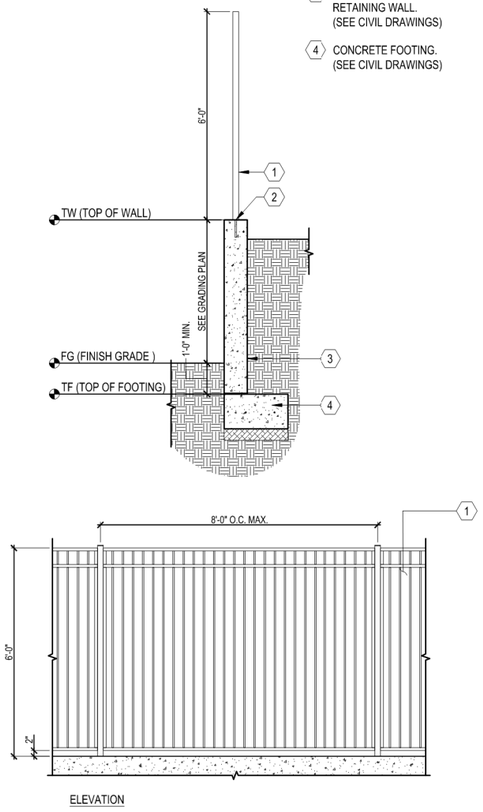
PLANTING LEGEND AND NOTES

10.1

4185101\LA\PLANNING\4185102L - LOT 9.DWG
PLOTTED: 9/15/2025 9:10 PM

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

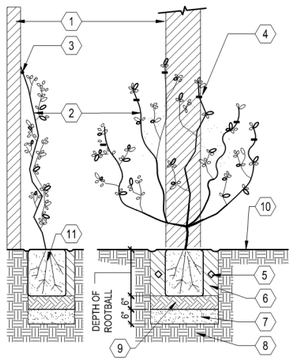
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



I 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

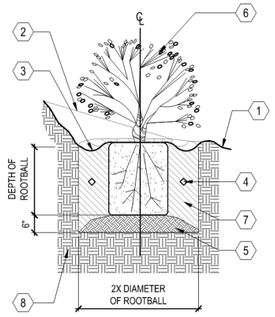
1. TRELLIS OR POST
2. VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISH GRADE
11. ROOTBALL



G VINE PLANTING (ON TRELLIS OR POST)
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

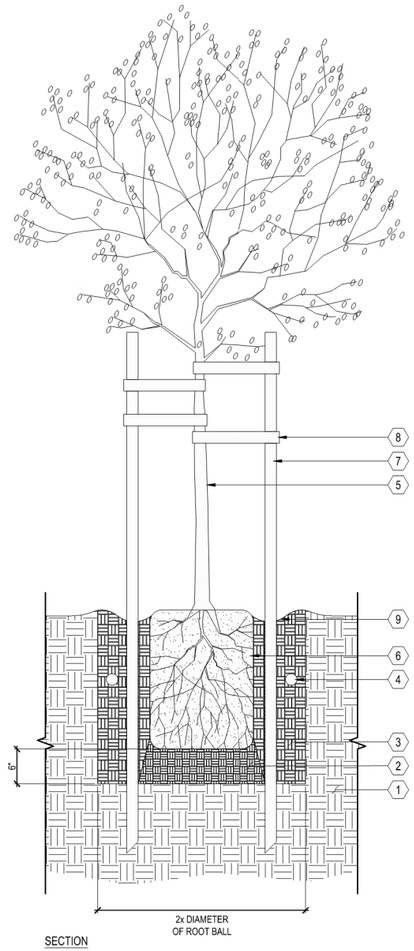
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS

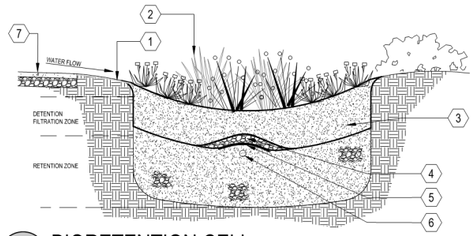


SECTION

A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

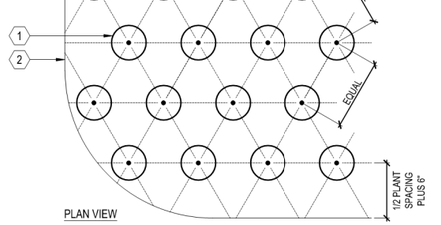
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA

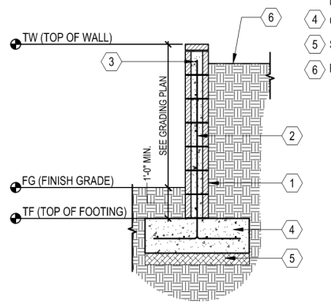


PLAN VIEW

C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

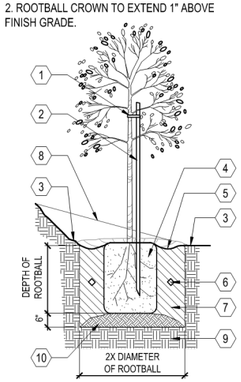
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



H CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

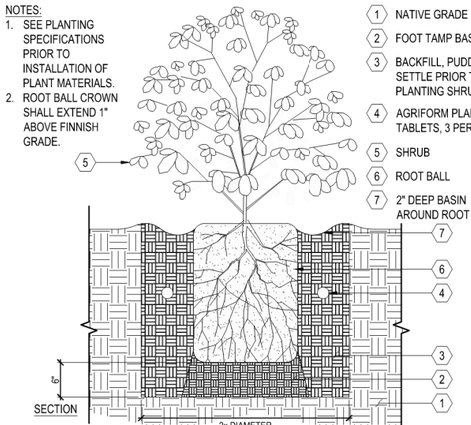
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



SECTION

B SHRUB
SCALE: 1" = 1'-0"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

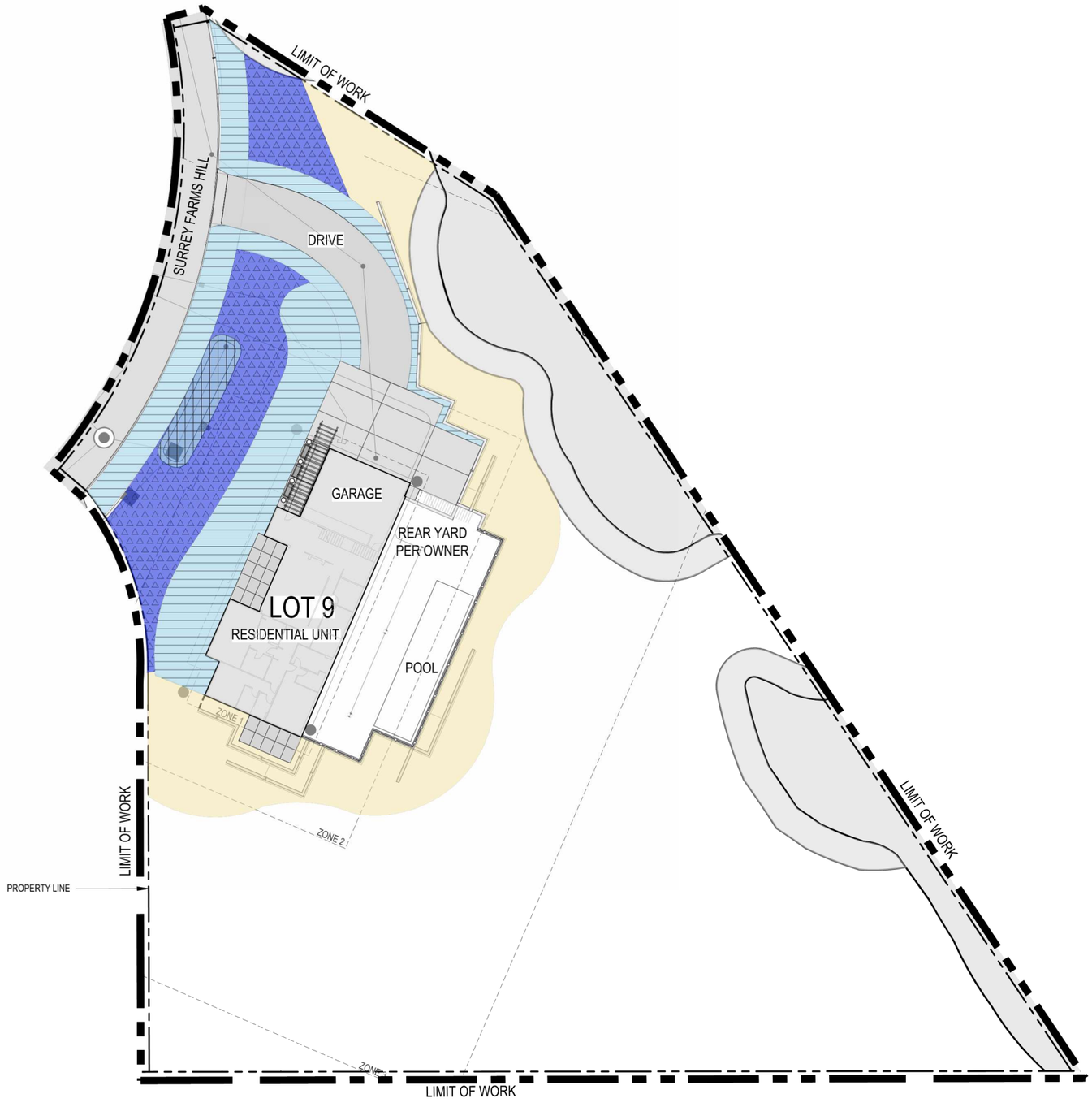
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

LANDSCAPE DETAILS

10.2

PLOTTED: 9/15/2025 9:11 PM
4185101LA\PLAN\INING\4185101CL - LOT 9.DWG



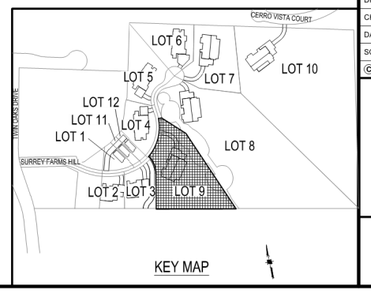
HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

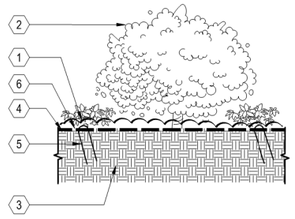
HYDROZONE PLAN

10.3

418510\LA\PLANNING\418510CL - LOT 9.DWG
PLOTTED: 9/15/2025 9:11 PM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

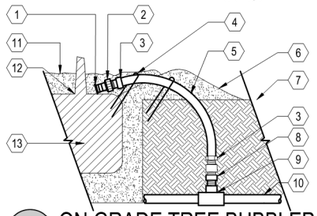
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

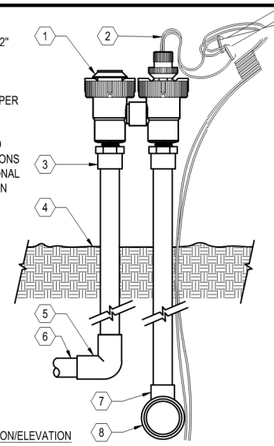
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH



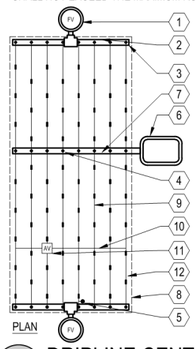
C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

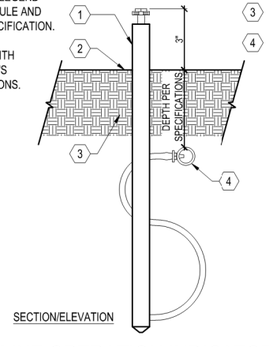
1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



K DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

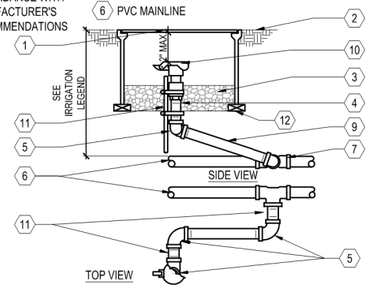
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE



H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

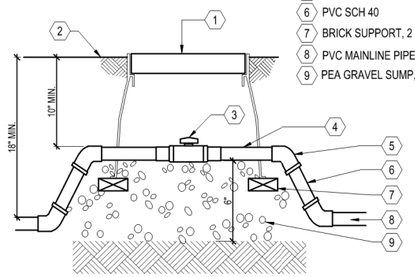
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

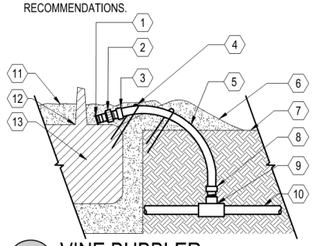
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT.
2. PLACE ALL BUBBLER ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

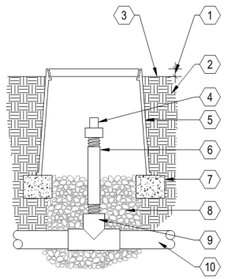
1. POSITION BUBBLER OVER ROOT BALL
2. FLOOD BUBBLER NOZZLE (SEE LEGEND FOR MODEL) SECURED TO SHRUB ADAPTER
3. UV RADIATION RESISTANT 1/2" PVC SCHED 40 (MIPT X SLIP) MALE ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MINIMUM) SALCO OR EQUAL
5. I.P.S. FLEXIBLE SCH 40 PVC HOSE (BLACK)
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 3/4" X 3/4" X 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



J VINE BUBBLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

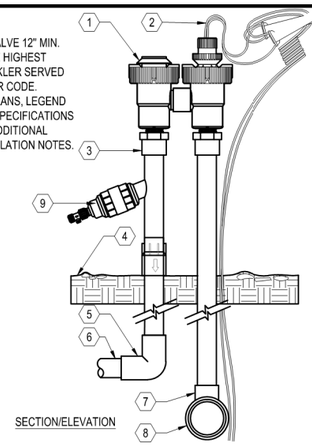
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

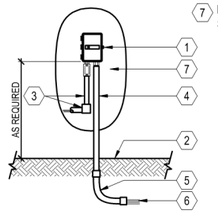
1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN



D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/15/2025 9:11 PM
418510\A\PLANNING\418510CL - LOT 9.DWG

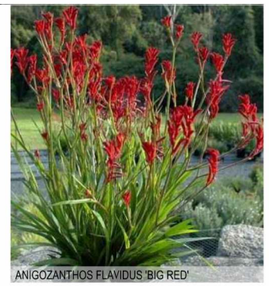
HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026



MIMULUS AURANTICAS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



F ACCENT PLANTER



D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



E VINE ON POST



C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

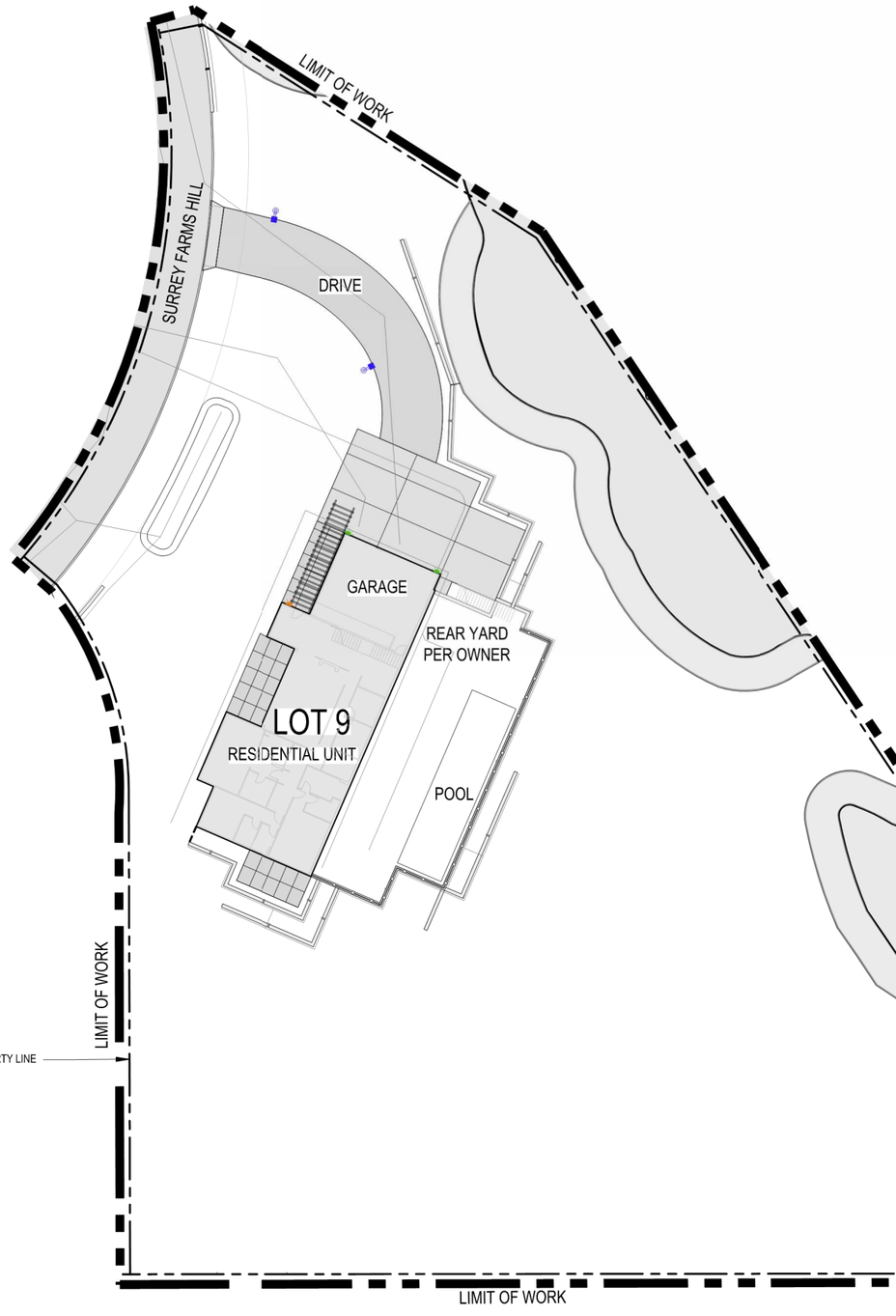
© HMH

CONCEPT IMAGERY

10.5

5

PLOTTED: 9/15/2025 9:11 PM
418510\LAPLANNING\418510CL - LOT 9.DWG





FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

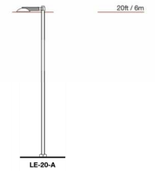
P SITE LIGHTING
SCALE: NONE

LEO landscapeforms

Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

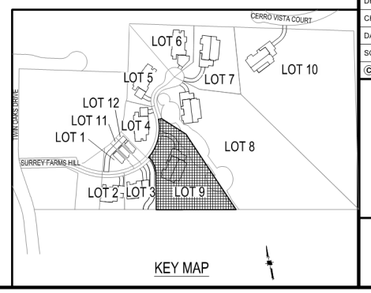
KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 9 | APP #S-24-026

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 9.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

418510\A\PLANNING\418510CL - LOT 9.DWG

PLOTTED: 9/15/2025 9:12 PM

ARCHITECTURE AND SITE REVIEW

SURREY FARMS - LOT 10 (S-24-032)

A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T-3	TREE EVALUATION TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE APPRAISAL TABLE
2.3	SITE PLAN EXISTING TREE TABLE	A1.3	FLOOR PLANS	T-5	TREE APPRAISAL TABLE
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS	T-6	TREE NOTES AND TREE PROTECTION
3.1	PRELIMINARY GRADING SECTIONS	A2.2	ELEVATIONS/COLOR & MATERIALS		FENCING DETAIL
4.0	UTILITY PLAN	A3.0	BUILDING SECTIONS	10.0	LANDSCAPE PLAN
5.0	STORMWATER CONTROL PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.1	PLANTING LEGEND AND NOTES
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A4.1	SHADOW ANALYSIS	10.2	LANDSCAPE DETAILS
6.0	EROSION CONTROL PLAN			10.3	HYDROZONE PLAN
6.1	EROSION CONTROL PLAN			10.4	IRRIGATION DETAILS
6.2	EROSION CONTROL DETAILS			10.5	CONCEPT IMAGERY
6.3	EROSION CONTROL DETAILS			P1	CONCEPTUAL LIGHTING PLAN
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				
7.3	FIRE AMMR 6				

PROJECT DATA

Lot 10 (S24-032) - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	Market	
Gross Lot Size	N/A	238899 SF	20 acre minimum
Average Slope	29.36%	29.85%	
Reduction Factor	N/A	58.08%	
Net Lot Size	N/A	100165	
Lot Frontage	N/A	158'	N/A
Lot Depth	N/A	504'	N/A
Height	N/A	27'6"	25' max per HDS&G, 18' max for visible homes.
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	3571	
First Floor	N/A	2585	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	6531 (including 375 sf of countable garage)	6300 sf max allowed incl. garage
Garage	N/A	775	
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	1200 SF
Lot Coverage	N/A	1.5%	N/A
Setbacks			
Front	N/A	77.92'	30'
Side	N/A	32.04'	20'
Side	N/A	345.6'	20'
Rear	N/A	116.4'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

NOTE: AN APPROVED AMMR/PRC 4290 REQUEST OF EXCEPTION IN INCLUDED AND A MODIFIED SPRINKLER SYSTEM WILL BE INSTALLED. 6

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A FOR-SALE, MARKET RATE SINGLE FAMILY HOUSE (6BD/7BA) ON THE 5.48-ACRE PROPOSED LOT 10 (S-24-032) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 10.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 10/23/2025 2:20 PM

I:\4185\10\PLI\PERMIT\LOT 10\PERMIT\418510TS_LOT 10.DWG

EXHIBIT 25

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
LANDSLIDE HAZARD ZONE	
WETLAND AREA	
RIPARIAN AREA	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

0 20 40 80

1 INCH = 40 FEET

TRACT 7613
LANDS OF HOEPPNER

CERRA VISTA COURT

26' ACCESS EASEMENT (E)
DOC 25880870

CL 10' PEDESTRIAN EQUESTRIAN TRAIL EASEMENT (E)
564-M-10

TRACT 7613

S77°35'36"E 490.11'

ROAD ESMT (E)
311 OR 381

N04°42'35"E 276.94'

TRACT 7613

LANDS OF TFR MANAGEMENT GROUP INC.

S08°53'24"W 732.10'

APPROXIMATE 10' RIPARIAN SETBACK (TYP)

APPROXIMATE RIPARIAN LIMIT

TRACT 7613

LANDS OF WU

N35°08'14"W 675.43'

LANDS OF BREWICK

RACT 5579
OF DUGGINS

TRACT 5579
LANDS OF SAYRE

TRACT 5579
LANDS OF BERTOLOTTI

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 10.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 40'

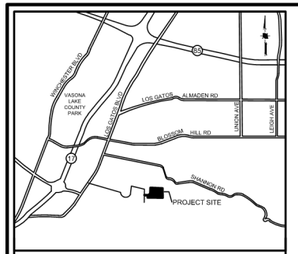
© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 10/23/2025 2:04 PM

418510\PLUPERMIT\LOT 10\PERMIT\418510EX_LOT 10.DWG



VICINITY MAP
NOT TO SCALE

COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 25 50 100
1 INCH = 50 FEET

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- STORMDRAIN CULVERT STRUCTURE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

CERRO VISTA COURT
TWIN OAKS DRIVE
SURREY FARMS HILL (P)
EAST ROSS CREEK IN EX 36-INCH RCP
EXISTING WETLAND AREA TO REMAIN
EXCLUSION FENCE
EXISTING ROCK WALL TO REMAIN
EXISTING STORMDRAIN CULVERT STRUCTURE
VALLEY WATER'S 110' FLOODPLAIN EASEMENT
25' RIPARIAN SETBACK
10' BUFFER FROM TREE CANOPY (TYP.)
APPROXIMATE RIPARIAN LIMIT (TYP.)
REQUIRED YARD (TYP) - SEE INDIVIDUAL PACKAGES
26.0' ACCESS EASEMENT (E) RECORDED DOCUMENT 25880870
ROAD ESMT (E) 311 OR 381
PSDE (P)
5' JTE (P)
10' SSE (P)
20' PSDE(P)
11' PUE (P)
5' SDE (P)
4' PAE (P)
20' ST-219 DWY
15' SDE (E)
10' SSE (E)
20' EAE, IEE, PSDRE, PWE, PRUE, PSSE (P)
20' EAE (P)
11' PUE (P)
LOT 1 S-24-023
LOT 2 S-24-024
LOT 3 S-24-025
LOT 4 S-24-026
LOT 5 S-24-027
LOT 6 S-24-028
LOT 7 S-24-029
LOT 8 S-24-030
LOT 9 S-24-031
LOT 10 S-24-032
LOT 11 S-24-033
LOT 12 S-24-059
532-11-011 LANDS OF HILLBROOK SCHOOLS EXISTING SCHOOL
537-30-010 LANDS OF LIU EXISTING RESIDENTIAL
532-16-008 LANDS OF MELEYCO EXISTING RESIDENTIAL
532-16-007 LANDS OF FORDYCE EXISTING RESIDENTIAL
532-16-003 LANDS OF WITKEN EXISTING RESIDENTIAL
532-16-002 LANDS OF WITKIN EXISTING RESIDENTIAL
532-16-005 LANDS OF DODGE EXISTING RESIDENTIAL
532-18-034 LANDS OF DUGGINS EXISTING RESIDENTIAL
532-18-038 LANDS OF INO EXISTING RESIDENTIAL
532-18-039 LANDS OF BERTOLOTTI EXISTING RESIDENTIAL
537-30-007 LANDS OF TFR MANAGEMENT GROUP INC EXISTING RESIDENTIAL
537-30-006 LANDS OF URALSKY EXISTING RESIDENTIAL
537-30-013 LANDS OF SMITH EXISTING RESIDENTIAL

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

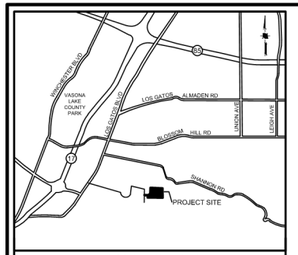
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 10.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

OVERALL SITE PLAN

2.1

418510PLI\PERMIT\418510SP OVERALL_LOT 10.DWG
PLOTTED: 10/23/2025 2:00 PM



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- AREA GREATER THAN 30% SLOPE
- LANDSLIDE HAZARD AREA
- EXISTING TREE

ABBREVIATIONS

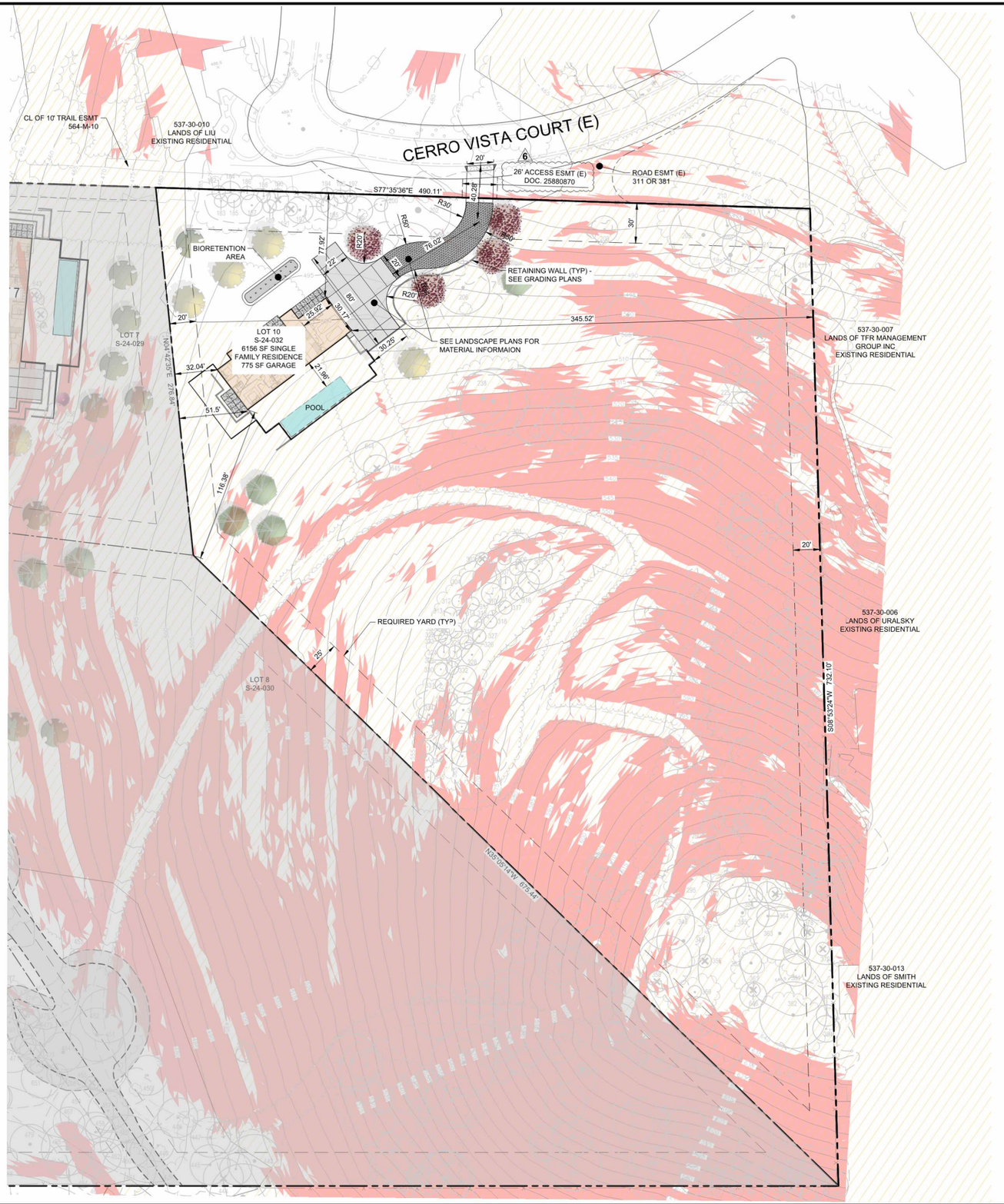
(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

0 20 40 80

1 INCH = 40 FEET

LOT AREA	238899 SF/ 5.48 ACRES
EXISTING CONTOUR LENGTHS	70002.8
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	29.36%
PROPOSED CONTOUR LENGTHS	71182.29
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	29.85%

NOTE: SEE SHEET 2.3 FOR SITE PLAN EXISTING TREE TABLE



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 10.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

SITE PLAN

2.2

K:\4185\10\PLI\PERMIT\LOT 10\PERMIT\418510SP_LOT 10.DWG
PLOTTED: 10/23/2025 2:12 PM

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
182	Pinus brutia var. eldarica	Afghan Pine	9.0	24	10	X		2	MODERATE	SAVE	Severe Decline
183	Pinus brutia var. eldarica	Afghan Pine	11.0	22	7	X		3	MODERATE	SAVE	Severe Decline
184	Pinus brutia var. eldarica	Afghan Pine	14.0	28	13	X		2	MODERATE	SAVE	Dead Wood
185	Pinus brutia var. eldarica	Afghan Pine	6.0	22	6	X		3	MODERATE	SAVE	Severe Decline
186	Pinus brutia var. eldarica	Afghan Pine	7.0	25	8	X		2	MODERATE	SAVE	Severe Decline
187	Pinus brutia var. eldarica	Afghan Pine	11.0	25	12	X		4	HIGH	SAVE	Poor Tree Structure
188	Pinus brutia var. eldarica	Afghan Pine	11.0	26	8	X		3	MODERATE	SAVE	Severe Decline
189	Pinus brutia var. eldarica	Afghan Pine	10.0	32	10	X		4	HIGH	SAVE	
190	Pinus brutia var. eldarica	Afghan Pine	11.0	25	13	X		3	MODERATE	REMOVE	Severe Decline
191	Pinus brutia var. eldarica	Afghan Pine	4.0	6	4	X		2	MODERATE	REMOVE	Severe Decline
192	Pinus brutia var. eldarica	Afghan Pine	18.0	35	18	X		4	HIGH	SAVE	
193	Pinus brutia var. eldarica	Afghan Pine	5.0	23	10	X		4	HIGH	SAVE	
194	Calocedrus decurrens	Incense Cedar	8.0	23	10	X		4	HIGH	SAVE	
195	Pinus brutia var. eldarica	Afghan Pine	13.0	27	18	X		4	HIGH	SAVE	
196	Calocedrus decurrens	Incense Cedar	8.0	24	10	X		5	HIGH	SAVE	
197	Calocedrus decurrens	Incense Cedar	6.0	15	8	X		2	LOW	SAVE	
199	Pinus brutia var. eldarica	Afghan Pine	11.0	30	17	X		4	HIGH	SAVE	
200	Pinus brutia var. eldarica	Afghan Pine	12.0	31	10	X		4	HIGH	SAVE	
202	Quercus lobata	Valley Oak	60.0	43	46	X		4	MODERATE	SAVE	
203	Quercus lobata	Valley Oak	17.0	26	35	X		3	MODERATE	REMOVE	
204	Quercus lobata	Valley Oak	10.0	19	10	X		4	MODERATE	REMOVE	
205	Quercus lobata	Valley Oak	7.0	23	12	X		2	LOW	REMOVE	Severe Decline
206	Quercus lobata	Valley Oak	21.0	30	37	X		3	MODERATE	SAVE	Dead Wood
207	Quercus agrifolia	Coast Live Oak	9.0	16	13	X		5	HIGH	SAVE	
208	Quercus lobata	Valley Oak	11.0	24	18	X		3	MODERATE	SAVE	
209	Quercus agrifolia	Coast Live Oak	28.0	41	43		X	4	HIGH	SAVE	
210	Quercus lobata	Valley Oak	18.0	34	20	X		2	LOW	SAVE	Severe Decline
211	Quercus lobata	Valley Oak	32.0	47	30		X	3	MODERATE	SAVE	
212	Olea europaea	Olive	10.0	27	26	X		3	MODERATE	SAVE	
213	Olea europaea	Olive	12.0	34	21	X		3	MODERATE	SAVE	Previous Limb Failure
214	Quercus lobata	Valley Oak	11.0	28	10	X		2	LOW	SAVE	Severe Decline
215	Olea europaea	Olive	9.0	32	20	X		4	MODERATE	SAVE	
216	Quercus agrifolia	Coast Live Oak	20.0	22	24	X		3	HIGH	SAVE	
217	Quercus lobata	Valley Oak	35.0	38	36		X	4	HIGH	SAVE	
218	Olea europaea	Olive	5.0	16	22	X		3	MODERATE	SAVE	
219	Quercus lobata	Valley Oak	9.0	20	16	X		2	LOW	SAVE	Severe Decline
220	Quercus lobata	Valley Oak	9.0	10	1	X		1	LOW	REMOVE	Dead
221	Quercus lobata	Valley Oak	13.0	23	13	X		2	LOW	SAVE	Severe Decline
222	Quercus lobata	Valley Oak	19.0	32	27	X		3	MODERATE	SAVE	
223	Quercus lobata	Valley Oak	23.0	32	35	X		4	MODERATE	SAVE	
224	Quercus lobata	Valley Oak	10.0	18	12	X		2	LOW	SAVE	Severe Decline
225	Quercus lobata	Valley Oak	11.0	21	20	X		2	LOW	SAVE	Severe Decline
226	Quercus lobata	Valley Oak	13.0	24	16	X		3	MODERATE	SAVE	Severe Decline
227	Quercus lobata	Valley Oak	28.0	37	36		X	4	HIGH	SAVE	
228	Quercus lobata	Valley Oak	17.5	20	13	X		3	MODERATE	SAVE	Poor Tree Structure
229	Quercus lobata	Valley Oak	24.0	33	26		X	3	MODERATE	SAVE	Dead Wood
230	Quercus lobata	Valley Oak	14.5	20	18	X		3	MODERATE	SAVE	Poor Tree Structure
231	Quercus lobata	Valley Oak	13.5	21	16	X		3	MODERATE	SAVE	Severe Decline
232	Quercus lobata	Valley Oak	25.5	35	40		X	4	MODERATE	SAVE	
233	Quercus lobata	Valley Oak	17.0	28	18	X		3	MODERATE	SAVE	
234	Quercus agrifolia	Coast Live Oak	17.5	28	26	X		4	HIGH	SAVE	
235	Quercus lobata	Valley Oak	18.5	35	26	X		3	MODERATE	SAVE	Dead Wood
236	Quercus lobata	Valley Oak	23.5	34	28	X		3	MODERATE	SAVE	Dead Wood
237	Quercus agrifolia	Coast Live Oak	34.0	30	47		X	4	HIGH	SAVE	Crowded Growing Conditions
238	Quercus lobata	Valley Oak	35.0	40	33		X	3	MODERATE	SAVE	Leaning Tree
239	Quercus lobata	Valley Oak	25.0	35	32		X	4	MODERATE	SAVE	
240	Quercus lobata	Valley Oak	18.0	35	24	X		4	MODERATE	SAVE	
241	Quercus lobata	Valley Oak	34.0	35	25		X	4	MODERATE	SAVE	
242	Quercus lobata	Valley Oak	15.0	30	23	X		4	HIGH	SAVE	
243	Quercus lobata	Valley Oak	14.0	25	15	X		3	MODERATE	SAVE	
244	Quercus lobata	Valley Oak	20.5	28	22	X		3	MODERATE	SAVE	
245	Quercus lobata	Valley Oak	11.0	15	12	X		4	MODERATE	SAVE	
246	Quercus lobata	Valley Oak	19.0	31	28	X		4	MODERATE	SAVE	
247	Quercus lobata	Valley Oak	22.0	32	27	X		4	MODERATE	SAVE	
248	Olea europaea	Olive	17.0	28	32	X		3	MODERATE	SAVE	Dead Limbs
249	Quercus lobata	Valley Oak	30.0	30	30		X	2	LOW	SAVE	Severe Decline
250	Olea europaea	Olive	7.0	27	20	X		4	MODERATE	SAVE	
251	Olea europaea	Olive	10.0	25	30	X		3	MODERATE	SAVE	Future Root Problems
252	Olea europaea	Olive	8.0	16	18	X		4	MODERATE	SAVE	Dead Wood
253	Olea europaea	Olive	18.0	24	40	X		4	HIGH	SAVE	
254	Olea europaea	Olive	14.0	24	34	X		4	HIGH	SAVE	
255	Quercus lobata	Valley Oak	17.0	34	22	X		4	MODERATE	SAVE	
256	Quercus lobata	Valley Oak	19.0	27	18	X		3	MODERATE	SAVE	Dead Wood
257	Quercus lobata	Valley Oak	12.0	26	15	X		3	MODERATE	SAVE	Severe Decline
258	Quercus lobata	Valley Oak	14.0	33	20	X		3	MODERATE	SAVE	Dead Wood
259	Quercus lobata	Valley Oak	12.0	28	15	X		3	MODERATE	SAVE	Poor Tree Structure
260	Quercus lobata	Valley Oak	25.0	32	27		X	4	MODERATE	SAVE	Poor Tree Structure
261	Quercus lobata	Valley Oak	17.0	25	26	X		2	LOW	SAVE	Severe Decline
262	Quercus lobata	Valley Oak	23.0	33	36	X		3	MODERATE	SAVE	
263	Quercus lobata	Valley Oak	34.0	36	30		X	2	LOW	SAVE	Severe Decline
264	Quercus lobata	Valley Oak	15.0	33	20	X		4	MODERATE	SAVE	Dead Wood
265	Quercus lobata	Valley Oak	11.0	29	17	X		3	MODERATE	SAVE	Dead Limbs
266	Quercus agrifolia	Coast Live Oak	17.0	36	27	X		4	HIGH	SAVE	
267	Quercus lobata	Valley Oak	25.0	28	15		X	3	MODERATE	SAVE	Dead Wood
268	Quercus lobata	Valley Oak	13.0	27	22	X		3	MODERATE	SAVE	Dead Wood
269	Quercus lobata	Valley Oak	13.0	28	15	X		3	MODERATE	SAVE	
270	Quercus lobata	Valley Oak	17.0	31	26	X		3	MODERATE	SAVE	
271	Quercus lobata	Valley Oak	16.0	31	20	X		3	MODERATE	SAVE	Dead Wood
272	Quercus lobata	Valley Oak	12.0	28	15	X		3	MODERATE	SAVE	Severe Decline
273	Quercus lobata	Valley Oak	14.0	31	22	X		4	MODERATE	SAVE	
274	Quercus lobata	Valley Oak	9.0	33	20	X		4	MODERATE	SAVE	
275	Quercus lobata	Valley Oak	17.0	32	26	X		4	HIGH	SAVE	
276	Quercus lobata	Valley Oak	14.0	31	22	X		4	MODERATE	SAVE	
277	Quercus lobata	Valley Oak	12.0	22	1	X		1	LOW	REMOVE	Dead
279	Quercus lobata	Valley Oak	11.0	25	13	X		3	MODERATE	SAVE	Dead Wood
280	Quercus lobata	Valley Oak	8.0	24	13	X		4	MODERATE	SAVE	
281	Umbellularia californica	California Bay	8.0	31	24	X		5	HIGH	SAVE	
282	Quercus lobata	Valley Oak	11.0	33	12	X		3	MODERATE	SAVE	Severe Decline
283	Quercus lobata	Valley Oak	13.0	36	18	X		4	MODERATE	SAVE	
284	Quercus lobata	Valley Oak	14.0	34	21	X		3	MODERATE	SAVE	
285	Quercus lobata	Valley Oak	16.0	34	8	X		2	LOW	SAVE	Severe Decline
286	Quercus lobata	Valley Oak	16.0	38	12	X		2	LOW	SAVE	Severe Decline
287	Quercus lobata	Valley Oak	9.0	28	17	X		2	LOW	SAVE	Leaning Tree
288	Quercus lobata	Valley Oak	14.0	27	20	X		2	LOW	SAVE	Severe Decline
289	Quercus lobata	Valley Oak	22.0	35	30	X		4	HIGH	SAVE	
290	Pinus halepensis	Afghan Pine	7.0	25	15	X		5	HIGH	SAVE	
291	Pinus halepensis	Afghan Pine	4.0	25	5	X		3	HIGH	SAVE	
292	Pinus halepensis	Afghan Pine	10.0	30	17	X		4	HIGH	SAVE	

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
293	Quercus lobata	Valley Oak	10.0	20	17	X		1	LOW	REMOVE	Dead
294	Pinus halepensis	Afghan Pine	8.0	25	18	X		4	HIGH	SAVE	
295	Quercus lobata	Valley Oak	20.0	26	27	X		3	MODERATE	SAVE	Severe Decline
296	Quercus lobata	Valley Oak	12.0	28	13	X		4	MODERATE	SAVE	
297	Pinus halepensis	Afghan Pine	14.0	35	24	X		4	HIGH	SAVE	
298	Pinus halepensis	Afghan Pine	13.0	32	20	X		4	HIGH	SAVE	
299	Quercus lobata	Valley Oak	19.0	35	28	X		4	HIGH	SAVE	
301	Calocedrus decurrens	Incense Cedar	10.0	23	12	X		5	HIGH	SAVE	
302	Calocedrus decurrens	Incense Cedar	7.0	17	8	X		4	HIGH	SAVE	
303	Calocedrus decurrens	Incense Cedar	7.0	17	6	X		1	LOW	REMOVE	Dead
304	Calocedrus decurrens	Incense Cedar	15.0	21	12	X		4	HIGH	SAVE	
305	Calocedrus decurrens	Incense Cedar	7.0	15	10	X		3	MODERATE	SAVE	Severe Decline
306	Calocedrus decurrens	Incense Cedar	7.0	15	10	X		3	MODERATE	SAVE	Dead Wood
307	Calocedrus decurrens	Incense Cedar	7.0	10	5	X		2	LOW	SAVE	Severe Decline
308	Pinus brutia var. eldarica	Afghan Pine	11.0	30	18	X		3	HIGH	SAVE	Dead Wood
309	Pinus brutia var. eldarica	Afghan Pine	12.0	30	12	X		3	HIGH	SAVE	Dead Wood
310	Calocedrus decurrens	Incense Cedar	8.0	18	12	X		3	MODERATE	SAVE	Severe Decline
311	Calocedrus decurrens	Incense Cedar	8.0	15	10	X		3	MODERATE	SAVE	Severe Decline
312	Calocedrus decurrens	Incense Cedar	5.0	18	8	X		4	HIGH	SAVE	
313	Calocedrus decurrens	Incense Cedar	6.0	7	6	X		2	LOW	SAVE	Severe Decline
314	Calocedrus decurrens	Incense Cedar	5.0	8	7	X		3	MODERATE	SAVE	Poor Tree Structure
315	Calocedrus decurrens	Incense Cedar	6.0	10	6	X		2	LOW	SAVE	Severe Decline
316	Pinus brutia var. eldarica	Afghan Pine	10.0	28	8	X		2	MODERATE	SAVE	Severe Decline
317	Pinus brutia var. eldarica	Afghan Pine	11.0	31	10	X		3	MODERATE	SAVE	Dead Wood
318	Pinus brutia var. eldarica	Afghan Pine	10.0	29	7	X		3	MODERATE	SAVE	Poor Tree Structure
319	Calocedrus decurrens	Incense Cedar	5.0	10	6	X		2	LOW	SAVE	Severe Decline
320	Calocedrus decurrens	Incense Cedar	6.0	18	6	X		3	MODERATE	SAVE	
321	Calocedrus decurrens	Incense Cedar	5.0	8	5	X		3	MODERATE	SAVE	Severe Decline
322	Calocedrus decurrens	Incense Cedar	8.0	10	6	X		3	MODERATE	SAVE	
323	Calocedrus decurrens	Incense Cedar	7.0	12	5	X		2	LOW	SAVE	Severe Decline
324	Calocedrus decurrens	Incense Cedar	8.0	10	8	X		4	MODERATE	SAVE	
325	Calocedrus decurrens	Incense Cedar	7.0	8	7	X		3	MODERATE	SAVE	Poor Tree Structure
326	Calocedrus decurrens	Incense Cedar	9.0	16	9	X		3	MODERATE	SAVE	Poor Tree Structure
327	Pinus brutia var. eldarica	Afghan Pine	11.0	31	10	X		3	HIGH	SAVE	Dead Wood
328	Pinus brutia var. eldarica	Afghan Pine	11.0	28	15	X		3	HIGH	SAVE	Dead Wood
329	Calocedrus decurrens	Incense Cedar	5.0	10	8	X		4	MODERATE	SAVE	
330	Calocedrus decurrens	Incense Cedar	7.0	10	8	X		3	MODERATE	SAVE	
331	Calocedrus decurrens	Incense Cedar	6.0	18	8	X		4	HIGH	SAVE	
332	Pinus brutia var. eldarica	Afghan Pine	13.0	28	20	X		4	HIGH	SAVE	
333	Calocedrus decurrens	Incense Cedar	7.0	12	8	X		4	HIGH	SAVE	
334	Calocedrus decurrens	Incense Cedar	13.0	26	12	X		3	MODERATE	SAVE	
335	Calocedrus decurrens	Incense Cedar	5.0	8	7	X		3	MODERATE	SAVE	Severe Decline
336	Calocedrus decurrens	Incense Cedar	6.0	8	4	X		2	LOW	SAVE	Root Impact
337	Pinus brutia var. eldarica	Afghan Pine	12.0	28	14	X		3	HIGH	SAVE	
338	Pinus brutia var. eldarica	Afghan Pine	15.0	30	20	X		4	HIGH	SAVE	Dead Wood
339	Calocedrus decurrens	Incense Cedar	3.0	10	4	EXEMPT		3	MODERATE	SAVE	
340	Calocedrus decurrens	Incense Cedar	4.0	15	5	X		3	MODERATE	SAVE	
341	Pinus brutia var. eldarica	Afghan Pine	8.0	25	8	X		3	MODERATE	SAVE	Severe Decline
342	Pinus brutia var. eldarica	Afghan Pine	14.0	27	12	X		3	HIGH	SAVE	Poor Tree Structure
343	Pinus brutia var. eldarica	Afghan Pine	15.0	28	15	X		3	HIGH	SAVE	
344	Calocedrus decurrens	Incense Cedar	6.0	15	5	X		2	LOW	SAVE	Severe Decline
345	Calocedrus decurrens	Incense Cedar	6.0	10	5	X		4	MODERATE	SAVE	Leaning Tree
347	Quercus lobata	Valley Oak	21.0	40	27	X		4	MODERATE	SAVE	Dead Wood
348	Quercus douglasii	Blue Oak	24.0	43	40		X	4	HIGH	SAVE	
349	Quercus douglasii	Blue Oak	23.0	36	35	X		4	HIGH	SAVE	
350	Quercus lobata	Valley Oak	11.0	25	18	X		3	MODERATE	SAVE	Dead Wood
351	Olea europaea	Olive	14.0	30	45	X		4	MODERATE	SAVE	
352	Quercus douglasii	Blue Oak	5.0	25	12	X		2	MODERATE	SAVE	Severe Decline
353	Quercus lobata	Valley Oak	14.0	20	6	X		1	LOW	REMOVE	Dead
354	Quercus lobata	Valley Oak	10.0	23	18	X		3	MODERATE	SAVE	
355	Quercus lobata	Valley Oak	20.0	28	33	X		3	MODERATE	SAVE	
356	Snag	Snag	9.0	22	1	X		1		REMOVE	Dead
357	Quercus douglasii	Blue Oak	24.0	43	35		X	3	HIGH	SAVE	
358	Quercus lobata	Valley Oak	8.0	15	11	X		1	LOW	REMOVE	Dead
359	Quercus lobata	Valley Oak	12.0	25	10	X		2	LOW	SAVE	Severe Decline
360	Quercus lobata	Valley Oak	25.0	38	25		X	3	MODERATE	SAVE	Dead Limbs
361	Quercus lobata	Valley Oak	18.0	23	1	X		1	LOW	REMOVE	Dead
362	Quercus lobata	Valley Oak	19.0	30	16	X		3	MODERATE	SAVE	Poor Tree Architecture
363	Quercus agrifolia	Coast Live Oak	21.0	32	36	X		4	HIGH	SAVE	
364	Quercus lobata	Valley Oak	13.0	31	15	X		3	MODERATE	SAVE	
366	Quercus lobata	Valley Oak	9.0	15	27	X		4	MODERATE	SAVE	Excessive Limb Weight
367	Quercus lobata	Valley Oak	16.0	46	16	X		4	MODERATE	SAVE	Dead Limbs
368	Quercus lobata	Valley Oak	17.0	32	26	X		4	MODERATE	SAVE	Dead Wood
369	Quercus agrifolia	Coast Live Oak	19.0	32	28	X		4	HIGH	SAVE	
370	Snag	Snag	7.0	5	1	X		1		REMOVE	Dead
371	Quercus lobata	Valley Oak	15.0	50	15	X		4	HIGH	SAVE	
372	Quercus lobata	Valley Oak	8.0	43	15	X		3	MODERATE	SAVE	Dead Wood
373	Snag	Snag	8.0	22	1	X		1		REMOVE	Dead
374	Olea europaea	Olive	18.0	38	23	X		4	HIGH	SAVE	
375	Quercus lobata	Valley Oak	18.0	26	28	X		3	MODERATE	SAVE	Dead Wood
376	Quercus agrifolia	Coast Live Oak	20.0	22	1	X		1	MODERATE	REMOVE	Dead
377	Quercus agrifolia	Coast Live Oak	30.0	35	45		X	4	HIGH	SAVE	
378	Quercus lobata	Valley Oak	9.0	22	1	X		1	LOW	REMOVE	Dead
379	Quercus agrifolia	Coast Live Oak	10.0	14	10	X		1	MODERATE	REMOVE	Dead
380	Pinus halepensis	Afghan Pine	13.0	34	18	X		4	HIGH	SAVE	
381	Quercus lobata	Valley Oak	9.0	25	23	X		3	MODERATE	SAVE	Dead Wood
382	Quercus douglasii	Blue Oak	23.0	36	50	X		4	HIGH	SAVE	
383	Pinus halepensis	Afghan Pine	5.0	21	12	X		4	HIGH	SAVE	Co-Dominant Lead
384	Pinus halepensis	Afghan Pine	11.0	10	20	X		4	HIGH	SAVE	
385	Quercus agrifolia	Coast Live Oak	22.0	26	36	X		2	HIGH	SAVE	Severe Decline
644	Quercus agrifolia	Coast Live Oak	14.0	15	22	X		5	HIGH	SAVE	
645	Prunus domestica	Plum	5.0	16	20	X		1	LOW	REMOVE	Dead
646	Quercus agrifolia	Coast Live Oak	8.0	15	20	X		5	HIGH	SAVE	
652	Quercus lobata	Valley Oak	15.0	26	15	X		3	MODERATE	SAVE	
675	Quercus agrifolia	Coast Live Oak	30.0	32	50		X	4	HIGH	SAVE	Leaning Tree

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 10.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

SITE PLAN EXISTING TREE TABLE

2.3

PLOTTED: 9/16/2025 3:35 PM
I:\4185\10\PLPERMIT\LOT 10\PERMIT\418510SP_LOT 10.DWG

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	385	39	2.0	2.0	4	3	0	346
HOUSE FOOTPRINT	378	4	8.9	4.5	8	3	0	374
PORCH/PATIO	106	78	2.4	0	4	3	0	28
GARAGE	127	0	6.9	0	4	3	0	127
MISC HARDSCAPE	12	0	6.0	0	4	3	0	12
LANDSCAPE	625	5	2.8	2.9	-	-	0	620
SWIMMING POOL	330	0	11.5	0			0	330
TOTAL	1963	126	-	-	-	-	0	1837

NOTE: AREA OF DISTURBANCE = 22,260 SF
NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870

0 5 10 20
1 INCH = 10 FEET

LOT 7
(S-24-025)

PROPERTY LINE (E)

LIMIT OF GRADING /CONFORM

LOT LINE (P)

BIO RETENTION AREA
TOP = 493.0
BOTTOM = 492.3
AREA = 363 SF

24" DEEPENED FOOTING AT BUILDING

CONCRETE AUTO COURT. FIRE TURN TRUCK COMPLIANT

LOT 10
FF 496.6
PAD 495.6

5' MAX RETAINING WALL

PROPOSED WALL WEEPHOLE

PROPOSED WALL SUBDRAIN

LIMIT OF GRADING /CONFORM

GRADE BREAK

20' DRIVEWAY

CERRO VISTA COURT

DRIVEWAY PER TOWN OF LOS GATOS STD PLAN NO. ST-219

20' DRIVEWAY

LIMIT OF GRADING/ CONFORM

PERVIOUS PAVERS

PROPOSED WALL SUBDRAIN

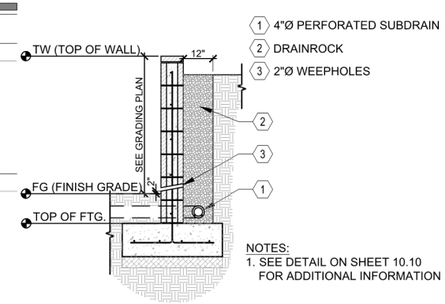
PROPOSED WALL

LEGEND

PROJECT BOUNDARY	
LOT LINE	
PROPERTY LINE (EXISTING)	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD SD SD
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET	
STORM DRAIN PIPE (EXISTING)	SD(E) SD(E)
FENCE	
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
DRAINAGE ARROW	
OVERLAND RELEASE	
CONTOUR	150
CONTOUR (EXISTING)	150
LID TREATMENT AREA	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN	
STORM DRAIN INLET	
STORM DRAIN CLEANOUT	
BUBBLER BOX	
AREA DRAIN	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN CATCH BASIN (EXISTING)	

ABBREVIATIONS

BW	BOTTOM OF WALL
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL



NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1		

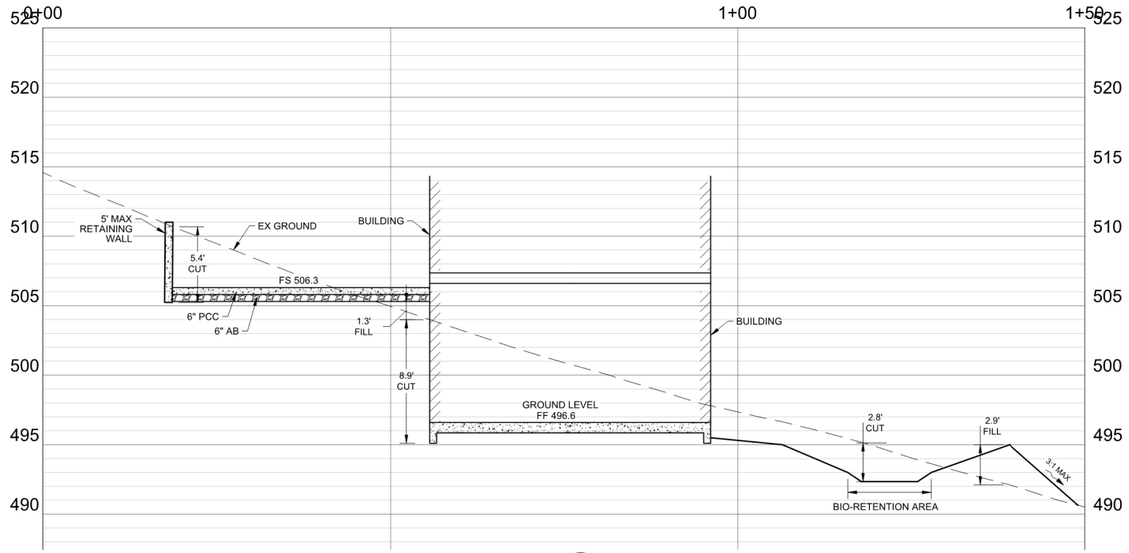
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 10.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

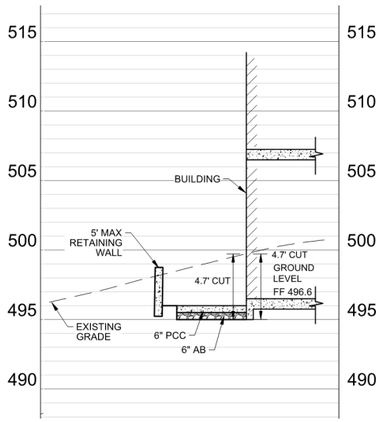
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

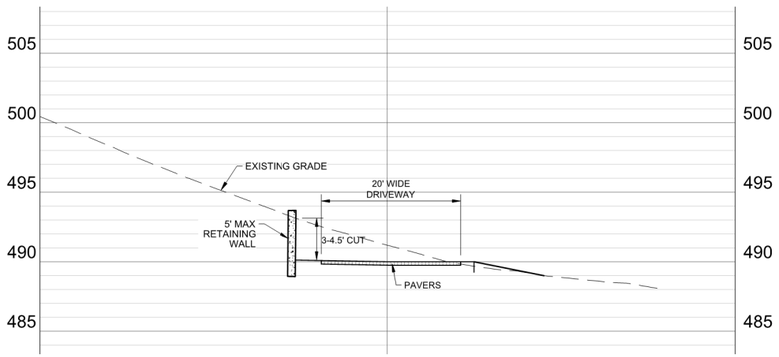
PLOTTED: 10/24/2025 8:51 AM
418510\PLI\PERMIT\LOT 10\PERMIT\418510GP_LOT 10.DWG



A SECTION
SCALE: 1" = 10' H , 1" = 5' V



B SECTION
SCALE: 1" = 10' H , 1" = 5' V



C SECTION
SCALE: 1" = 10' H , 1" = 5' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

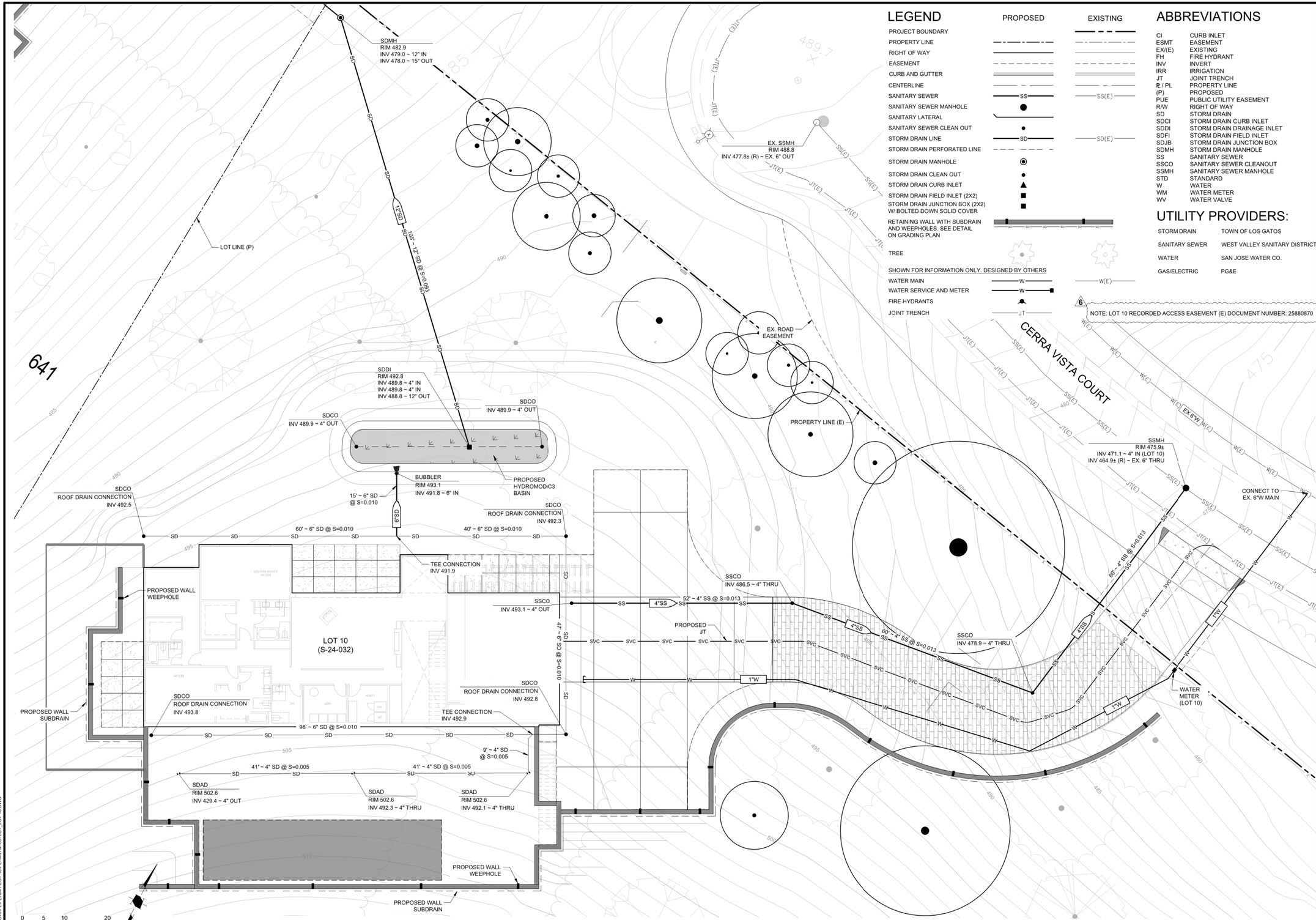
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 10.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/15/2025 4:18 PM
4185\10\PLN\PERMIT\LOT 10\PERMIT\418510GP_LOT 10.DWG



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		
SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS		
WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 10.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

PLOTTED: 10/24/2025 8:53 AM
418510\PLUPERMIT\LOT 10\PERMIT\418510UT_LOT 10.DWG

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870 6

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.c.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

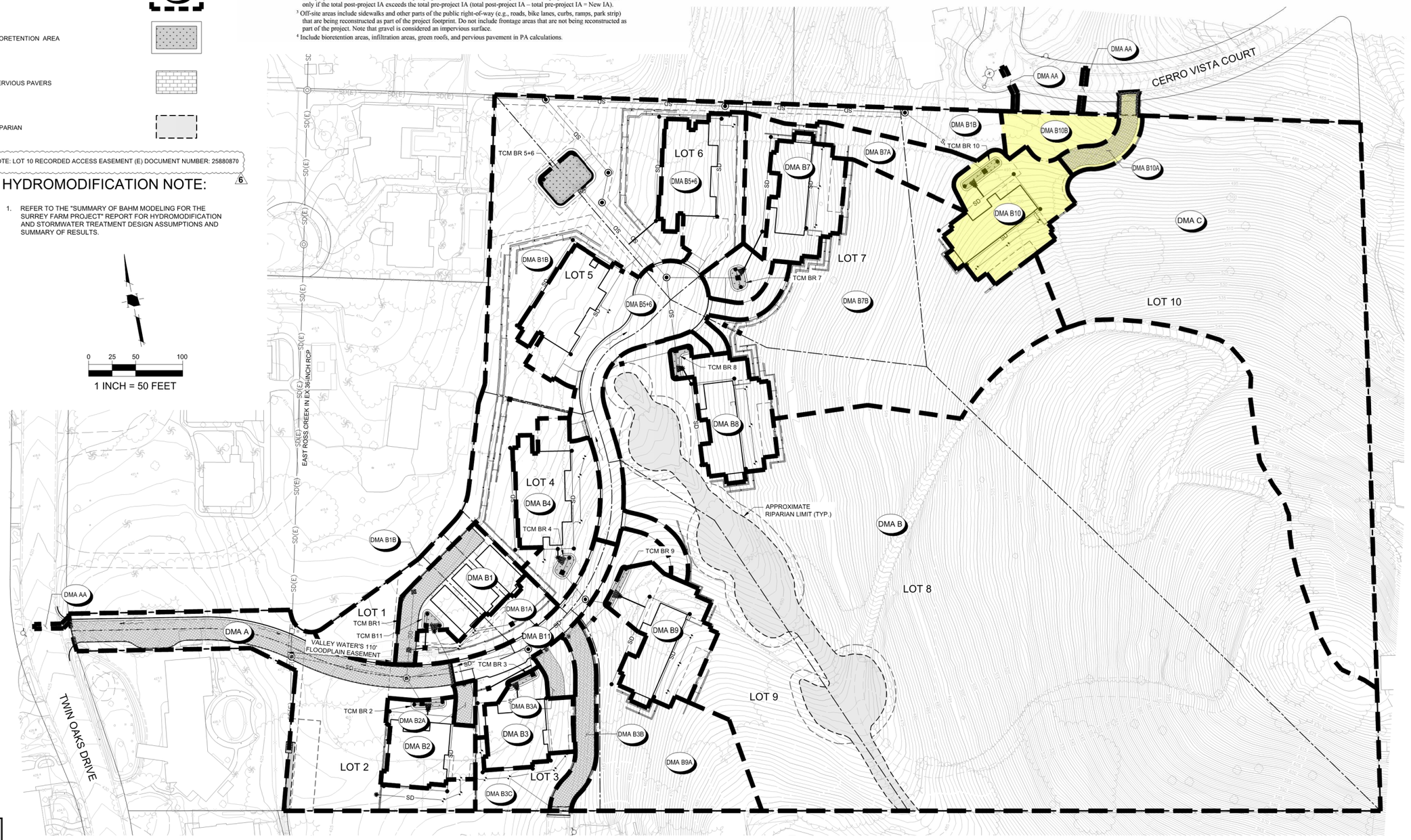
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 10.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

P:\4185105\PLUPERMIT\LOT 10\PERMIT\4185105W_LOT 10.DWG
PLOTTED: 10/24/2025 8:52 AM

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

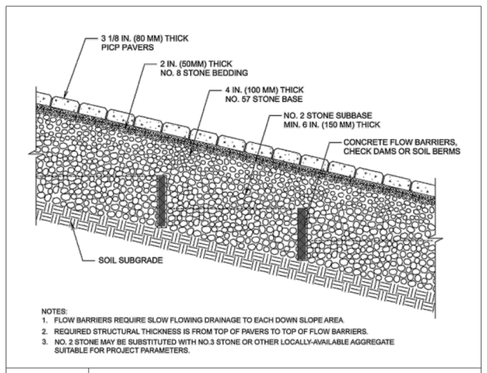
Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

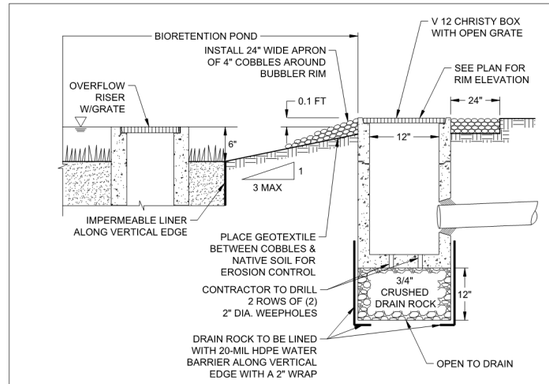
Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	310011	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24782	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

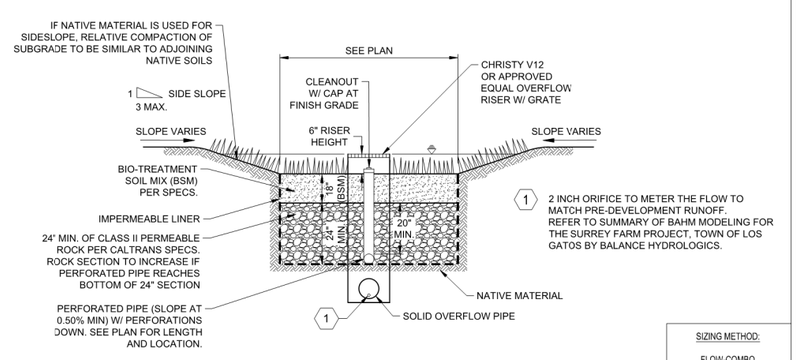
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.



3 PERVIOUS PAVEMENT ON SLOPED SUBGRADE (SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

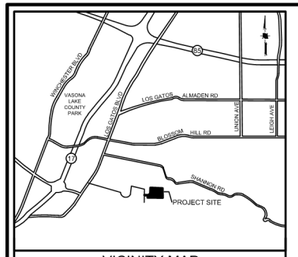
PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 10.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/15/2025 4:23 PM
4185105W_LOT 10/PERMIT/4185105W_LOT 10.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

LEGEND

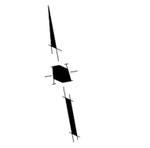
STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

6 NOTE: LOT 10 RECORDED ACCESS EASEMENT (E) DOCUMENT NUMBER: 25880870





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

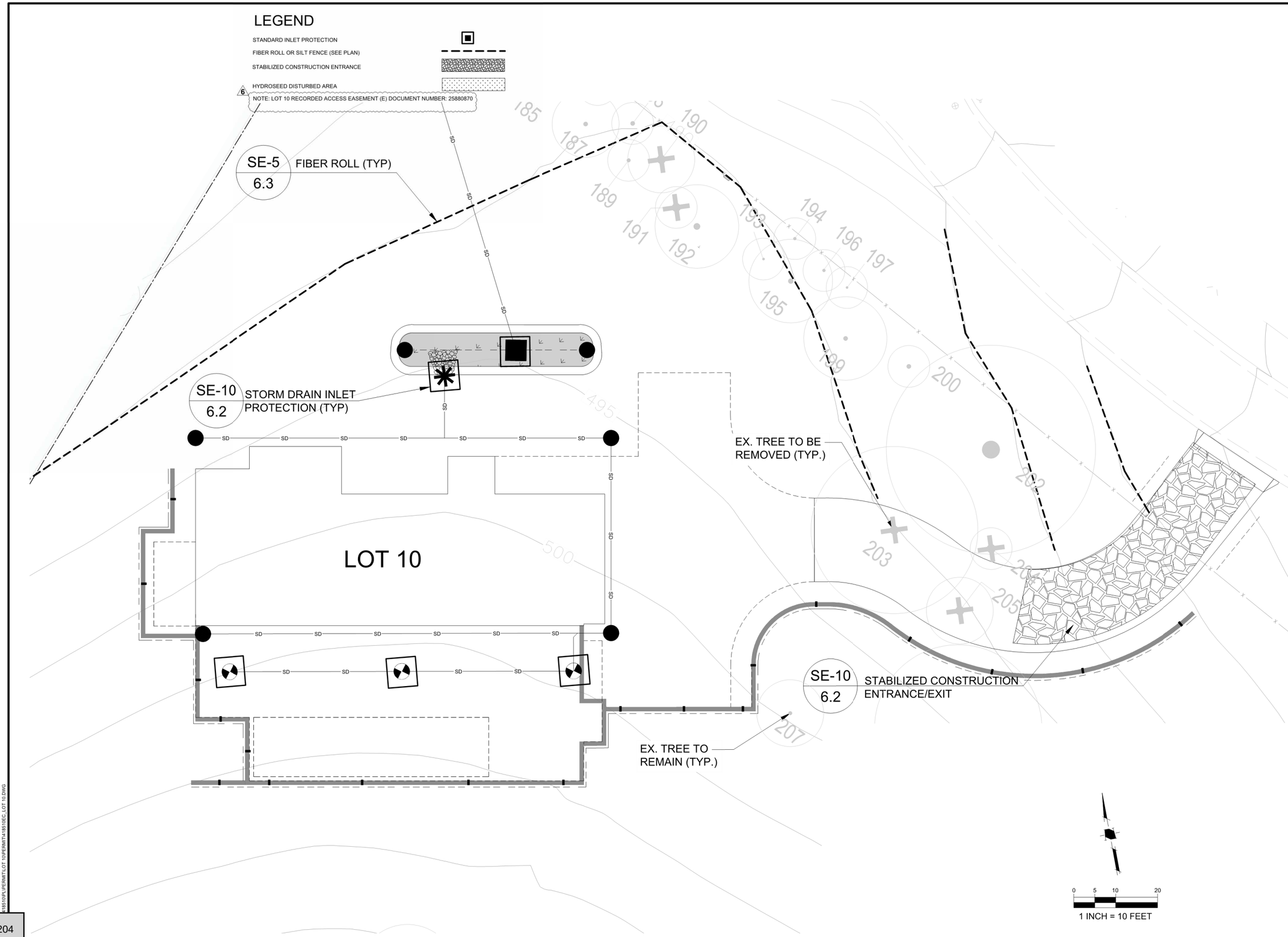
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 10.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

P:\4185\10\PLI\PERMIT\LOT 10\PERMIT\418510EC_LOT 10.DWG
PLOTTED: 10/24/2025 8:50 AM



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

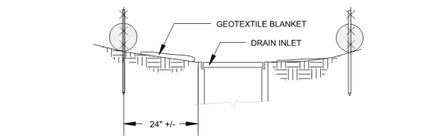
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 10.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

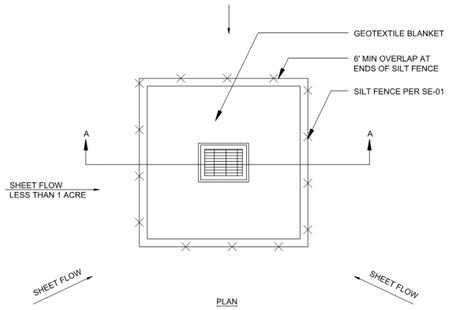
EROSION CONTROL PLAN

6.1

418510\PL\PERMIT\LOT 10\PERMIT\418510EC_LOT 10.DWG
PLOTTED: 10/24/2025 8:50 AM



SECTION A-A

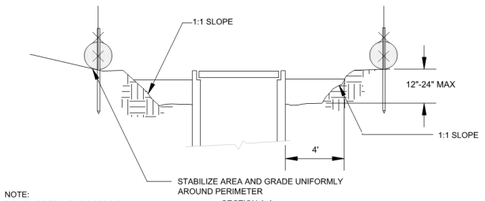


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

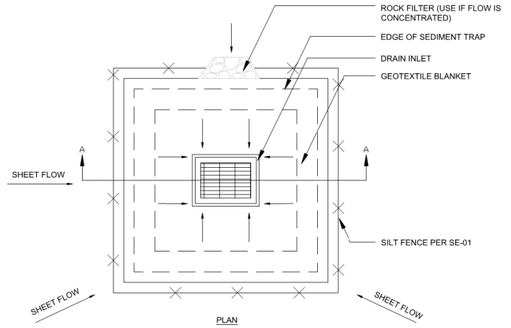
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

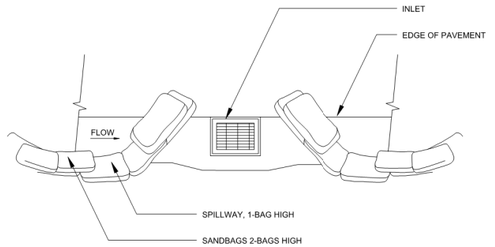


PLAN

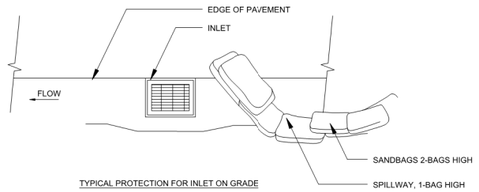
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

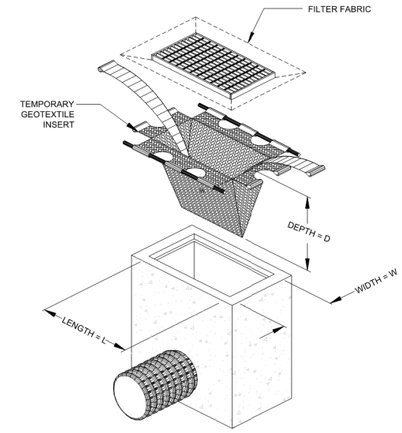


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

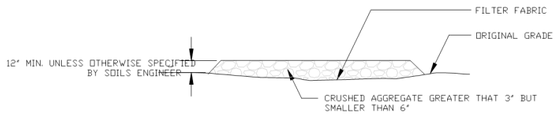
N.T.S.



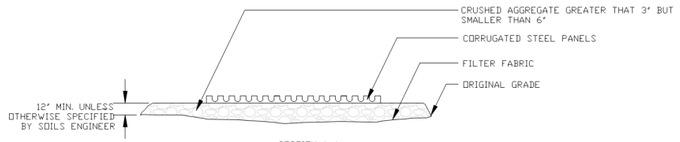
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

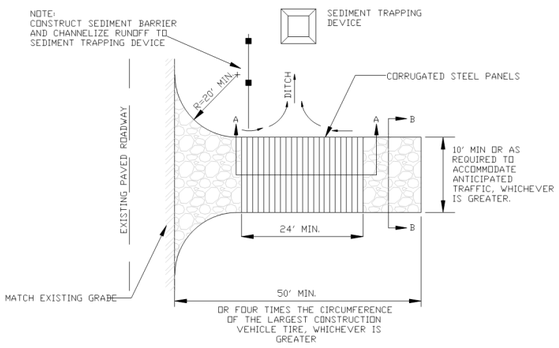
N.T.S.



SECTION B-B
N.T.S.

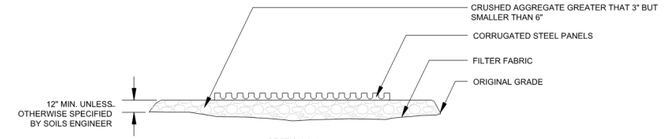


SECTION A-A
N.T.S.

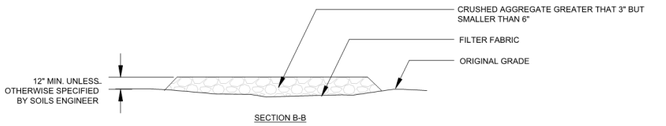


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

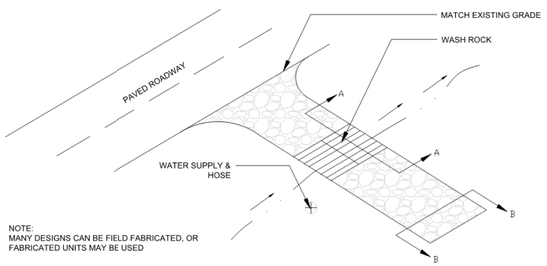
N.T.S.



SECTION A-A
N.T.S.



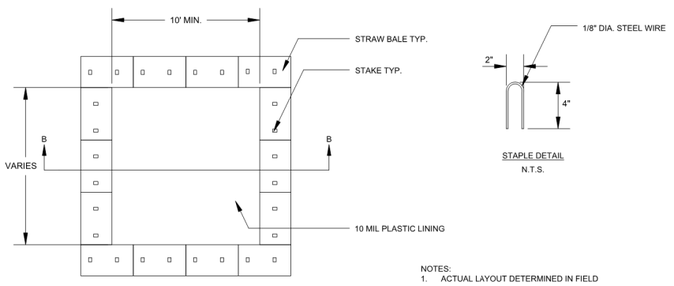
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

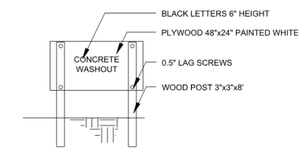
N.T.S.



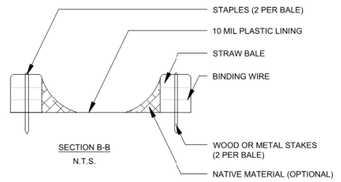
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

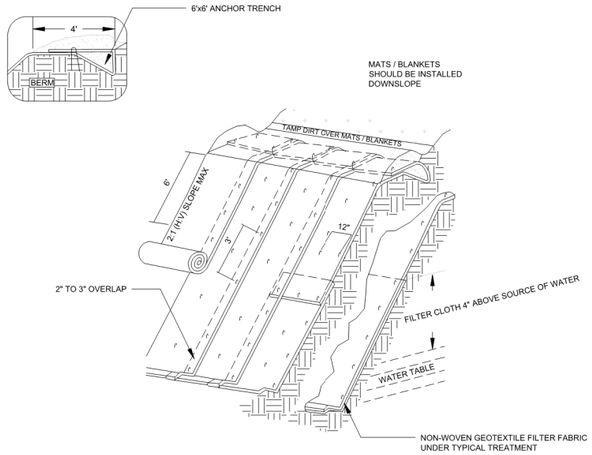
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 10.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

P:\4185\10\PLUPERMIT\LOT 10\PERMIT\4185-10EC_LOT 10.DWG
PLOTTED: 9/15/2025 4:07 PM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

N.T.S.

NOTES:

1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

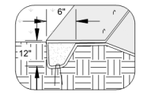
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



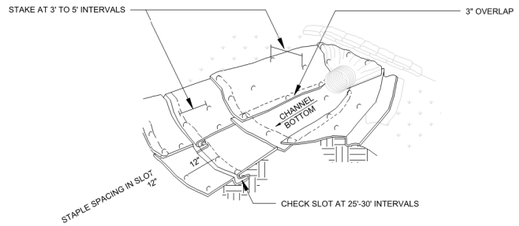
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



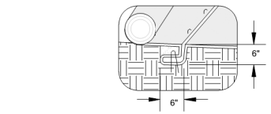
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



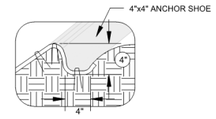
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

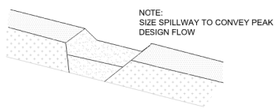
N.T.S.

NOTES:

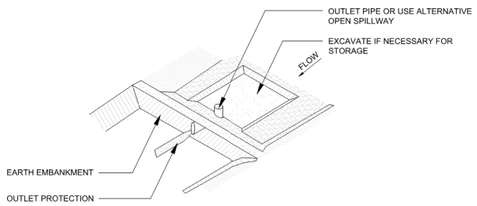
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

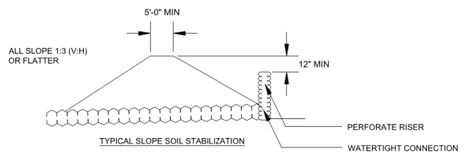
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



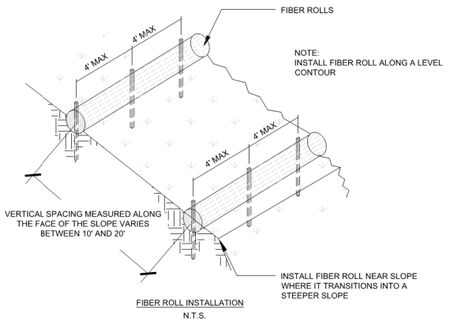
TYPICAL OPEN SPILLWAY





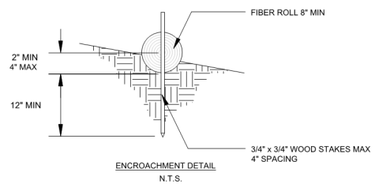
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

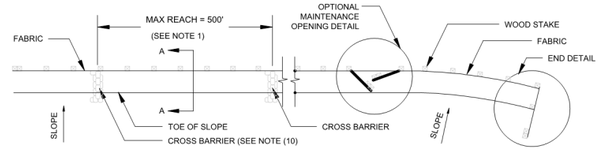


ENCROACHMENT DETAIL

N.T.S.

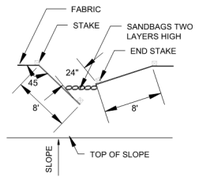
SE-5 FIBER ROLLS

N.T.S.

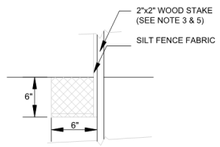


SILT FENCE PLAN

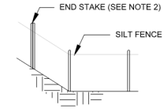
N.T.S.



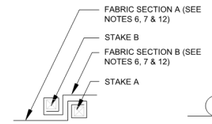
OPTIONAL MAINTENANCE OPENING DETAIL



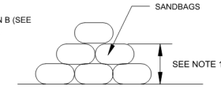
DETAIL A



END DETAIL

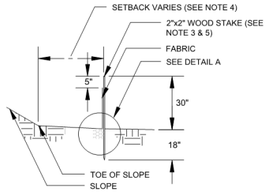


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

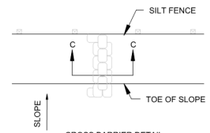
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 10.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

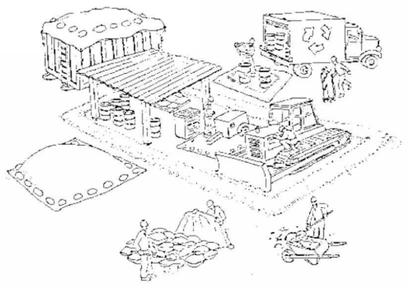
EROSION CONTROL DETAILS

6.3

PLOTTED: 9/15/2025 4:07 PM

J:\4185\10\PLUPERMIT\LOT 10\PERMIT\4185 10EC_LOT 10.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

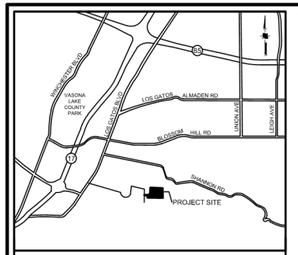
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 10.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

BASMAA

6.4

418510\PLI\PERMIT\LOT 10\PERMIT\418510EC_LOT 10.DWG
PLOTTED: 9/15/2025 4:06 PM



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

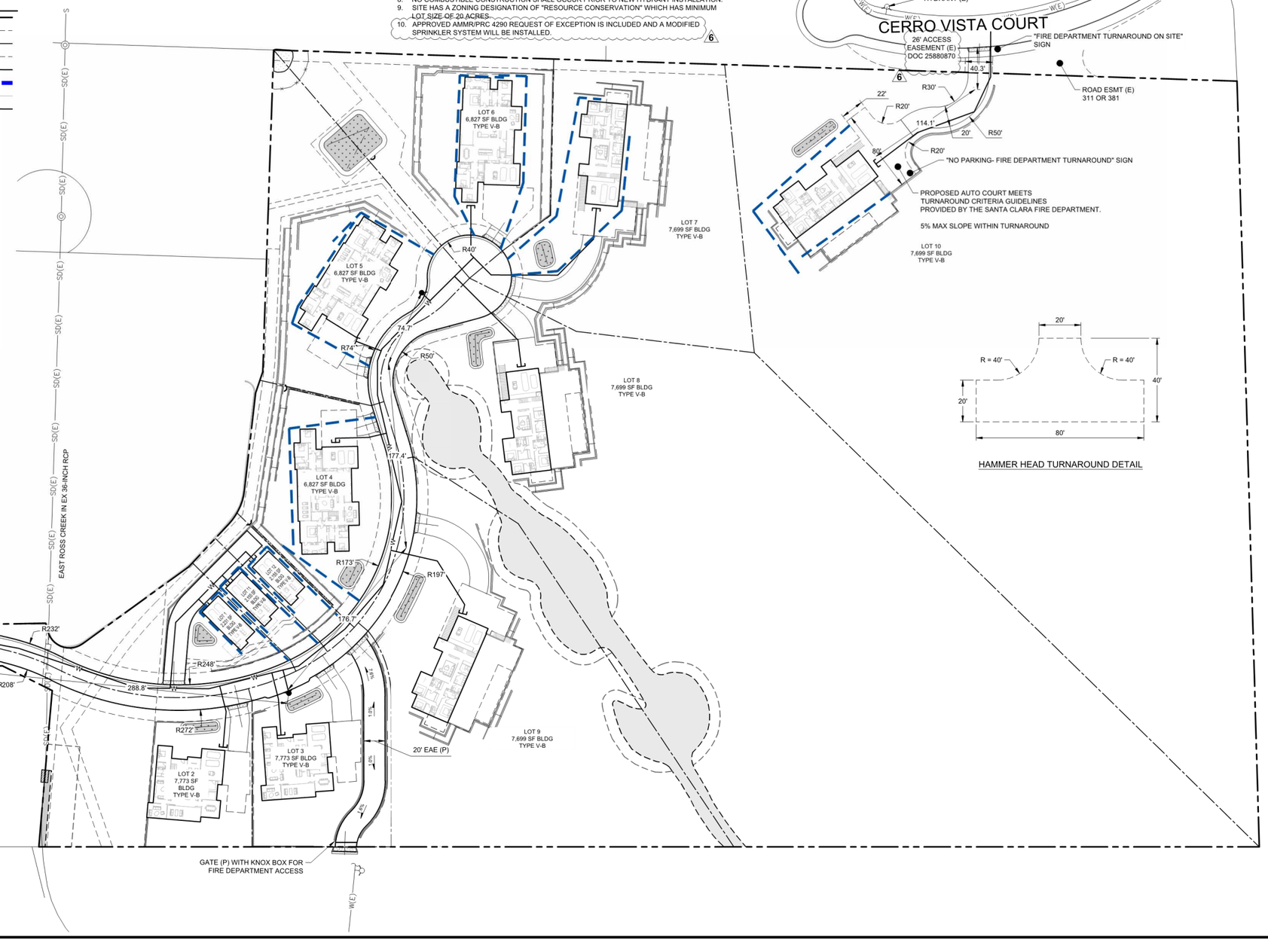
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.
9. SITE HAS A ZONING DESIGNATION OF "RESOURCE CONSERVATION" WHICH HAS MINIMUM LOT SIZE OF 20 ACRES.
10. APPROVED AMM/PRC 4290 REQUEST OF EXCEPTION IS INCLUDED AND A MODIFIED SPRINKLER SYSTEM WILL BE INSTALLED.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



0 25 50 100
1 INCH = 50 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

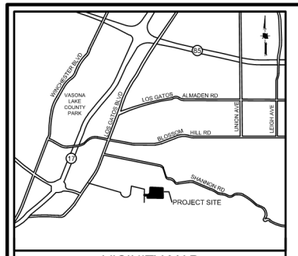
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 10.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/24/2025 8:54 AM
I:\418510\PLI\PERMIT\LOT 10\PERMIT\418510FA_LOT 10.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

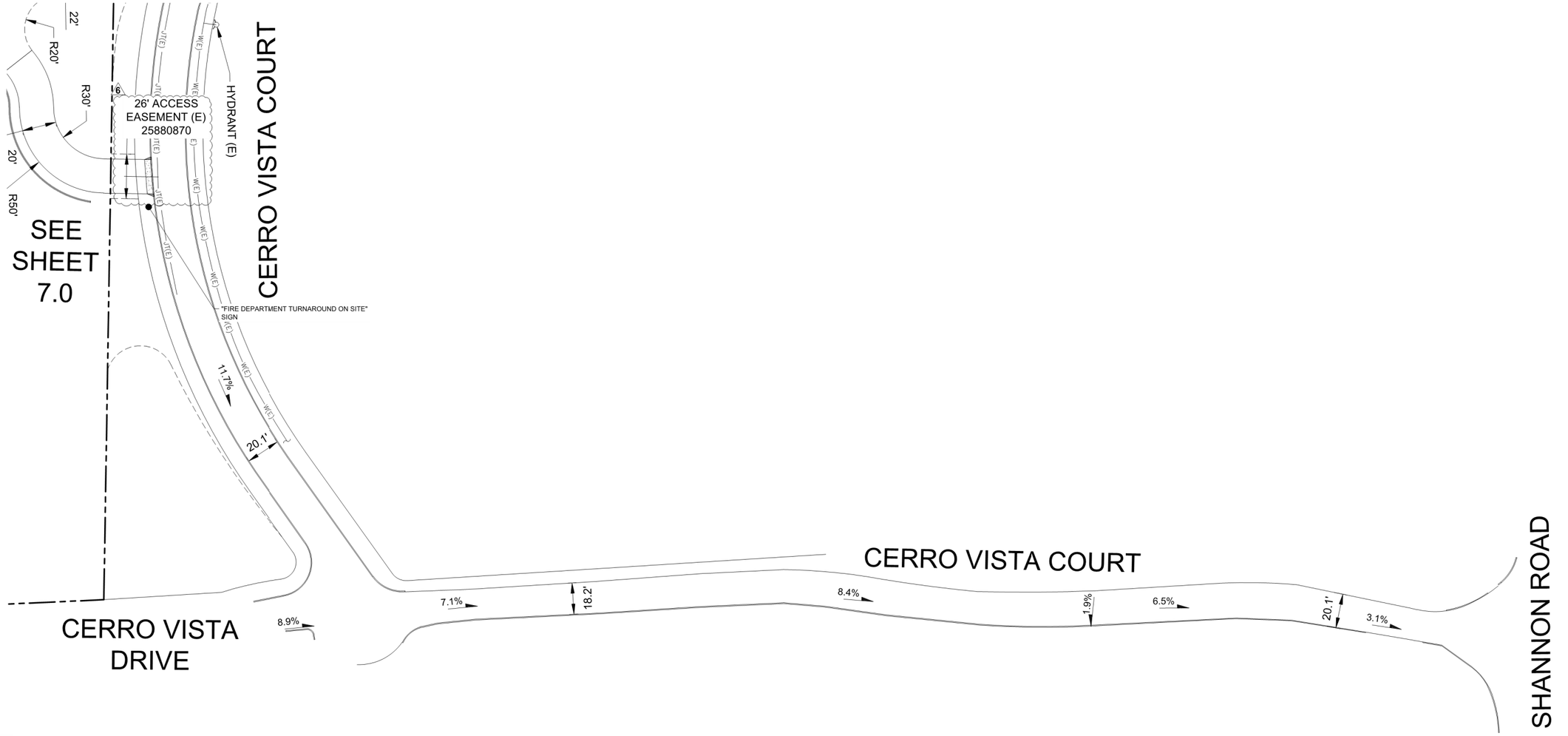
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

NOTE: LOT 10 RECORDED ACCESS EASEMENT DOCUMENT NUMBER: 25880870

30'/50' TURNING RADIUS

0 15 30 60
1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 10.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

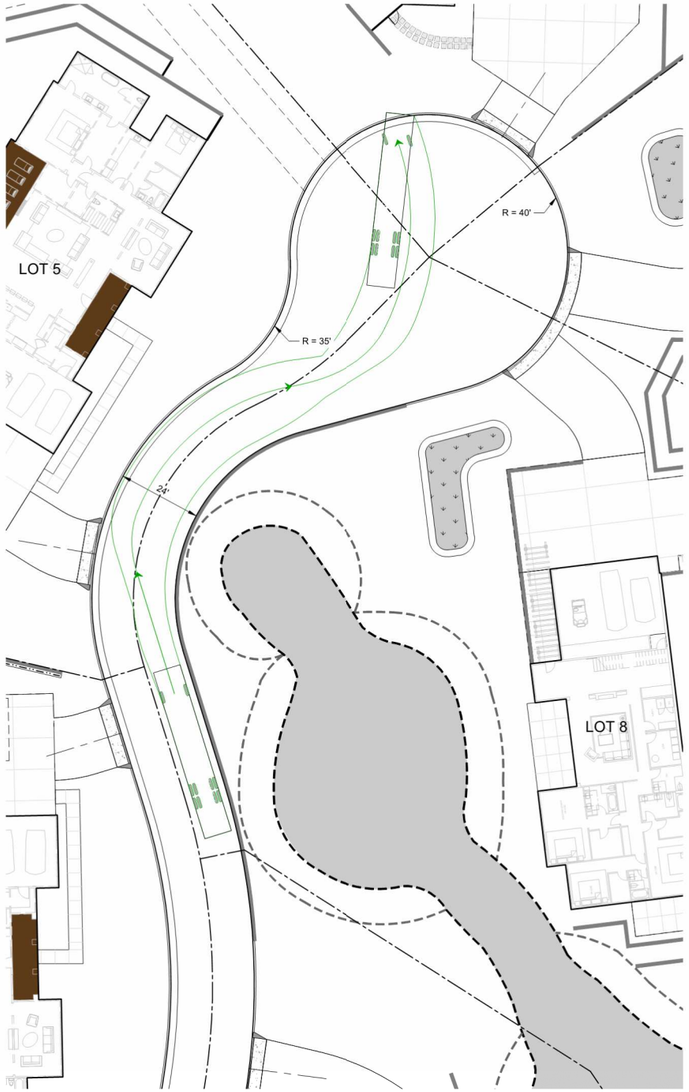
© HMH

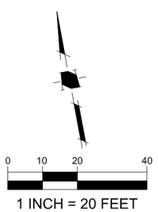
FIRE ACCESS PLAN

7.1

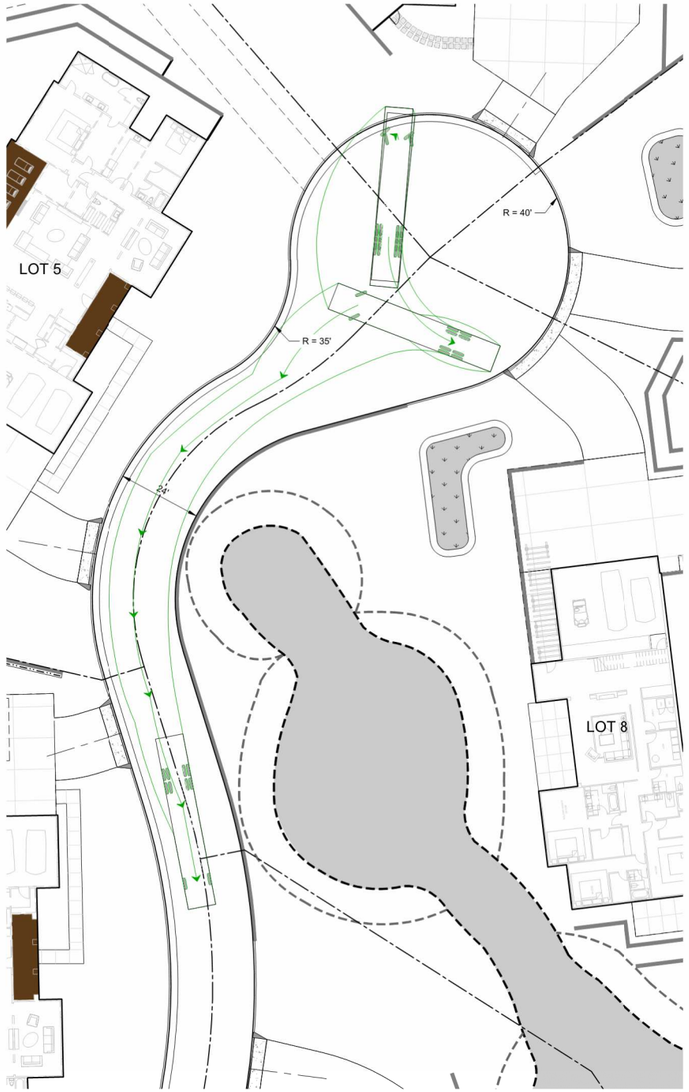
PLOTTED: 10/24/2025 8:55 AM

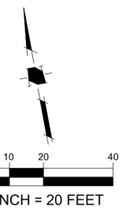
I:\418510\PLIPERMITLOT 10\PERMIT\418510FA_LOT 10.DWG



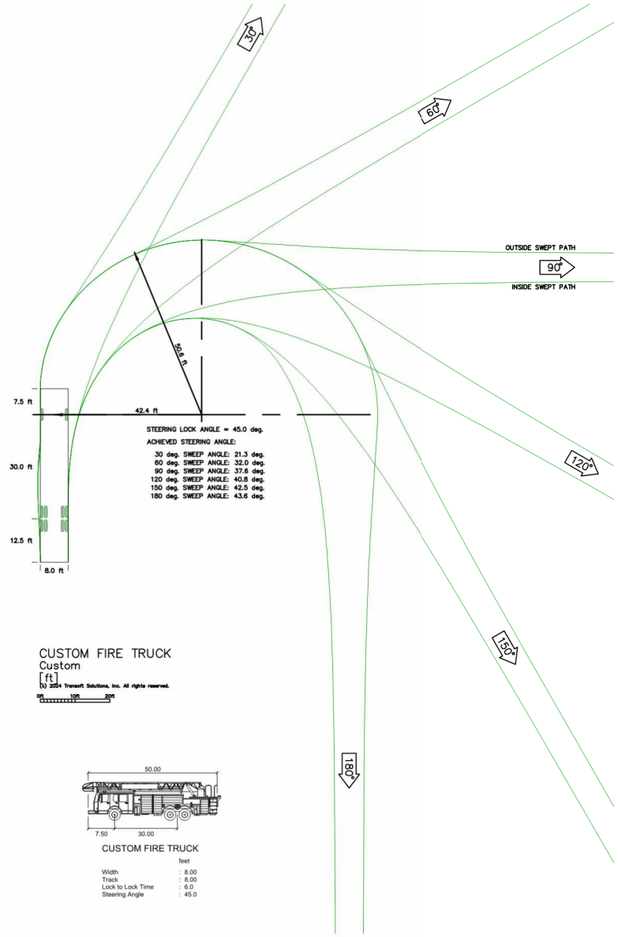


1 INCH = 20 FEET





1 INCH = 20 FEET



CUSTOM FIRE TRUCK
Custom
[ft]
(b) 2024 Transoft Solutions, Inc. All rights reserved.

CUSTOM FIRE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 10.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

FIRE TRUCK TURNAROUND

7.2

I:\4185\10\PLUPERMIT\LOT 10\PERMIT\418510FA_LOT 10.DWG
PLOTTED: 10/23/2025 1:54 PM

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. 25 3804

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
Request for exception to State Minimum Fire Safe Regulations for a new 7,699 SF two-story single family dwelling (Lot 10) as part of a 12 lots subdivision development.

Plan Status:
The Exception Request, per 14 CCR § 1270.06 is **APPROVED**.
Discussion:
This alternate proposes to mitigate deficiencies of required 20 feet roadway width per California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01. and CFC Section 503. A 10 feet in length segment of roadway on Cerro Vista Dr that is less than the required 20 feet.

In order to mitigate the this noncompliant roadway width, the applicant proposes the following:
-Upgraded sprinkler system with additional heads in closets, bathrooms, attic and covered porch for the 7,699 SF SF house.
-4 heads hydraulic calculation sprinkler system will be provided.

Plan Review Comments:
-Make a note on building permit set coversheet that an approved AMMR/PRC 4290 request of exception is included and modified sprinkler system will be installed.
-A copy of the Alternate Means/Methods application form with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval
-A copy of this comment letter shall be made part of the building permit drawing set.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

City LGA	PLANS ☐	SPECS ☐	NEW ☐	RMDL ☐	AS ☐	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
								Dodge Family - Pennant Properties	10/16/2025	1 OF 1

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
			Residential Development	Exception Request - PRC-4290

NAME OF PROJECT	LOCATION
SFR	178 Twin Oaks Way Los Gatos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
			Ip, Kenny

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: PLEASE SEE ATTACHED LETTER
2. Strength:
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof:

Applicant Signature: Date: 15 AUG 2025

****

The above application has been reviewed and has been:

☒ **ACCEPTED** ☐ **REJECTED**

Signature:

Fire Official: BRAD FOX 2K2 (FOR AC ESTRADA) Date: 10/16/25

Building Official: Date:

DropBox/FirePrevention/Administrative/applications/bh/06.23.2025

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 178 Twin Oaks Way

Project City: Los Gatos **Building Permit #** 25 1961

Applicant's Name: Dodge Family c/o Jim Foley/Pennant Properties

Applicant's Address: 223 W Main St Los Gatos CA 95030 Suite:

Phone Number: (408) 813-7490 Email: jimfoley@pennantproperties.com

The applicant hereby requests the following:

☒ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☒ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01, CFC Sec. 503, PRC 4290.

Brief description of the request: Mitigate for a small section of roadway less than 20' wide to a new lot and potential dwelling.

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

6

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 10 (S-24-032)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 10.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE AMMR

7.3

418510\PLI\PERMIT\LOT 10\PERMIT\418510FA_LOT 10.DWG
PLOTTED: 10/24/2025 8:36 AM



PLANNING APPLICATION - LOT 10 (S-24-032) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 10 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A1.3	Floor Plans
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

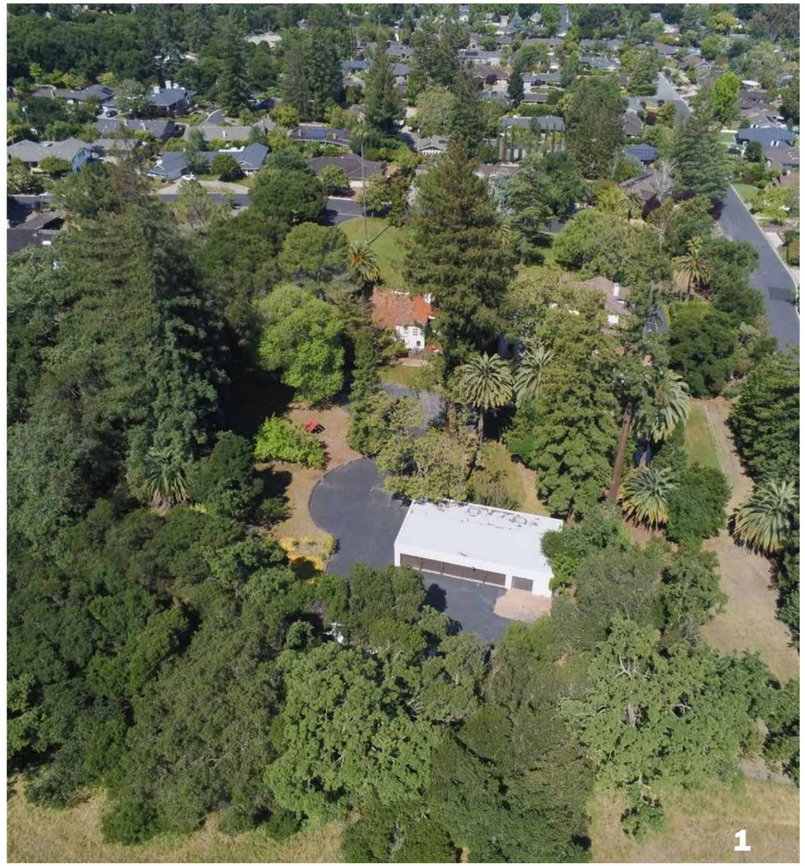


LOCATION PLAN:

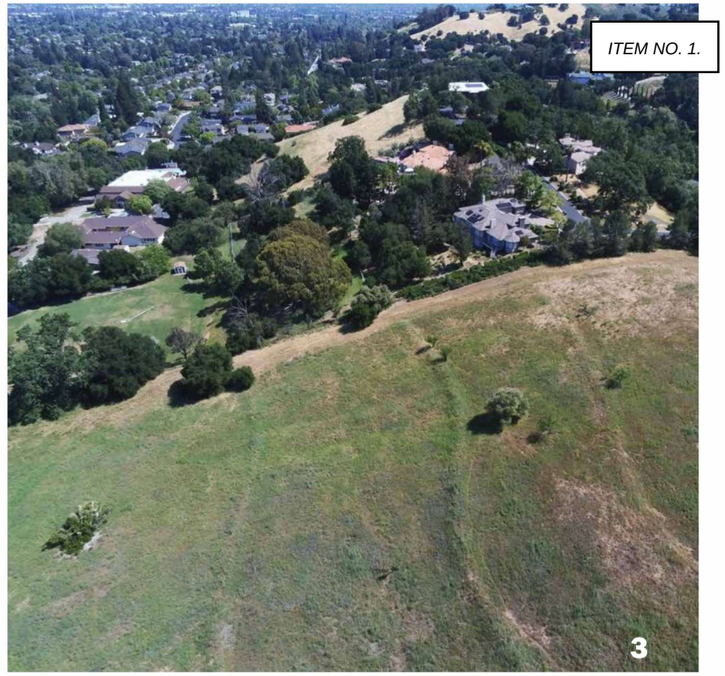


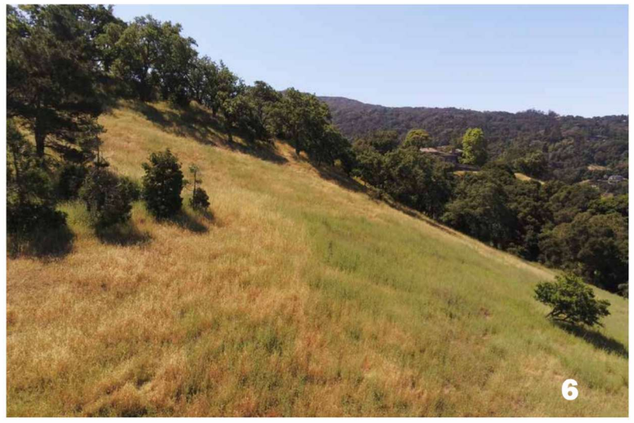
VICINITY MAP:



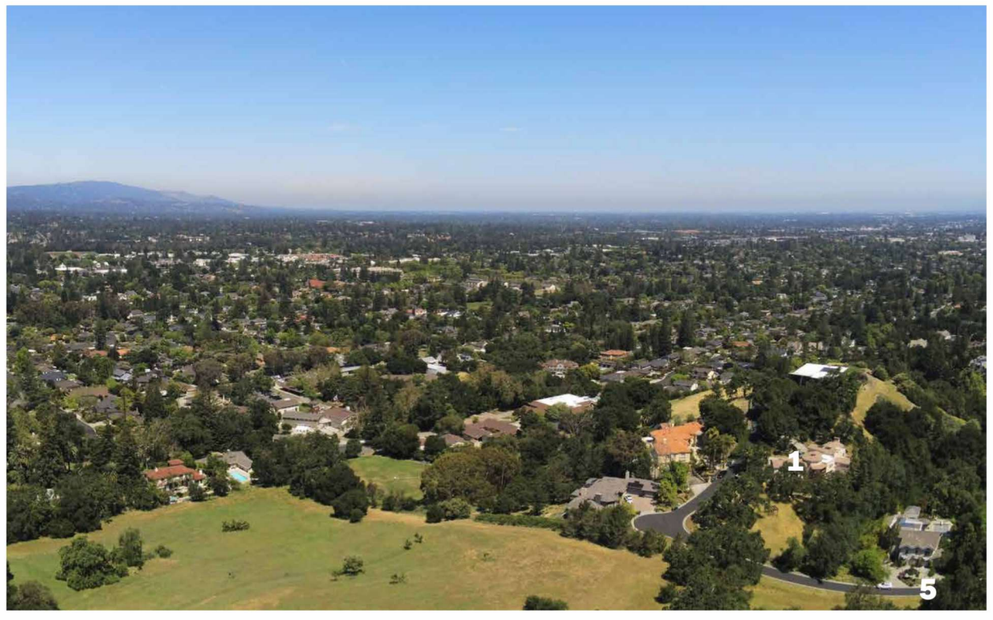

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natu
(see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

*Flretruck Turnaround, turnaround shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turn-arounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type C

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



ABBREVIATIONS

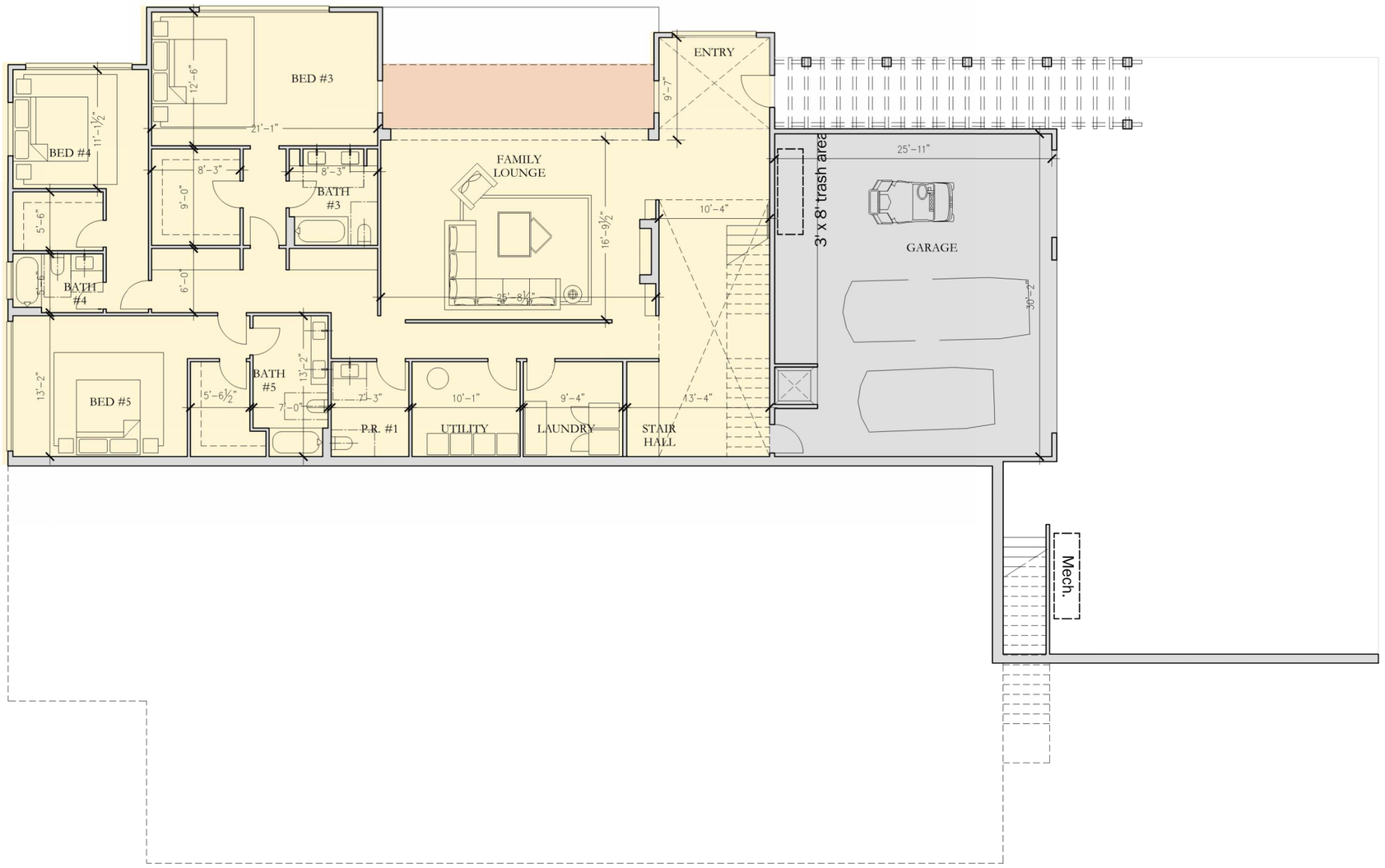
BW	BOTTOM OF WALL
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR

PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Lot 10 - Siteplan & Lower Level Floor Plan PG **A1.1**

SB 330 Final Application Re-Submittal - **Aug 14th, 2025**



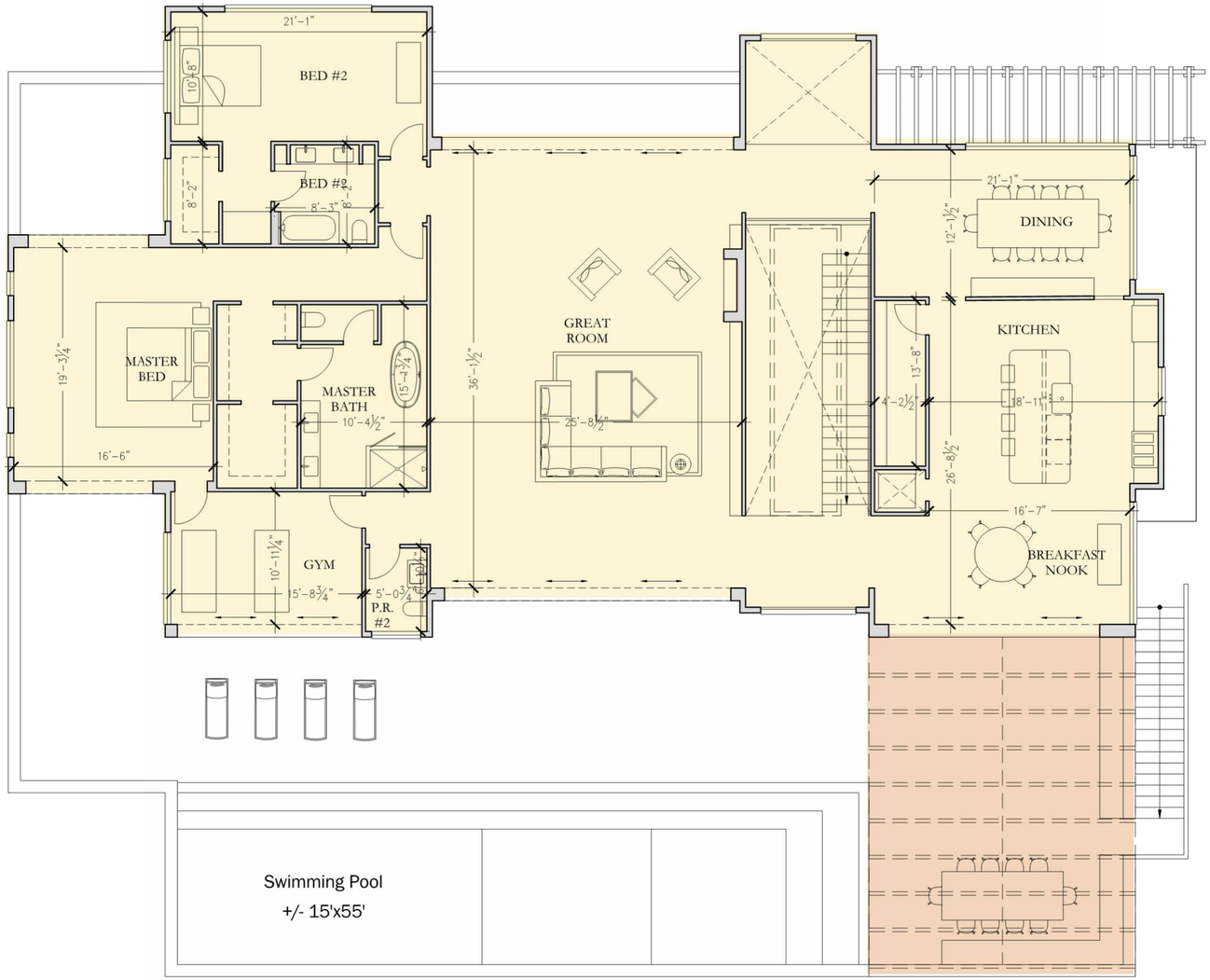
Ground Floor Plan

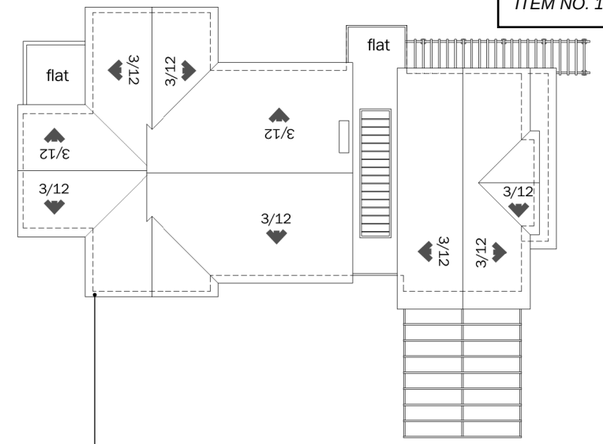
0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**







Roof Plan (NTS)

0 6 12 18

3/16" = 1' *at full size (36 x 24")*

Plan Type C			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	2,585 sf	152 sf	775 sf
2nd Fl	3,571 sf	616 sf	
Total	**6,156 sf**	**768 sf**	**775 sf**



NOTES:

1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section no attic space qualifies on this plan)

2nd Floor Plan

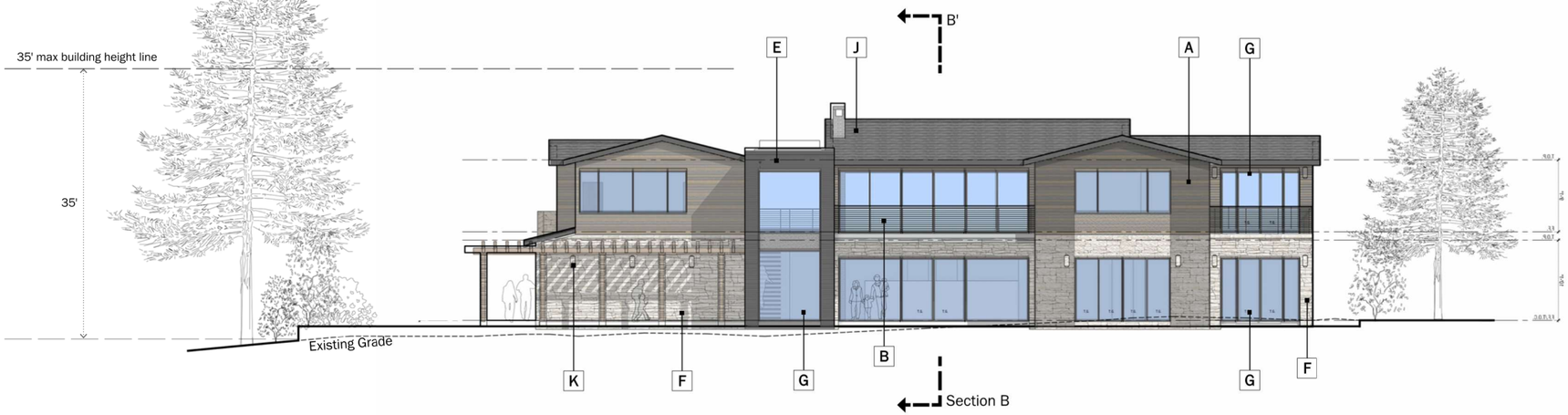
PLATFORM
architecture / planning / research

SURREY FARMS

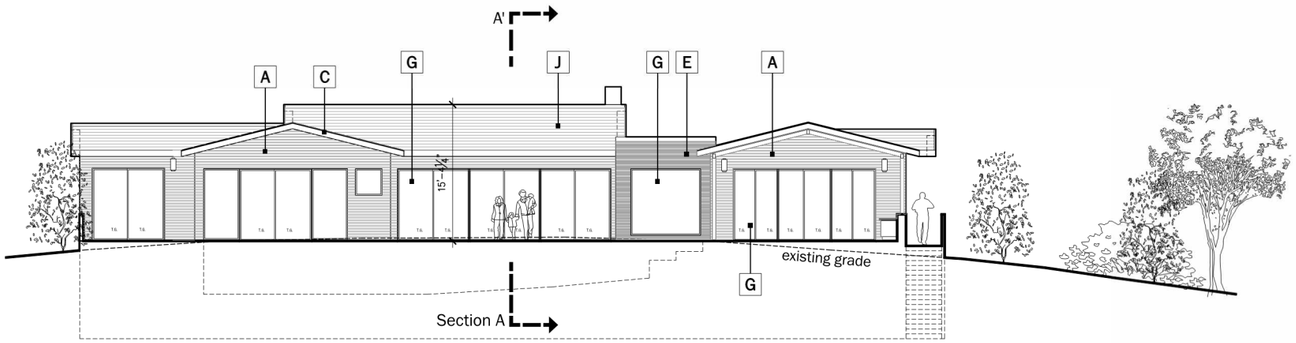
Los Gatos, CA

2nd Floor Plans PG **A1.3**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



West Elevation



East Elevation

NOTES:

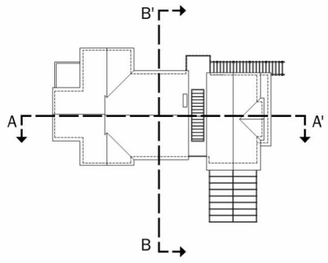
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

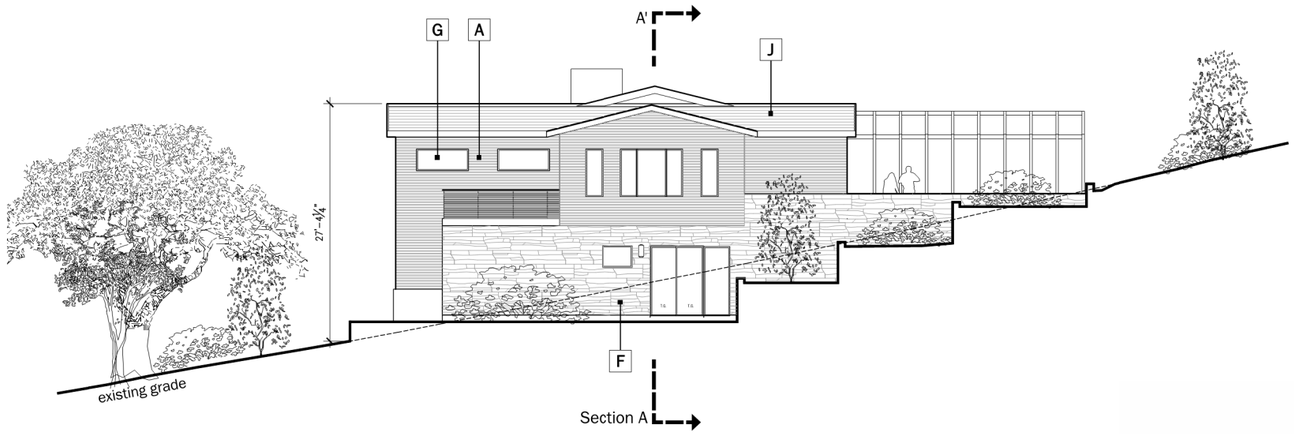
3 Body Color 3

LRV 20%

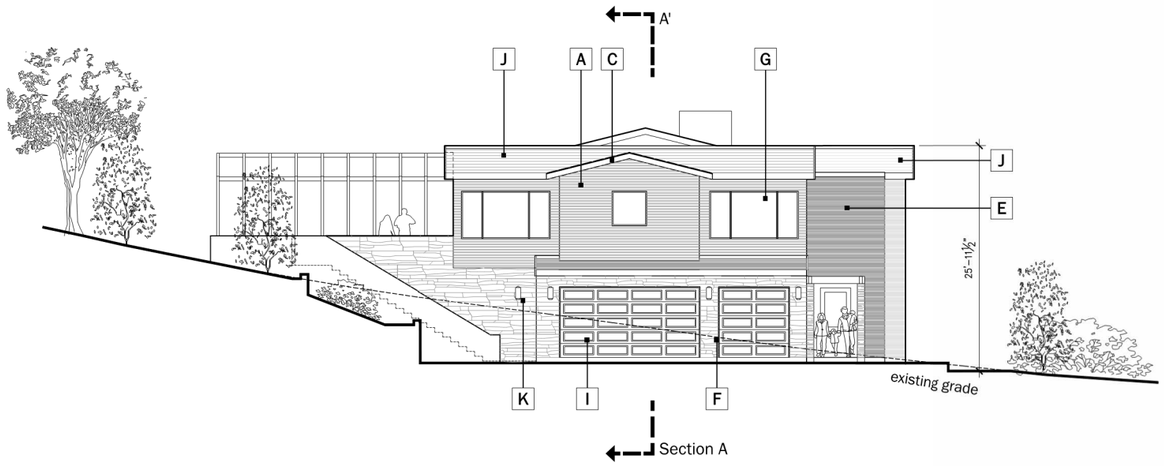
0 8 16 24

1" = 8' *at full size (36 x 24")*





South Elevation



North Elevation

NOTES:

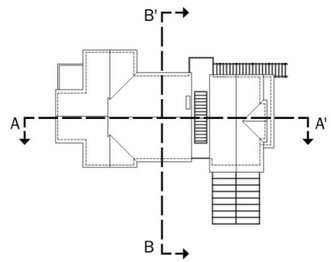
Building Height shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%



2 Body Color 2

LRV 30%



3 Body Color 3

LRV 20%



0 8 16 24

1" = 8' *at full size (36 x 24")*



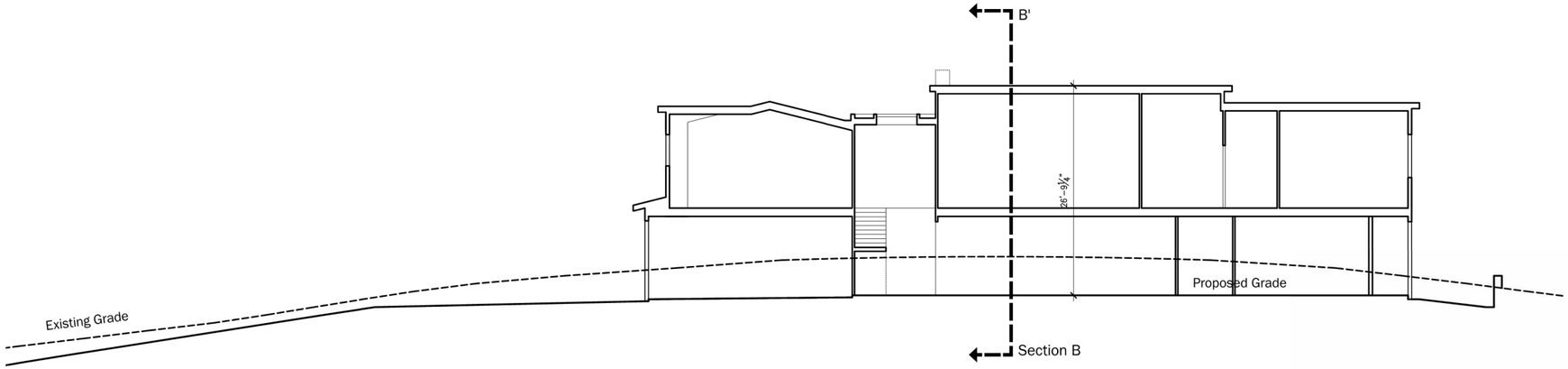
PLATFORM
architecture / planning / research

SURREY FARMS

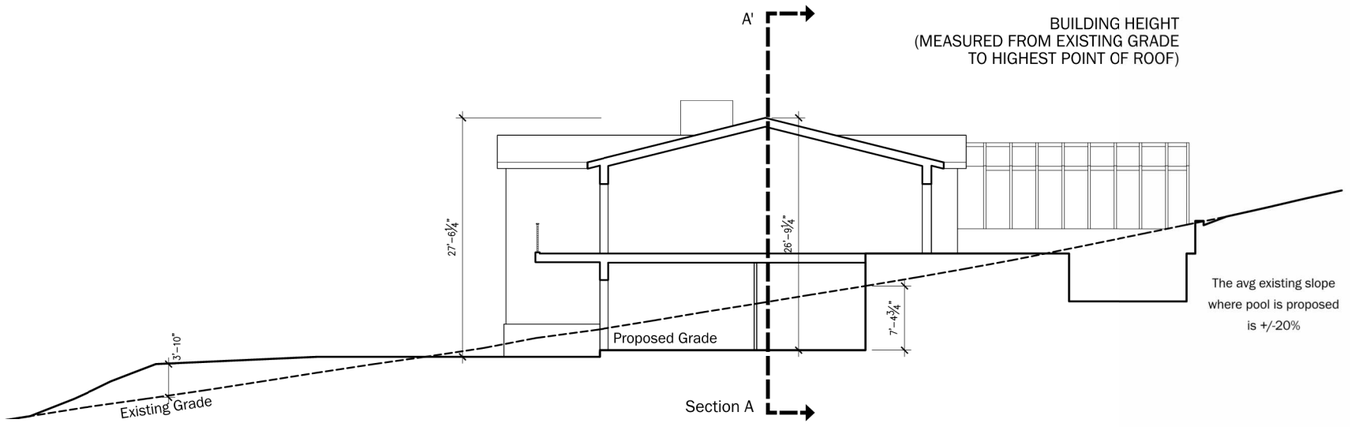
Los Gatos, CA

Elevations Lot 10 PG **A2.2**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'

NOTES:

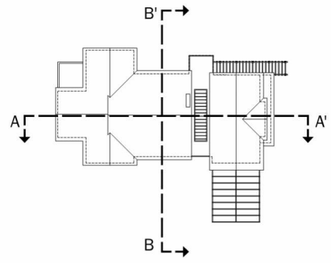
Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



A Wood Siding

30 LRV Horizontal Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



D Cedar Posts

Weathered Finish to meet min LRV 30 standards



E Stone Veneer

Natural Stone Exterior Tile.
Flemish Bond



F Stone Veneer A

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies - Min LRV 30



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce

M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 30%

3 Body Color 3

LRV 20%

0 8 16 24

1" = 8' *at full size (36 x 24")*



PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Sections Lot 10 PG **A3.0**

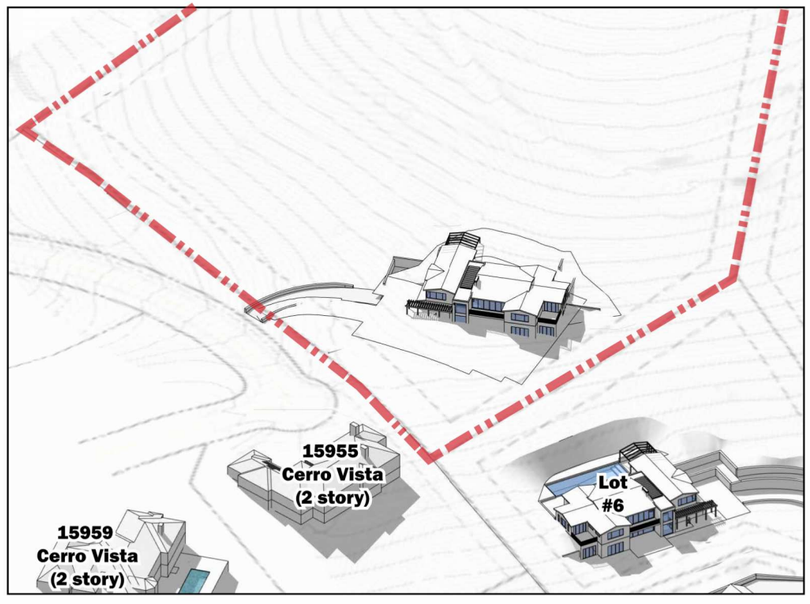
SB 330 Final Application Re-Submittal - **July 28th, 2025**



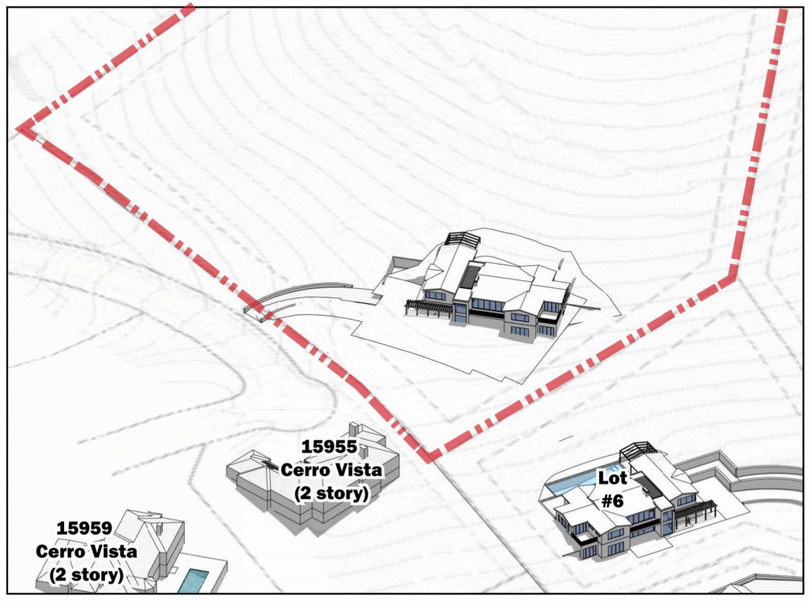
Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

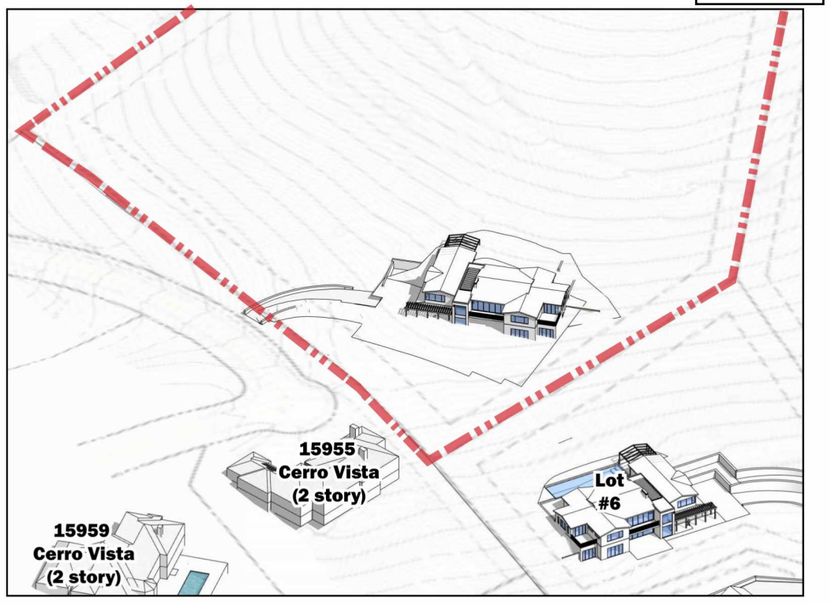




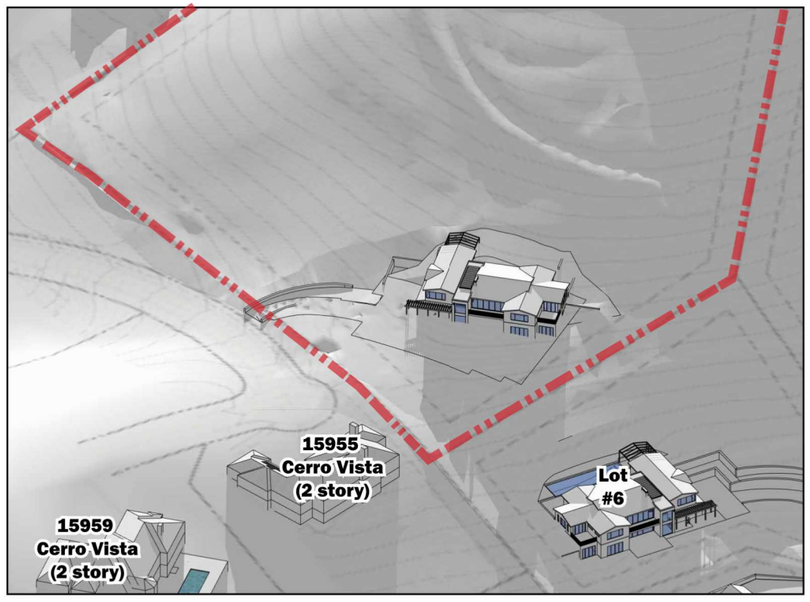
June 21st 9 AM



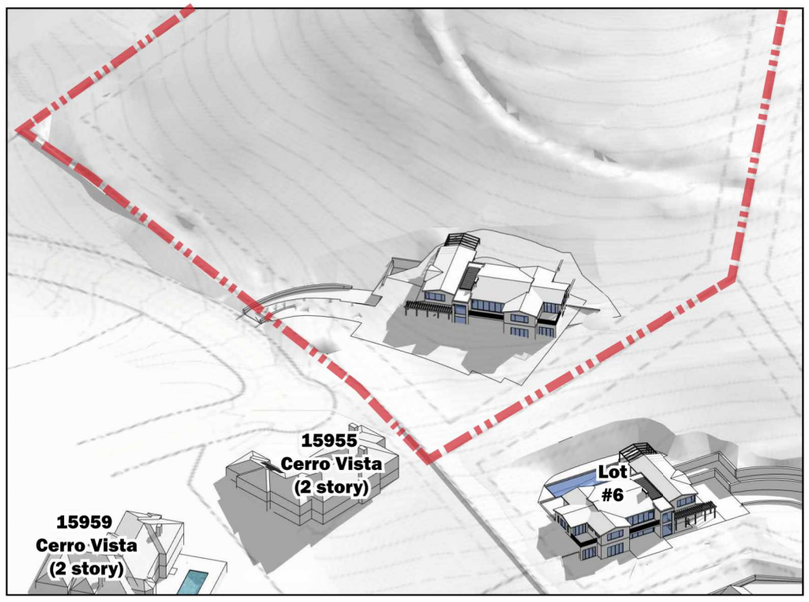
June 21st 12 PM



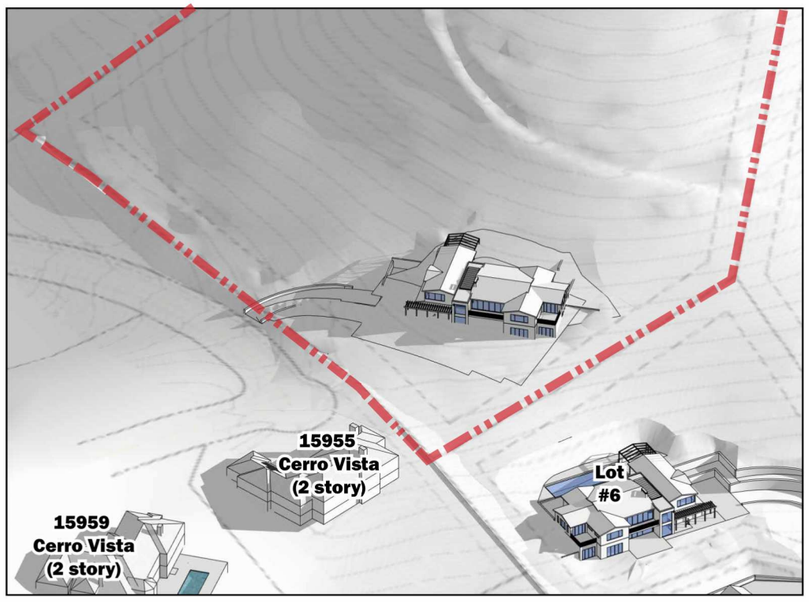
June 21st 3 PM



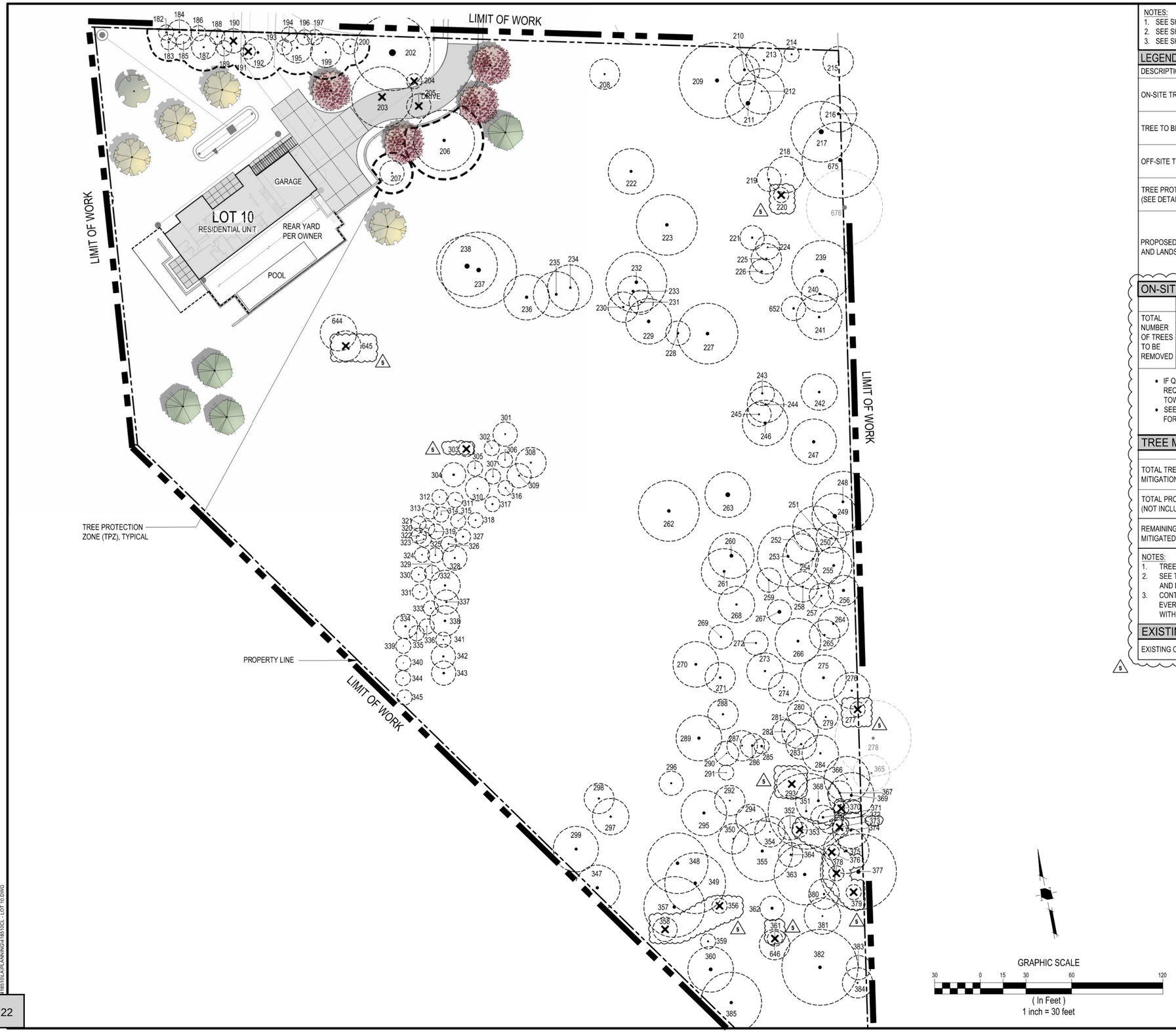
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 AND T-3 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-4 AND T-5 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-6 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	13	TWO - 24" BOX	26 - 24" BOX
	11' - 25'	5	THREE - 24" BOX	15 - 24" BOX
	26' - 40'	1	FOUR - 24" BOX OR TWO - 36" BOX	2 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER TOWN OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JUNE 4, 2025 FOR ADDITIONAL INFORMATION.

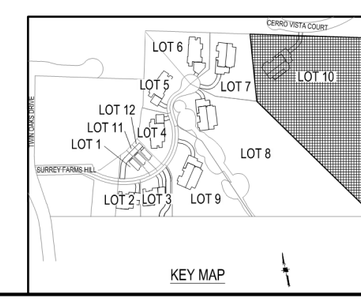
TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	41	24" BOX
	2	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	4	24" BOX
	9	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	37	24" BOX
	0	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	184



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

TREE MITIGATION AND PROTECTION PLAN

T-1

418510\LA\PLANNING\418510CL - LOT 10.DWG

PLOTTED: 9/15/2025 9:18 PM

TREE EVALUATION NOTES:
*SEE SHEET T-6 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 10
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
182		Pinus brutia var. eldarica		9	28.27433388	24	10	4		Severe Decline	X		2	2	2	No	M-G	4	3	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		Type 1
183		Pinus brutia var. eldarica	X	11	34.55751919	22	7	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	SAVE		Type 1
184		Pinus brutia var. eldarica	X	14	43.98229715	28	13	10		Dead Wood	X		2	2	2	No	M-G	4	3	7	17.5		HDD	14	#N/A	MODERATE	None	40140	41866	11:50:53		SAVE		Type 1
185		Pinus brutia var. eldarica		6	18.84955592	22	5	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	3	7.5		HDD	6	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	SAVE		Type 1
186	149	Pinus brutia var. eldarica		7	21.99114858	25	8	6		Severe Decline	X		2	2	2	No	M-G	4	3	3.5	8.75		HDD	7	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	SAVE		Type 1
187	150	Pinus brutia var. eldarica	X	11	34.55751919	25	12	5		Poor Tree Structure	X		4	3	3.5	No	M-G	4	3.75	5.5	13.75		HDD	11	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped	SAVE		Type 1
188	151	Pinus brutia var. eldarica	X	11	34.55751919	26	8	6		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prim	40136	41866	11:50:53	topped	SAVE		Type 1
189	152	Pinus brutia var. eldarica	X	10	31.41592654	32	8	10			X		4	4	4	No	M-G	4	4	5	12.5		HDD	10	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped; cavity/decay	SAVE		Type 1
190	153	Pinus brutia var. eldarica	X	11	34.55751919	25	13	10		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	1	
191		Pinus brutia var. eldarica		4	12.56637061	6	4	4		Severe Decline	X		2	2	2	No	M-G	4	3	2	5		HDD	4	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	3	
192	154	Pinus brutia var. eldarica	X	18	56.54866776	35	16	18			X		4	4	4	No	M-G	4	4	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1
193	155	Pinus brutia var. eldarica		5	15.70796327	23	6	10			X		4	4	4	No	M-G	4	4	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1
194	594	Calocedrus decurrens		8	25.13274123	23	8	10			X		4	4	4	No	M	3	3.5	4	10		HDD	8	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	SAVE		Type 1
195	156	Pinus brutia var. eldarica	X	13	40.8407045	27	15	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53		SAVE		Type 1
196	157	Calocedrus decurrens		8	25.13274123	24	8	10			X		5	5	5	No	M	3	4	4	10		HDD	8	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	branch decay; borers	SAVE		Type 1
197		Calocedrus decurrens		6	18.84955592	15	8	6			X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	nsmission and Prim	40140	41866	11:50:53	topped	SAVE		Type 1
199	158	Pinus brutia var. eldarica	X	11	34.55751919	30	13	17			X		4	4	4	No	M-G	4	4	5.5	13.75		HDD	11	#N/A	HIGH	nsmission and Prim	40141	41866	11:50:53		SAVE		Type 1
200		Pinus brutia var. eldarica	X	12	37.69911184	31	8	10			X		4	4	4	No	M-G	4	4	6	15		HDD	12	#N/A	HIGH	None	40141	41866	11:50:53		SAVE		Type 1
202	161	Quercus lobata	X	60	188.4955592	43	46	42				X	4	3	3.5	No	M	3	3.25	30	75		HDD	60	#N/A	MODERATE	nsmission and Prim	40141	41866	11:50:53	trunk decay	SAVE		Type 1
203	160	Quercus lobata	X	17	53.40707511	26	34	35			X		3	4	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	nsmission and Prim	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE	4	
204	163	Quercus lobata	X	10	31.41592654	19	10	5			X		4	3	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	nsmission and Prim	40141	41794	16:38:39		REMOVE	4	
205	164	Quercus lobata		7	21.99114858	23	12	7		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	nsmission and Prim	40141	41794	16:38:39		REMOVE	1	
206	383	Quercus lobata	X	21	65.97344573	30	32	37		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE	nsmission and Prim	40136	41866	11:50:53		SAVE		Type 1
207	165	Quercus agrifolia		9	28.27433388	16	12	13			X		5	5	5	No	G	5	5	4.5	11.25		HDD	9	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE		Type 1
208		Quercus lobata	X	11	34.55751919	24	15	18			X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE		None
209	167	Quercus agrifolia	X	28	87.9645943	41	36	43				X	4	3	3.5	No	G	5	4.25	14	35		HDD	28	#N/A	HIGH	None	40136	41866	11:50:53		SAVE		None
210		Quercus lobata	X	18	56.54866776	34	20	15		Severe Decline	X		2	2	2	No	M	3	2.5	9	22.5		HDD	18	#N/A	LOW	None	40136	41866	11:50:53		SAVE		None
211		Quercus lobata	X	32	100.5309649	47	28	30				X	3	3	3	Yes	M	3	3	16	40		HDD	32	#N/A	MODERATE	None	40136	41794	16:38:39		SAVE		None
212		Olea europaea	X	10	31.41592654	27	26	20			X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE		None
213	171	Olea europaea	X	12	37.69911184	34	21	18		Previous Limb Failure	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE		None
214	172	Quercus lobata	X	11	34.55751919	28	8	10		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53	unknown	SAVE		None
215	595	Olea europaea		9	28.27433388	32	20	20			X		4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	Primary	40136	41866	11:50:53		SAVE		None
216	596	Quercus agrifolia	X	20	62.83185307	22	24	18			X		3	2	2.5	No	G	5	3.75	10	25		HDD	20	#N/A	HIGH	Primary	40136	41866	11:50:53		SAVE		None
217		Quercus lobata	X	35	109.9557429	38	36	32				X	4	4	4	No	M	3	3.5	17.5	43.75		HDD	35	#N/A	HIGH	None	40136	41866	11:50:53	topped; root decay	SAVE		None
218		Olea europaea		5	15.70796327	16	12	22			X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE	None	40136	41866	11:50:53	topped; root decay; roots cut	SAVE		None
219		Quercus lobata		9	28.27433388	20	16	10		Severe Decline	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53		SAVE		None
220	175	Quercus lobata		9	28.27433388	10	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW	None	40136	41866	11:50:53	basal decay	REMOVE	1	5
221		Quercus lobata	X	13	40.8407045	23	13	8		Severe Decline	X		2	2	2	No	M	3	2.5	6.5	16.25		HDD	13	#N/A	LOW	None	40136	41866	11:50:53		SAVE		None
222	398	Quercus lobata	X	19	59.69026942	32	25	27			X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE		None
223		Quercus lobata	X	23	72.25663103	32	26	35			X		4	3	3.5	No	M	3	3.25	11.5	28.75		HDD	23	#N/A	MODERATE	None	40136	41866	11:50:53		SAVE		None
224	400	Quercus lobata	X	10	31.41592654	18	8	12		Severe Decline	X		2	2	2	No	M	3	2.5	5	12.5		HDD	10	#N/A	LOW	None	40136	41794	16:38:39	crown dieback	SAVE		None
225		Quercus lobata	X	11	34.55751919	21	10	20		Severe Decline	X		2	2	2	No	M	3	2.5	5.5	13.75		HDD	11	#N/A	LOW	None	40136	41866	11:50:53		SAVE		None
226	402	Quercus lobata	X	13	40.8407045	24	16	13		Severe Decline	X		3	2	2.5	No	M	3	2.75	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:36:53		SAVE		None
227	392	Quercus lobata	X	28	87.9645943	37	33	36				X	4	4	4	Yes	M	3	3.5	14	35		HDD	28	#N/A	HIGH	0	40375	41878	22:36:52		SAVE		None
228	391	Quercus lobata	X	17.5	54.97787144	20	10	13		Poor Tree Structure	X		3	3	3	No	M	3	3	8.75	21.875		HDD	17.5	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE		None
229	390	Quercus lobata	X	24	75.39822369	33	26	18		Dead Wood		X	3	3	3	No	M	3	3	12	30		HDD	24	#N/A	MODERATE	0	40375	41878	22:36:48		SAVE		None
230	393	Quercus lobata	X	14.5	45.55309348	20	18	10		Poor Tree Structure	X		3	3	3	No	M	3	3	7.25	18.125		HDD	14.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE		None
231		Quercus lobata	X	13.5	42.41150082	21	16	7		Severe Decline	X		3	3	3	No	M	3	3	6.75	16.875		HDD	13.5	#N/A	MODERATE	0	40375	41878	22:36:42		SAVE		None
232		Quercus lobata	X	25.5	80.11061267	35	40	12				X	4	3	3.5	No	M	3	3.25	12.75	31.875		HDD	25.5	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE		None
233	395	Quercus lobata	X	17	53.40707511	28	18	13			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:36:39		SAVE		None
234		Quercus agrifolia	X	17.5	54.97787144	28	22	26			X		4	4	4	No	G	5	4.5	8.75	21.875		HDD	17.5	#N/A	HIGH	0	40375	41878	22:26:11	Parking Lot	SAVE		None
235	387	Quercus lobata	X	18.5	58.11946409	35	26	10		Dead Wood	X		3	3	3	No	M	3	3	9.25	23.125		HDD	18.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE		None
236	386	Quercus lobata	X	23.5	73.82742736	34	28	25		Dead Wood	X		4	3	3	No	M	3	3	11.75	29.375		HDD	23.5	#N/A	MODERATE	0	40375	41878	22:25:39		SAVE		None
237		Quercus agrifolia	X	34	106.8141502	30	40	47		Crowded Growing Conditions		X	4	3	3.5	No	G	5	4.25	17	42.5		HDD	34	#N/A	HIGH	0	40375	41878	22:36:25		SAVE		None
238	385	Quercus lobata	X	35	109.9557429	40	33	30		Leaning Tree		X	3	3	3	No	M	3	3	17.5	43.75		HDD	35	#N/A	MODERATE	0	40375	41878	22:36:22		SAVE		None
239	177	Quercus lobata	X	25	78.53981634	35	21	32				X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE		None
240		Quercus lobata	X	18	56.54866776	35	21	24			X		4	3	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE	0	40375	41878	22:28:30		SAVE		None
241	180	Quercus lobata	X	34	106.8141502	35	24	25				X	4	3	3.5	No	M	3	3.25	17	42.5		HDD	34	#N/A	MODERATE	0	27945	41878	20:14:45		SAVE		None
242		Quercus lobata	X	15	47.1238898	30	18	23			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	27945	41878	20:14:44		SAVE		None
243		Quercus lobata	X	14	43.98229715	25	15	12			X		3	2	2.5	No	M	3	2.75	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:28:23		SAVE		None
244		Quercus lobata	X	20.5	64.4026494	28	16	22			X		3	3	3	No	M	3	3	10.25	25.625		HDD	20.5	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE		None
245	184	Quercus lobata	X	11	34.55751919	15	6	12	X		X		4	2	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:35:56		SAVE		None
246		Quercus lobata	X	19	59.69026042	31	16	28	X		X		4	3	3.5	No	M	3	3.25	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE		None
247	186	Quercus lobata	X	22	69.11503838	32	20	27	X		X		4	3	3.5	No	M	3	3.25	11	27.5		HDD	22	#N/A	MODERATE	0	40375	41878	22:35:47		SAVE		None
248	187	Olea europaea	X	17	53.40707511	28	20	32	X	Dead Limbs	X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:35:34		SAVE		None
249		Quercus lobata	X	30	94.24777961	30	22	30	X	Severe Decline		X	2	2	2	No	M	3	2.5	15	37.5		HDD	30	#N/A	LOW	0	40375	41878	22:35:33		SAVE		None
250	189	Olea europaea		7	21.99114858	27	20	18	X		X		4	3	3.5	No	M	3	3.25	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:35:33		SAVE		None
251		Olea europaea	X	10	31.41592654	25	10	30		Future Root Problems	X		3	3	3	No	M	3	3	5	12.5		HDD	10	#N/A	MODERATE	0	40375	41878	22:35:23		SAVE		None
252	193	Olea europaea		8	25.13274123	16	18	15		Dead Wood	X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:35:04		SAVE		None
253	192	Olea europaea	X	18	56.54866776	24	30	40			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	0	40375	41878	22:34:59		SAVE		None
254	191	Olea europaea	X	14	43.98229715	24	30	34	X		X		4	4	4	No	M	3	3.5	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:34:59		SAVE		None
255	190	Quercus lobata	X	17	53.40707511	34	18	22	X		X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:34:49		SAVE		None
256	196	Quercus lobata	X	19	59.69026042	27	8	18		Dead Wood	X		3	3	3	No	M	3	3	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:34:50		SAVE		None
257		Quercus lobata	X	12	37.69911184	26	15	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:34:44		SAVE		None
258	194	Quercus lobata	X	14	43.98229715	33	11	20	X	Dead Wood	X		3	3	3	No	M	3	3	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:34:40		SAVE		None
259		Quercus lobata	X	12	37.69911184	28	15	13	X	Poor Tree Structure	X		3	3	3	No	M	3	3	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE		None
260		Quercus lobata	X	25	78.53981634	32	27	25	X	Poor Tree Structure		X	4	3	3.5	No	M	3	3.25	12.5	31.25		HDD	25	#N/A	MODERATE	0	40375	41878	22:28:24		SAVE		None
261		Quercus lobata	X	17	53.40707511	25	18	26	X	Severe Decline	X		2	2	2	No	M	3	2.5	8.5	21.25		HDD	17	#N/A	LOW	0	40375	41878	22:28:25		SAVE		None
262	404	Quercus lobata	X	23	72.25663103	33	31	36	X		X		3	3	3	No	M	3	3	11.5	28.75		HDD	23	#N/A	MODERATE	0	40375	41878	22:34:08		SAVE		None
263	403	Quercus lobata	X	34	106.8141502	36	30	16		Severe Decline		X	2	2	2	No	M	3	2.5	17	42.5		HDD	34	#N/A	LOW	1	40459	41878	22:34:09		SAVE		None
264	198	Quercus lobata	X	15	47.1238898	33	12	20		Dead Wood	X		4	3	3.5	No	M	3	3.25	7.5	18.75		HDD	15	#N/A	MODERATE	0	40375	41878	22:34:03		SAVE		None
265	197	Quercus lobata	X	11	34.55751919	29	17	15		Dead Limbs	X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:33:43		SAVE		None
266	410	Quercus agrifolia	X	17	53.40707511	36	25	27			X		4	4	4	No	G	5	4.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:33:43		SAVE		None
267	411	Quercus lobata	X	25	78.53981634	28	15	13		Dead Wood		X	3	2	2.5	No	M	3	2.75	12.5	31.25		HDD	25	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
268	409	Quercus lobata	X	13	40.8407045	27	15	22		Dead Wood	X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
269	417	Quercus lobata	X	13	40.8407045	28	13	15			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
270	418	Quercus lobata	X	17	53.40707511	31	26	17			X		3	3	3	No	M	3	3	8.5	21.25		HDD	17	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
271	420	Quercus lobata	X	16	50.26548246	31	20	17		Dead Wood	X		3	2	2.5	No	M	3	2.75	8	20		HDD	16	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
272	412	Quercus lobata	X	12	37.69911184	28	6	15		Severe Decline	X		3	2	2.5	No	M	3	2.75	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
273	414	Quercus lobata	X	14	43.98229715	31	18	22			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
274		Quercus lobata		9	28.27433388	33	15	20			X		4	3	3.5	No	M	3	3.25	4.5	11.25		HDD	9	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
275		Quercus lobata	X	17	53.40707511	32	18	26			X		4	4	4	No	M	3	3.5	8.5	21.25		HDD	17	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
276	199	Quercus lobata	X	14	43.98229715	31	21	22			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
277	202	Quercus lobata	X	12	37.69911184	22	1	1		Dead	X		1	1	1	No	M	3	2	6	15		HDD	12	#N/A	LOW	0	40375	41878	22:33:34		REMOVE	1	5
279		Quercus lobata	X	11	34.55751919	25	13	6		Dead Wood	X		3	2	2.5	No	M	3	2.75	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
280	204	Quercus lobata		8	25.13274123	24	5	13			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
281		Umbellularia californica		8	25.13274123	31	20	24			X		5	5	5	No	M	3	4	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
282	207	Quercus lobata	X	11	34.55751919	33	8	12		Severe Decline	X		3	2	2.5	No	M	3	2.75	5.5	13.75		HDD	11	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
283	208	Quercus lobata	X	13	40.8407045	36	13	18			X		4	3	3.5	No	M	3	3.25	6.5	16.25		HDD	13	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
284	209	Quercus lobata	X	14	43.98229715	34	8	21			X		3	3	3	No	M	3	3	7	17.5		HDD	14	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
285		Quercus lobata	X	16	50.26548246	34	7	8		Severe Decline	X		2	2	2	No	M	3	2.5	8	20		HDD	16	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
286		Quercus lobata	X	16	50.26548246	38	12	10		Severe Decline	X		2	2	2	No	M	3	2.5	8	20		HDD	16	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
287	216	Quercus lobata		9	28.27433388	28	10	17		Leaning Tree	X		2	2	2	No	M	3	2.5	4.5	11.25		HDD	9	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
288	421	Quercus lobata	X	14	43.98229715	27	10	20		Severe Decline	X		2	2	2	No	M	3	2.5	7	17.5		HDD	14	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
289	422	Quercus lobata

TREE EVALUATION NOTES:
*SEE SHEET T-6 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 10
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
291		Pinus halepensis		4	12.56637061	25	5	4			X		3	3	3	No	M-G	4	3.5	2	5		HDD	4	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
292		Pinus halepensis	X	10	31.41592654	30	17	14			X		4	4	4	No	M-G	4	4	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
293		Quercus lobata	X	10	31.41592654	20	10	17		Dead	X		1	1	1	No	M	3	2	5	12.5		HDD	10	#N/A	LOW	0	40375	41878	22:33:34		REMOVE	1	5
294		Pinus halepensis		8	25.13274123	25	18	16			X		4	4	4	No	M-G	4	4	4	10		HDD	8	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
295	428	Quercus lobata	X	20	62.83185307	26	27	25		Severe Decline	X		3	2	2.5	No	M	3	2.75	10	25		HDD	20	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
296		Quercus lobata	X	12	37.69911184	28	13	10			X		4	3	3.5	No	M	3	3.25	6	15		HDD	12	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
297	497	Pinus halepensis	X	14	43.98229715	35	20	24			X		4	4	4	No	M-G	4	4	7	17.5		HDD	14	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
298	496	Pinus halepensis	X	13	40.8407045	32	20	13			X		4	4	4	No	M-G	4	4	6.5	16.25		HDD	13	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
299		Quercus lobata	X	19	59.69026042	35	28	24			X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
300	491	Quercus lobata	X	19	59.69026042	28	26	17		Poor Tree Structure	X		3	2	2.5	No	M	3	2.75	9.5	23.75		HDD	19	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
301		Calocedrus decurrens	X	10	31.41592654	23	12	10			X		5	5	5	No	M	3	4	5	12.5		HDD	10	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
302		Calocedrus decurrens		7	21.99114858	17	8	8			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
303	456	Calocedrus decurrens		7	21.99114858	17	6	5		Dead	X		1	1	1	No	M	3	2	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		REMOVE	1	5
304	457	Calocedrus decurrens	X	15	47.1238898	21	10	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
305	458	Calocedrus decurrens		7	21.99114858	15	8	10		Severe Decline	X		3	2	2.5	No	M	3	2.75	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
306		Calocedrus decurrens		7	21.99114858	15	10	5		Dead Wood	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
307		Calocedrus decurrens		7	21.99114858	10	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
308	454	Pinus brutia var. eldarica	X	11	34.55751919	30	10	18		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
309		Pinus brutia var. eldarica	X	12	37.69911184	30	12	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
310	462	Calocedrus decurrens		8	25.13274123	18	12	8		Severe Decline	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
311	464	Calocedrus decurrens		8	25.13274123	15	10	9		Severe Decline	X		3	2	2.5	No	M	3	2.75	4	10		HDD	8	#N/A	MODERATE	0	40375	41878	22:33:34		SAVE		None
312	463	Calocedrus decurrens		5	15.70796327	18	6	8			X		4	4	4	No	M	3	3.5	2.5	6.25		HDD	5	#N/A	HIGH	0	40375	41878	22:33:34		SAVE		None
313		Calocedrus decurrens		6	18.84955592	7	6	6		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW	0	40375	41878	22:33:34		SAVE		None
314		Calocedrus decurrens		5	15.70796327	8	7	7		Poor Tree Structure	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE		None
315	505	Calocedrus decurrens		6	18.84955592	10	6	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE		None
316	503	Pinus brutia var. eldarica	X	10	31.41592654	28	6	8		Severe Decline	X		2	2	2	No	M-G	4	3	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
317	504	Pinus brutia var. eldarica	X	11	34.55751919	31	10	8		Dead Wood	X		3	2	2.5	No	M-G	4	3.25	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE		None
318		Pinus brutia var. eldarica	X	10	31.41592654	29	7	5		Poor Tree Structure	X		3	2	2.5	No	M-G	4	3.25	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
319	509	Calocedrus decurrens		5	15.70796327	10	4	6		Severe Decline	X		2	2	2	No	M	3	2.5	2.5	6.25		HDD	5	#N/A	LOW						SAVE		None
320	508	Calocedrus decurrens		6	18.84955592	18	6	6			X		3	4	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE		None
321		Calocedrus decurrens		5	15.70796327	8	4	5		Severe Decline	X		3	3	3	No	M	3	3	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE		None
322		Calocedrus decurrens		8	25.13274123	10	6	5			X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE		None
323	515	Calocedrus decurrens		7	21.99114858	12	5	5		Severe Decline	X		2	2	2	No	M	3	2.5	3.5	8.75		HDD	7	#N/A	LOW						SAVE		None
324	517	Calocedrus decurrens		8	25.13274123	10	8	6			X		4	3	3.5	No	M	3	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE		None
325	518	Calocedrus decurrens		7	21.99114858	8	6	7		Poor Tree Structure	X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE		None
326	514	Calocedrus decurrens		9	28.27433388	16	8	9		Poor Tree Structure	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE		None
327	513	Pinus brutia var. eldarica	X	11	34.55751919	31	8	10		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
328		Pinus brutia var. eldarica	X	11	34.55751919	28	15	12		Dead Wood	X		3	3	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
329		Calocedrus decurrens		5	15.70796327	10	8	6			X		4	3	3.5	No	M	3	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE		None
330		Calocedrus decurrens		7	21.99114858	10	8	5			X		3	3	3	No	M	3	3	3.5	8.75		HDD	7	#N/A	MODERATE						SAVE		None
331		Calocedrus decurrens		6	18.84955592	18	8	6			X		4	4	4	No	M	3	3.5	3	7.5		HDD	6	#N/A	HIGH						SAVE		None
332		Pinus brutia var. eldarica	X	13	40.8407045	28	18	20			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
333		Calocedrus decurrens		7	21.99114858	12	8	6			X		4	4	4	No	M	3	3.5	3.5	8.75		HDD	7	#N/A	HIGH						SAVE		None
334	526	Calocedrus decurrens	X	13	40.8407045	26	12	8			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		None
335	527	Calocedrus decurrens		5	15.70796327	8	7	3		Severe Decline	X		3	2	2.5	No	M	3	2.75	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE		None
336	528	Calocedrus decurrens		6	18.84955592	8	4	4		Root Impact	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE		None
337	529	Pinus brutia var. eldarica	X	12	37.69911184	28	13	14			X		3	3	3	No	M-G	4	3.5	6	15		HDD	12	#N/A	HIGH						SAVE		None
338		Pinus brutia var. eldarica	X	15	47.1238898	30	20	18		Dead Wood	X		4	3	3.5	No	M-G	4	3.75	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
339		Calocedrus decurrens		3	9.424777961	10	4	3			EXEMPT		3	3	3	No	M	3	3	1.5	3.75		HDD	3	#N/A	MODERATE						SAVE		None
340		Calocedrus decurrens		4	12.56637061	15	5	3			X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE						SAVE		None
341		Pinus brutia var. eldarica		8	25.13274123	25	8	7		Severe Decline	X		3	2	2.5	No	M-G	4	3.25	4	10		HDD	8	#N/A	MODERATE						SAVE		None
342	535	Pinus brutia var. eldarica	X	14	43.98229715	27	12	10		Poor Tree Structure	X		3	3	3	No	M-G	4	3.5	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
343		Pinus brutia var. eldarica	X	15	47.1238898	28	15	10			X		3	3	3	No	M-G	4	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
344	533	Calocedrus decurrens		6	18.84955592	15	5	4		Severe Decline	X		2	2	2	No	M	3	2.5	3	7.5		HDD	6	#N/A	LOW						SAVE		None
345		Calocedrus decurrens		6	18.84955592	10	5	5		Leaning Tree	X		4	3	3.5	No	M	3	3.25	3	7.5		HDD	6	#N/A	MODERATE						SAVE		None
346		Quercus lobata	X	21	65.97344573	30	27	22		Dead Wood	X		3	3	3	No	M	3	3	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE		None
347		Quercus lobata	X	21	65.97344573	40	24	27		Dead Wood	X		4	3	3.5	No	M	3	3.25	10.5	26.25		HDD	21	#N/A	MODERATE						SAVE		None
348		Quercus douglasii	X	24	75.39822369	43	40	30				X	4	3	3.5	No	M-G	4	3.75	12	30		HDD	24	#N/A	HIGH						SAVE		None
349		Quercus douglasii	X	23	72.25663103	36	35	26			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE		None
350	440	Quercus lobata	X	11	34.55751919	25	16	18		Dead Wood	X		3	3	3	No	M	3	3	5.5	13.75		HDD	11	#N/A	MODERATE						SAVE		None
351	214	Olea europaea	X	14	43.98229715	30	40	45			X		4	3	3.5	No	M	3	3.25	7	17.5		HDD	14	#N/A	MODERATE						SAVE		None
352		Quercus douglasii		5	15.70796327	25	12	8		Severe Decline	X		2	3	2.5	No	M-G	4	3.25	2.5	6.25		HDD	5	#N/A	MODERATE						SAVE		None
353	225	Quercus lobata	X	14	43.98229715	20	6	5		Dead	X		1	1	1	No	M	3	2	7	17.5		HDD	14	#N/A	LOW						REMOVE	1	
354		Quercus lobata	X	10	31.41592654	23	8	18			X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE						SAVE		None
355	431	Quercus lobata	X	20	62.83185307	28	33	30			X		3	2	2.5	No	M	3	2.75	10	25		HDD	20	#N/A	MODERATE						SAVE		None
356		Snag		9	28.27433388	22	1	1		Dead	X		1	1	1	No	0	0	0	4.5	0		HDD	9	#N/A							REMOVE	1	
357	443	Quercus douglasii	X	24	75.39822369	43	24	35				X	3	3	3	No	M-G	4	3.5	12	30		HDD	24	#N/A	HIGH						SAVE		None
358		Quercus lobata		8	25.13274123	15	1	11		Dead	X		1	1	1	No	M	3	2	4	10		HDD	8	#N/A	LOW						REMOVE	1	
359	446	Quercus lobata	X	12	37.69911184	25	10	6		Severe Decline	X		2	2	2	No	M	3	2.5	6	15		HDD	12	#N/A	LOW						SAVE		None
360	447	Quercus lobata	X	25	78.53981634	38	25	24		Dead Limbs		X	3	3	3	No	M	3	3	12.5	31.25		HDD	25	#N/A	MODERATE						SAVE		None
361		Quercus lobata	X	18	56.54866776	23	1	1		Dead	X		1	1	1	No	M	3	2	9	22.5		HDD	18	#N/A	LOW						REMOVE	1	
362	437	Quercus lobata	X	19	59.69026042	30	16	15		Poor Tree Architecture	X		3	2	2.5	No	M	3	2.75	9.5	23.75		HDD	19	#N/A	MODERATE						SAVE		None
363		Quercus agrifolia	X	21	65.97344573	32	35	36			X		4	4	4	No	G	5	4.5	10.5	26.25		HDD	21	#N/A	HIGH						SAVE		None
364		Quercus lobata	X	13	40.8407045	31	15	13			X		3	3	3	No	M	3	3	6.5	16.25		HDD	13	#N/A	MODERATE						SAVE		None
366	210	Quercus lobata		9	28.27433388	15	12	27		Excessive Limb Weight	X		4	2	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE		None
367	211	Quercus lobata	X	16	50.26548246	46	16	15		Dead Limbs	X		4	2	3	No	M	3	3	8	20		HDD	16	#N/A	MODERATE						SAVE		None
368	213	Quercus lobata	X	17	53.40707511	32	26	22		Dead Wood	X		4	3	3.5	No	M	3	3.25	8.5	21.25		HDD	17	#N/A	MODERATE						SAVE		None
369	212	Quercus agrifolia	X	19	59.69026042	32	23	28			X		4	4	4	No	G	5	4.5	9.5	23.75		HDD	19	#N/A	HIGH						SAVE		None
370	219	Snag		7	21.99114858	5	1	1		Dead	X		1	1	1	No	0	0	0	3.5	0		HDD	7	#N/A							REMOVE	1	
371		Quercus lobata	X	15	47.1238898	50	15	12			X		4	4	4	No	M	3	3.5	7.5	18.75		HDD	15	#N/A	HIGH						SAVE		None
372	221	Quercus lobata		8	25.13274123	43	12	15		Dead Wood	X		3	3	3	No	M	3	3	4	10		HDD	8	#N/A	MODERATE						SAVE		None
373		Snag		8	25.13274123	22	1	1		Dead	X		1	1	1	No	0	0	0	4	0		HDD	8	#N/A							REMOVE	1	
374	220	Olea europaea	X	18	56.54866776	38	23	20			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH						SAVE		None
375	223	Quercus lobata	X	18	56.54866776	26	28	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	9	22.5		HDD	18	#N/A	MODERATE						SAVE		None
376		Quercus agrifolia	X	20	62.83185307	22	1	1		Dead	X		1	1	1	No	G	5	3	10	25		HDD	20	#N/A	MODERATE						REMOVE	1	
377		Quercus agrifolia	X	30	94.24777961	35	45	35				X	4	4	4	No	G	5	4.5	15	37.5		HDD	30	#N/A	HIGH						SAVE		None
378		Quercus lobata		9	28.27433388	22	1	1		Dead	X		1	1	1	No	M	3	2	4.5	11.25		HDD	9	#N/A	LOW						REMOVE	1	
379		Quercus agrifolia	X	10	31.41592654	14	2	10		Dead	X		1	1	1	No	G	5	3	5	12.5		HDD	10	#N/A	MODERATE						REMOVE	1	
380		Pinus halepensis	X	13	40.8407045	34	13	18			X		4	3	3.5	No	M-G	4	3.75	6.5	16.25		HDD	13	#N/A	HIGH						SAVE		None
381		Quercus lobata		9	28.27433388	25	23	15		Dead Wood	X		3	3	3	No	M	3	3	4.5	11.25		HDD	9	#N/A	MODERATE						SAVE		None
382		Quercus douglasii	X	23	72.25663103	36	43	50			X		4	3	3.5	No	M-G	4	3.75	11.5	28.75		HDD	23	#N/A	HIGH						SAVE		None
383		Pinus halepensis		5	15.70796327	21	12	5		Co-Dominant Lead	X		4	3	3.5	No	M-G	4	3.75	2.5	6.25		HDD	5	#N/A	HIGH						SAVE		None
384		Pinus halepensis	X	11	34.55751919	10	20	10			X		4	2	3	No	M-G	4	3.5	5.5	13.75		HDD	11	#N/A	HIGH						SAVE		None
385		Quercus agrifolia	X	22	69.11503838	26	10	36		Severe Decline	X		2	2	2	No	G	5	3.5	11	27.5		HDD	22	#N/A	HIGH						SAVE		None
644		Quercus agrifolia	X	14	43.98229715	15	17	22			X		5	5	5	No	G	5	5	7	17.5		HDD	14	#N/A	HIGH						SAVE		None
645		Prunus domestica		5	15.70796327	16	8	20		Dead	X		1	2	1.5	No	P-M	2	1.75	2.5	6.25		HDD	5	#N/A	LOW						REMOVE	1	5
646		Quercus agrifolia		8	25.13274123	15	13	20			X		5	5	5	No	G	5	5	4	10		HDD	8	#N/A	HIGH						SAVE		None
652		Quercus lobata	X	15	47.1238898	26	15	15			X		3	2	2.5	No	M	3	2.75	7.5	18.75		HDD	15	#N/A	MODERATE						SAVE		None
675		Quercus agrifolia	X	30	94.24777961	32	30	50		Leaning Tree		X	4	3	3.5	No	G	5	4.25	15	37.5		HDD	30	#N/A	HIGH						SAVE		None

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185 10CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-3

PLOTTED: 9/15/2025 5:18 PM
4185 10\LAP\ANNING\4185 10CL - LOT 10.DWG

LOT 10

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
182	Pinus brutia var. eldarica	Afghan Pine	9.0	63.62	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 494	$ 600.00	$ 1,100	SAVE
183	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
184	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,194	$ 600.00	$ 1,800	SAVE
185	Pinus brutia var. eldarica	Afghan Pine	6.0	28.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 324	$ 600.00	$ 900	SAVE
186	Pinus brutia var. eldarica	Afghan Pine	7.0	38.48	30	30	30	30%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 244	$ 600.00	$ 800	SAVE
187	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
188	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
189	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
190	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 871	$ 600.00	$ 1,500	REMOVE
191	Pinus brutia var. eldarica	Afghan Pine	4.0	12.57	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 122	$ 600.00	$ 700	REMOVE
192	Pinus brutia var. eldarica	Afghan Pine	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	SAVE
193	Pinus brutia var. eldarica	Afghan Pine	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	SAVE
194	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	70	80	73%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 780	$ 600.00	$ 1,400	SAVE
195	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,341	$ 600.00	$ 2,900	SAVE
196	Calocedrus decurrens	Incense Cedar	8.0	50.27	90	90	80	87%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 922	$ 600.00	$ 1,500	SAVE
197	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	80	47%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 279	$ 600.00	$ 900	SAVE
199	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,843	$ 600.00	$ 2,400	SAVE
200	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 2,194	$ 600.00	$ 2,800	SAVE
202	Quercus lobata	Valley Oak	60.0	2827.44	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 74,792.24	$ 39,889	$ 600.00	$ 40,500	SAVE
203	Quercus lobata	Valley Oak	17.0	226.98	50	70	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	REMOVE
204	Quercus lobata	Valley Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
205	Quercus lobata	Valley Oak	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000	REMOVE
206	Quercus lobata	Valley Oak	21.0	346.36	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 4,581	$ 600.00	$ 5,200	SAVE
207	Quercus agrifolia	Coast Live Oak	9.0	63.62	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,515	$ 600.00	$ 2,100	SAVE
208	Quercus lobata	Valley Oak	11.0	95.03	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
209	Quercus agrifolia	Coast Live Oak	28.0	615.75	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 10,859	$ 600.00	$ 11,500	SAVE
210	Quercus lobata	Valley Oak	18.0	254.47	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 2,468	$ 600.00	$ 3,100	SAVE
211	Quercus lobata	Valley Oak	32.0	804.25	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 21,274.24	$ 12,765	$ 600.00	$ 13,400	SAVE
212	Olea europaea	Olive	10.0	78.54	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 873	$ 600.00	$ 1,500	SAVE
213	Olea europaea	Olive	12.0	113.10	50	30	50	43%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 907	$ 600.00	$ 1,500	SAVE
214	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 737	$ 600.00	$ 1,300	SAVE
215	Olea europaea	Olive	9.0	63.62	70	50	80	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 785	$ 600.00	$ 1,400	SAVE
216	Quercus agrifolia	Coast Live Oak	20.0	314.16	50	30	80	53%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,546	$ 600.00	$ 4,100	SAVE
217	Quercus lobata	Valley Oak	35.0	962.12	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 18,663	$ 600.00	$ 19,300	SAVE
218	Olea europaea	Olive	5.0	19.64	50	50	80	60%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 218	$ 600.00	$ 800	SAVE
219	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
220	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE
221	Quercus lobata	Valley Oak	13.0	132.73	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,287	$ 600.00	$ 1,900	SAVE
222	Quercus lobata	Valley Oak	19.0	283.53	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 4,500	$ 600.00	$ 5,100	SAVE
223	Quercus lobata	Valley Oak	23.0	415.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 7,327	$ 600.00	$ 7,900	SAVE
224	Quercus lobata	Valley Oak	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400	SAVE
225	Quercus lobata	Valley Oak	11.0	95.03	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 922	$ 600.00	$ 1,500	SAVE
226	Quercus lobata	Valley Oak	13.0	132.73	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,521	$ 600.00	$ 2,100	SAVE
227	Quercus lobata	Valley Oak	28.0	615.75	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 16,288.09	$ 11,945	$ 600.00	$ 12,500	SAVE
228	Quercus lobata	Valley Oak	17.5	240.53	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 3,181	$ 600.00	$ 3,800	SAVE
229	Quercus lobata	Valley Oak	24.0	452.39	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,966.76	$ 6,781	$ 600.00	$ 7,400	SAVE
230	Quercus lobata	Valley Oak	14.5	165.13	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,368.07	$ 2,184	$ 600.00	$ 2,800	SAVE
231	Quercus lobata	Valley Oak	13.5	143.14	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,786.36	$ 1,893	$ 600.00	$ 2,500	SAVE
232	Quercus lobata	Valley Oak	25.5	510.71	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 13,509.35	$ 9,006	$ 600.00	$ 9,600	SAVE
233	Quercus lobata	Valley Oak	17.0	226.98	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,602	$ 600.00	$ 4,200	SAVE
234	Quercus agrifolia	Coast Live Oak	17.5	240.53	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,362.53	$ 4,666	$ 600.00	$ 5,300	SAVE
235	Quercus lobata	Valley Oak	18.5	268.80	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,110.46	$ 4,029	$ 600.00	$ 4,600	SAVE
236	Quercus lobata	Valley Oak	23.5	433.74	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 11,473.34	$ 5,502	$ 600.00	$ 7,100	SAVE
237	Quercus agrifolia	Coast Live Oak	34.0	907.92	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 15,211	$ 600.00	$ 15,800	SAVE
238	Quercus lobata	Valley Oak	35.0	962.12	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 25,450.14	$ 14,422	$ 600.00	$ 15,000	SAVE
239	Quercus lobata	Valley Oak	25.0	490.88	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,964.76	$ 8,657	$ 600.00	$ 9,300	SAVE
240	Quercus lobata	Valley Oak	18.0	254.47	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,488	$ 600.00	$ 5,100	SAVE
241	Quercus lobata	Valley Oak	34.0	907.92	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 16,011	$ 600.00	$ 16,600	SAVE
242	Quercus lobata	Valley Oak	15.0	176.72	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,428	$ 600.00	$ 4,000	SAVE
243	Quercus lobata	Valley Oak	14.0	153.94	50	30	80	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800	SAVE
244	Quercus lobata	Valley Oak	20.5	330.06	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,730.96	$ 5,239	$ 600.00	$ 5,800	SAVE
245	Quercus lobata	Valley Oak	11.0	95.03	70	30	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,508	$ 600.00	$ 2,100	SAVE
246	Quercus lobata	Valley Oak	19.0	283.53	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,000	$ 600.00	$ 5,600	SAVE
247	Quercus lobata	Valley Oak	22.0	380.13	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 6,704	$ 600.00	$ 7,300	SAVE
248	Olea europaea	Olive	17.0	226.98	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 2,382	$ 600.00	$ 3,000	SAVE
249	Quercus lobata	Valley Oak	30.0	706.86	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,698.06	$ 8,856	$ 600.00	$ 7,500	SAVE
250	Olea europaea	Olive	7.0	38.48	70	50	60	67%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 475	$ 600.00	$ 1,100	SAVE

LOT 10

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
251	Olea europaea	Olive	10.0	78.54	50	50	70	57%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 824	$ 600.00	$ 1,400	SAVE
252	Olea europaea	Olive	8.0	50.27	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 589	$ 600.00	$ 1,200	SAVE
253	Olea europaea	Olive	18.0	254.47	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,455	$ 600.00	$ 4,100	SAVE
254	Olea europaea	Olive	14.0	153.94	70	70	80	73%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,090	$ 600.00	$ 2,700	SAVE
255	Quercus lobata	Valley Oak	17.0	226.98	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,003	$ 600.00	$ 4,600	SAVE
256	Quercus lobata	Valley Oak	19.0	283.53	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.90	$ 4,250	$ 600.00	$ 4,900	SAVE
257	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
258	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
259	Quercus lobata	Valley Oak	12.0	113.10	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,496	$ 600.00	$ 2,100	SAVE
260	Quercus lobata	Valley Oak	25.0	490.88	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,964.76	$ 7,358	$ 600.00	$ 8,000	SAVE
261	Quercus lobata	Valley Oak	17.0	226.98	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 1,801	$ 600.00	$ 2,400	SAVE
262	Quercus lobata	Valley Oak	23.0	415.48	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,990.30	$ 6,594	$ 600.00	$ 7,200	SAVE
263	Quercus lobata	Valley Oak	34.0	907.92	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 24,016.62	$ 7,205	$ 600.00	$ 7,800	SAVE
264	Quercus lobata	Valley Oak	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600	SAVE
265	Quercus lobata	Valley Oak	11.0	95.03	50	50	60	53%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,341	$ 600.00	$ 1,900	SAVE
266	Quercus agrifolia	Coast Live Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
267	Quercus lobata	Valley Oak	25.0	490.88	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,964.76	$ 6,492	$ 600.00	$ 7,100	SAVE
268	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
269	Quercus lobata	Valley Oak	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
270	Quercus lobata	Valley Oak	17.0	226.98	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
271	Quercus lobata	Valley Oak	16.0	201.06	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.96	$ 2,659	$ 600.00	$ 3,300	SAVE
272	Quercus lobata	Valley Oak	12.0	113.10	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,296	$ 600.00	$ 1,900	SAVE
273	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,715	$ 600.00	$ 3,300	SAVE
274	Quercus lobata	Valley Oak	9.0	63.62	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,122	$ 600.00	$ 1,700	SAVE
275	Quercus lobata	Valley Oak	17.0	226.98	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 4,403	$ 600.00	$ 5,000	SAVE
276	Quercus lobata	Valley Oak	14.0	153.94	70	50	80	67%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,172	$ 600.00	$ 2,800	SAVE
277	Quercus lobata	Valley Oak	12.0	113.10	0	0	0	0%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ -	$ 600.00	$ 600	REMOVE
278	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 6,094	$ 600.00	$ 6,700	OFF-SITE
279	Quercus lobata	Valley Oak	11.0	95.03	50	30	70	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900	SAVE
280	Quercus lobata	Valley Oak	8.0	50.27	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 886	$ 600.00	$ 1,500	SAVE
281	Umbellularia californica	California Bay	8.0	50.27	90	90	90	90%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 3,826.33	$ 3,444	$ 600.00	$ 4,000	SAVE
282	Quercus lobata	Valley Oak	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
283	Quercus lobata	Valley Oak	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
284	Quercus lobata	Valley Oak	14.0	153.94	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,307	$ 600.00	$ 2,900	SAVE
285	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.96	$ 1,950	$ 600.00	$ 2,600	SAVE
286	Quercus lobata	Valley Oak	16.0	201.06	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.96	$ 1,950	$ 600.00	$ 2,600	SAVE
287	Quercus lobata	Valley Oak	9.0	63.62	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 617	$ 600.00	$ 1,200	SAVE
288	Quercus lobata	Valley Oak	14.0	153.94	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,493	$ 600.00	$ 2,100	SAVE
289	Quercus lobata	Valley Oak	22.0	380.13	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.92	$ 7,039	$ 600.00	$ 7,600	SAVE
290	Pinus halepensis	Afghan Pine	7.0	38.48	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 814	$ 600.00	$ 1,400	SAVE
291	Pinus halepensis	Afghan Pine	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
292	Pinus halepensis	Afghan Pine	10.0	78.54	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,454	$ 600.00	$ 2,100	SAVE
293	Quercus lobata	Valley Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE
294	Pinus halepensis	Afghan Pine	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	SAVE
295	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	SAVE
296	Quercus lobata	Valley Oak	12.0	113.10	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,895	$ 600.00	$ 2,500	SAVE
297	Pinus halepensis	Afghan Pine	14.0	153.94	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,850	$ 600.00	$ 3,500	SAVE
298	Pinus halepensis	Afghan Pine	13.0	132.73	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,458	$ 600.00	$ 3,100	SAVE
299	Quercus lobata	Valley Oak	19.0	283.53	70

LOT 10

TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE										REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL		
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH*2*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(STD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(STD*2*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
316	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 762	$ 600.00	$ 1,400	SAVE
317	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,089	$ 600.00	$ 1,700	SAVE
318	Pinus brutia var. eldarica	Afghan Pine	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	SAVE
319	Calocedrus decurrens	Incense Cedar	5.0	19.64	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 156	$ 600.00	$ 800	SAVE
320	Calocedrus decurrens	Incense Cedar	6.0	28.27	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100	SAVE
321	Calocedrus decurrens	Incense Cedar	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	SAVE
322	Calocedrus decurrens	Incense Cedar	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300	SAVE
323	Calocedrus decurrens	Incense Cedar	7.0	38.48	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 373	$ 600.00	$ 1,000	SAVE
324	Calocedrus decurrens	Incense Cedar	8.0	50.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 842	$ 600.00	$ 1,400	SAVE
325	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 509	$ 600.00	$ 1,100	SAVE
326	Calocedrus decurrens	Incense Cedar	9.0	63.62	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 841	$ 600.00	$ 1,400	SAVE
327	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900	SAVE
328	Pinus brutia var. eldarica	Afghan Pine	11.0	95.03	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,257	$ 600.00	$ 1,900	SAVE
329	Calocedrus decurrens	Incense Cedar	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	SAVE
330	Calocedrus decurrens	Incense Cedar	7.0	38.48	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 577	$ 600.00	$ 1,200	SAVE
331	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 524	$ 600.00	$ 1,100	SAVE
332	Pinus brutia var. eldarica	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
333	Calocedrus decurrens	Incense Cedar	7.0	38.48	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 713	$ 600.00	$ 1,300	SAVE
334	Calocedrus decurrens	Incense Cedar	13.0	132.73	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,990	$ 600.00	$ 2,600	SAVE
335	Calocedrus decurrens	Incense Cedar	5.0	19.64	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 225	$ 600.00	$ 800	SAVE
336	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900	SAVE
337	Pinus brutia var. eldarica	Afghan Pine	12.0	113.10	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 1,695	$ 600.00	$ 2,300	SAVE
338	Pinus brutia var. eldarica	Afghan Pine	15.0	176.72	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,961	$ 600.00	$ 3,600	SAVE
339	Calocedrus decurrens	Incense Cedar	3.0	7.07	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 186.98	$ 106	$ 600.00	$ 700	SAVE
340	Calocedrus decurrens	Incense Cedar	4.0	12.57	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 188	$ 600.00	$ 800	SAVE
341	Pinus brutia var. eldarica	Afghan Pine	8.0	50.27	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 576	$ 600.00	$ 1,200	SAVE
342	Pinus brutia var. eldarica	Afghan Pine	14.0	153.94	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,036	$ 600.00	$ 2,600	SAVE
343	Pinus brutia var. eldarica	Afghan Pine	15.0	176.72	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,649	$ 600.00	$ 3,200	SAVE
344	Calocedrus decurrens	Incense Cedar	6.0	28.27	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 274	$ 600.00	$ 900	SAVE
345	Calocedrus decurrens	Incense Cedar	6.0	28.27	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 474	$ 600.00	$ 1,100	SAVE
346	Quercus lobata	Valley Oak	21.0	346.36	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,192	$ 600.00	$ 5,800	SAVE
347	Quercus lobata	Valley Oak	21.0	346.36	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 5,803	$ 600.00	$ 6,400	SAVE
348	Quercus douglasii	Blue Oak	24.0	452.39	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 34,438.78	$ 21,811	$ 600.00	$ 22,400	SAVE
349	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
350	Quercus lobata	Valley Oak	11.0	95.03	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,425	$ 600.00	$ 2,000	SAVE
351	Olea europaea	Olive	14.0	153.94	70	50	70	63%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 1,805	$ 600.00	$ 2,400	SAVE
352	Quercus douglasii	Blue Oak	5.0	19.64	30	50	50	43%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 648	$ 600.00	$ 1,200	SAVE
353	Quercus lobata	Valley Oak	14.0	153.94	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ -	$ 600.00	$ 600	REMOVE 5
354	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	SAVE
355	Quercus lobata	Valley Oak	20.0	314.16	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 3,601	$ 600.00	$ 4,200	SAVE
356	Snag	Snag	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE 5
357	Quercus douglasii	Blue Oak	24.0	452.39	50	50	50	50%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 34,438.78	$ 17,219	$ 600.00	$ 17,800	SAVE
358	Quercus lobata	Valley Oak	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE 5
359	Quercus lobata	Valley Oak	12.0	113.10	30	30	30	30%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,991.69	$ 898	$ 600.00	$ 1,500	SAVE
360	Quercus lobata	Valley Oak	25.0	490.88	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 12,984.76	$ 6,492	$ 600.00	$ 7,100	SAVE
361	Quercus lobata	Valley Oak	18.0	254.47	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ -	$ 600.00	$ 600	REMOVE 5
362	Quercus lobata	Valley Oak	19.0	283.53	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 3,250	$ 600.00	$ 3,900	SAVE
363	Quercus agrifolia	Coast Live Oak	21.0	346.36	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 9,162.05	$ 6,413	$ 600.00	$ 7,000	SAVE
364	Quercus lobata	Valley Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	SAVE
366	Quercus lobata	Valley Oak	9.0	63.62	70	30	30	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 729	$ 600.00	$ 1,300	SAVE
367	Quercus lobata	Valley Oak	16.0	201.06	70	30	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 5,318.56	$ 2,659	$ 600.00	$ 3,300	SAVE
368	Quercus lobata	Valley Oak	17.0	226.98	70	50	50	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,004.16	$ 3,402	$ 600.00	$ 4,000	SAVE
369	Quercus agrifolia	Coast Live Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	SAVE
370	Snag	Snag	7.0	38.48	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ -	$ 600.00	$ 600	REMOVE 5
371	Quercus lobata	Valley Oak	15.0	176.72	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 3,272	$ 600.00	$ 3,900	SAVE
372	Quercus lobata	Valley Oak	8.0	50.27	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 665	$ 600.00	$ 1,300	SAVE
373	Snag	Snag	8.0	50.27	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ -	$ 600.00	$ 600	REMOVE 5
374	Olea europaea	Olive	18.0	254.47	70	70	70	70%	70%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 3,298	$ 600.00	$ 3,900	SAVE
375	Quercus lobata	Valley Oak	18.0	254.47	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,263	$ 600.00	$ 4,900	SAVE
376	Quercus agrifolia	Coast Live Oak	20.0	314.16	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ -	$ 600.00	$ 600	REMOVE 5
377	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	70	70	70%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,696.06	$ 10,471	$ 600.00	$ 11,100	SAVE
378	Quercus lobata	Valley Oak	9.0	63.62	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ -	$ 600.00	$ 600	REMOVE 5
379	Quercus agrifolia	Coast Live Oak	10.0	78.54	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ -	$ 600.00	$ 600	REMOVE 5
380	Pinus halepensis	Afghan Pine	13.0	132.73	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,224	$ 600.00	$ 2,800	SAVE
381	Quercus lobata	Valley Oak	9.0	63.62	50	50	70	57%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 954	$ 600.00	$ 1,600	SAVE
382	Quercus douglasii	Blue Oak	23.0	415.48	70	50	70	63%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 31,628.67	$ 20,031	$ 600.00	$ 20,600	SAVE
383	Pinus halepensis	Afghan Pine	5.0	19.64	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 235	$ 600.00	$ 800	SAVE
384	Pinus halepensis	Afghan Pine	11.0	95.03	70	30	50	50%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ 1,006	$ 600.00	$ 1,600	SAVE
385	Quercus agrifolia	Coast Live Oak	22.0	380.13	30	30	50	37%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 10,055.40	$ 3,687	$ 600.00	$ 4,300	SAVE
644	Quercus agrifolia	Coast Live Oak	14.0	153.94	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 3,665	$ 600.00	$ 4,300	SAVE
645	Prunus domestica	Plum	5.0	19.64	0	30	30	20%	100%	100%	24" Box	2.24	3.94	$ 300.00	$ 76.13	$ 1,494.74	$ 299	$ 600.00	$ 900	REMOVE 5
646	Quercus agrifolia	Coast Live Oak	8.0	50.27	90	90	90	90%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 1,197	$ 600.00	$ 1,800	SAVE
652	Quercus lobata	Valley Oak	15.0	176.72	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,674.52	$ 2,026	$ 600.00	$ 2,600	SAVE
675	Quercus agrifolia	Coast Live Oak	30.0	706.86	70	50	50	57%	80%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 18,696.06	$ 8,476	$ 600.00	$ 9,100	SAVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-5

P:\4185\10\LA\PLANNING\4185105CL - LOT 10.DWG
PLOTTED: 9/15/2025 9:18 PM

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ²D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

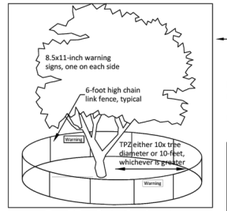
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

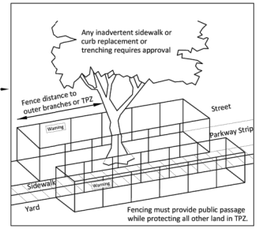
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



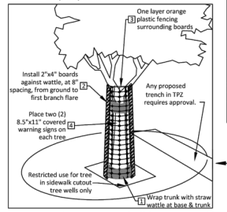
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.

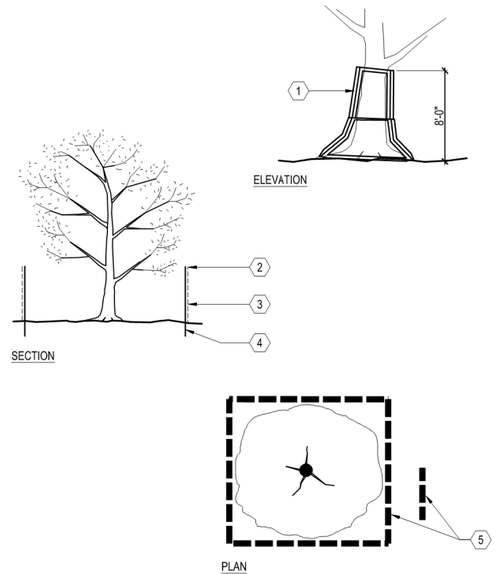


Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

TREE PROTECTION FENCING DETAIL AND NOTES

T-6

PLOTTED: 9/15/2025 9:19 PM

I:\4185101\LAPLANNING\418510CL - LOT 10.DWG

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

VINE LEGEND

SYMBOL	BOTANICAL NAME
	TRACHELOSPERMUM JASMINOIDES

VINE ON POST WITH ACCENT PLANTER, SEE CONCEPT IMAGERY ON SHEET 10.5
PROPERTY LINE
TCM 10, SEE BIORETENTION CELL DETAIL ON SHEET 10.2. SEE CIVIL PLANS FOR MORE INFORMATION
EXISTING STREET RIGHT-OF-WAY
CONCRETE WALK
PERVIOUS PAVERS, TYPICAL
CONCRETE MOTOR COURT
CERRO VISTA COURT
25' FUTURE EASEMENT
LIMIT OF WORK
EXISTING TREE TO REMAIN, TYPICAL
EXISTING LANDSCAPE TO REMIAN AND PROTECT
DRIVE
GARAGE
LOT 10
RESIDENTIAL UNIT
REAR YARD PER OWNER
POOL
ZONE 1
ZONE 2
ZONE 3
RETAINING WALL, TYPICAL. SEE DETAIL ON SHEET 10.2 AND SEE CONCEPT IMAGERY ON SHEET 10.5.
6' CLEAR VIEW FENCE. SEE CONCEPT IMAGERY ON SHEET 10.5
6' ALUMINUM PRIVACY FENCE. SEE CONCEPT IMAGERY ON SHEET 10.5
LIMIT OF PROPOSED LANDSCAPE BASED ON DISTURBED AREAS RELATED TO GRADING LIMIT.
6' CLEAR VIEW FENCE ON RETAINING WALL. SEE DETAIL ON SHEET 10.2.
REMAINDER OF LOT 10 NOT SHOWN ON SHEET IS TO REMAIN IN EXISTING CONDITIONS
LIMIT OF WORK
GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet

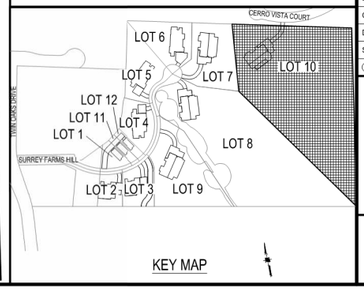
HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185 10CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH



KEY MAP

LANDSCAPE PLAN

10.0

PLOTTED: 9/15/2025 9:19 PM
4185 10\LA\PLANNING\4185 10CL - LOT 10.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	1	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	2	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	2	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	13	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	20	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	0	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	20	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	9	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	7	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	20	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	10	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	10	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	26	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	32	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	6	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	4	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	5	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	22	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			

			SPREAD	SPACING		
GROUNDCOVERS						
	ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.	X	
	DECORATIVE GRAVEL						
	SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED					

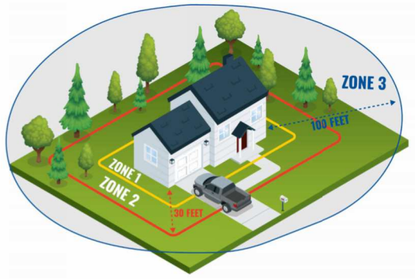
			SPREAD			
BIOTREATMENT						
63	JUNCUS PATENS*	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'		

			SPREAD			
VINE						
4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	CLIMBING		

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

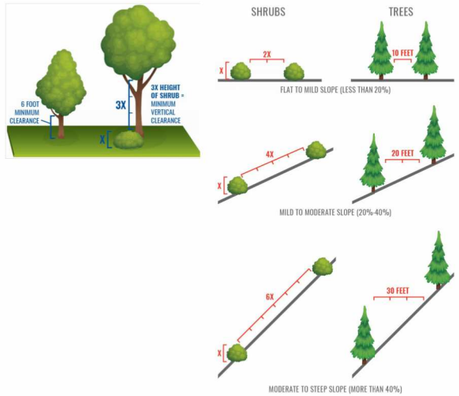
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

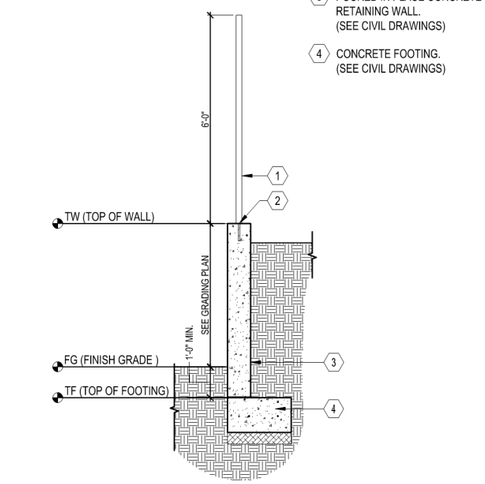
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/15/2025 9:19 PM
418510\LA\PLANNING\418510CL - LOT 10.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

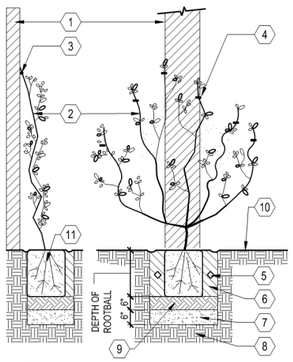
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



I 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

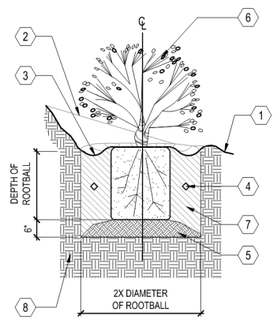
1. TRELLIS OR POST
2. VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISH GRADE
11. ROOTBALL



G VINE PLANTING (ON TRELLIS OR POST)
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

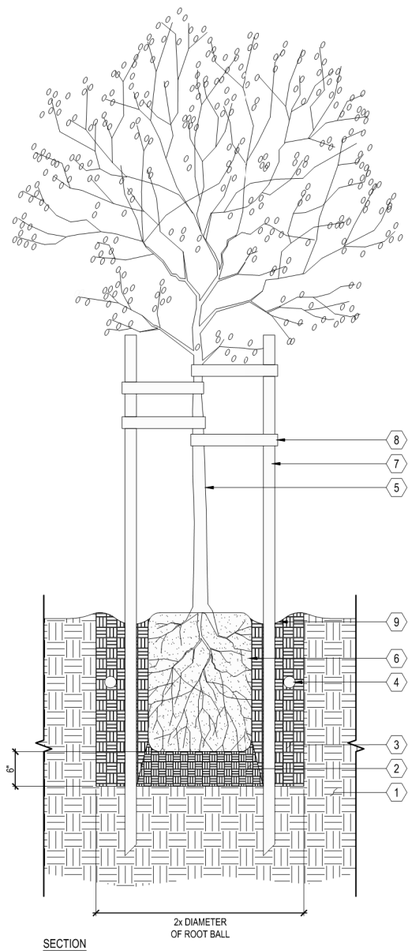
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FCOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

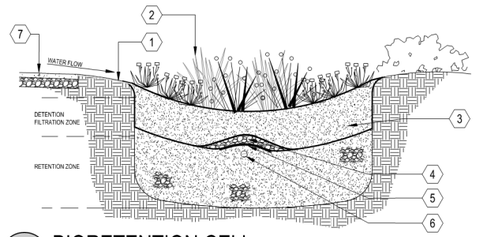
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

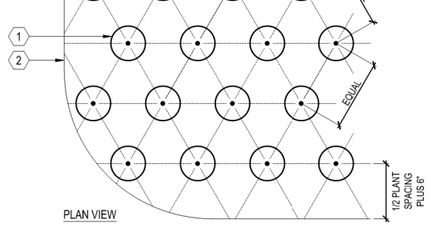
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

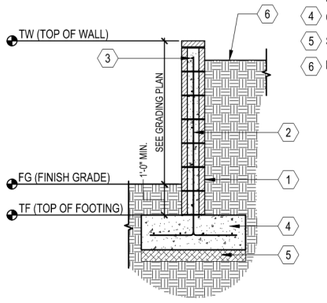
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

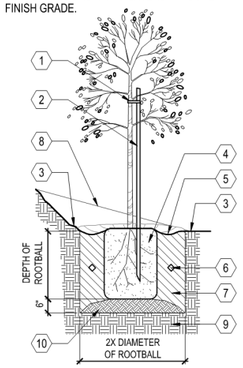
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



H CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

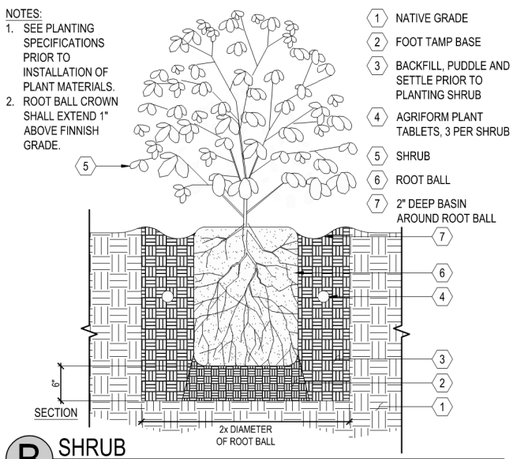
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

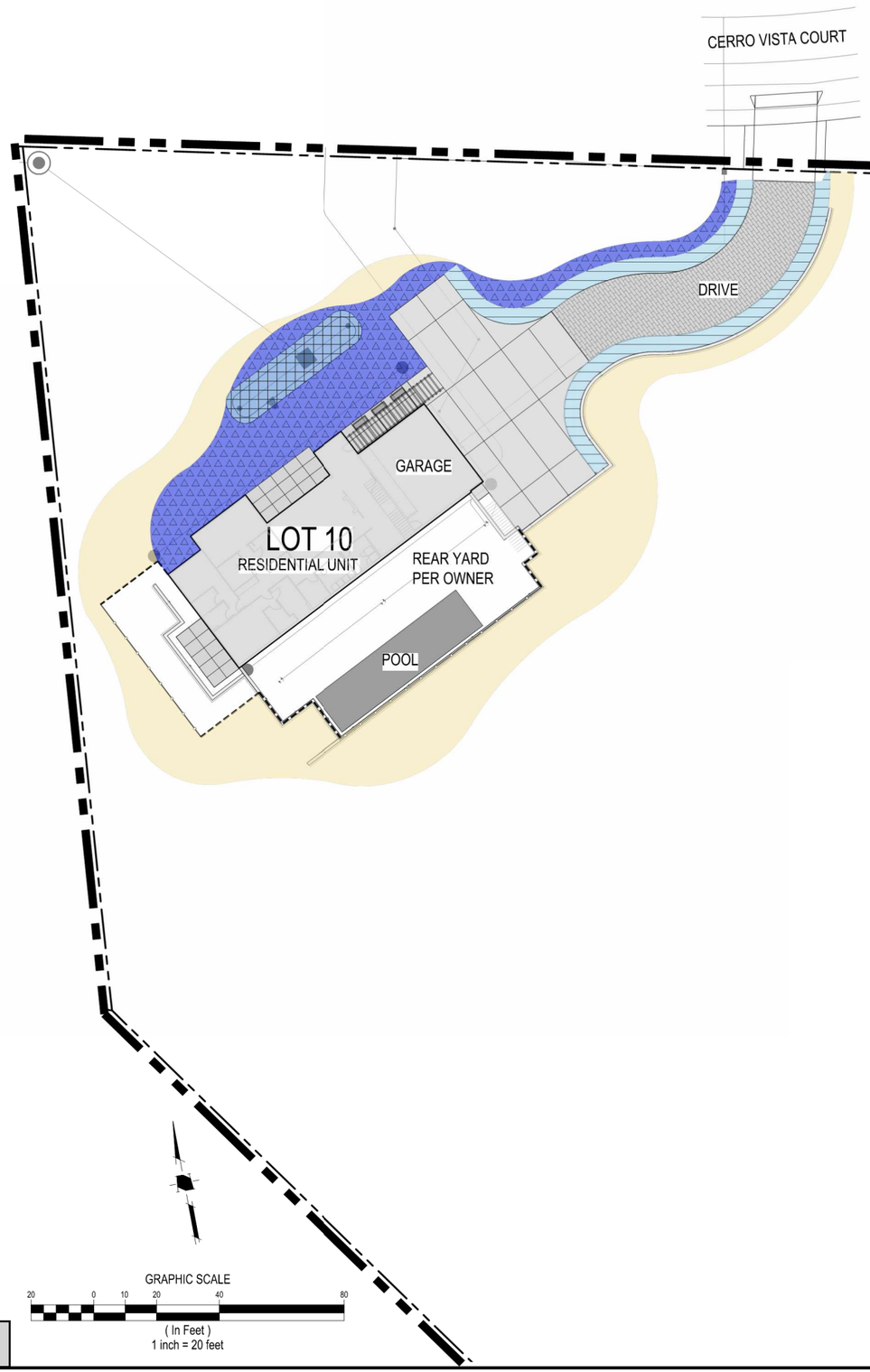
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE
© HMH	

LANDSCAPE DETAILS

10.2

PLOTTED: 9/15/2025 9:19 PM
418510\LA\PLANNING\418510CL - LOT 10.DWG

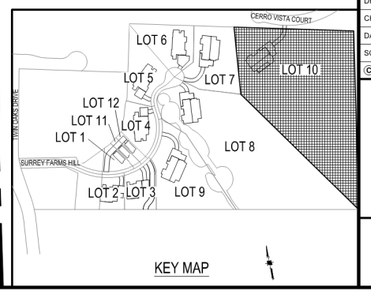


HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

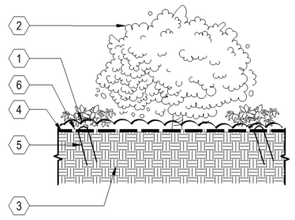
HYDROZONE PLAN

10.3

PLOTTED: 9/15/2025 9:20 PM
418510\A\PLANNING\418510CL - LOT 10.DWG

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

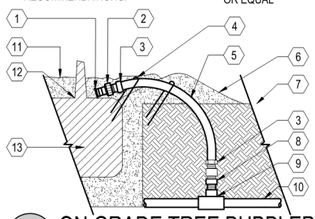
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

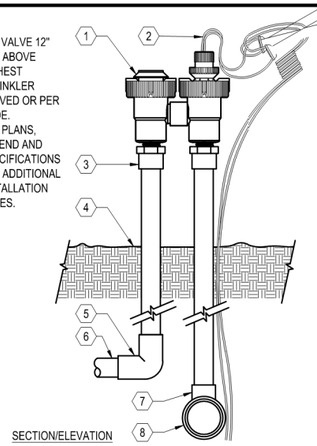
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH

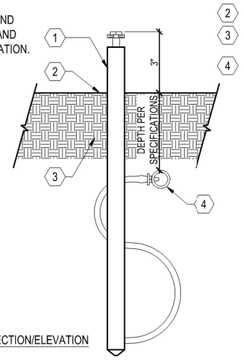


SECTION/ELEVATION

C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

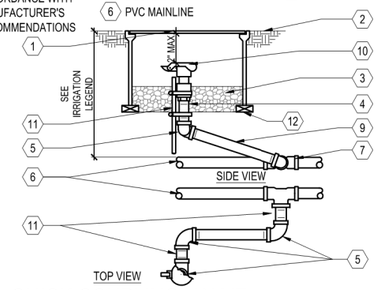


SECTION/ELEVATION

H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

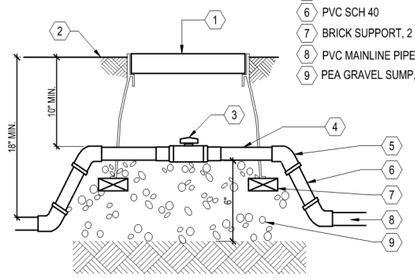
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

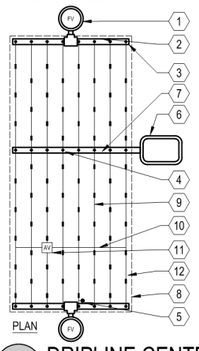
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

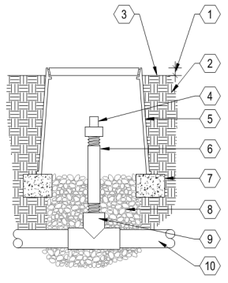


PLAN

J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

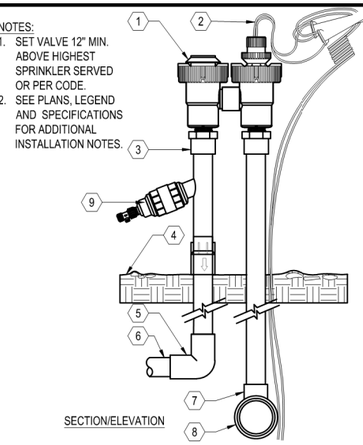
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN

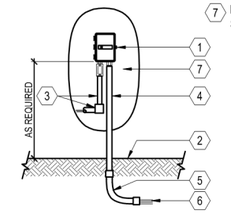


SECTION/ELEVATION

D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/15/2025 9:20 PM

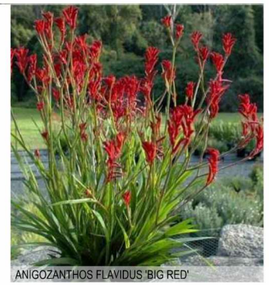
J:\4185\10\LA\PLANNING\418510CL - LOT 10.DWG



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



ANIGOZANTHOS FLAVIDUS 'BIG RED'



G ACCENT PLANTER
SCALE: NONE



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



F VINE ON POST
SCALE: NONE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

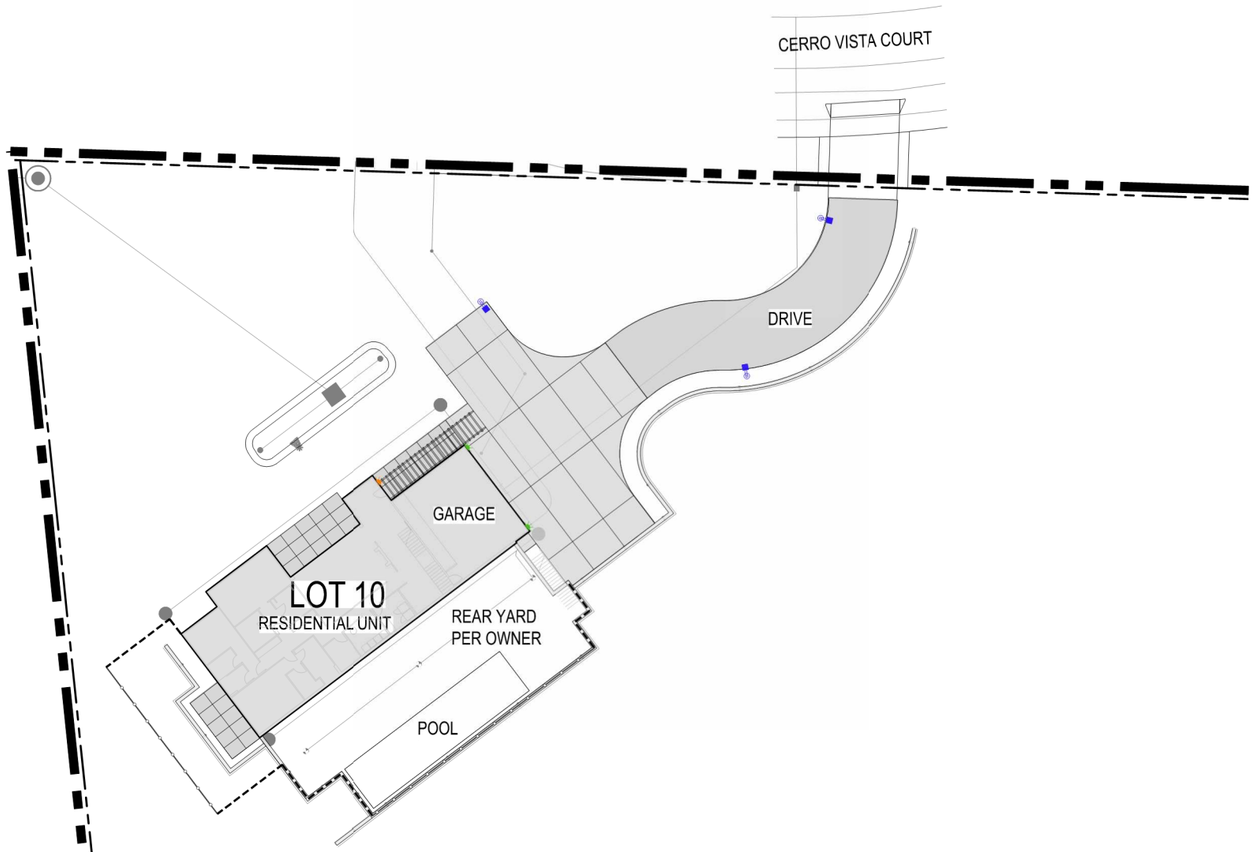
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

I:\418510\LA\PLANNING\418510CL - LOT 10.DWG
PLOTTED: 9/15/2025 9:20 PM





FRONT PORCH WALL MOUNT LIGHT



OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE

LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

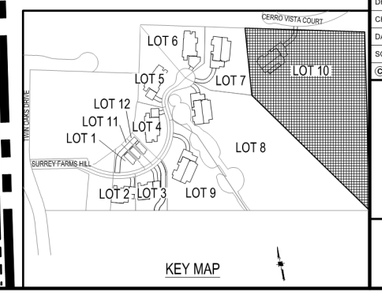
ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 10 | APP #S-24-032

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 10.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/15/2025 9:20 PM

4185\10\LA\PLANNING\418510CL - LOT 10.DWG

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 11 (S-24-033)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A3.0	BUILDING SECTIONS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A4.1	SHADOW ANALYSIS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS			10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 11 (S24-033 - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	BMR (low)	
Gross Lot Size	N/A	4785 SF	20 acre minimum
Average Slope	8.21%	12.37%	
Reduction Factor	N/A	N/A	
Net Lot Size	N/A	4785	
Lot Frontage	N/A	33	N/A
Lot Depth	N/A	136.6'	N/A
Height	N/A	27'8"	25' max per HSD&G, 18' for visible homes
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	1025	
First Floor	N/A	589	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	1681 (includes 67 sf of countable garage)	3800 sf
Garage	N/A	467	Up to 400 SF excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	600 SF of extra floor area allowed. Max unit size is 1,200 SF
Lot Coverage	N/A	23.2%	N/A
Setbacks			
Front	N/A	52.24'	30'
Side	N/A	5	20'
Side	N/A	5	20'
Rear	N/A	39.7'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR AN AFFORDABLE SINGLE FAMILY RESIDENCE (3BD,3BA) ON THE 0.11-ACRE PROPOSED LOT 11 (S-24-033) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS. CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 11.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

PLOTTED: 9/18/2025 2:29 PM

I:\4185\10\PLP\PERMIT\4185107S_LOT 11.DWG

EXHIBIT 26

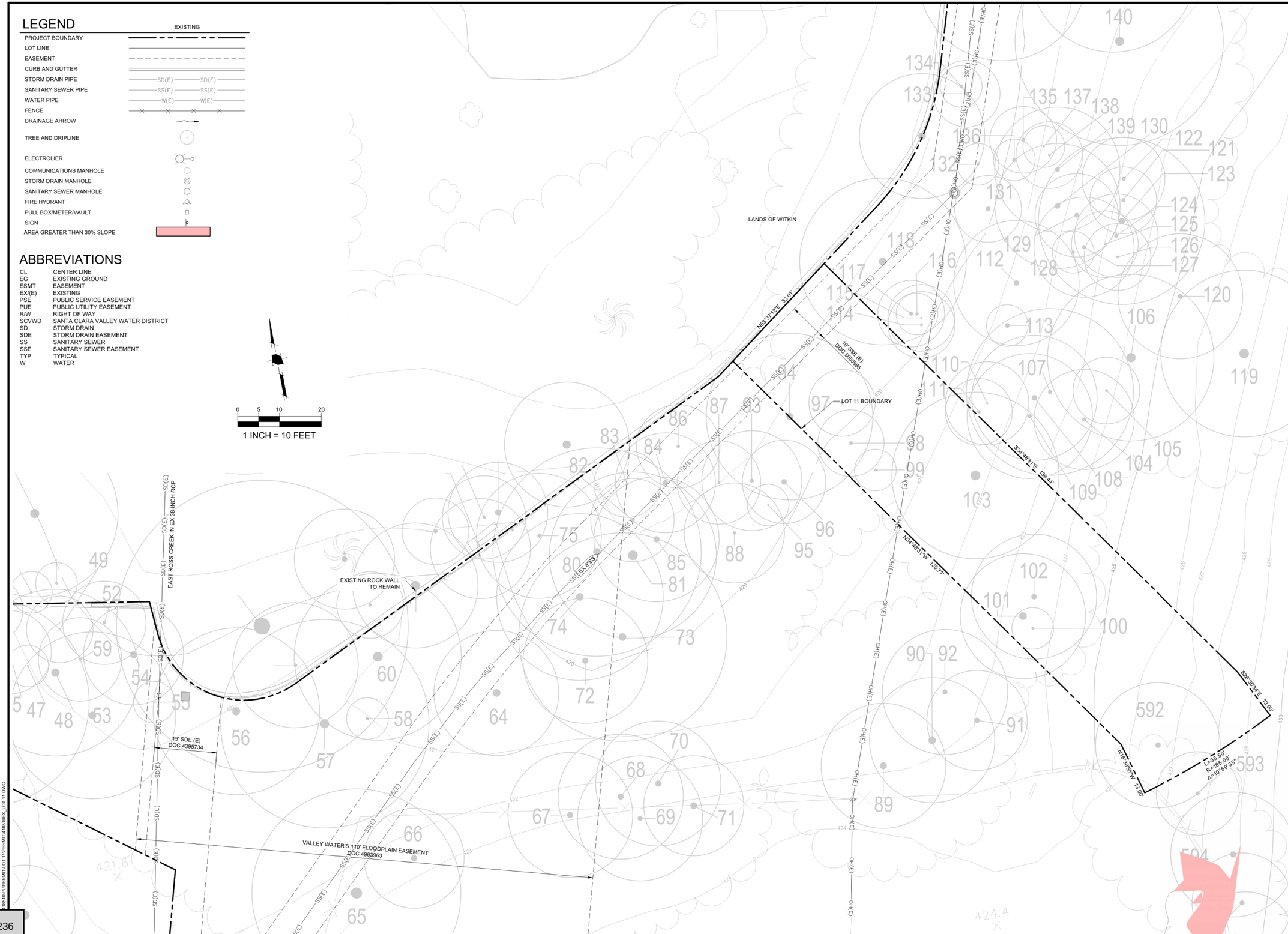
ITEM NO. 1.

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
AREA GREATER THAN 30% SLOPE	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 11.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

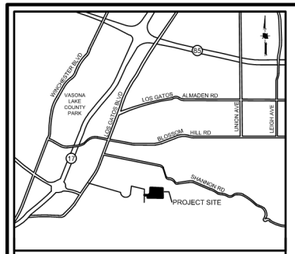
© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/16/2025 11:28 AM

ITEM NO. 1.



VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASMENT (PROPOSED)	
RIPARIAN AREA	
BIORETENTION AREA	
WETLAND AREA	
STORMDRAIN CULVERT STRUCTURE	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



0 25 50 100
1 INCH = 50 FEET

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

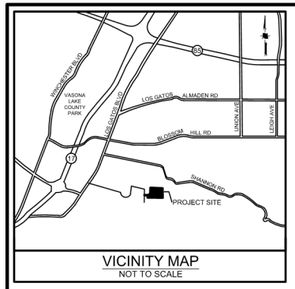
© HMH

OVERALL SITE PLAN

2.1

418510\PL\PERMIT\LOT 11\PERMIT\418510SP OVERALL_LOT 11.DWG

PLOTTED: 9/16/2025 4:01 PM



VICINITY MAP
NOT TO SCALE

0 5 10 20

1 INCH = 10 FEET

LEGEND

PROJECT BOUNDARY	
LOT LINE (PROPOSED)	
EASEMENT (EXISTING)	
EASMENT (PROPOSED)	
BIORETENTION AREA	
WETLAND AREA	
AREA GREATER THAN 30% SLOPE	
EXISTING TREE	

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

EXISTING ROCK WALL TO REMAIN

10' SSE (E)

LOT 12 - BMR UNIT S-24-059

BIORETENTION AREA

LOT 11 - BMR UNIT S-24-033
1614 SF SINGLE FAMILY RESIDENCE
467 SF GARAGE

LOT 1 - BMR UNIT S-24-023

FENCE (P) SEE LANDSCAPE PLANS

REQUIRED YARD (TYP)

PAVERS (SEE LANDSCAPE PLANS)

4' PAE (P)

11' PUE (P)

RETAINING WALL (SEE GRADING PLAN)

SURREY FARMS HILL (P)

LOT AREA	4785 SF/ 0.11 ACRES
EXISTING CONTOUR LENGTHS	392.38
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	8.21%
PROPOSED CONTOUR LENGTHS	590.78
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	12.37%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
94	Quercus lobata	Valley Oak	18.0	42	35	X		4	HIGH	REMOVE	
97	Quercus agrifolia	Coast Live Oak	7.0	23	12	X		4	HIGH	REMOVE	
98	Quercus agrifolia	Coast Live Oak	9.0	20	15	X		3	HIGH	REMOVE	
99	Quercus agrifolia	Coast Live Oak	5.0	20	10	X		3	HIGH	REMOVE	Co-Dominant Lead
100	Quercus agrifolia	Coast Live Oak	5.0	24	9	X		4	HIGH	REMOVE	
101	Quercus lobata	Valley Oak	19.0	42	27	X		4	HIGH	REMOVE	Dead Wood
102	Quercus agrifolia	Coast Live Oak	13.0	28	27	X		5	HIGH	REMOVE	
103	Quercus lobata	Valley Oak	26.0	34	38		X	4	HIGH	REMOVE	
592	Quercus agrifolia	Coast Live Oak	13.0	28	30	X		5	HIGH	REMOVE	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	XX
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

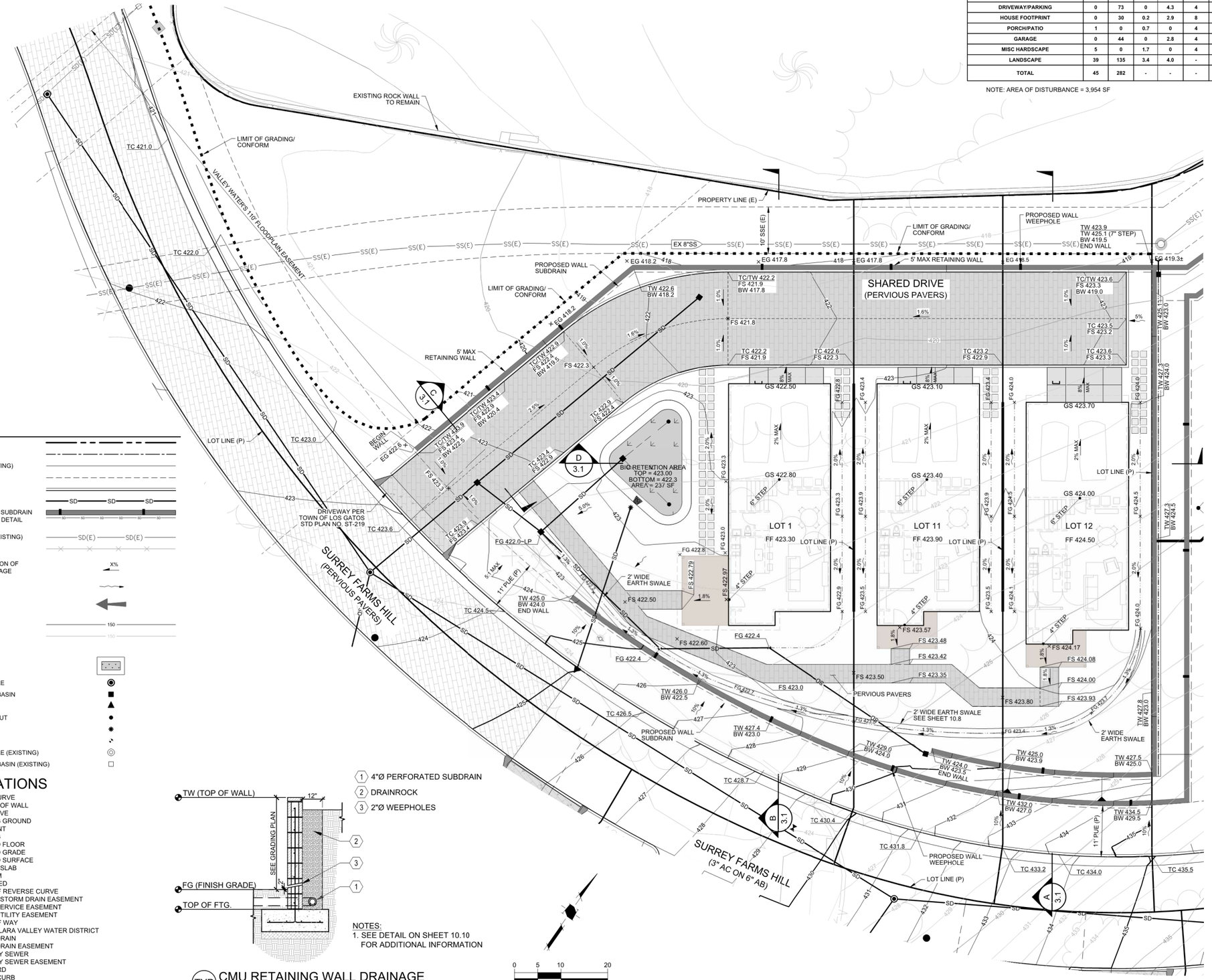
SITE PLAN

2.2

I:\4185\10\PLUPERMIT\LOT 11\PERMIT\4185\10SP_LOT 11.DWG
PLOTTED: 9/17/2025 3:46 PM

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	73	0	4.3	4	3	73	0
HOUSE FOOTPRINT	0	30	0.2	2.9	8	3	30	0
PORCH/PATIO	1	0	0.7	0	4	3	0	1
GARAGE	0	44	0	2.8	4	3	44	0
MISC HARDSCAPE	5	0	1.7	0	4	3	0	5
LANDSCAPE	39	135	3.4	4.0	-	-	96	0
TOTAL	45	282	-	-	-	-	243	6

NOTE: AREA OF DISTURBANCE = 3,954 SF



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE (SD)
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING) (SD(E))
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR (150)
- CONTOUR (EXISTING) (150)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

1. 4"Ø PERFORATED SUBDRAIN
2. DRAINROCK
3. 2"Ø WEEPHOLES

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

0 5 10 20
1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

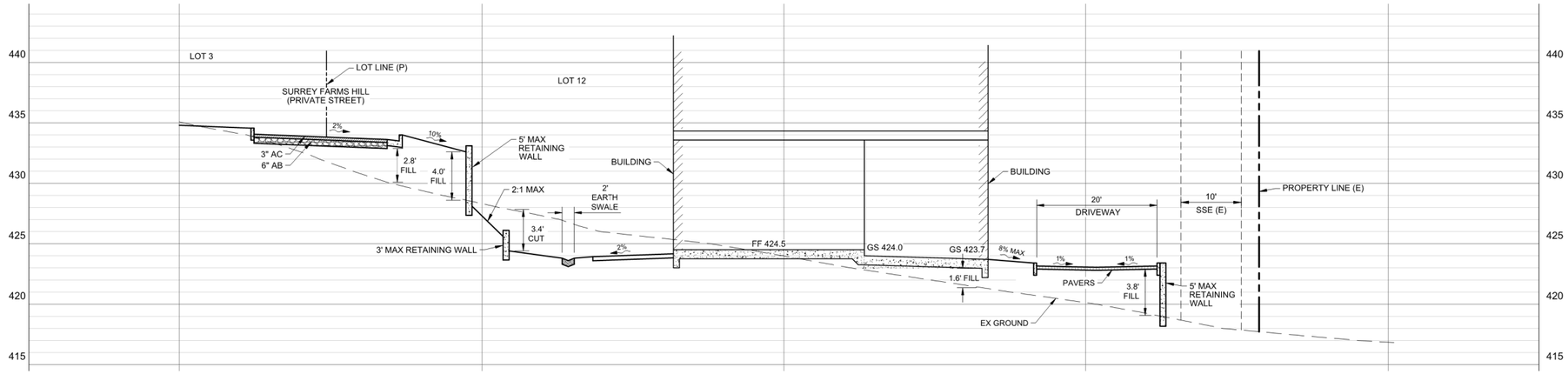
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 11.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

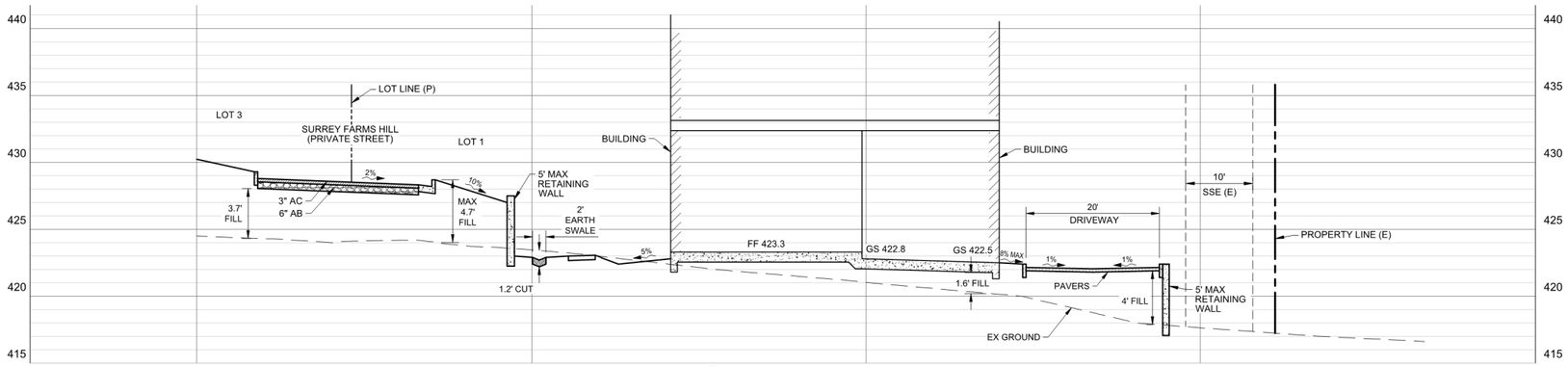
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

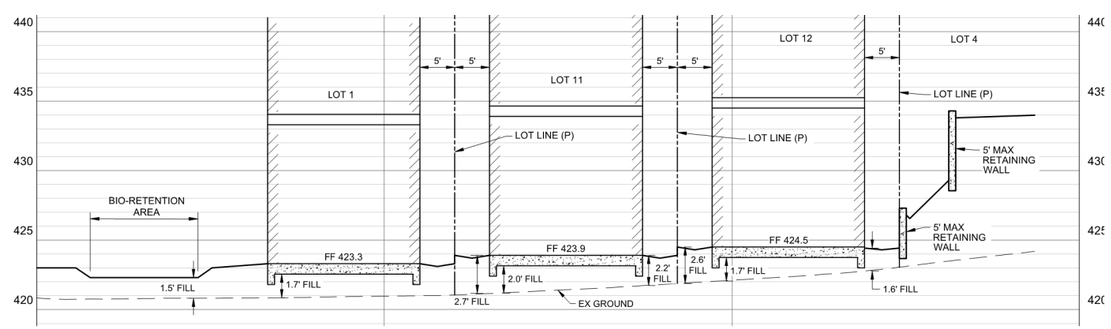
PLOTTED: 9/12/2025 3:59 PM
I:\4185\10\PLI\PERMIT\LOT 11\PERMIT\4185\10GP_LOT 11.DWG



A SECTION
SCALE: 1" = 10' H , 1" = 2' V



B SECTION
SCALE: 1" = 10' H , 1" = 2' V



D SECTION
SCALE: 1" = 10' H , 1" = 2' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

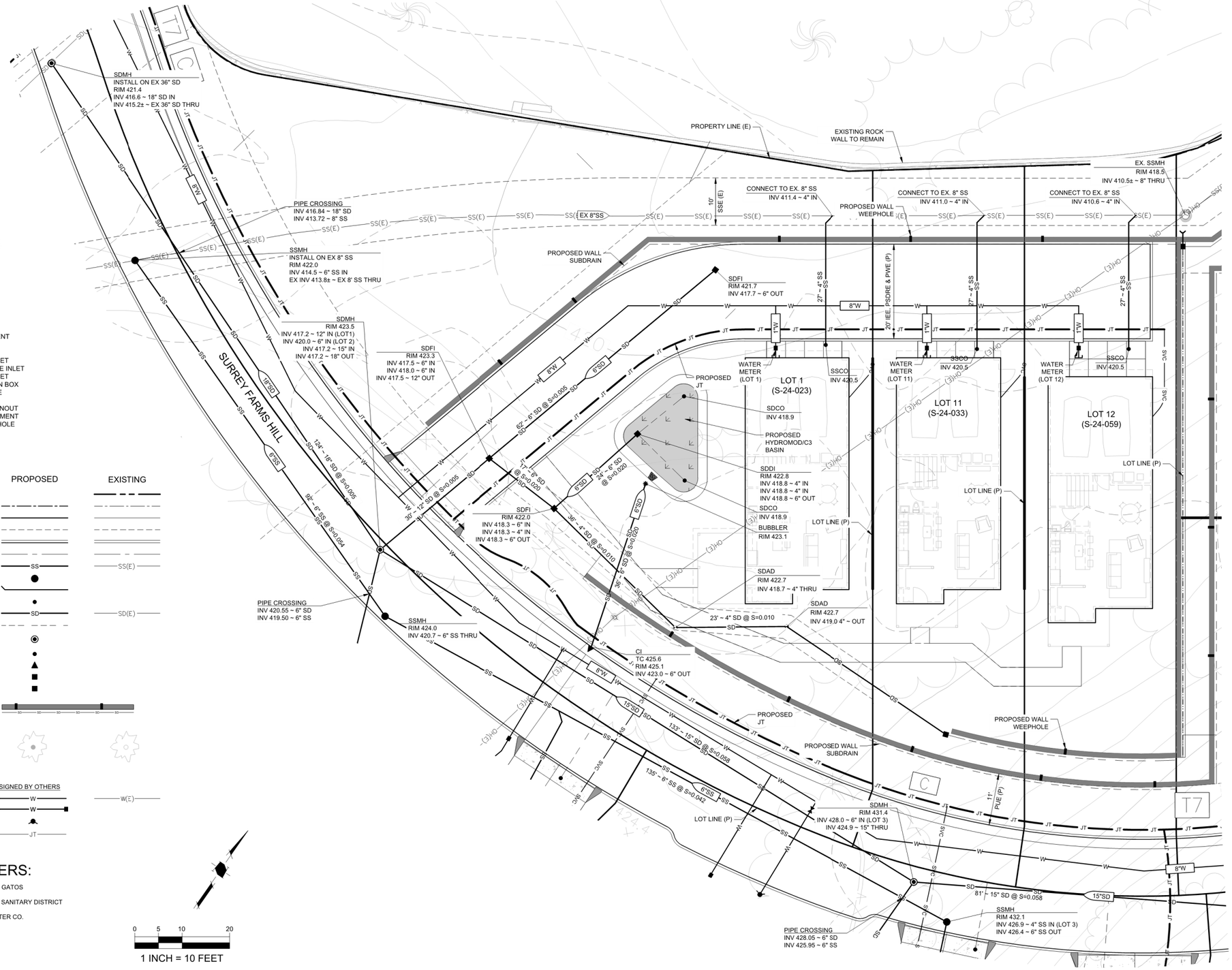
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 11.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

418510\PLI\PERMIT\LOT 11\PERMIT\418510GP_LOT 11.DWG
PLOTTED: 9/12/2025 3:10 PM



ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 11.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

418510PLI\PERMIT\418510UT_LOT 11.DWG
PLOTTED: 9/12/2025 3:16 PM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		b. Total Land Area Disturbed During Construction: 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
Pervious Area (PA)[4]					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. **Total Project Area (2.c.+2.i.)**	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%					100 %

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

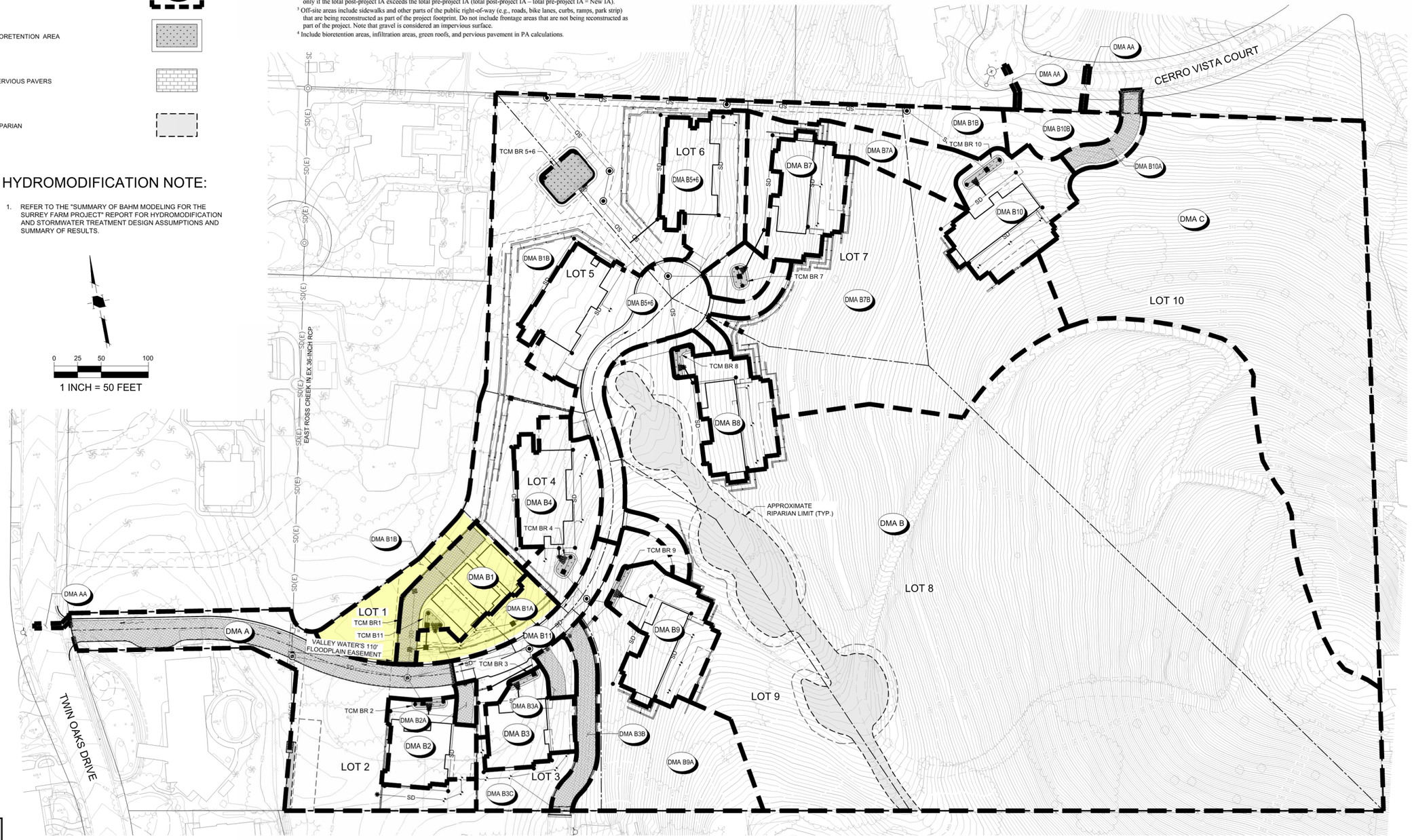
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 11.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'
© HMH	

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 3:12 PM

4185105\PLUPERMIT\LOT 11\PERMIT\4185105W_LOT 11.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	31001	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

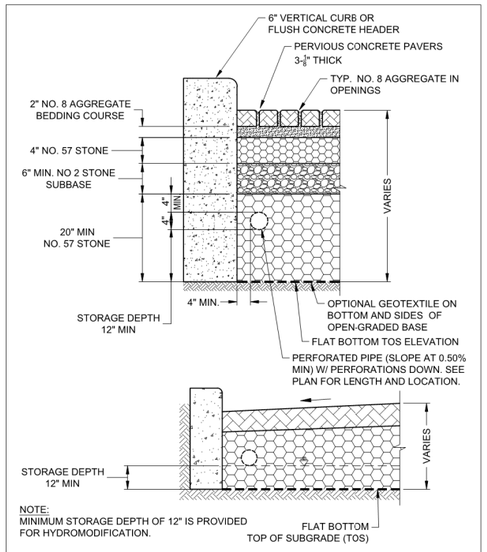
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

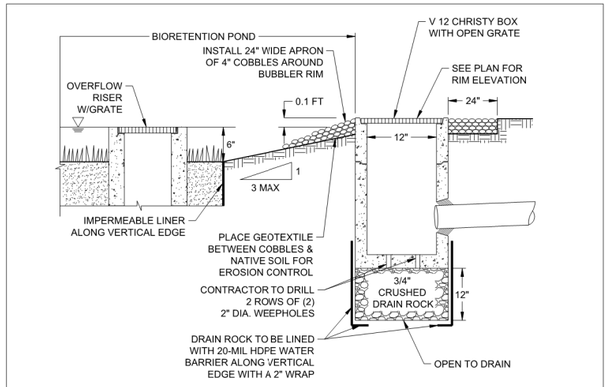
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

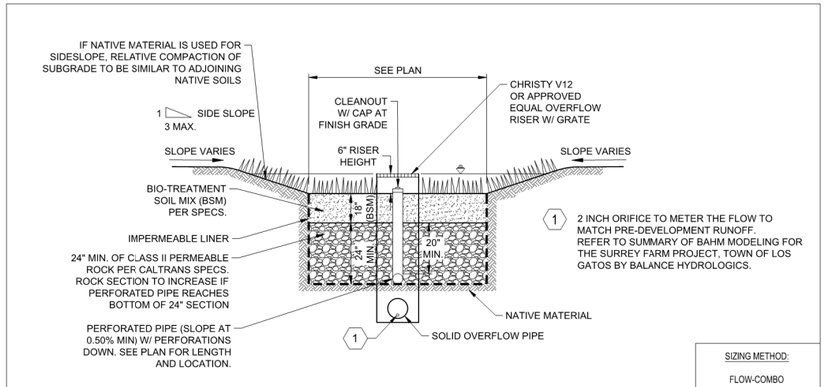
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED



3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

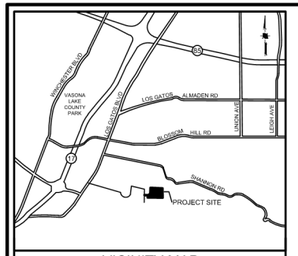
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 11.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE
© HMH	

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 3:12 PM
4185105W_LOT 11\PERMIT\4185105W_LOT 11.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

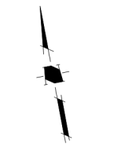
LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

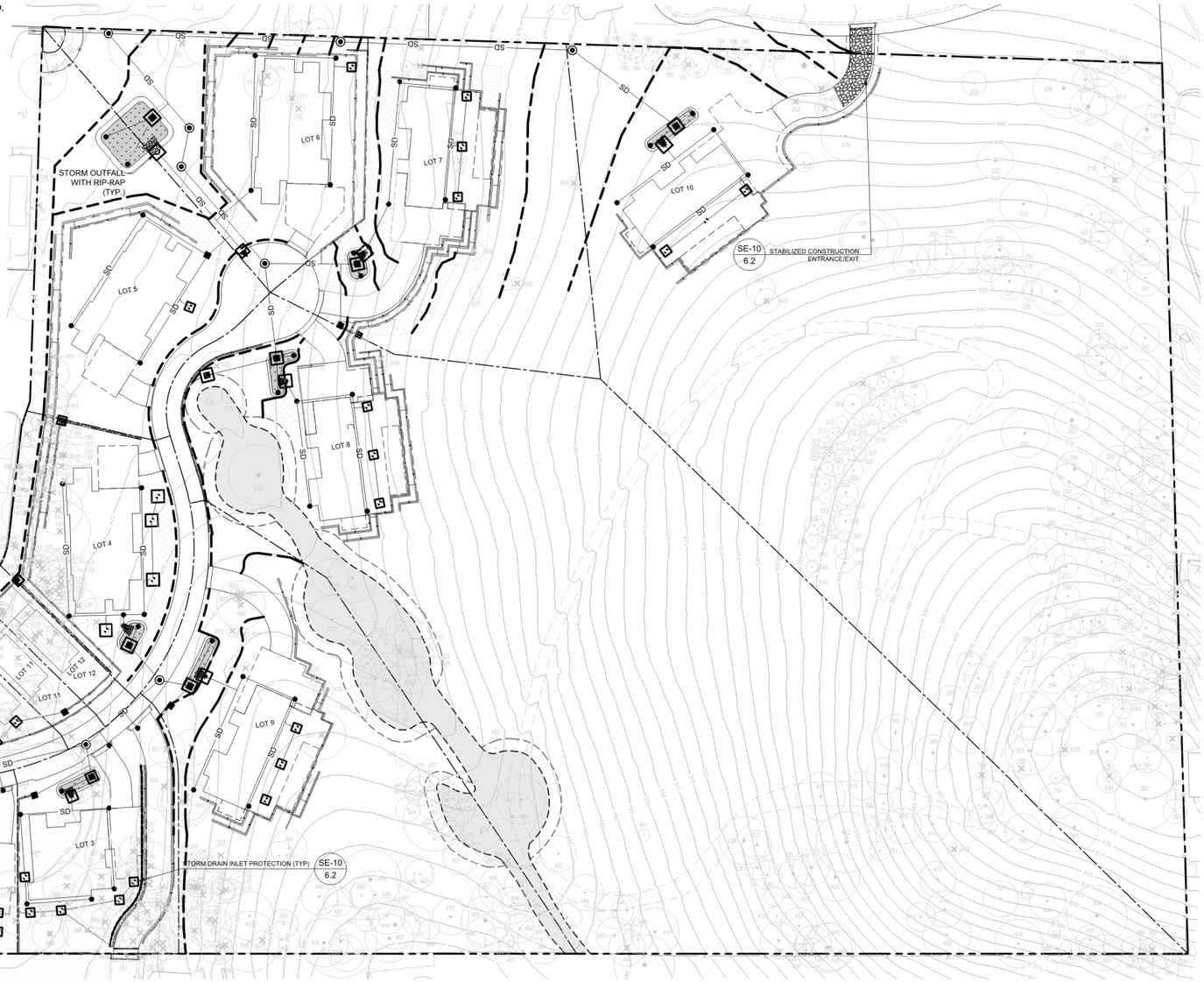
STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



0 25 50 100

1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

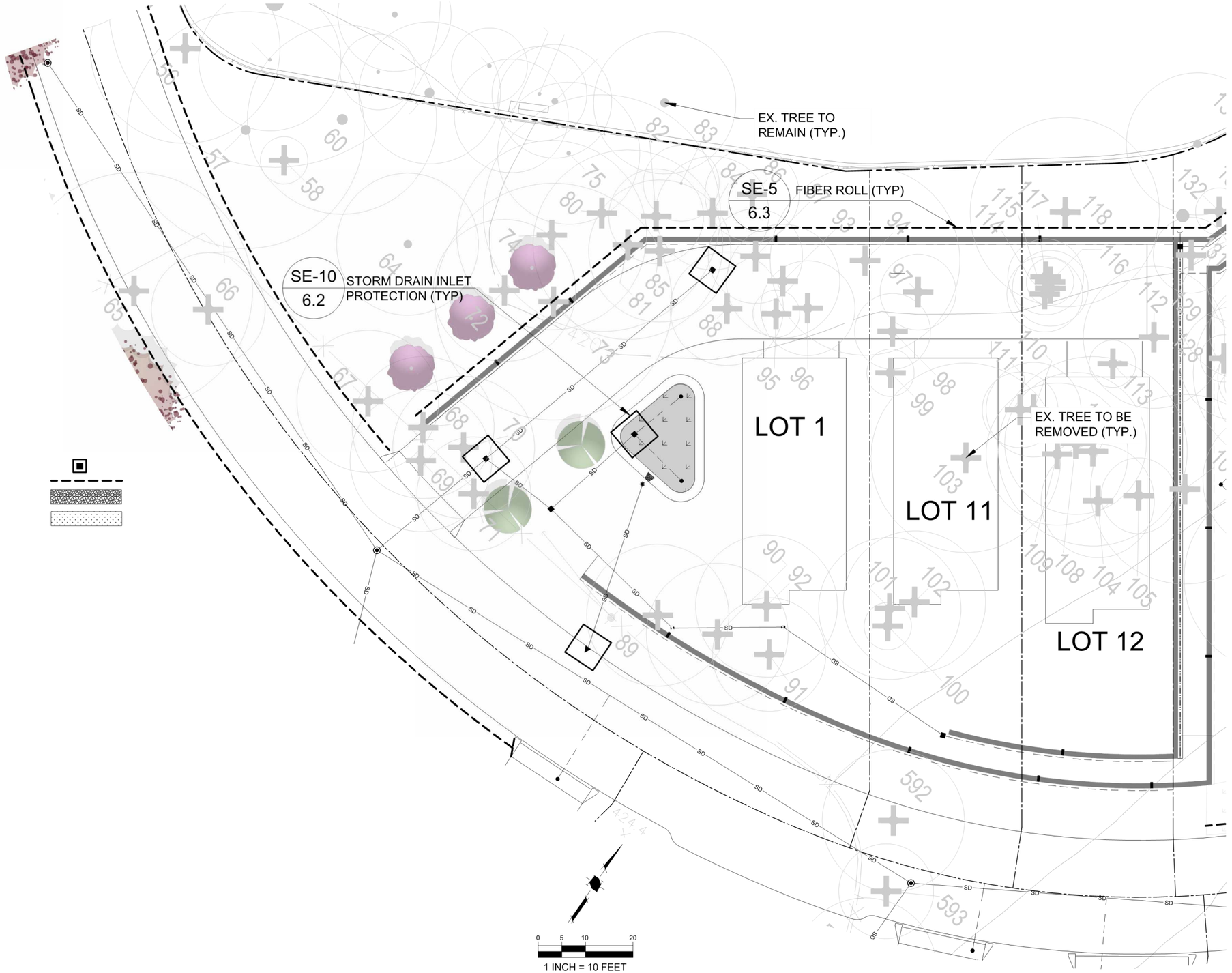
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

P:\4185\10\PLI\PERMIT\LOT 11\PERMIT\418510EC_LOT 11.DWG
PLOTTED: 9/15/2025 6:19 PM



LEGEND

STANDARD INLET PROTECTION

FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

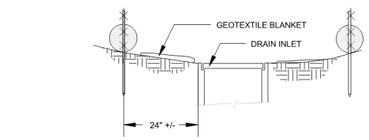
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

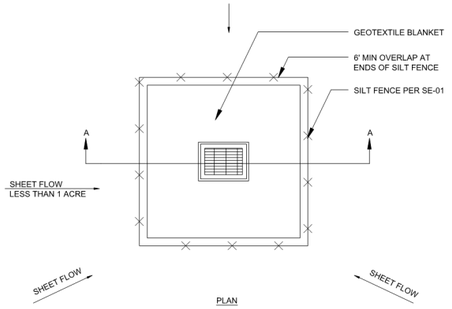
EROSION CONTROL PLAN

6.1

418510\PLI\PERMIT\LOT 11\PERMIT\418510EC_LOT 11.DWG
PLOTTED: 9/12/2025 3:04 PM



SECTION A-A

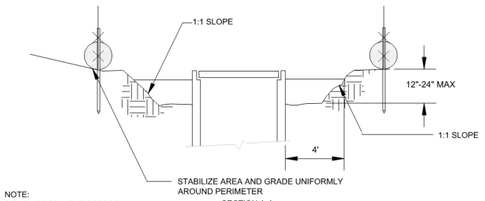


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

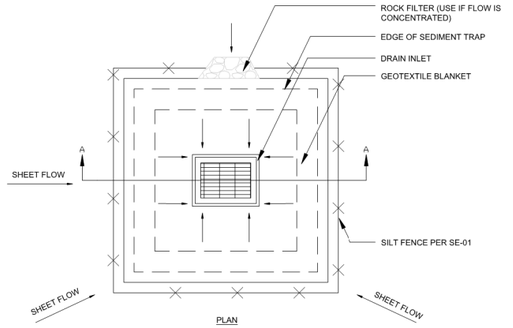
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

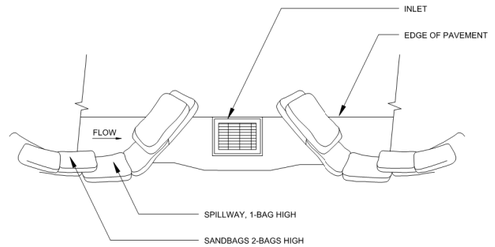


PLAN

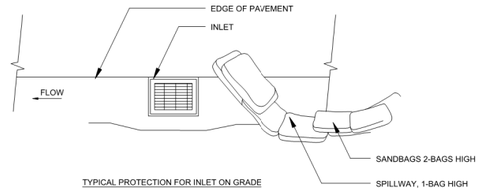
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

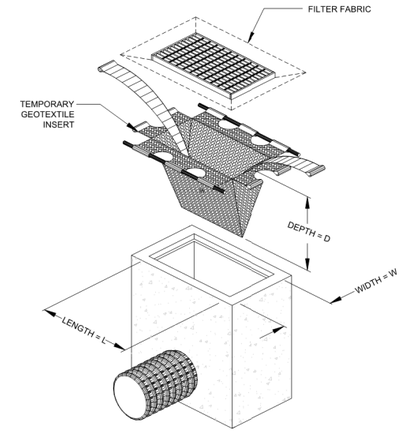


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

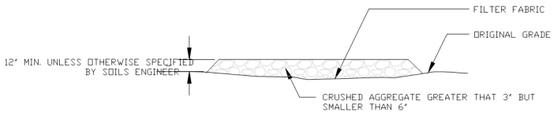
N.T.S.



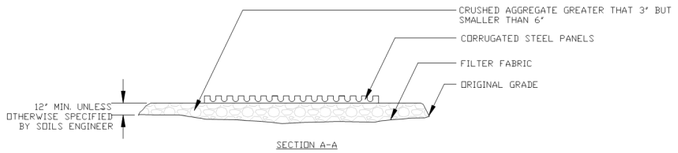
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

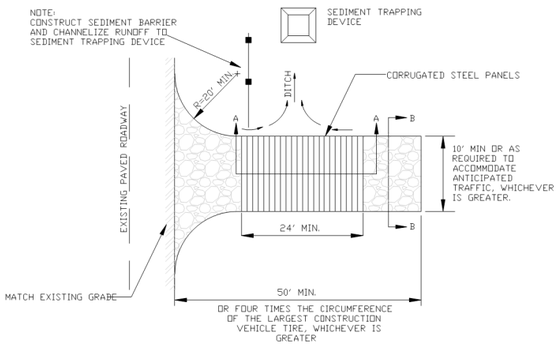
N.T.S.



SECTION B-B
N.T.S.

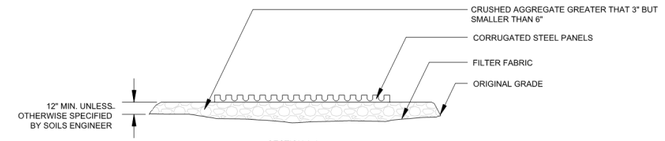


SECTION A-A
N.T.S.

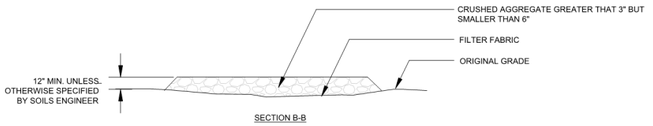


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

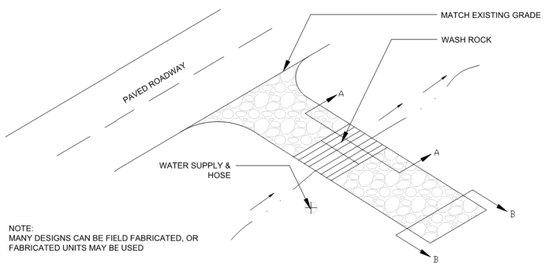
N.T.S.



SECTION A-A
N.T.S.



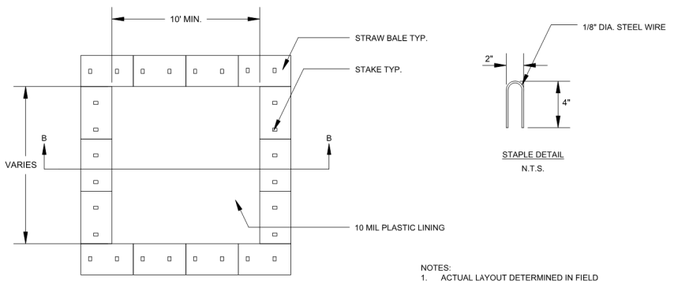
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

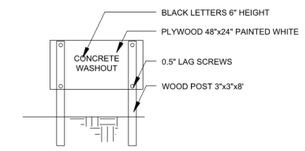
N.T.S.



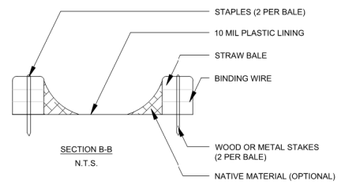
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

STAPLE DETAIL
N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

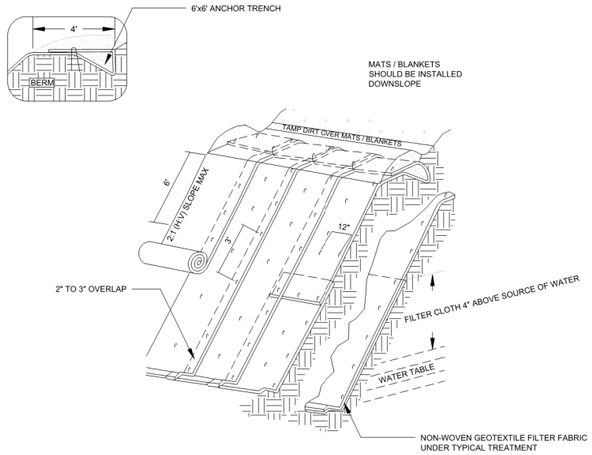
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

EROSION CONTROL DETAILS

6.2

PLOTTED: 9/12/2025 3:34 PM
I:\418510\PLI\PERMIT\LOT 11\PERMIT\418510EC_LOT 11.DWG



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

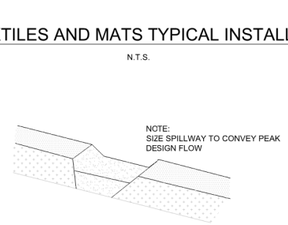
N.T.S.

NOTES:

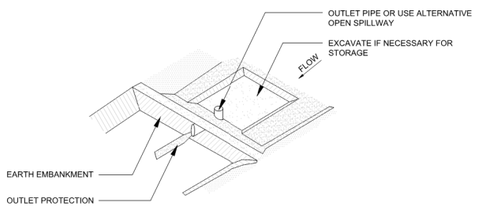
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

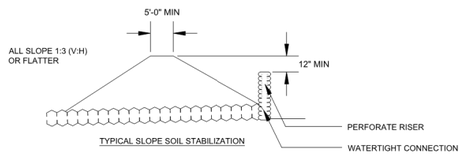
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



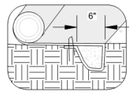
TYPICAL OPEN SPILLWAY





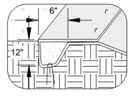
SE-3 SEDIMENT TRAP

N.T.S.



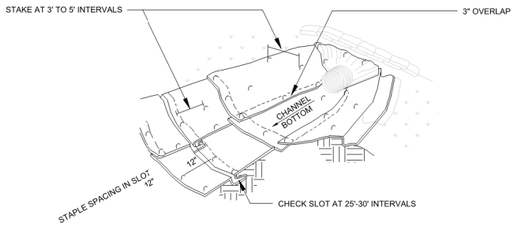
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



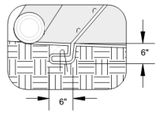
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



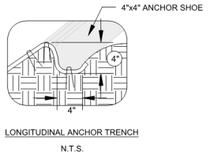
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

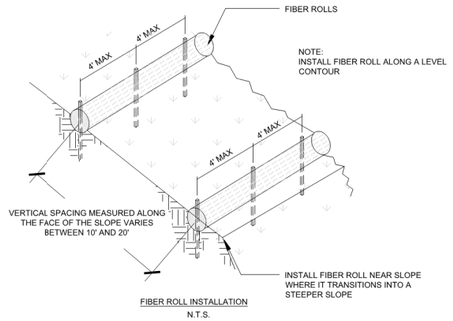
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

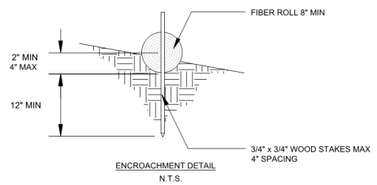
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

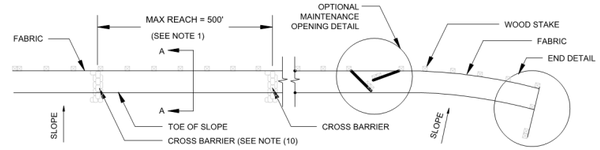


ENCROACHMENT DETAIL

N.T.S.

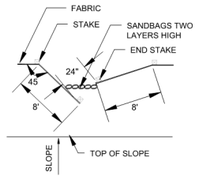
SE-5 FIBER ROLLS

N.T.S.

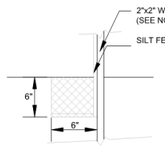


SILT FENCE PLAN

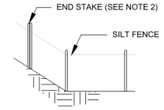
N.T.S.



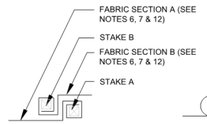
OPTIONAL MAINTENANCE OPENING DETAIL



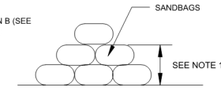
DETAIL A



END DETAIL

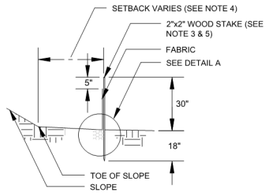


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

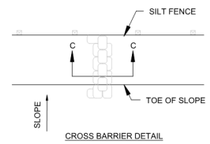
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

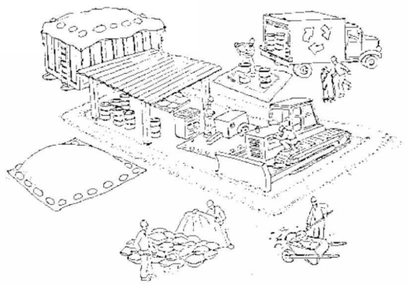
© HMH

EROSION CONTROL DETAILS

6.3

G:\4185\10\PLI\PERMIT\LOT 11\PERMIT\4185\10EC_LOT 11.DWG
PLOTTED: 9/12/2025 3:04 PM

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 11.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

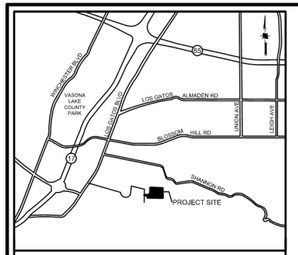
© HMH

BASMAA

6.4

PLOTTED: 9/12/2025 3:05 PM

418510\PLI\PERMIT\LOT 11\PERMIT\418510EC_LOT 11.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

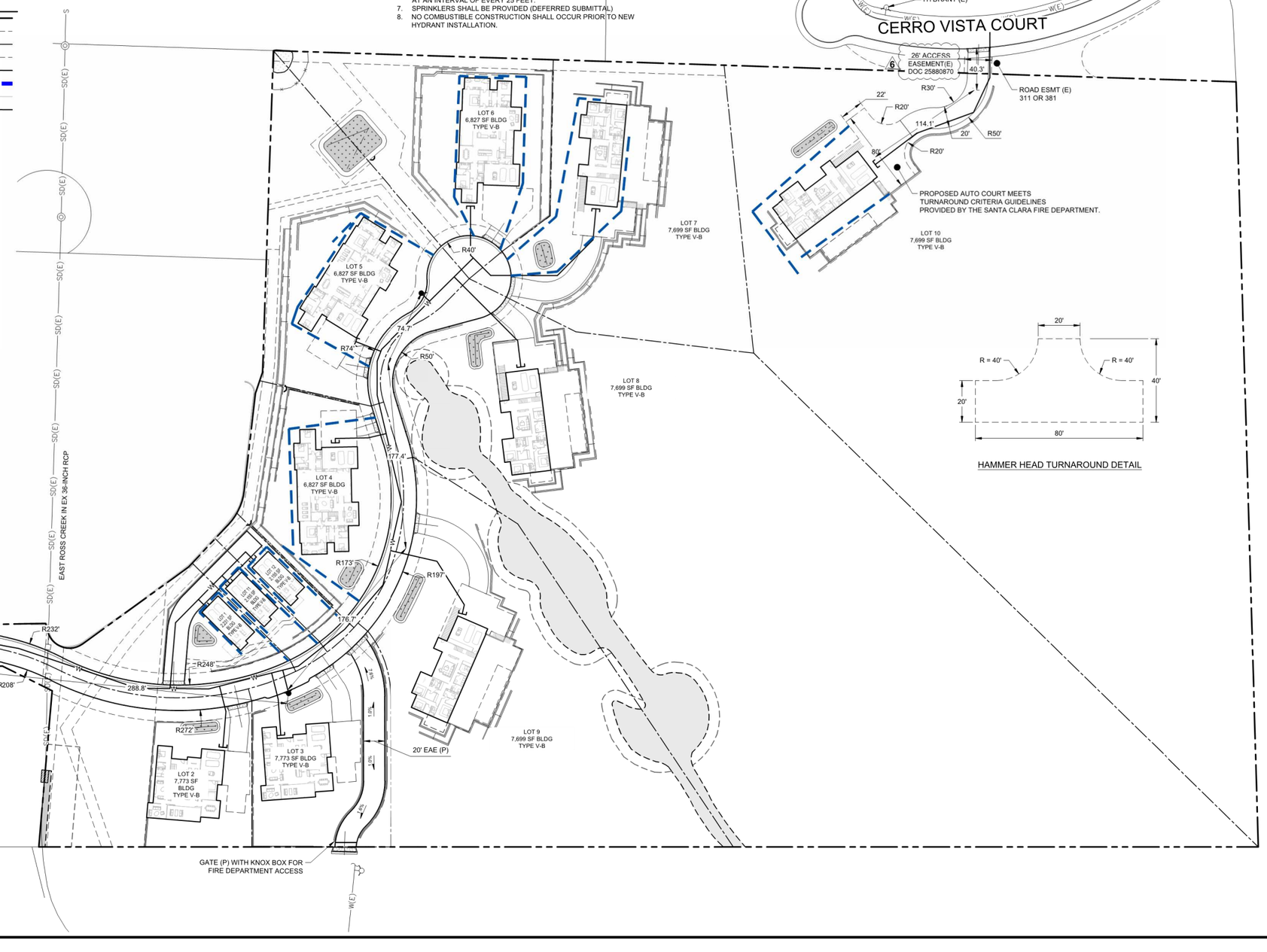
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

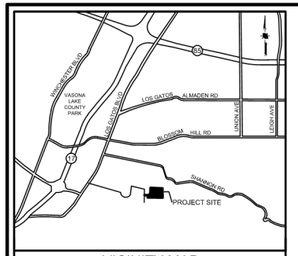
© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 4:54 PM

I:\418510\PLUPERMIT\LOT 11\PERMIT\418510FA_LOT 11.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

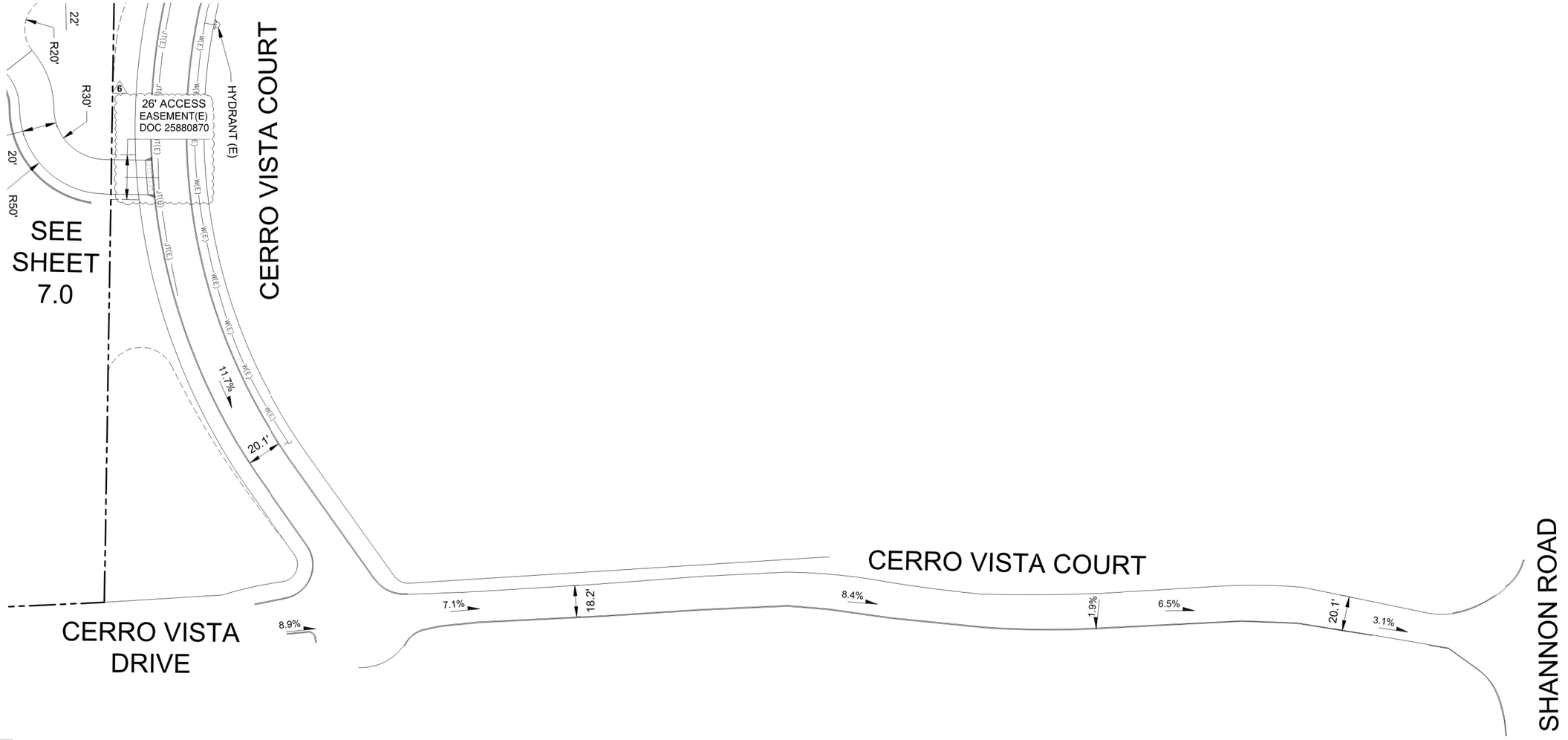
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

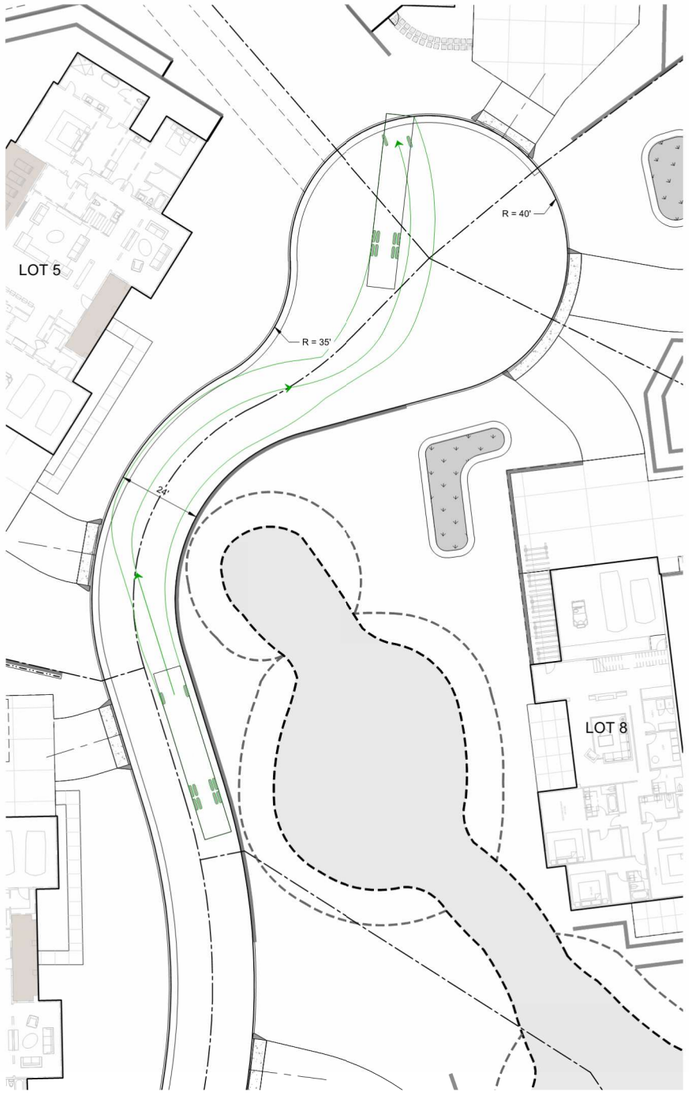
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 11.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

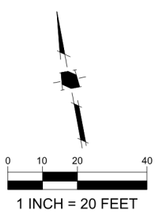
© HMH

FIRE ACCESS PLAN

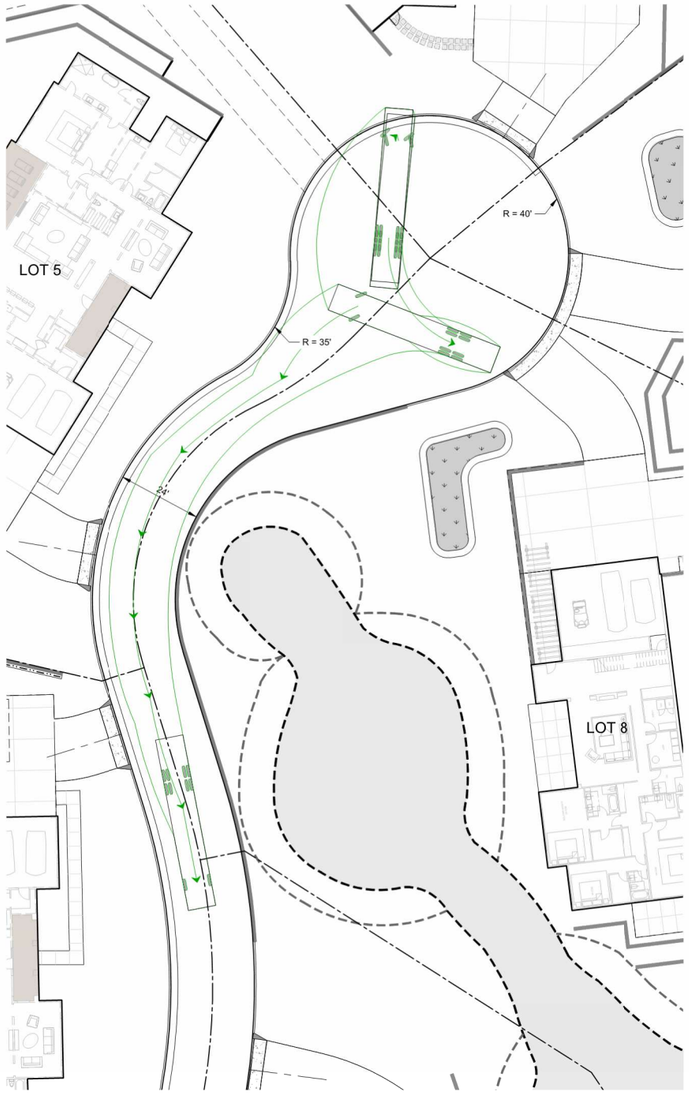
7.1

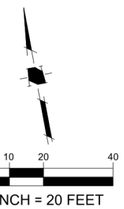
418510\PLP\PERMIT\418510FA_LOT 11\PERMIT\418510FA_LOT 11.DWG
PLOTTED: 10/23/2025 4:53 PM



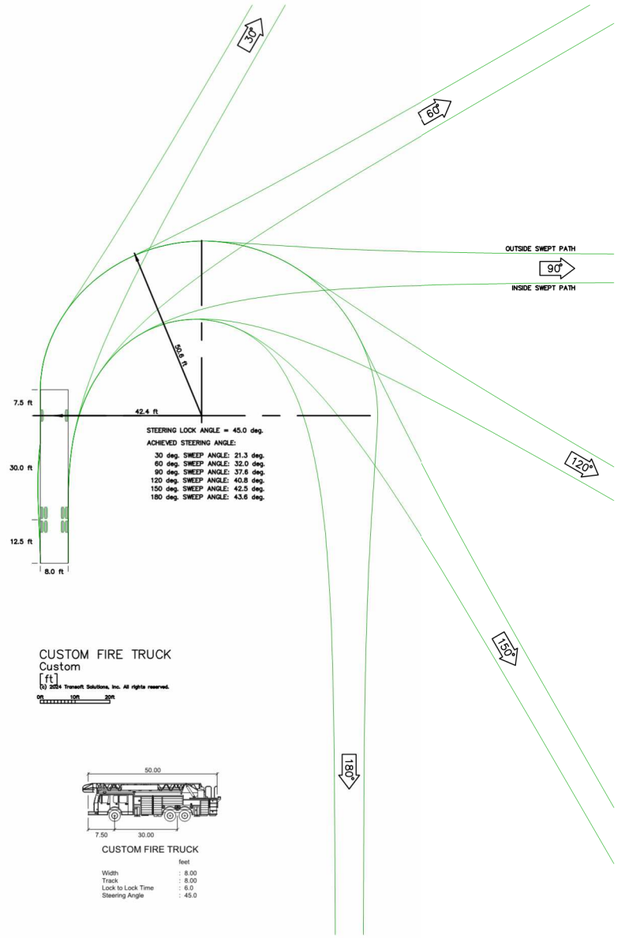


1 INCH = 20 FEET





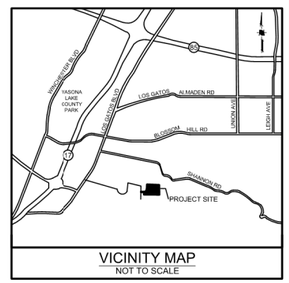
1 INCH = 20 FEET



CUSTOM FIRE TRUCK
Custom
[ft]
(b) 2024 Transoft Solutions, Inc. All rights reserved.

CUSTOM FIRE TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



VICINITY MAP
NOT TO SCALE

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 11 (S-24-033)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 11.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

FIRE TRUCK TURNAROUND

7.2

J:\4185\10\PLI\PERMIT\LOT 11\PERMIT\418510FA_LOT 11.DWG
PLOTTED: 9/12/2025 3:07 PM



PLANNING APPLICATION - LOT 11 (S-24-023) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 11 is a proposed as a BMR unit on its own lot and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

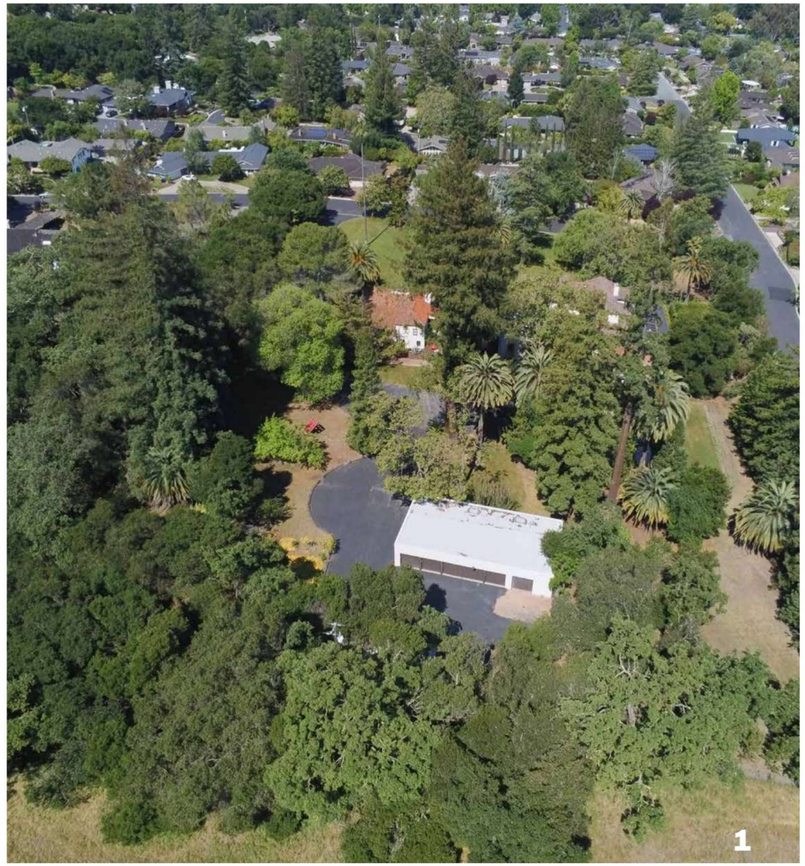
LOCATION PLAN:



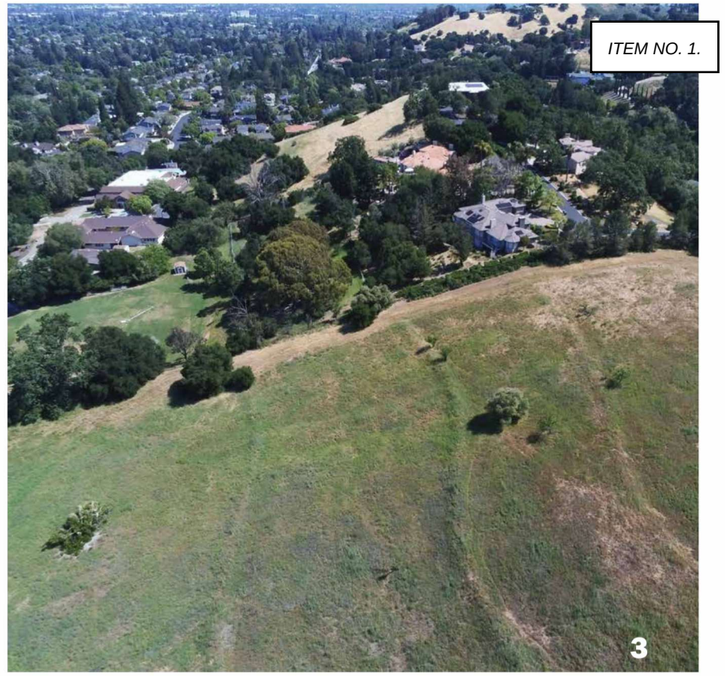
VICINITY MAP:

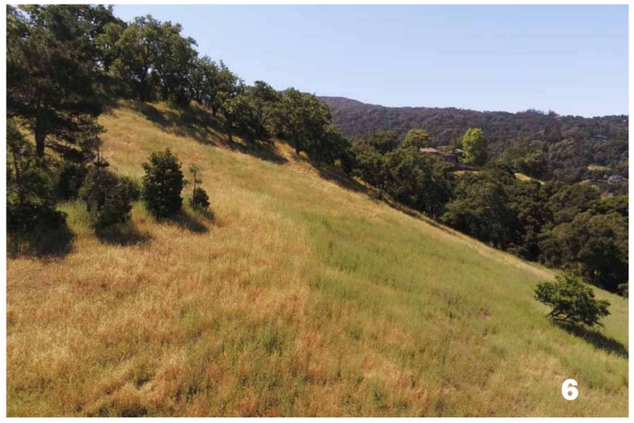




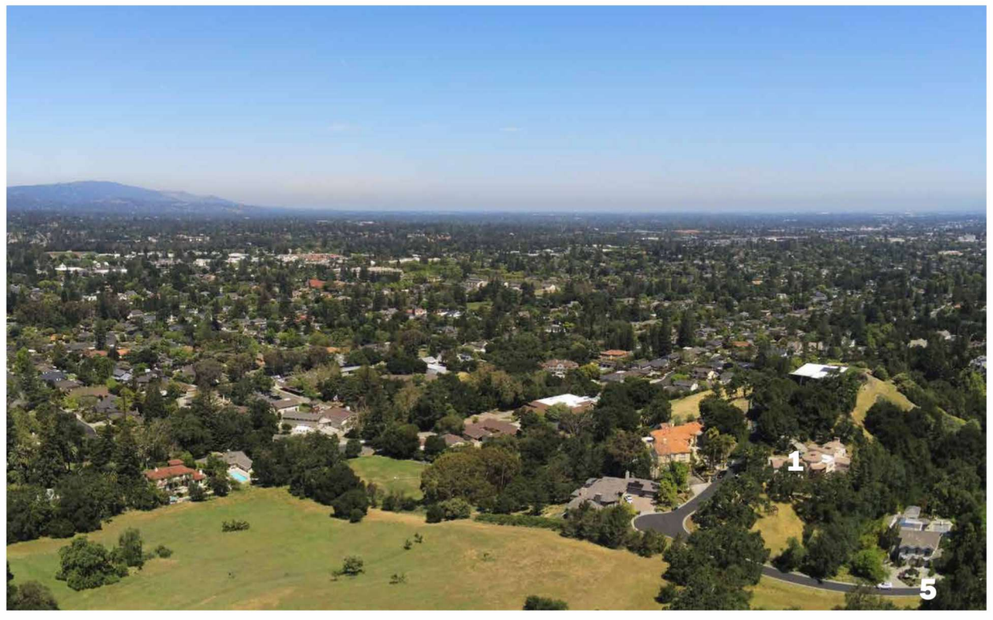

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natural grade (see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

Notes:
*2 garage parking spaces are proposed, no additional off-street parking is proposed for BMR units

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type D

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**74 sf**	**467 sf**

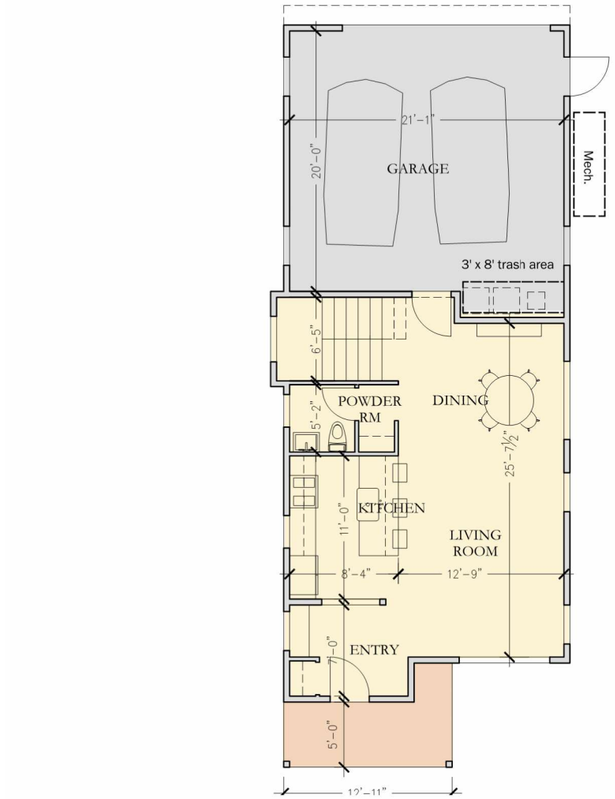


PLATFORM
architecture / planning / research

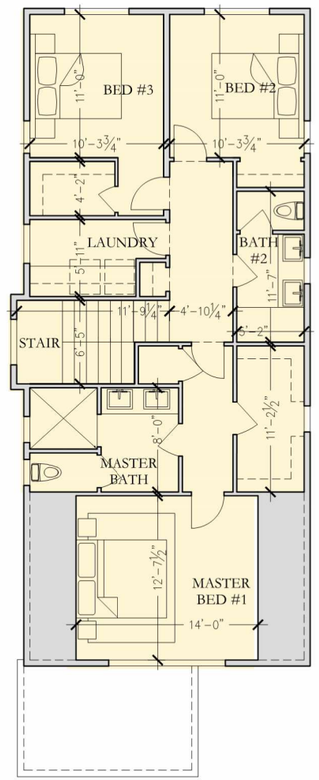
SURREY FARMS
Los Gatos, CA

Lot 11 - Siteplan & Floor Plans PG **A1.1**

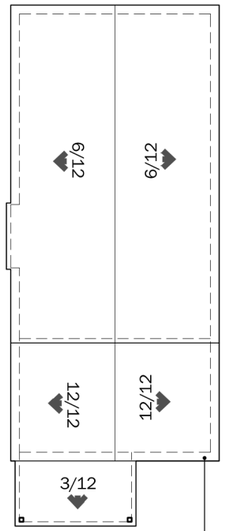
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Fl Plan



2nd Fl Plan



Roof Plan

12" eaves (typ)

Notes:
*2 garage parking spaces are proposed, no additional off-street parking is proposed for BMR units

0 2 4 8 16'

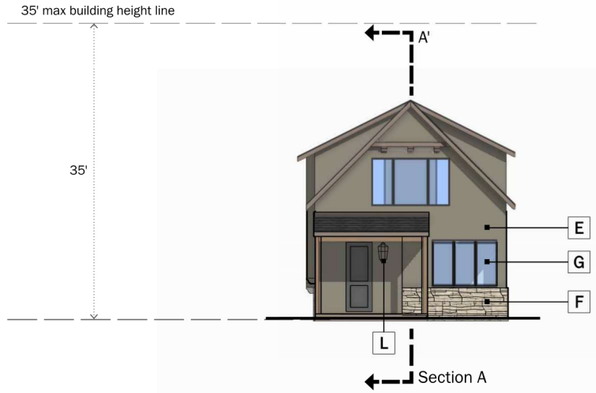
3/16" = 1'-0" at full size (24 x 36")

Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**74 sf**	**467 sf**

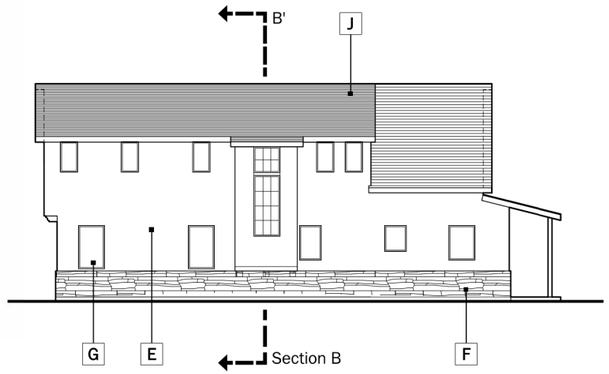


NOTES:

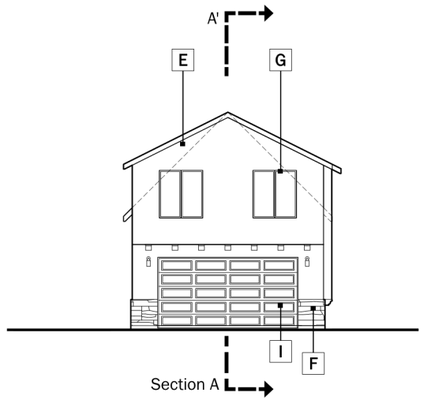
1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section pg A3.0 no attic space qualifies on this plan)



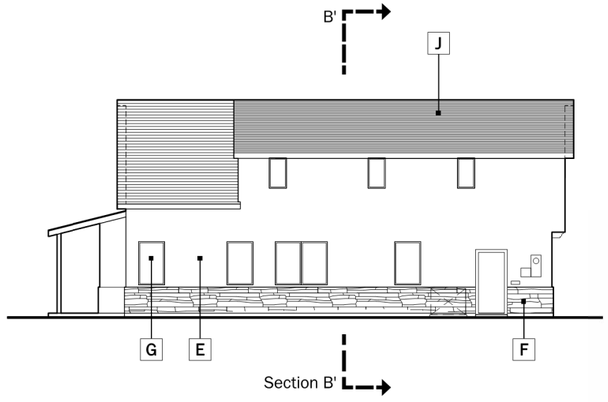
Front Elevation (facing Street/South)



Side Elevation (Facing West)



Rear Elevation (facing North)



Side Elevation (Facing East)

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



G Fiberglass Windows

LRV 10 Slim Profile Section



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 20%



2 Body Color 5

LRV 30%



3 Body Color 3

LRV 10%



0 8 16 24

1" = 8' *at full size (36 x 24")*

NOTES:

Building Height, if shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages (section A-A) for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*



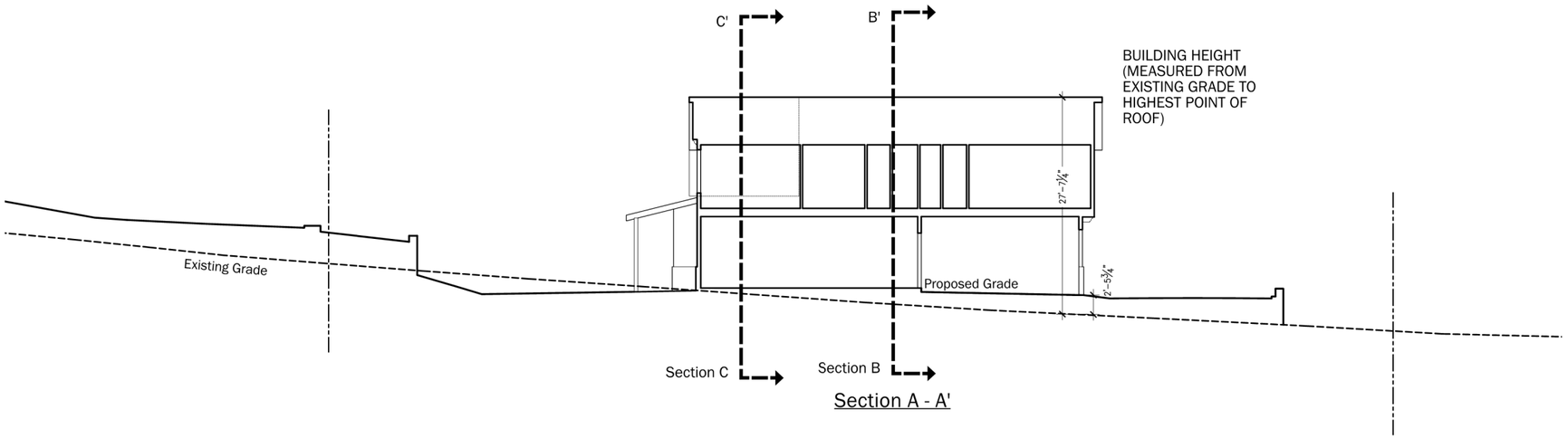
PLATFORM
architecture / planning / research

SURREY FARMS

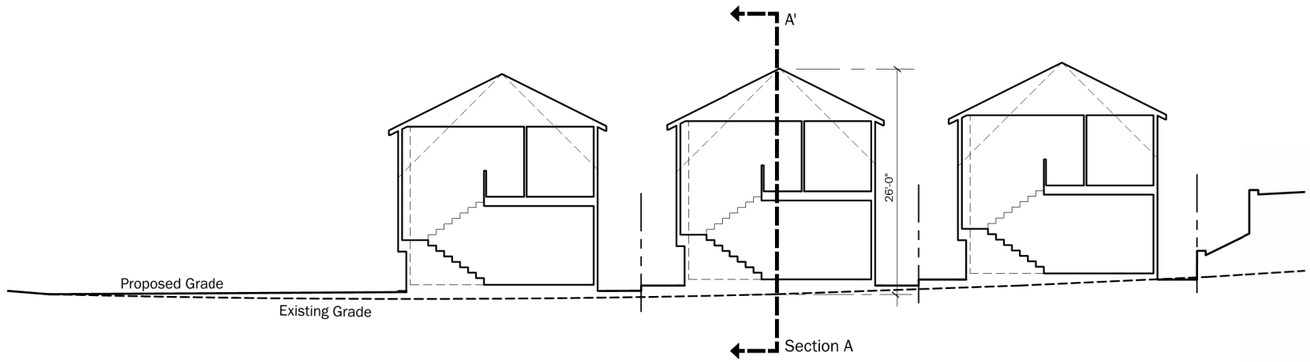
Los Gatos, CA

Elevations Lot 11 PG **A2.1**

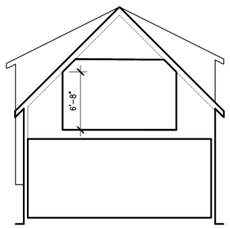
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'



Section C (through attic)

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



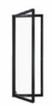
F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 6

LRV 20%

2 Body Color 5

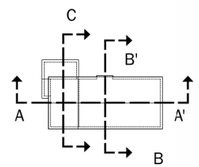
LRV 30%

3 Body Color 3

LRV 10%

0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS

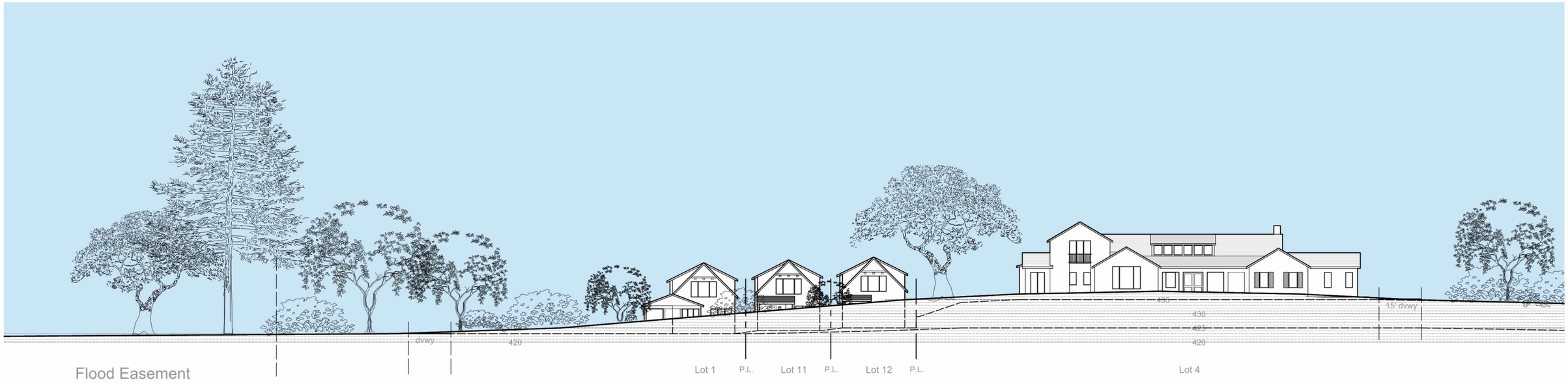
Los Gatos, CA

Sections Lot 11 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation

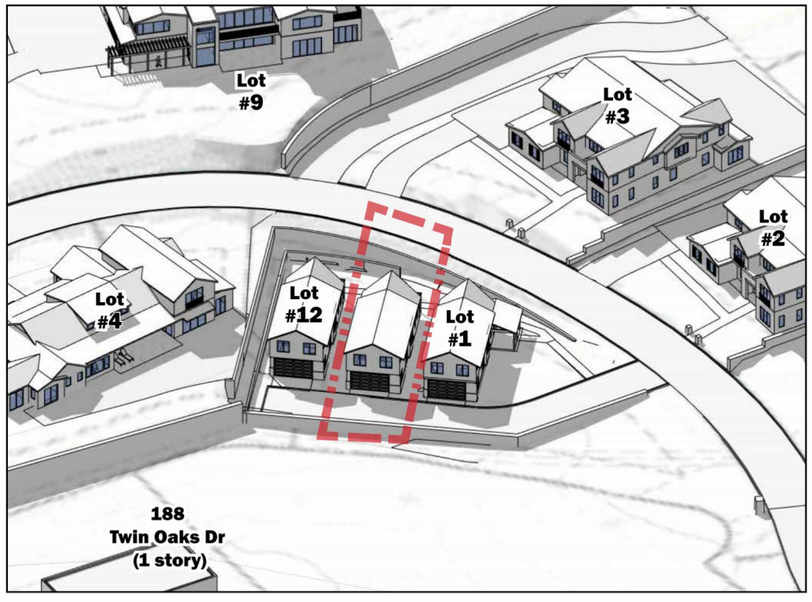


Street Elevation

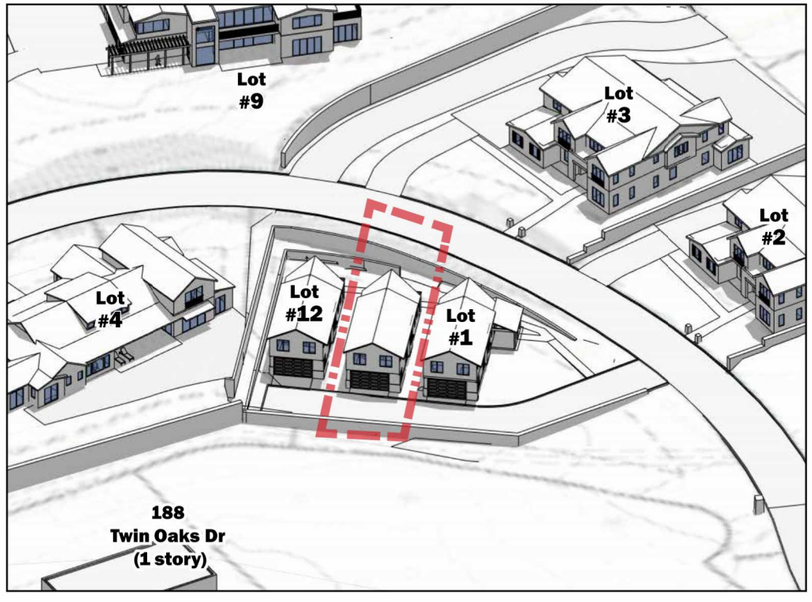
Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

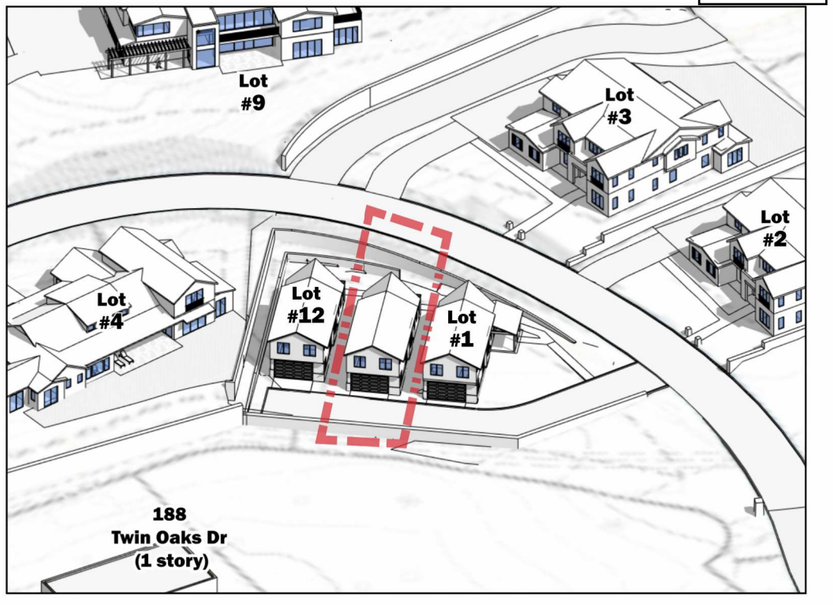




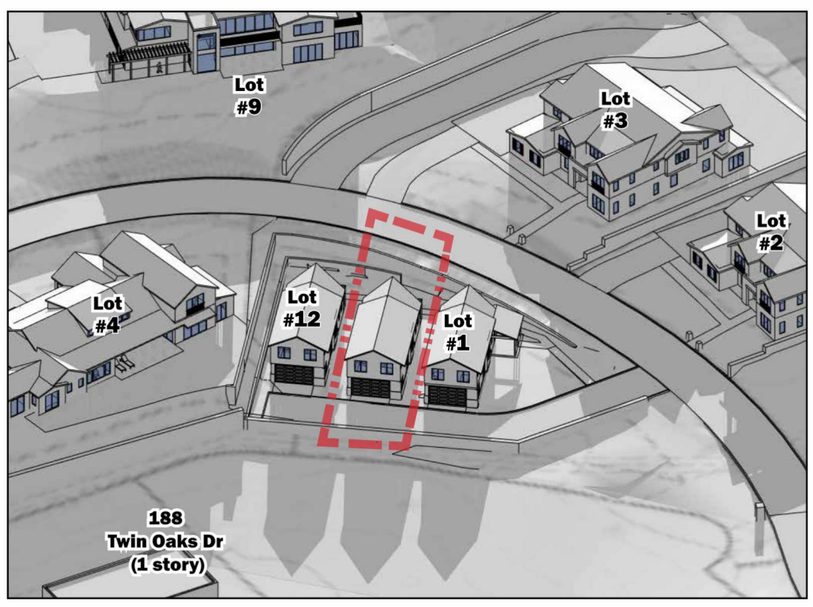
June 21st 9 AM



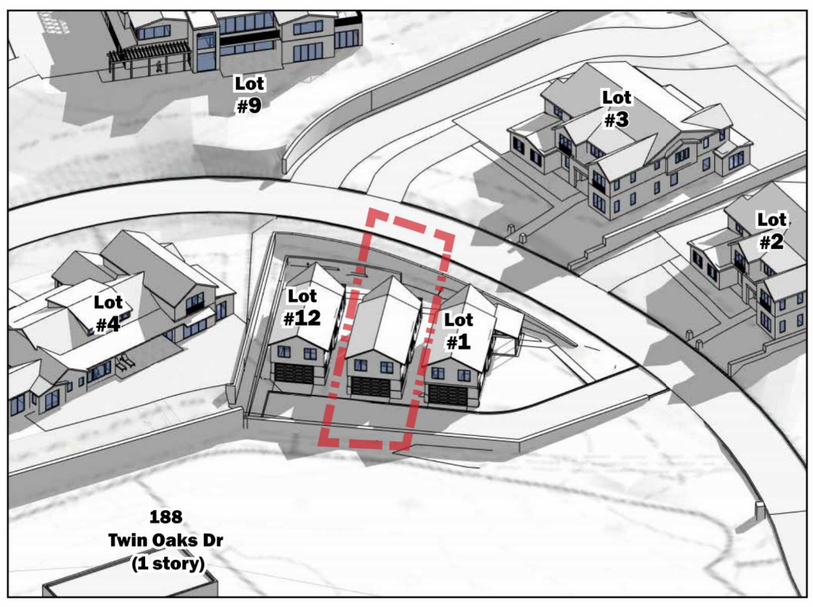
June 21st 12 PM



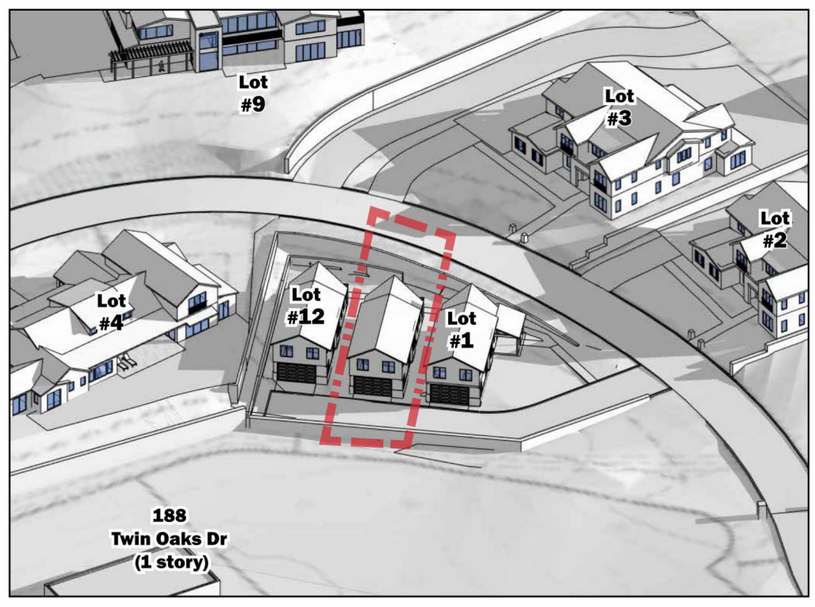
June 21st 3 PM



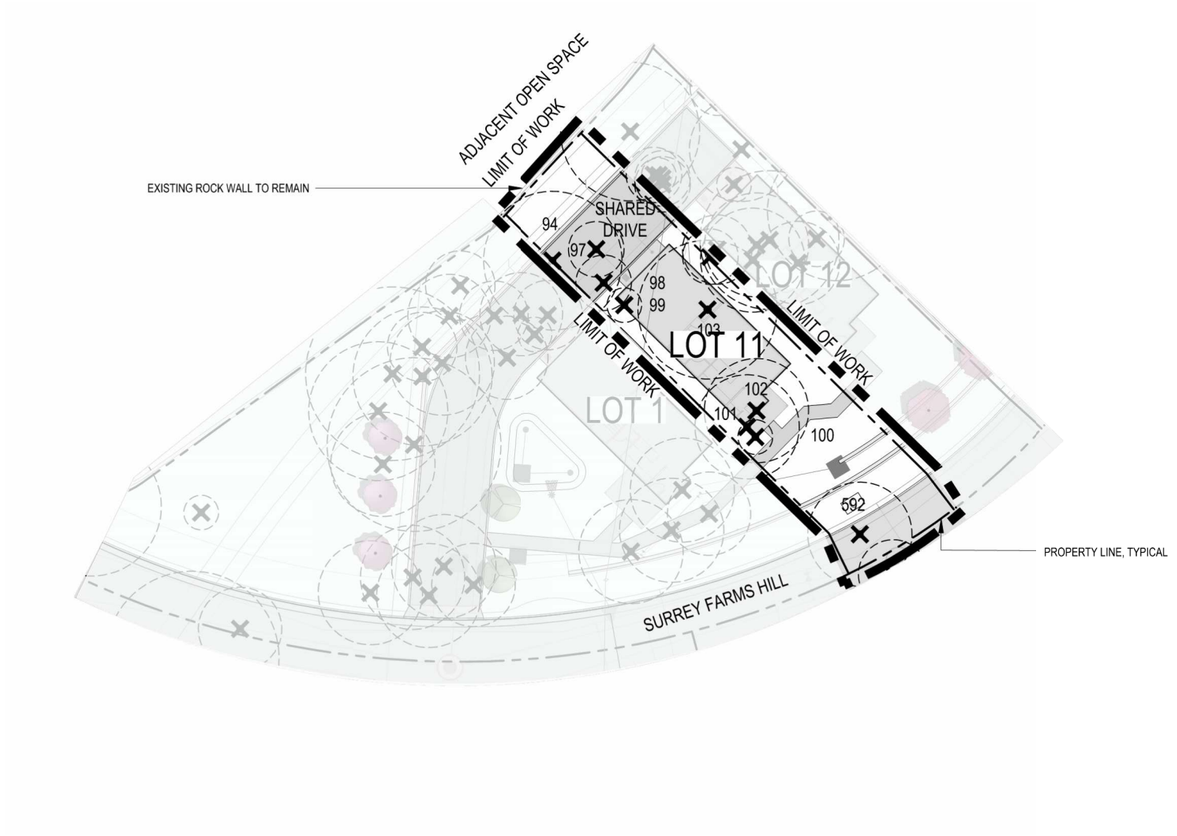
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	·
TREE TO BE REMOVED	×
OFF-SITE TREE TO REMAIN / PROTECT	·
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	- - - - - - - -
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	2	TWO - 24" BOX	4 - 24" BOX
	11' - 25'	2	THREE - 24" BOX	6 - 24" BOX
	26' - 40'	5	FOUR - 24" BOX OR TWO - 36" BOX	10 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

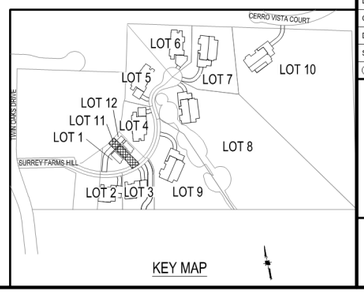
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	10	24" BOX
	10	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	0	24" BOX
	0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	10	24" BOX
	10	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	0

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

P:\4185\10\LA\PLANNING\418510CL - LOT 11.DWG
PLOTTED: 9/13/2025 4:59 PM

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 11
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
94	46	Quercus lobata	X	18	56.54866776	42	35	33			X		4	4	4	No	M	3	3.5	9	22.5		HDD	18	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
97		Quercus agrifolia		7	21.99114858	23	12	10			X		4	3	3.5	No	G	5	4.25	3.5	8.75		HDD	7	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped	REMOVE	4	
98	580	Quercus agrifolia		9	28.27433388	20	12	15			X		3	3	3	No	G	5	4	4.5	11.25		HDD	9	#N/A	HIGH	nsmission and Prim	40136	41866	11:50:53	topped; cavity/decay	REMOVE	4	
99	608	Quercus agrifolia		5	15.70796327	20	8	10		Co-Dominant Lead	X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	1	
100	606	Quercus agrifolia		5	15.70796327	24	7	9			X		4	4	4	No	G	5	4.5	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
101	3	Quercus lobata	X	19	59.69026042	42	27	25		Dead Wood	X		4	4	4	No	M	3	3.5	9.5	23.75		HDD	19	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	1	
102	4	Quercus agrifolia	X	13	40.8407045	28	27	18			X		5	4	4.5	No	G	5	4.75	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
103	49	Quercus lobata	X	26	81.68140899	34	22	38				X	4	4	4	No	M	3	3.5	13	32.5		HDD	26	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped; multi-stemmed	REMOVE	4	
592	1	Quercus agrifolia	X	13	40.8407045	28	28	30			X		5	4	4.5	No	G	5	4.75	6.5	16.25		HDD	13	#N/A	HIGH						REMOVE	4	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/13/2025 4:59 PM
I:\4185\10\LA\PLANNING\4185\10CL - LOT 11.DWG

LOT 11

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
94	Quercus lobata	Valley Oak	18.0	254.47	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 6,731.30	$ 4,936	$ 600.00	$ 5,500	REMOVE
97	Quercus agrifolia	Coast Live Oak	7.0	38.48	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,018.01	$ 679	$ 600.00	$ 1,300	REMOVE
98	Quercus agrifolia	Coast Live Oak	9.0	63.62	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,682.83	$ 1,010	$ 600.00	$ 1,600	REMOVE
99	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
100	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 381	$ 600.00	$ 1,000	REMOVE
101	Quercus lobata	Valley Oak	19.0	283.53	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 7,500.00	$ 5,250	$ 600.00	$ 5,900	REMOVE
102	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE
103	Quercus lobata	Valley Oak	26.0	530.93	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 14,044.32	$ 10,299	$ 600.00	$ 10,900	REMOVE
592	Quercus agrifolia	Coast Live Oak	13.0	132.73	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 2,809	$ 600.00	$ 3,400	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/13/2025 4:59 PM
I:\4185\10\LA\PLANNING\4185\10CL - LOT 11.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ?D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

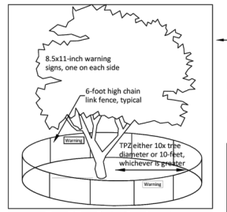
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

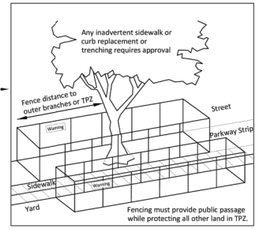
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



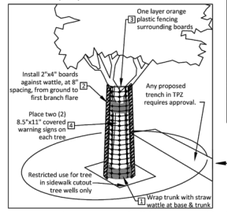
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

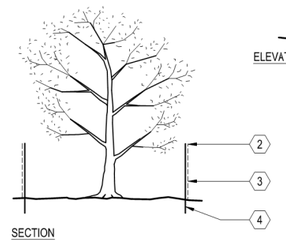
Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

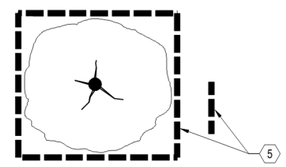
1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



ELEVATION



SECTION



PLAN

A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

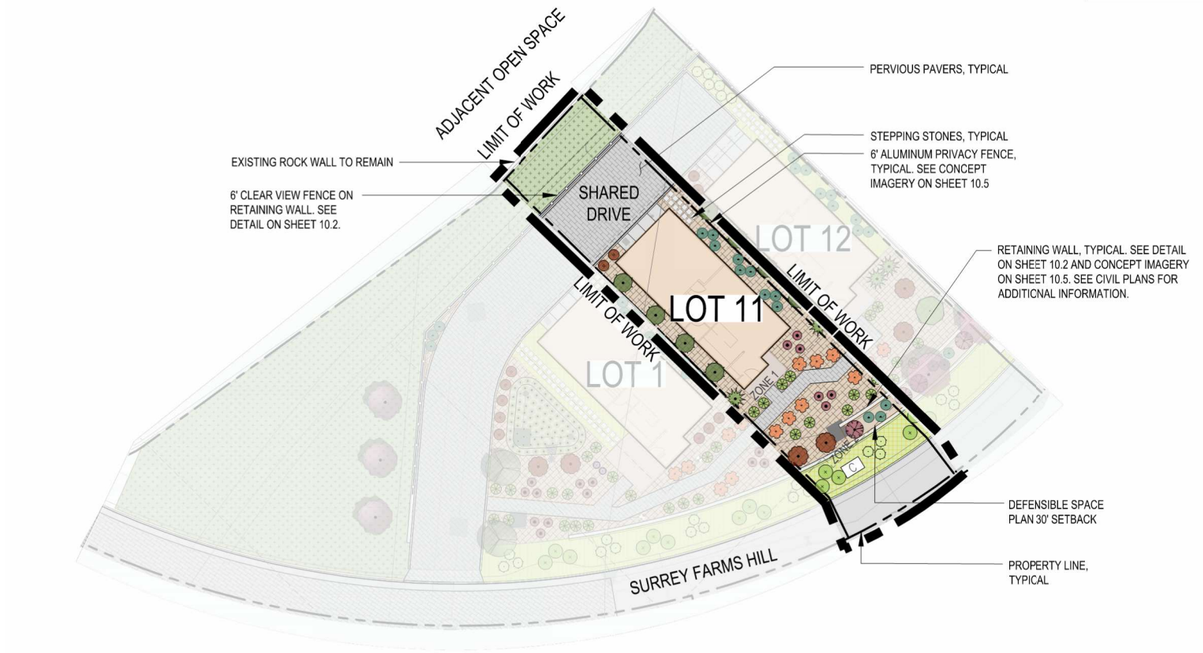
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

PLOTTED: 9/13/2025 4:59 PM
I:\418510\LA\PLANNING\418510CL - LOT 11.DWG



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

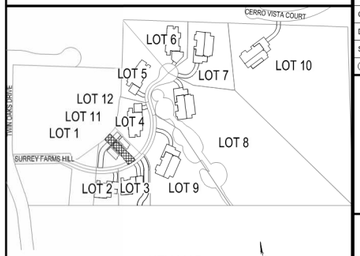
GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/13/2025 4:59 PM
418510\LA\PLANNING\418510CL - LOT 11.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

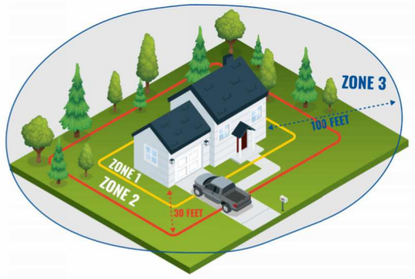
PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	0	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	12	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	3	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	0	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	9	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	0	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	4	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	2	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	1	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	7	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	3	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	0	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	0	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	1	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	4	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	0	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

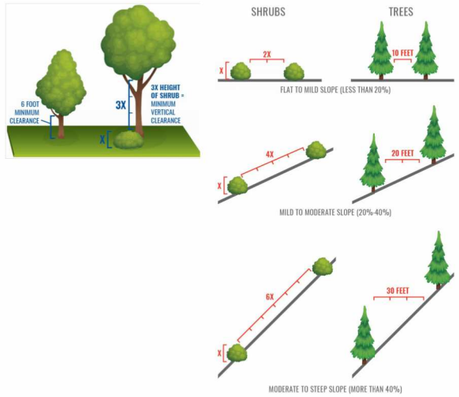
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

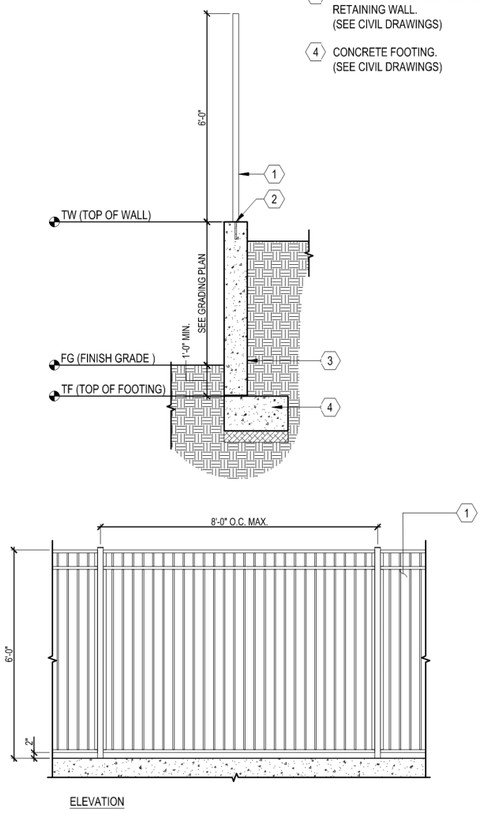
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/13/2025 4:59 PM
I:\4185\10\LA\PLANNING\418510CL - LOT 11.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

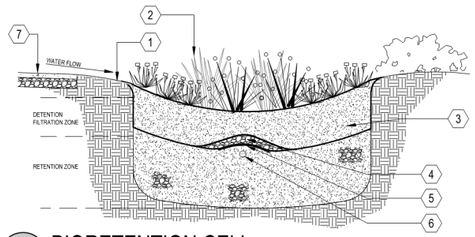
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

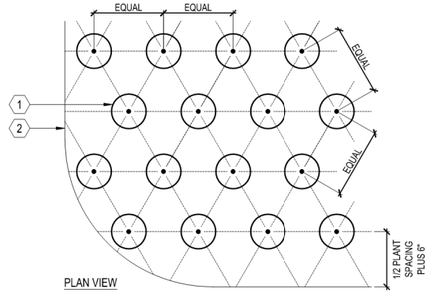
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

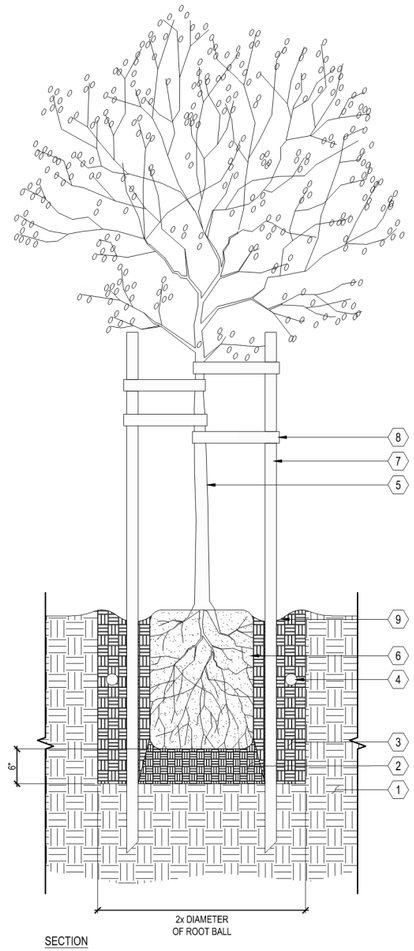
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

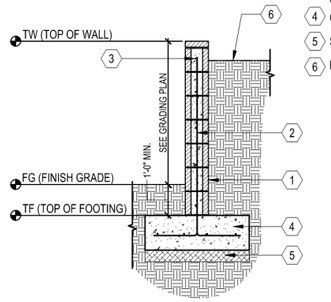
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

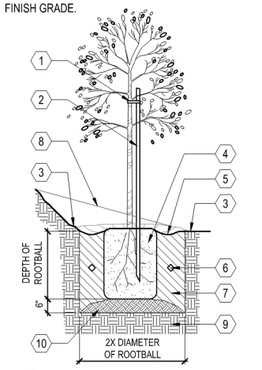
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

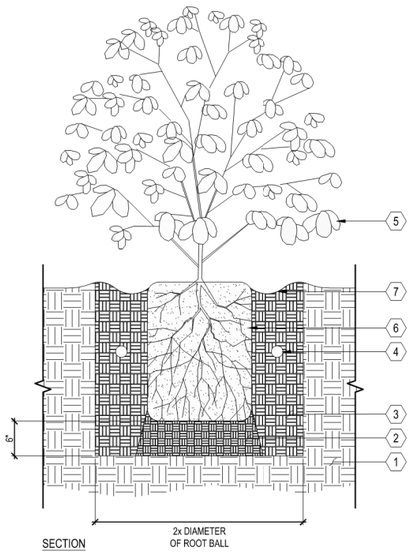
1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

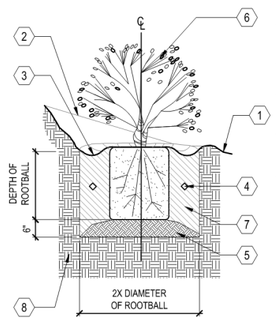
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

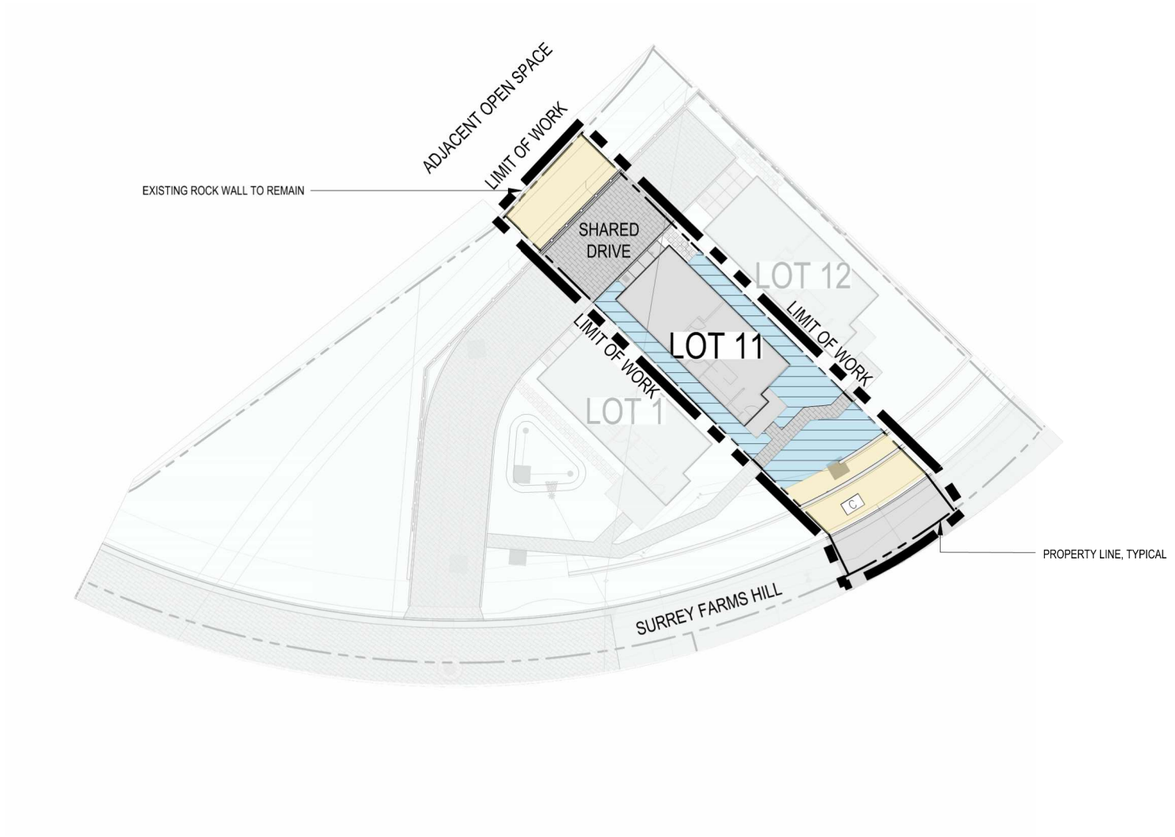
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

LANDSCAPE DETAILS

10.2

P:\418510\LA\PLANNING\418510CL - LOT 11.DWG
PLOTTED: 9/13/2025 5:00 PM



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

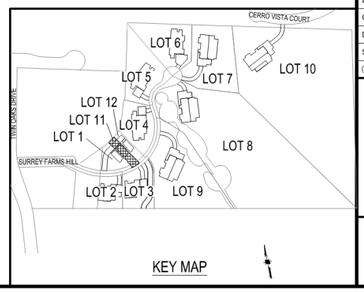
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



KEY MAP

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

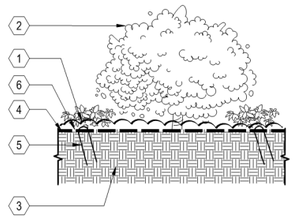
HYDROZONE PLAN

10.3

P:\4185\10\A\PLANNING\4185\10CL - LOT 11.DWG
PLOTTED: 9/15/2025 5:00 PM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

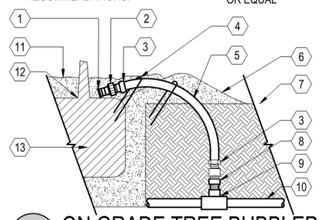
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

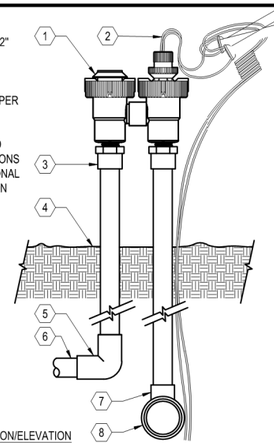
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH

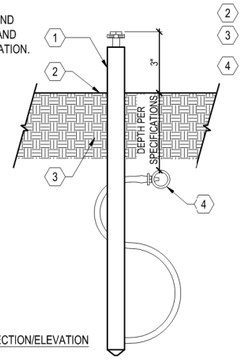


SECTION/ELEVATION

C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

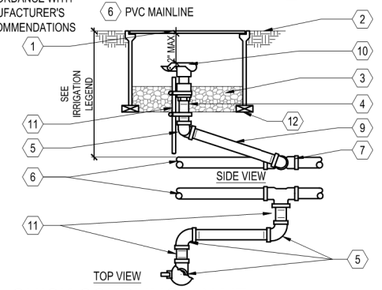


SECTION/ELEVATION

H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

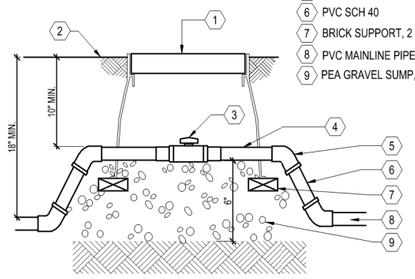
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

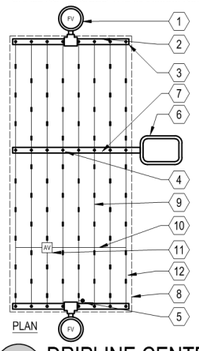
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

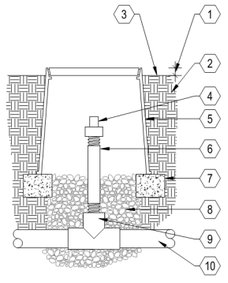


PLAN

J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

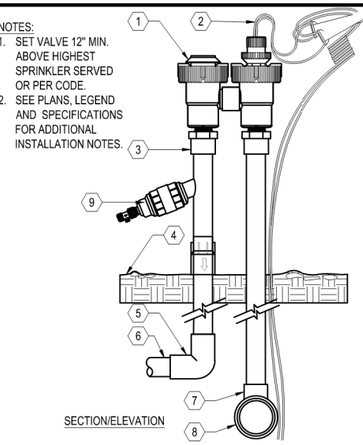
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN

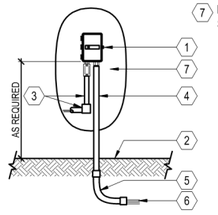


SECTION/ELEVATION

D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/13/2025 5:00 PM

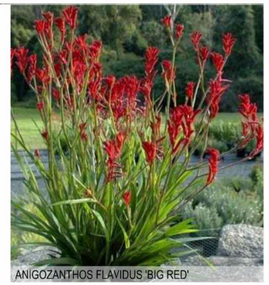
I:\4185101\PLANNING\418510CL - LOT 11.DWG



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



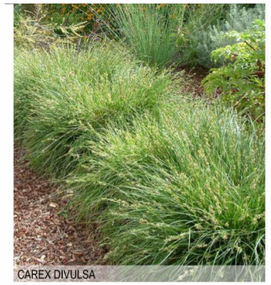
ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/17/2025 5:00 PM
I:\4185\10\LA\PLANNING\418510CL - LOT 11.DWG



FRONT PORCH WALL MOUNT LIGHT

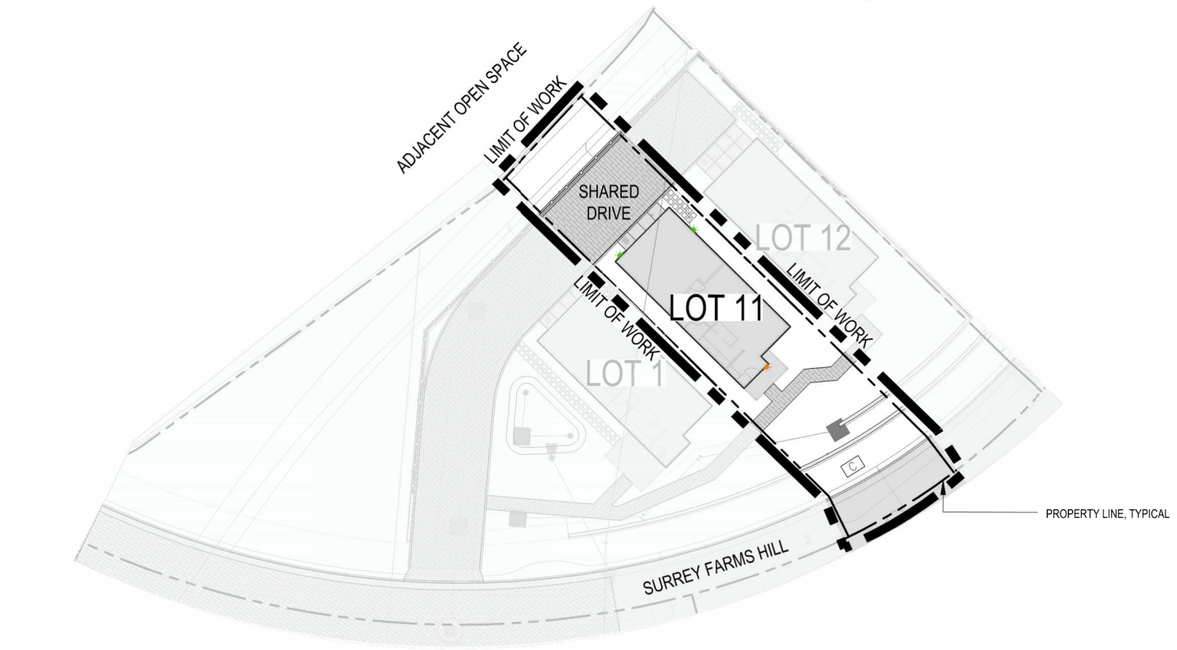


OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING
SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

LEO

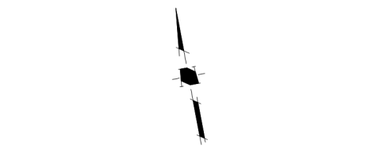
landscapeforms

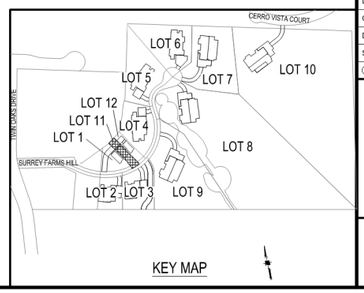
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.







HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 11 | APP #S-24-033

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 11.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

CONCEPTUAL LIGHTING PLAN

P1

PLOTTED: 9/15/2025 5:00 PM
I:\4185\10\A\PLANNING\418510CL - LOT 11.DWG

ARCHITECTURE AND SITE REVIEW
SURREY FARMS - LOT 12 (S-24-059)
A RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING		ARCHITECTURE		LANDSCAPE	
1.0	TITLE SHEET	G0	TITLE PAGE/PROJECT INFO	T-1	TREE MITIGATION AND PROTECTION PLAN
2.0	EXISTING CONDITIONS	G1.0	EXISTING SITE PHOTOS	T-2	TREE EVALUATION TABLE
2.1	OVERALL SITE PLAN	A1.1	SITE PLAN & GROUND FLOOR PLAN	T.3	TREE APPRAISAL TABLE
2.2	SITE PLAN	A1.2	FLOOR PLANS	T-4	TREE PROTECTION FENCING DETAIL AND NOTES
3.0	PRELIMINARY GRADING & DRAINAGE PLAN	A2.1	ELEVATIONS/ COLOR & MATERIALS	10.0	LANDSCAPE PLAN
3.1	PRELIMINARY GRADING SECTIONS	A2.2	ELEVATIONS/ COLOR & MATERIALS	10.1	PLANTING LEGEND AND NOTES
4.0	UTILITY PLAN	A3.0	BUILDING SECTIONS	10.2	LANDSCAPE DETAILS
5.0	STORMWATER CONTROL PLAN	A3.1	STREET ELEVATIONS/SITE SECTIONS	10.3	HYDROZONE PLAN
5.1	STORMWATER CONTROL HYDROMODIFICATION AND DETAILS	A4.1	SHADOW ANALYSIS	10.4	IRRIGATION DETAILS
6.0	EROSION CONTROL PLAN			10.5	CONCEPT IMAGERY
6.1	EROSION CONTROL PLAN			P1	CONCEPTUAL LIGHTING PLAN
6.2	EROSION CONTROL DETAILS				
6.3	EROSION CONTROL DETAILS				
6.4	BASMAA				
7.0	FIRE ACCESS PLAN				
7.1	FIRE ACCESS PLAN				
7.2	FIRE TRUCK TURNAROUND				

PROJECT DATA

Lot 12 (S24-059 - APN 532-16-006, 178 Twin Oaks Drive			
	Existing	Proposed	Required
General Plan Designation	Agriculture	Agriculture	Agriculture
Zoning	RC	RC	RC
Use	Vacant Williamson Act	Single Family Residence	
Housing Unit Affordability	N/A	BMR (low)	
Gross Lot Size	N/A	4959 sf	20 acre minimum
Average Slope	11.18%	16.59%	
Reduction Factor	N/A	13.16%	
Net Lot Size	N/A	4346	
Lot Frontage	N/A	32.2'	N/A
Lot Depth	N/A	142"	N/A
Height	N/A	27'4"	25 feet max per HDS&G. 18 max for visible homes
Gross Floor Area			
Countable Attic	N/A	N/A	
Second Floor	N/A	1025	
First Floor	N/A	589	
Accessory Buildings	N/A	N/A	
Total Countable SF	N/A	1681 (includes 67 s' of countable garage)	3,800 sf
Garage	N/A	467	Up to 400 SF excluded from total
Below Grade SF (exempt)	N/A	N/A	Exempt
ADU	N/A	N/A	800 sf of extra floor area allowed. Max unit size 1,200 sf
Lot Coverage	N/A	25.5%	N/A in RC
Setbacks			
Front	N/A	56.27'	30'
Side	N/A	5	20'
Side	N/A	5	20'
Rear	N/A	44.6'	25'
Parking	N/A	2 spaces garage	2 spaces, 4 on-site guest parking

*Reduction Factor based on existing average slope

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW FOR A SINGLE FAMILY HOUSE ON THE 0.1-ACRE PROPOSED LOT 12 (S-24-059) OF SUBDIVISION APPLICATION M-24-013.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: ERIN WALTERS

OWNER:
LARRY DODGE
CONTACT: JIM FOLEY
223 W MAIN STREET
LOS GATOS, CA 95030
(408) 813-7490

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)221-7817

ARCHITECT:
PLATFORM ARCHITECTURE & PLANNING
CONTACT: CHRIS HALL
1804 5TH STREET
BERKELEY, CA 94710
(415)658-1723

LANDSCAPE ARCHITECT:
HMH LANDSCAPE ARCHITECTURE
CONTACT: SHAWN TAYLOR
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408)487-2200

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510TS_LOT 12.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

1.0

I:\4185\10\PLUP\RMIT\LOT 12\PERMIT\418510TS_LOT 12.DWG
PLOTTED: 9/18/2025 2:43 PM

EXHIBIT 27

LEGEND

	EXISTING
PROJECT BOUNDARY	
LOT LINE	
EASEMENT	
CURB AND GUTTER	
STORM DRAIN PIPE	SD(E) SD(E)
SANITARY SEWER PIPE	SS(E) SS(E)
WATER PIPE	W(E) W(E)
FENCE	
DRAINAGE ARROW	
TREE AND DRIPLINE	
ELECTROLIER	
COMMUNICATIONS MANHOLE	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
FIRE HYDRANT	
PULL BOX/METER/VAULT	
SIGN	
AREA OVER 30% SLOPE	

ABBREVIATIONS

CL	CENTER LINE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
TYP	TYPICAL
W	WATER

EXISTING CONDITIONS NOTES:

1. SEE SHEET 2.2 FOR EXISTING TREE DATA TABLE.

0 5 10 20

1 INCH = 10 FEET

LANDS OF WITKIN

L=73.25'
R=57.74'
Δ=70°08'54"

N53°29'02"E 18.98'

10' SSE (E)
DOC 5050965

S34°48'37"E 143.66'

EXISTING DRIPLINE

LOT 4

LOT 11

N34°48'37"W 139.44'

LOT 12 BOUNDARY

S37°11'23"E 13.00'

N28°58'34"W 13.00'

L=34.51'
R=185.00'
Δ=10°41'22"

LOT 3

LOT 1

EAST ROSS CREEK IN EX 36-INCH RCP

15' SDE (E)
DOC 4395734

VALLEY WATER'S 110' FLOODPLAIN EASEMENT
DOC 5050965

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EX_LOT 12.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

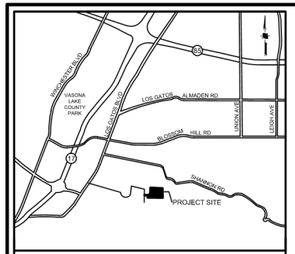
© HMH

EXISTING CONDITIONS

2.0

PLOTTED: 9/16/2025 11:26 AM

G:\4185\16\PLI\PERMIT\LOT 12\PERMIT\4185\10EX_LOT 12.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- RIPARIAN AREA
- STORMDRAIN CULVERT STRUCTURE
- BIORETENTION AREA
- WETLAND AREA
- EXISTING TREE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

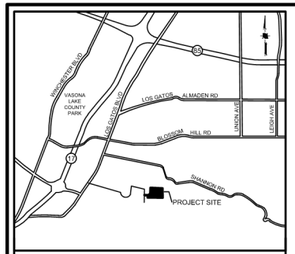
PROJECT NO:	4185.10
CAD DWG FILE:	418510SP OVERALL_LOT 12.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

OVERALL SITE PLAN

2.1

PLOTTED: 9/16/2025 4:34 PM
I:\4185\16\PLI\PERMIT\LOT 12\PERMIT\4185\16SP OVERALL_LOT 12.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- BIORETENTION AREA
- AREA OVER 30% SLOPE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDRE	PRIVATE STORM DRAIN RELEASE EASEMENT
PWE	PRIVATE WATER EASEMENT
IEE	INGRESS EGRESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

NOTES

1. COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

LOT AREA	4959 SF/ 0.11ACRES
EXISTING CONTOUR LENGTHS	553.35
CONTOUR INTERVALS	1'
EXISTING AVERAGE SLOPE	11.18%
PROPOSED CONTOUR LENGTHS	821.3
CONTOUR INTERVALS	1'
PROPOSED AVERAGE SLOPE	16.59%

TREE #	Botanical Name	Common Name	DBH (Inches)	Height (FT)	Canopy Size (FT)	Protected Tree	Large Protected Tree	Health Rating	Preservation Suitability	Remove?	Notes
104	Quercus agrifolia	Coast Live Oak	10.0	32	24	X		4	HIGH	REMOVE	
105	Quercus agrifolia	Coast Live Oak	6.0	20	12	X		5	HIGH	REMOVE	
107	Quercus lobata	Valley Oak	10.0	36	25	X		3	MODERATE	REMOVE	Dead Wood
108	Quercus agrifolia	Coast Live Oak	13.0	48	28	X		3	HIGH	REMOVE	Poor Tree Structure
109	Quercus lobata	Valley Oak	10.0	43	28	X		3	MODERATE	REMOVE	Severe Decline
110	Quercus agrifolia	Coast Live Oak	4.0	20	17	X		5	HIGH	REMOVE	
111	Quercus agrifolia	Coast Live Oak	8.0	23	15	X		4	HIGH	REMOVE	
112	Quercus agrifolia	Coast Live Oak	14.0	43	31	X		3	HIGH	REMOVE	
113	Quercus agrifolia	Coast Live Oak	11.0	23	2	X		1	MODERATE	REMOVE	Dead
114	Quercus agrifolia	Coast Live Oak	5.0	26	13	X		3	HIGH	REMOVE	
115	Quercus lobata	Valley Oak	4.0	24	12	X		3	MODERATE	REMOVE	
116	Quercus agrifolia	Coast Live Oak	5.0	22	8	X		4	HIGH	REMOVE	Dead Wood
117	Quercus agrifolia	Coast Live Oak	10.0	36	16	X		4	HIGH	REMOVE	
118	Quercus agrifolia	Coast Live Oak	20.0	46	36	X		4	HIGH	REMOVE	Dead Wood

EXISTING ROCK WALL TO REMAIN

LOT 12 - BMR UNIT
S-24-059
1614 SF SINGLE FAMILY RESIDENCE
467 SF GARAGE

BIORETENTION AREA

LOT 11 - BMR UNIT
S-24-033

LOT 1 - BMR UNIT
S-24-023

REQUIRED YARD (TYP)

RETAINING WALL (TYP) - SEE GRADING PLANS

RETAINING WALL (SEE GRADING PLAN)

VALLEY WATER'S 110' FLOODPLAIN EASEMENT

SURREY FARMS HILL (P)

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP_LOT 12.DWG
DESIGNED BY:	OB
DRAWN BY:	NW
CHECKED BY:	DM
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

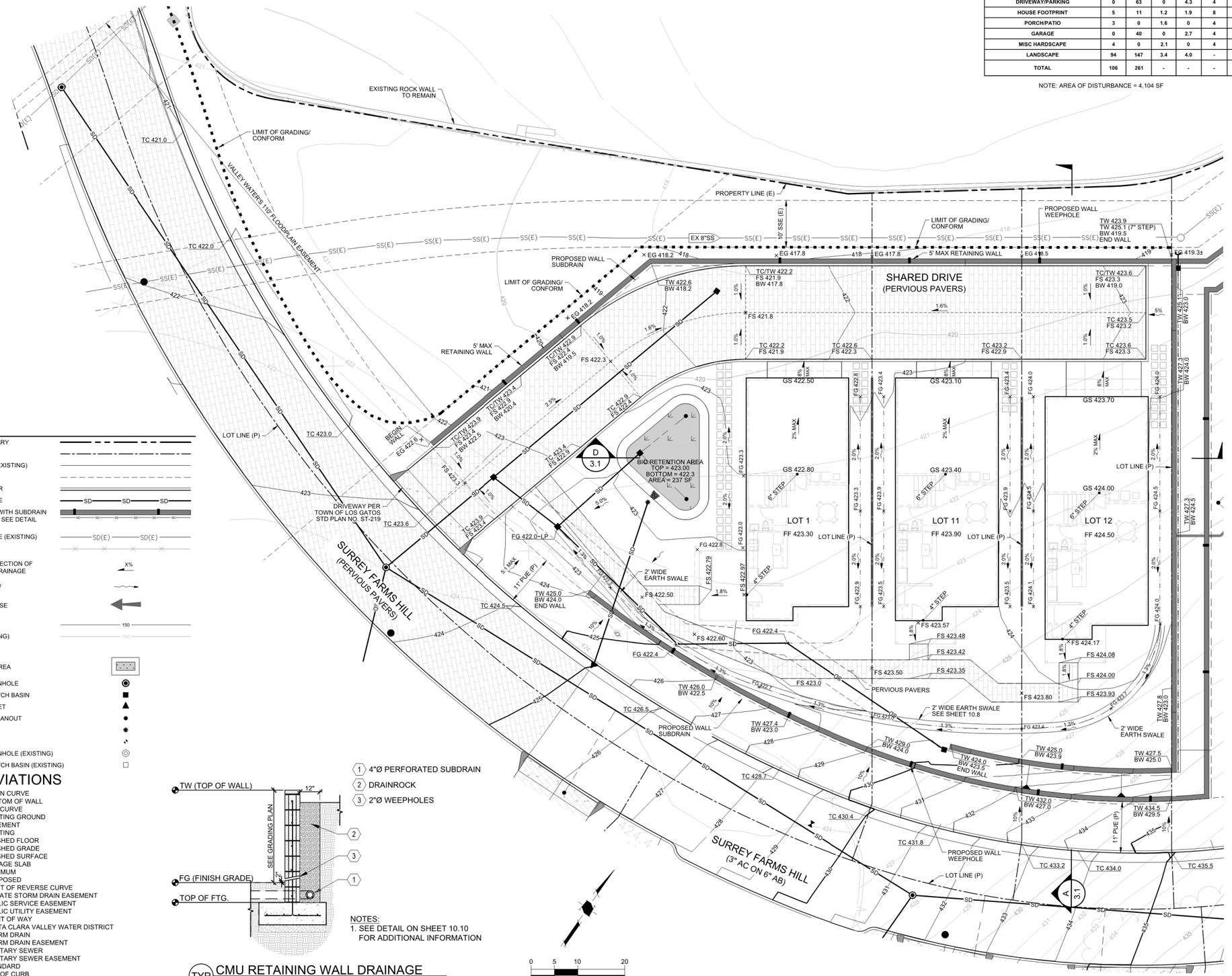
SITE PLAN

2.2

418510\PLI\PERMIT\418510SP_LOT 12.DWG
PLOTTED: 9/17/2025 2:41 PM

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		ALLOWABLE MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY/PARKING	0	63	0	4.3	4	3	63	0
HOUSE FOOTPRINT	5	11	1.2	1.9	8	3	6	0
PORCH/PATIO	3	0	1.6	0	4	3	0	3
GARAGE	0	40	0	2.7	4	3	40	0
MISC HARDSCAPE	4	0	2.1	0	4	3	0	4
LANDSCAPE	94	147	3.4	4.0	-	-	54	0
TOTAL	106	261	-	-	-	-	163	7

NOTE: AREA OF DISTURBANCE = 4,104 SF



LEGEND

- PROJECT BOUNDARY
- LOT LINE
- PROPERTY LINE (EXISTING)
- EASEMENT
- CURB AND GUTTER
- STORM DRAIN PIPE
- RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL THIS SHEET
- STORM DRAIN PIPE (EXISTING)
- FENCE
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- DRAINAGE ARROW
- OVERLAND RELEASE
- CONTOUR
- CONTOUR (EXISTING)
- LID TREATMENT AREA
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET
- STORM DRAIN CLEANOUT
- BUBBLER BOX
- AREA DRAIN
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)

ABBREVIATIONS

BC	BEGIN CURVE
BW	BOTTOM OF WALL
EC	END CURVE
EG	EXISTING GROUND
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GS	GARAGE SLAB
MAX	MAXIMUM
(P)	PROPOSED
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

NOTES:
1. SEE DETAIL ON SHEET 10.10 FOR ADDITIONAL INFORMATION

TYP CMU RETAINING WALL DRAINAGE
SCALE: N.T.S.

0 5 10 20
1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

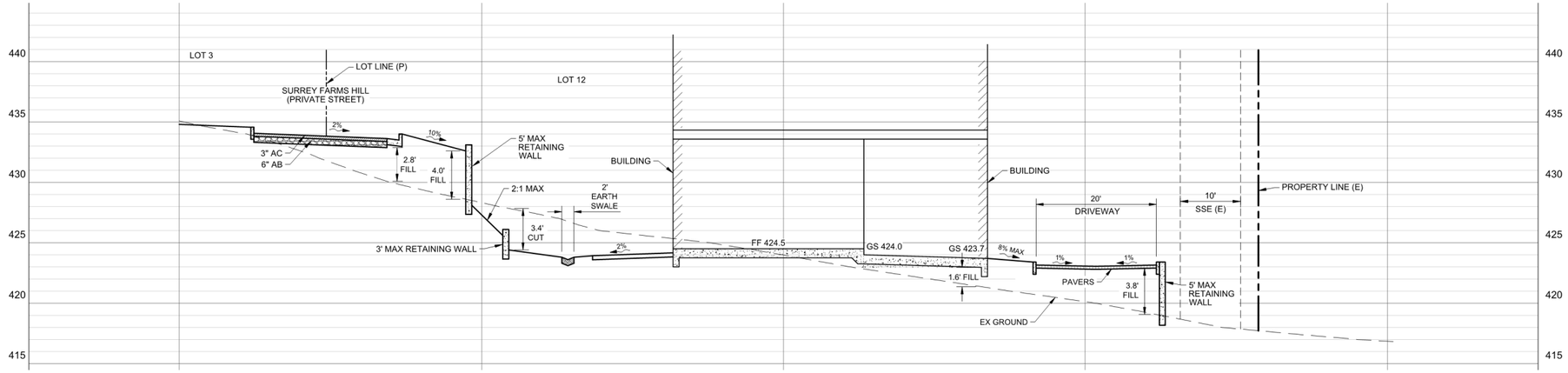
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 12.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

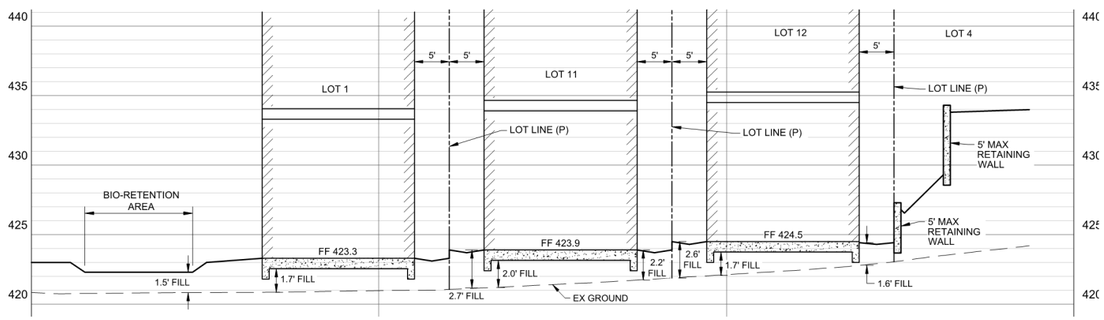
PRELIMINARY GRADING AND DRAINAGE PLAN

3.0

PLOTTED: 9/12/2025 3:25 PM
G:\418510\PLI\PERMIT\LOT 12\PERMIT\418510GP_LOT 12.DWG



A SECTION
SCALE: 1" = 10' H , 1" = 2' V



D SECTION
SCALE: 1" = 10' H , 1" = 2' V

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

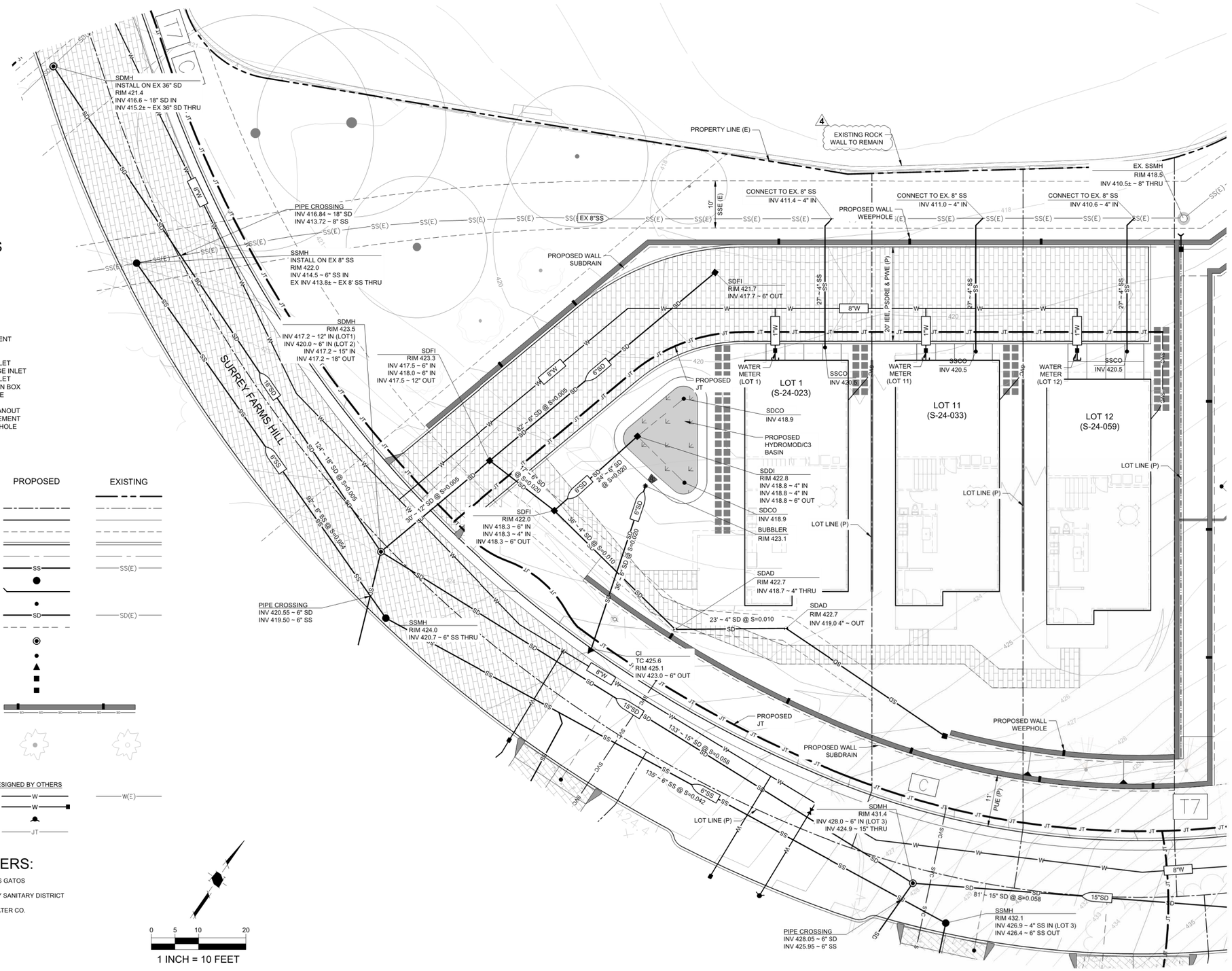
PROJECT NO:	4185.10
CAD DWG FILE:	418510GP_LOT 12.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

PRELIMINARY GRADING SECTIONS

3.1

PLOTTED: 9/12/2025 3:29 PM
I:\4185\10\PLI\PERMIT\LOT 12\PERMIT\4185\10GP_LOT 12.DWG



ABBREVIATIONS

CI	CURB INLET
ESMT	EASEMENT
EX/(E)	EXISTING
FH	FIRE HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
℄ / PL	PROPERTY LINE
(P)	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDDI	STORM DRAIN DRAINAGE INLET
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
CURB AND GUTTER		
CENTERLINE		
SANITARY SEWER	SS	SS(E)
SANITARY SEWER MANHOLE		
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN PERFORATED LINE		
STORM DRAIN MANHOLE		
STORM DRAIN CLEAN OUT		
STORM DRAIN CURB INLET		
STORM DRAIN FIELD INLET (2X2)		
STORM DRAIN JUNCTION BOX (2X2) W/ BOLTED DOWN SOLID COVER		
RETAINING WALL WITH SUBDRAIN AND WEEPHOLES. SEE DETAIL ON GRADING PLAN		
TREE		

SHOWN FOR INFORMATION ONLY. DESIGNED BY OTHERS

WATER MAIN	W	W(E)
WATER SERVICE AND METER	W	
FIRE HYDRANTS		
JOINT TRENCH	JT	

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

0 5 10 20

1 INCH = 10 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510UT_LOT 12.DWG
DESIGNED BY:	RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 10'

© HMH

UTILITY PLAN

4.0

418510PLI\PERMIT\418510UT_LOT 12.DWG
PLOTTED: 9/12/2025 3:32 PM

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT
- STORM DRAIN PIPE — SD —
- STORM DRAIN PIPE (EXISTING) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- STORM DRAIN INLET
- STORM DRAIN INLET (EXISTING)
- STORM DRAIN CLEANOUT AT DOWNSPOUT
- BUBBLER BOX
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA — DMA#
- BIORETENTION AREA
- PERVIOUS PAVERS
- RIPARIAN

HYDROMODIFICATION NOTE:

1. REFER TO THE "SUMMARY OF BAHM MODELING FOR THE SURREY FARM PROJECT" REPORT FOR HYDROMODIFICATION AND STORMWATER TREATMENT DESIGN ASSUMPTIONS AND SUMMARY OF RESULTS.

2. Project Size

a. Total Site Area: 765,552 (ft²)		**b. Total Land Area Disturbed During Construction:** 242,482 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	0	0	0	96,692	96,692
d. Total off-site IA[3]	694		694	0	694
e. Total project IA	694	0	694	96,692	97,386
f. Total new and replaced IA			97,386		
***Pervious Area (PA)*[4]**					
g. Total on-site PA	764,361				667,669
h. Total off-site PA[3]	497				497
i. Total project PA	764,858				668,166
j. Total Project Area (2.e.+2.i.)	765,552				765,552
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

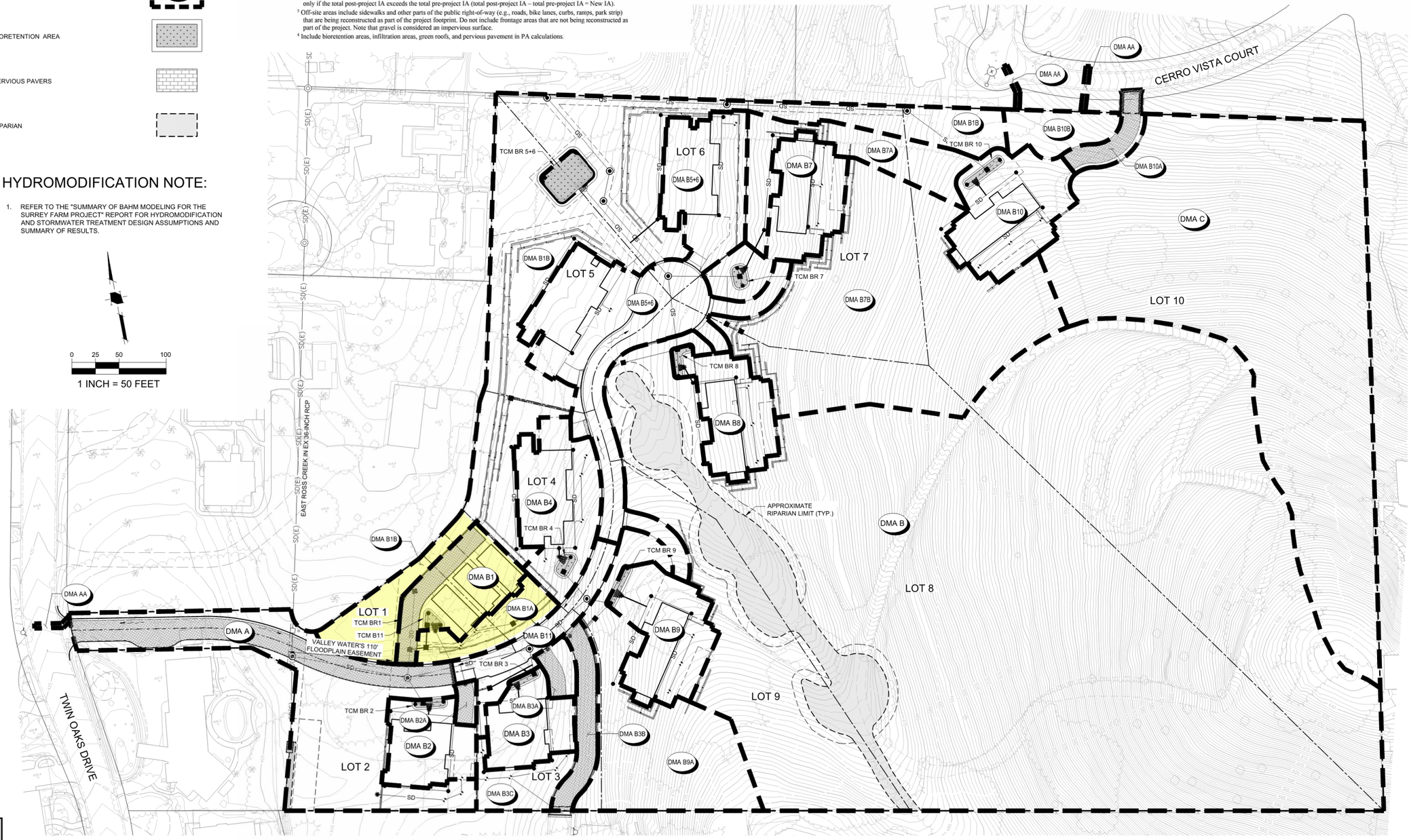
PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 12.DWG
DESIGNED BY:	MD
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

STORMWATER CONTROL PLAN

5.0

PLOTTED: 9/12/2025 3:28 PM
I:\4185105\PLUPERMIT\LOT 12\PERMIT\4185105W_LOT 12.DWG

PROJECT SITE INFORMATION:

1. **SOILS TYPE: C (SANDY LOAM)**
2. **GROUND WATER DEPTH: 30' - 50'**
3. **NAME OF RECEIVING BODY: GUADALUPE CREEK**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE): N/A**

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
178 TWIN OAKS DRIVE
LOS GATOS, CA, 95032

I.B. PROPERTY OWNER:
JEFFREY L DODGE EXEMPT TRUST

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
LARRY DODGE

II.B. PHONE NUMBER OF CONTACT:
858-243-7768

II.C. EMAIL:
lddodge@gmail.com

II.D. ADDRESS:
PO BOX 2029
RANCHO SANTA FE, CA 92067

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMUM-IMPACT STREET OR PARKING LOT DESIGN
3. PERVIOUS PAVEMENT
4. OTHER SELF-TREATING AREA
5. PRESERVE OPEN SPACE
6. PROTECTED RIPARIAN AND WETLAND AREAS/BUFFERS

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

Drainage Management Area (DMA) Summary Table

Complete the information below at the Building Permit stage for Regulated C3 Projects and Non-Regulated Green Stormwater Infrastructure Projects

Project Name	Surrey Farm Estates		
APN #	532-16-006		
Project Address:	Twin Oaks Drive, Los Gatos		
Cross Streets:	Longmeadow Drive		

Drainage Area #	Impervious Area (ft^2)	Pervious Area (ft^2)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used
A	1233	31502	Self-treating areas	Not Applicable
AA	694	0		Not Applicable
B	0	31001	Self-treating areas	Not Applicable
B1	3852	6148	Self-retaining areas	Not Applicable
B1A	0	5570	Self-treating areas	Not Applicable
B1B	0	65296	Self-treating areas	Not Applicable
B2	5191	2662	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B2A	0	999	Self-treating areas	Not Applicable
B3	5320	2126	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B3A	0	1926	Self-treating areas	Not Applicable
B3B	0	4839	Self-treating areas	Not Applicable
B3C	0	4886	Self-treating areas	Not Applicable
B4	6809	6595	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B5+6	31608	10762	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7	8946	3084	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B7A	0	11272	Self-treating areas	Not Applicable
B7B	0	55461	Self-treating areas	Not Applicable
B8	8938	723	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9	8936	2667	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B9A	0	24762	Self-treating areas	Not Applicable
B10	10155	2995	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
B10A	0	2945	Self-treating areas	Not Applicable
B10B	0	4856	Self-treating areas	
B11	5704	1772	Bioretention area – lined* with underdrain	3: Combination Flow and Volume Design Method
C	0	104307	Self-treating areas	Not Applicable
TOTAL	**97386**	**668166**		

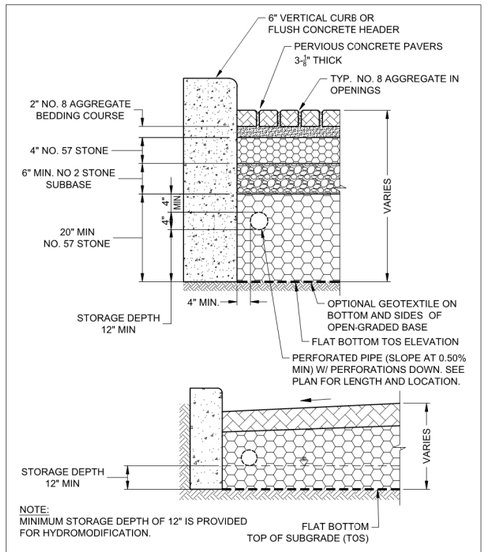
*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

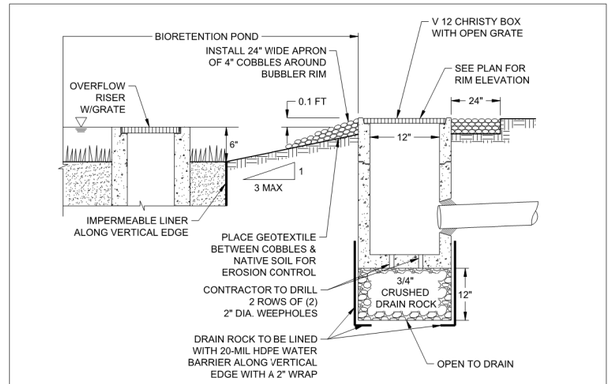
TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

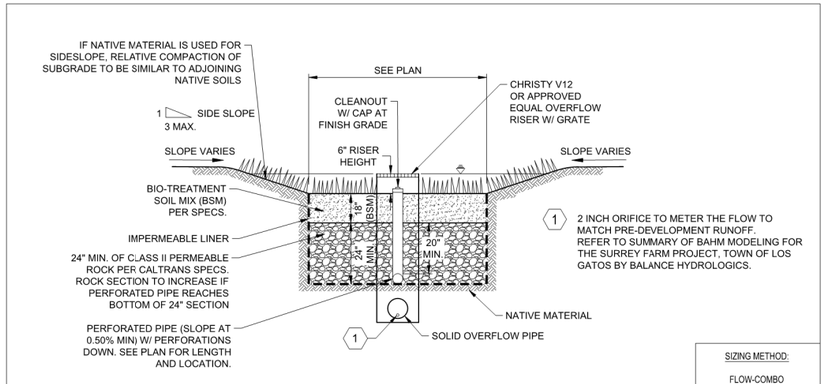


NOTE:
MINIMUM STORAGE DEPTH OF 12" IS PROVIDED FOR HYDROMODIFICATION.

3 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.



2 BUBBLER BOX DETAIL N.T.S.



SIZING METHOD:
FLOW-COMBO

1 BIORETENTION BASIN W/ LINER N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

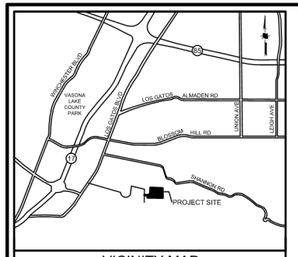
PROJECT NO:	4185.10
CAD DWG FILE:	4185105W_LOT 12.DWG
DESIGNED BY:	NW/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL AND HYDROMODIFICATION DETAILS

5.1

PLOTTED: 9/12/2025 3:29 PM
4185105W_LOT 12\PERMIT\4185105W_LOT 12.DWG



VICINITY MAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   JEFF CURRAN
   1475 SARATOGA AVENUE
   SAN JOSE, CA 95129
   (408) 252-9131

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD
   SAN JOSE, CA 95131
   ATTN: RAFAEL HERNANDEZ
   408 487 2200
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
4. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
5. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
6. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
7. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
8. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MAINTENANCE SCHEDULE

CONTROL	INSPECTION FREQUENCY	MAINTENANCE/REPAIR MEASURES
STABILIZED CONSTRUCTION ENTRANCE	WEEKLY & AFTER EACH RAIN	REPLACE GRAVEL MATERIAL WHEN VOIDS ARE PRESENT REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS REMOVE GRAVEL AT COMPLETION OF CONSTRUCTION
STORM DRAIN INLET PROTECTION	WEEKLY & AFTER EACH RAIN	REPLACE CLOGGED FILTER FABRIC IMMEDIATELY REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FILTER
SEDIMENT BASIN	WEEKLY & AFTER EACH RAIN	REMOVE SEDIMENT WHEN THE SEDIMENT STORAGE ZONE IS HALF FULL REPAIR EROSION AS NECESSARY UNCLOG OUTLET RISER
HYDROSEED/HYDROMULCH EROSION CONTROL BLANKETS	PERIODICALLY DURING & AFTER EACH RAIN	PRIOR TO RESEEDING, REPAIR ALL RILLS AND GULLIES REMOVE SEDIMENT BUILDUP AT TOE OF SLOPES REAPPLY SEED AND/OR MULCH TO AREAS THAT HAVE BEEN REPAIRED, ERODED, OR ARE WITHOUT ADEQUATE VEGETATION DISLOCATED BLANKETS, NETS, OR MATS SHOULD BE REPAIRED OR REPLACED
STRAW ROLLS	WEEKLY & AFTER EACH RAIN	REPAIR WHENEVER STRAW ROLL IS DAMAGED REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE ROLLS ESPECIALLY IF HEAVY RAINS ARE EXPECTED

BUILDING PAD PROTECTION NOTE:

1. IF PAD WILL REMAIN WITHOUT BUILDING CONSTRUCTION DURING THE RAINY SEASON, THE PAD SHALL BE STABILIZED OR PROVIDED WITH AN EROSION BLANKET TO PROTECT THE BUILDING PAD.

EROSION CONTROL PLAN NOTE:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

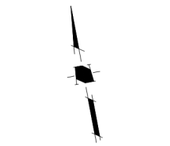
LEGEND

STANDARD INLET PROTECTION

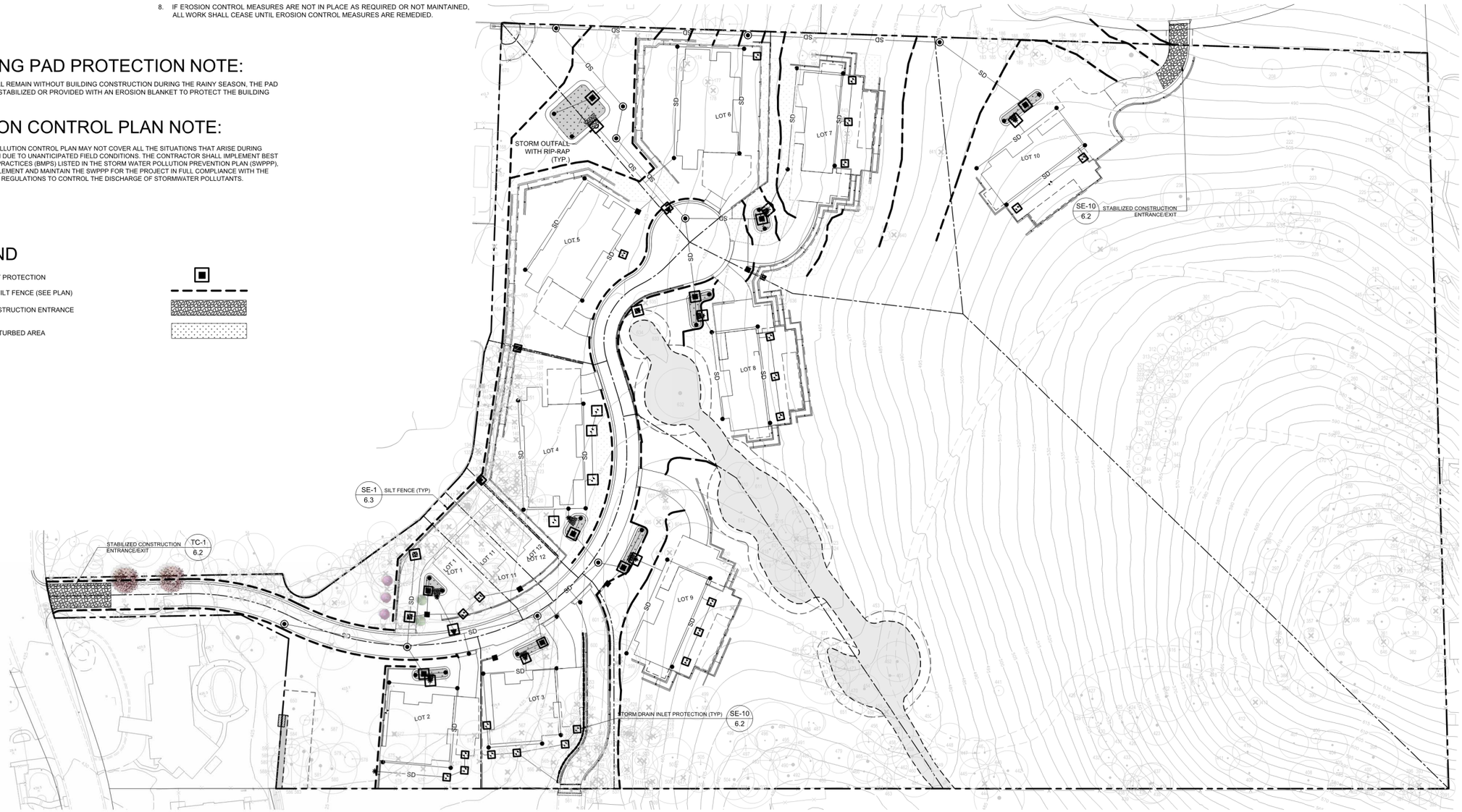
FIBER ROLL OR SILT FENCE (SEE PLAN)

STABILIZED CONSTRUCTION ENTRANCE

HYDROSEED DISTURBED AREA



1 INCH = 50 FEET



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

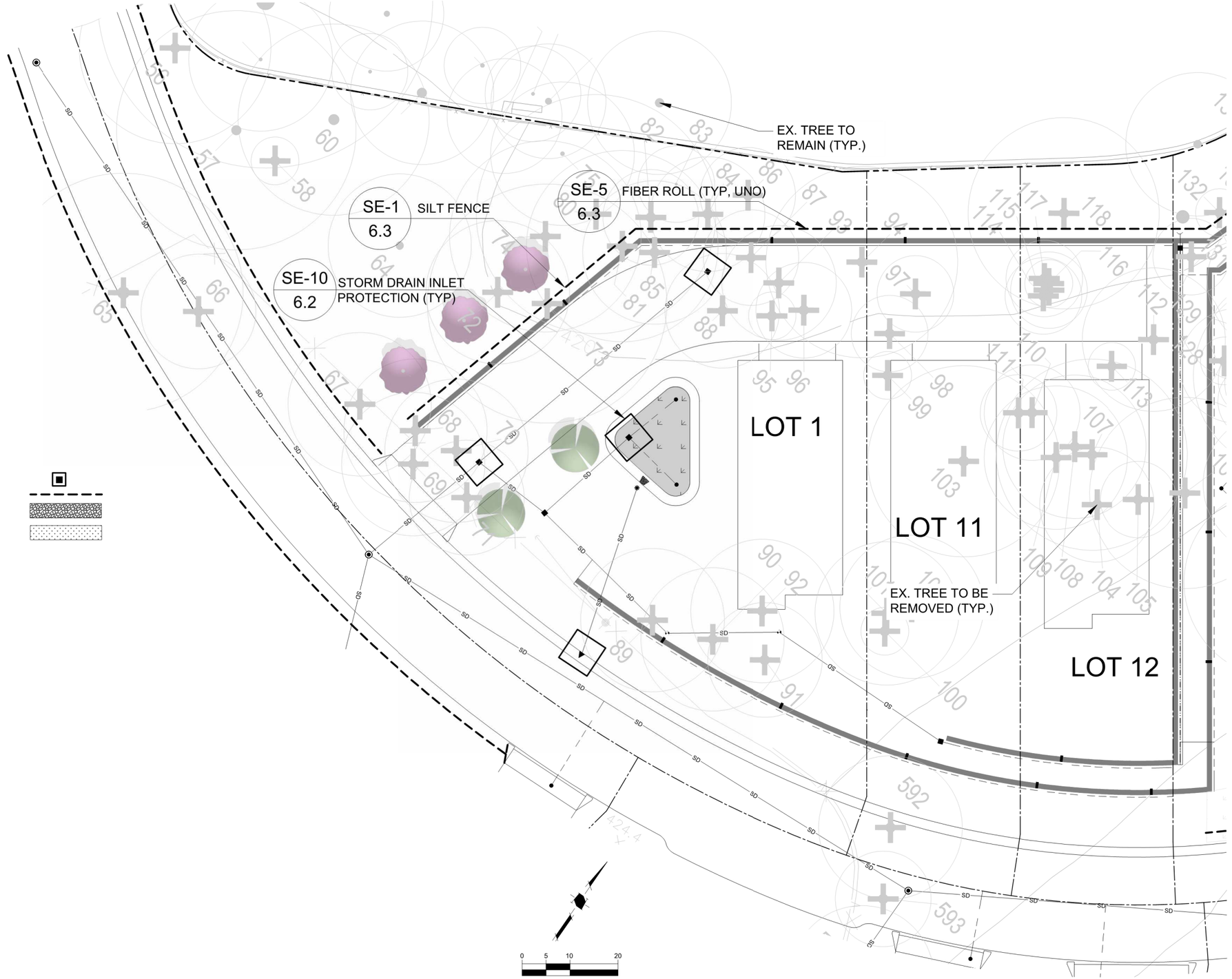
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.0

PLOTTED: 9/15/2025 6:22 PM
I:\4185\10\PLI\PERMIT\LOT 12\PERMIT\418510EC_LOT 12.DWG



LEGEND

- STANDARD INLET PROTECTION
- FIBER ROLL OR SILT FENCE (SEE PLAN)
- STABILIZED CONSTRUCTION ENTRANCE
- HYDROSEED DISTURBED AREA

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

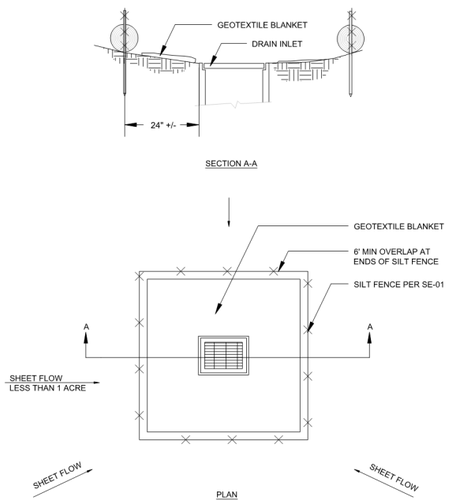
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	1" = 50'

© HMH

EROSION CONTROL PLAN

6.1

I:\4185\10\PLP\PERMIT\LOT 12\PERMIT\4185106EC_LOT 12.DWG
PLOTTED: 9/12/2025 3:18 PM

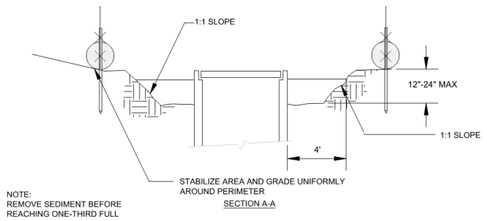


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

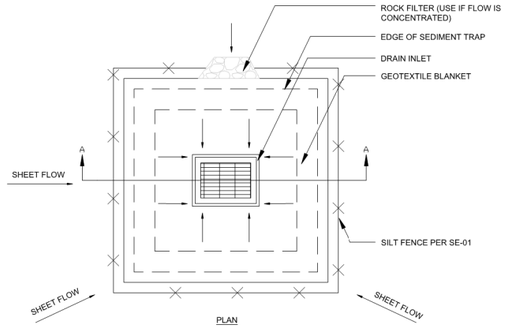
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

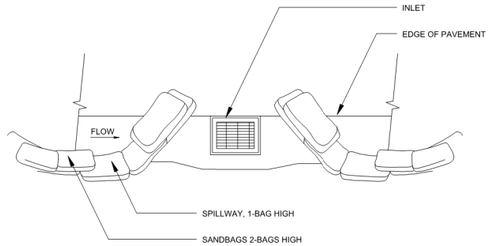


PLAN

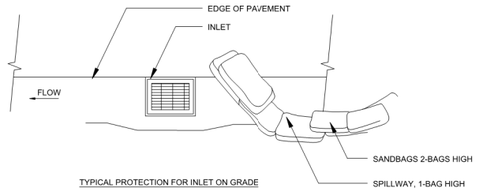
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

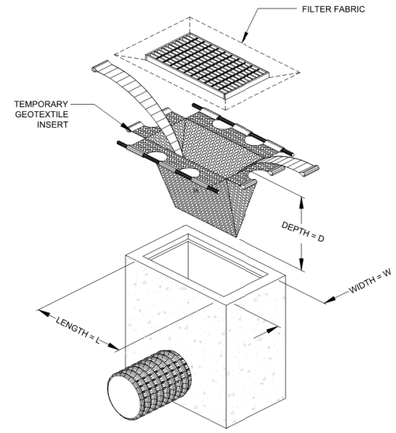


TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:
1. INTENDED FOR SHORT TERM USE
2. USED TO INHIBIT STORM WATER FLOW
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3

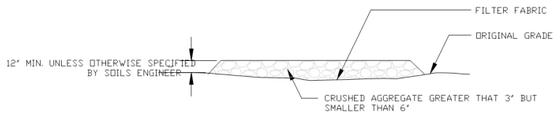
N.T.S.



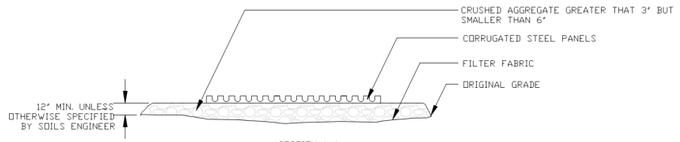
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

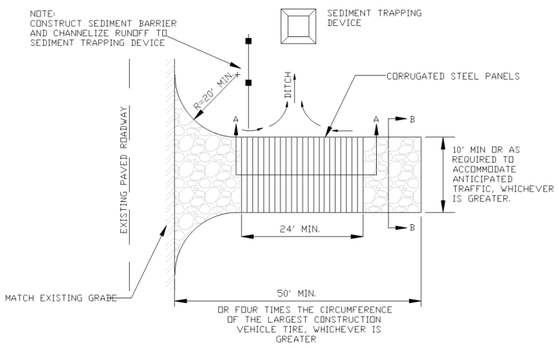
N.T.S.



SECTION B-B
N.T.S.

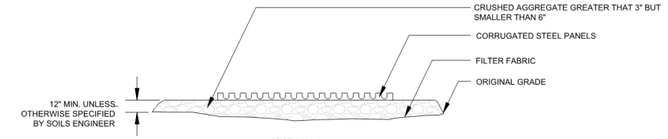


SECTION A-A
N.T.S.

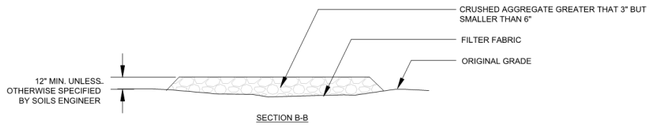


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

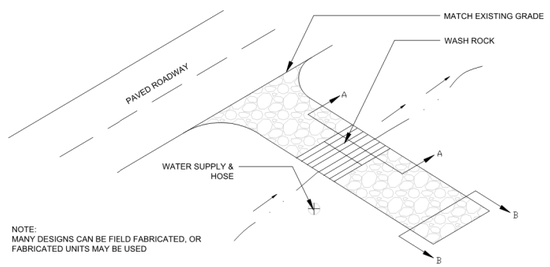
N.T.S.



SECTION A-A
N.T.S.



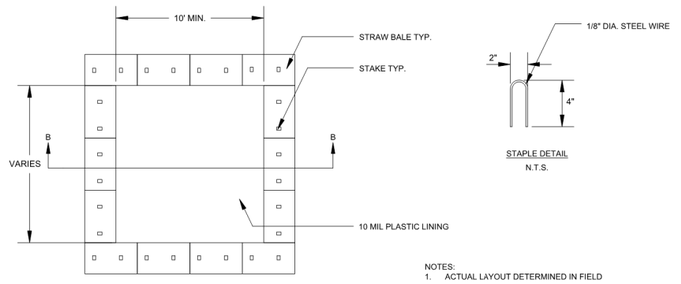
SECTION B-B
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

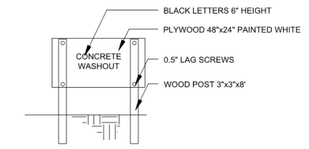
N.T.S.



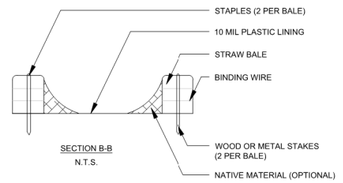
PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

STAPLE DETAIL
N.T.S.



CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.



SECTION B-B
N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT

N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

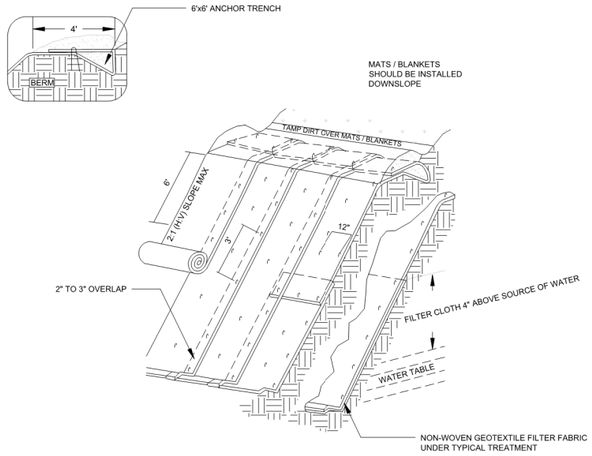
PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

EROSION CONTROL DETAILS

6.2

I:\4185\10\PLUPERMIT\LOT 12\PERMIT\4185-10EC_LOT 12.DWG
PLOTTED: 9/12/2025 3:19 PM



ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

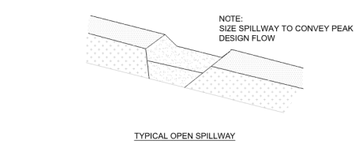
N.T.S.

NOTES:

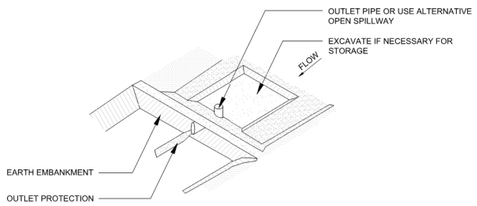
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

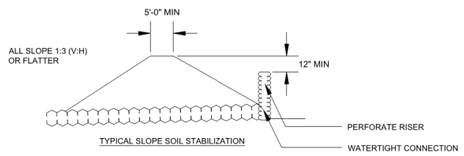
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



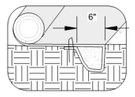
TYPICAL OPEN SPILLWAY





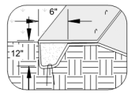
SE-3 SEDIMENT TRAP

N.T.S.



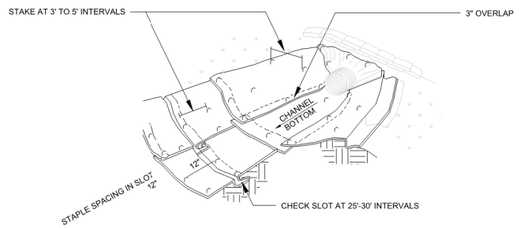
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



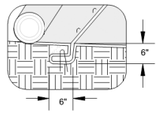
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



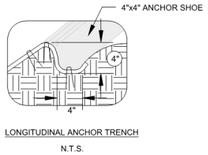
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

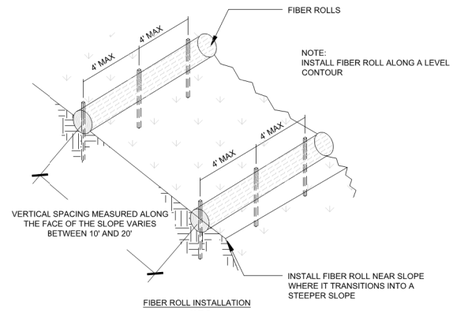
N.T.S.

NOTES:

1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

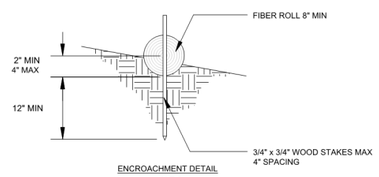
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

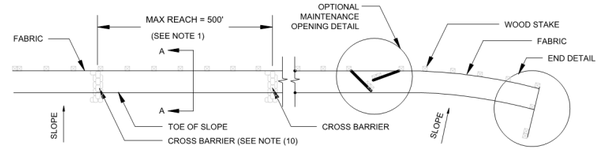


ENCROACHMENT DETAIL

N.T.S.

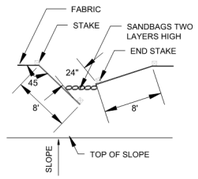
SE-5 FIBER ROLLS

N.T.S.

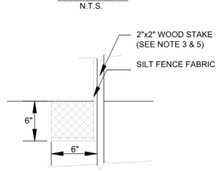


SILT FENCE PLAN

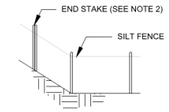
N.T.S.



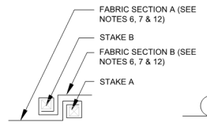
OPTIONAL MAINTENANCE OPENING DETAIL



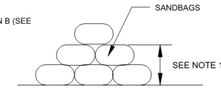
DETAIL A



END DETAIL

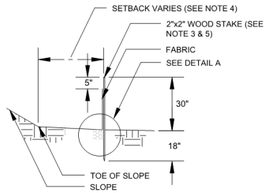


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

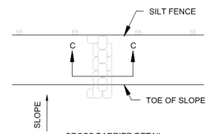
N.T.S.



SECTION A-A



END STAKE DETAIL (TOP VIEW)



CROSS BARRIER DETAIL

N.T.S.

NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

SE-1 SILT FENCE

N.T.S.

EROSION CONTROL PLAN NOTES:

THIS WATER POLLUTION CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) LISTED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND SHALL IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.

NOTE:

DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

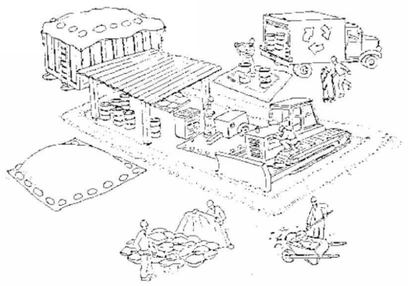
NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN
© HMH	

EROSION CONTROL DETAILS

PLOTTED: 9/12/2025 3:19 PM
I:\4185\16\PLUPERMIT\LOT 12\PERMIT\4185\10EC_LOT 12.DWG

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!



Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning



- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations



- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting



- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510EC_LOT 12.DWG
DESIGNED BY:	AV/RH
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	NOT TO SCALE

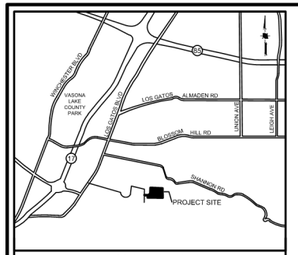
© HMH

BASMAA

6.4

PLOTTED: 9/10/2025 3:20 PM

418510\PLI\PERMIT\LOT 12\PERMIT\418510EC_LOT 12.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOT 1: 2231 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOT 2 & 3: 2155 SF, TYPE VB
FIRE FLOW: 500 GPM FOR 1/2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 6827 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3: 7773 SF, TYPE VB
FIRE FLOW: 1250 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 7,8,9,10: 7699 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

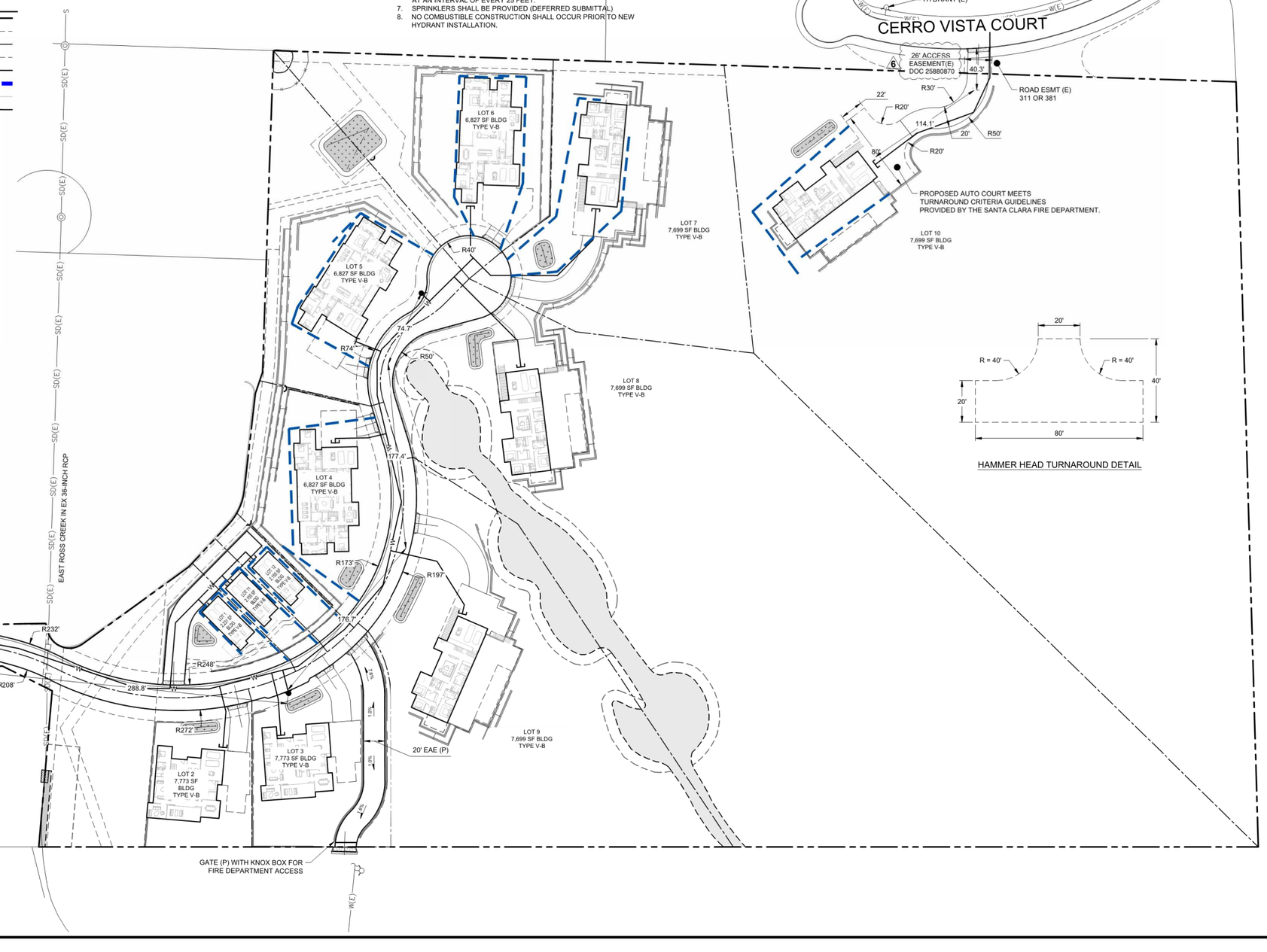
NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS INCLUDING THE PRIVATE STREET, DRIVEWAYS, AND EMERGENCY ACCESS EASEMENTS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.
7. SPRINKLERS SHALL BE PROVIDED (DEFERRED SUBMITTAL)
8. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

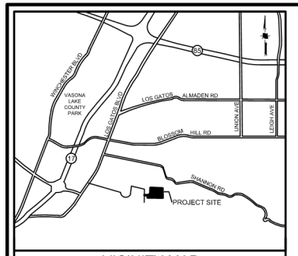
PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 12.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

7.0

PLOTTED: 10/23/2025 5:03 PM
G:\418510\PLUPERMIT\LOT 12\PERMIT\418510FA_LOT 12.DWG



VICINITY MAP
NOT TO SCALE

REQUIRED FIRE FLOW & HYDRANTS

LOTS 1,11,12: 2070 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1)
HYDRANTS: 1 HYDRANT WITH AVERAGE SPACING 500' PER CFC APPENDIX C, TABLE C102.1

LOTS 4,5,6: 5775 SF, TYPE VB
FIRE FLOW: 1000 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

LOTS 2,3,7,8,9,10: 6205 - 6830 SF, TYPE VB
FIRE FLOW: 1125 GPM FOR 1 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 2 HYDRANTS WITH AVERAGE SPACING 450' PER CFC APPENDIX C, TABLE C102.1

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 200'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-3
5. ACCESS ROADWAYS SHALL BE PROVIDED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:
   a. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" WIDTH OF A FIRE APPARATUS ACCESS ROADWAY FOR ENGINES IS 20 FEET.
   b. FIRE ACCESS ROADWAYS SHALL HAVE A "MINIMUM" UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
   c. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WITH A GROSS VEHICLE WEIGHT OF 75,000-POUNDS.
   d. FIRE APPARATUS ACCESS ROADWAYS SHALL HAVE A "MINIMUM" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE 30 FEET OR GREATER.
   e. THE GRADE FOR EMERGENCY APPARATUS ACCESS ROADWAYS SHALL NOT EXCEED 10 PERCENT TO FACILITATE FIRE-GROUND OPERATIONS.
   f. TRAFFIC CALMING DEVICES ARE NOT PERMITTED ON ANY DESIGNATED FIRE ACCESS ROADWAY, UNLESS APPROVED BY THE FIRE PREVENTION & HAZARDOUS MATERIALS DIVISION.
6. ALL DESIGNATED FIRE LANES WITH RAISED CURBS SHALL BE PAINTED RED. "NO PARKING - FIRE LANE" SHALL BE IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1 INCH STROKE. LETTERING SHALL BE PAINTED AT AN INTERVAL OF EVERY 25 FEET.

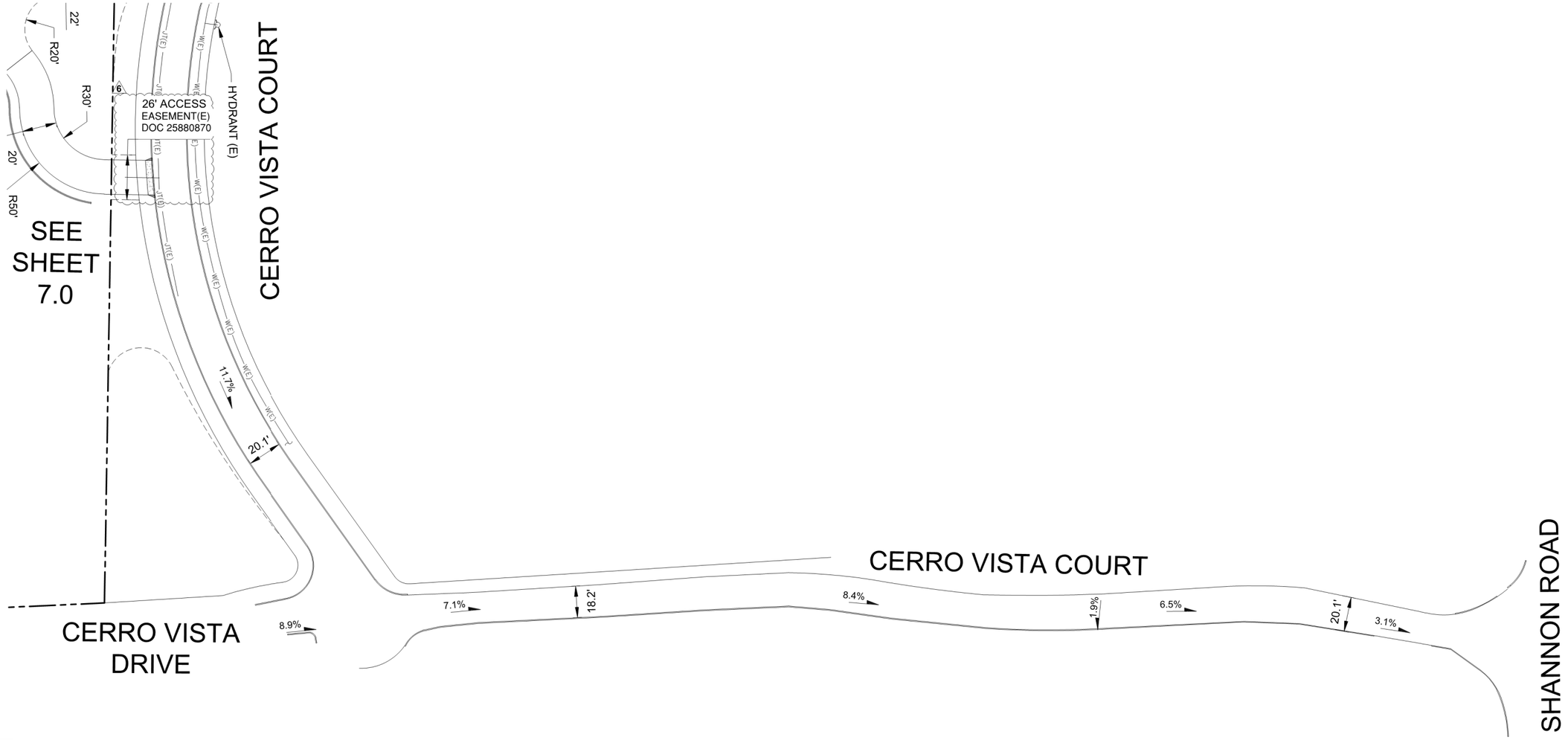
LEGEND

PROJECT BOUNDARY	
EXISTING EASEMENT	
PROPOSED PROPERTY LINE	
PROPOSED EASEMENT	
PROPOSED BUILDING	
200' MAX. HOSE PULL	
EXISTING WATER LINE	W(E) — EX. 6"W — W(E)
FIRE DEPARTMENT LINE (PROPOSED)	F — 6"FW — F
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECT (P)	
PRIVATE INGRESS EGRESS EASEMENT	PIEE
EMERGENCY ACCESS EASEMENT	EAE
PUBLIC SERVICE EASEMENT	PSE
EXISTING	(E)
PROPOSED	(P)

30'/50' TURNING RADIUS

0 15 30 60

1 INCH = 30 FEET



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
6	10/24/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 12.DWG
DESIGNED BY:	XX
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

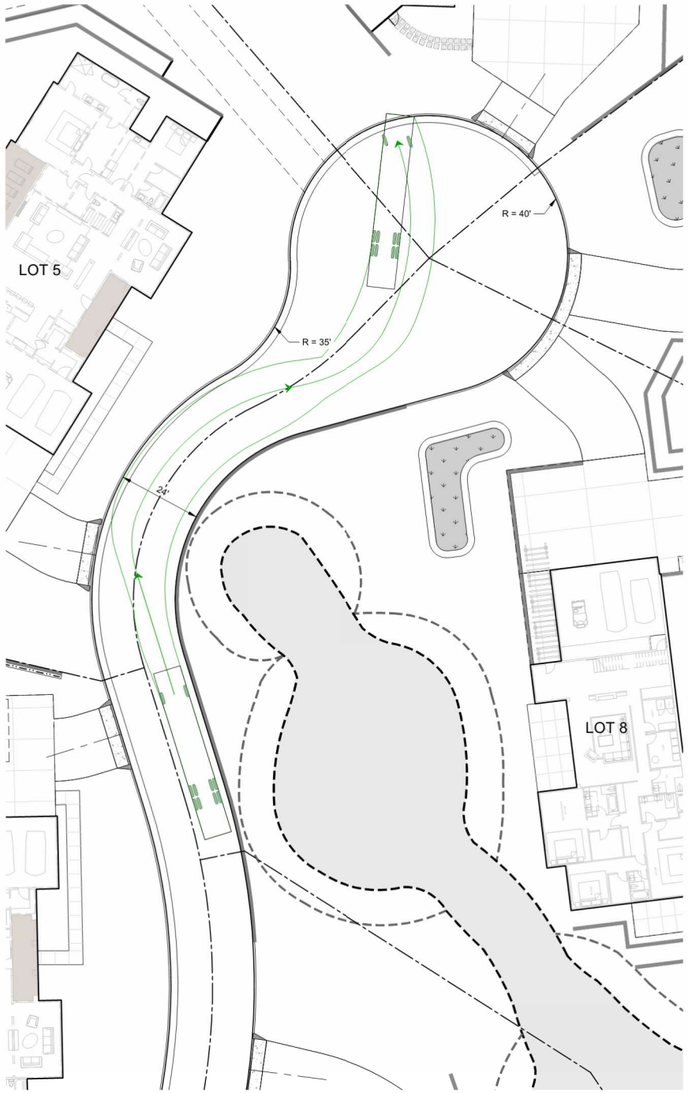
FIRE ACCESS PLAN

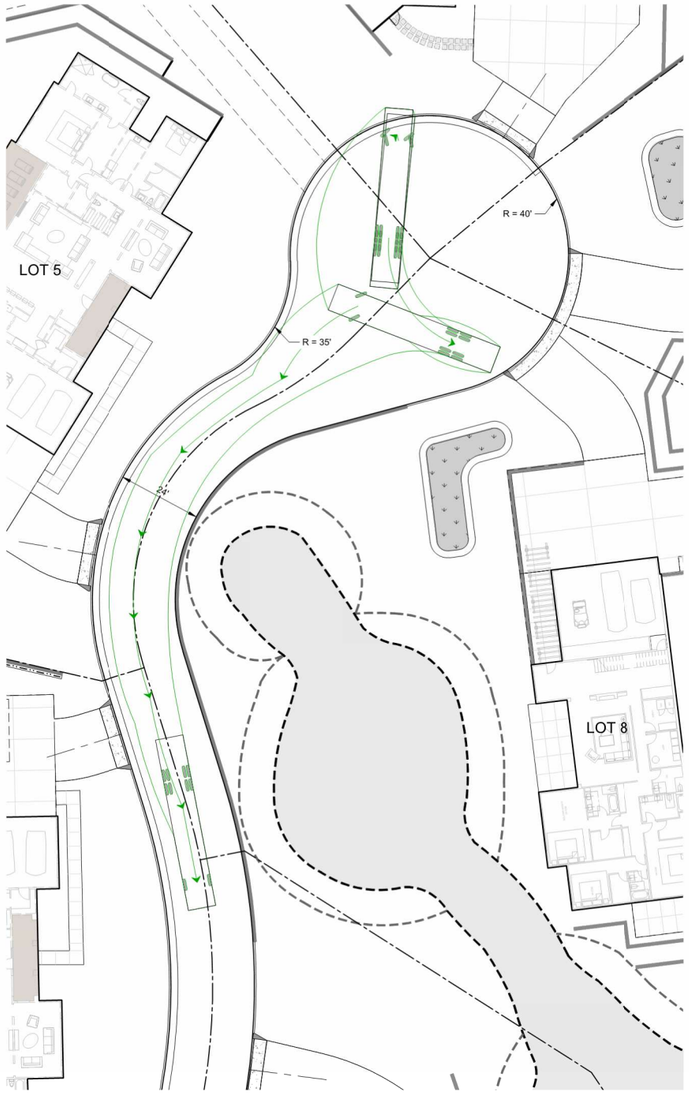
7.1

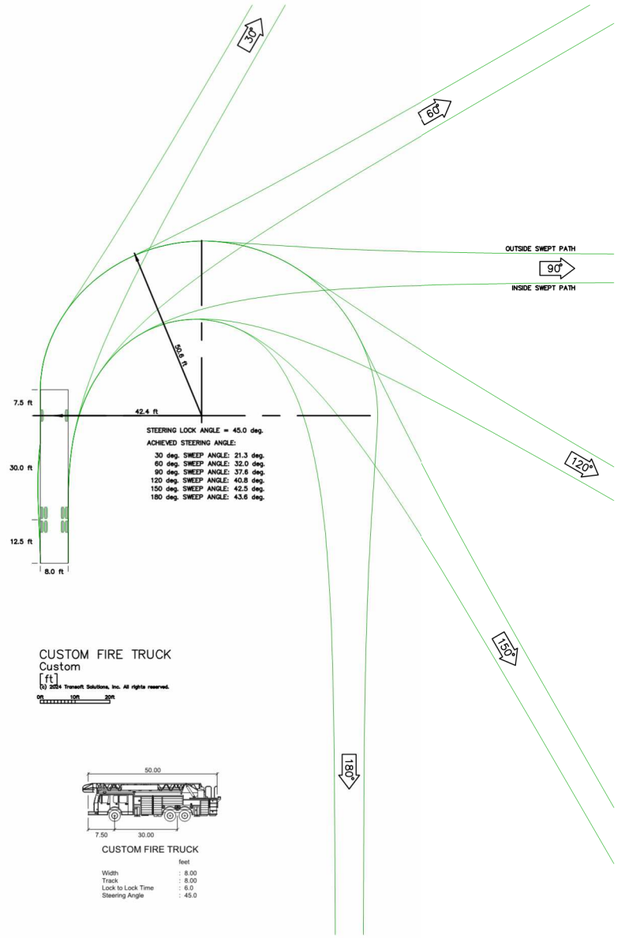
PLOTTED: 10/23/2025 5:02 PM

J:\418510\PLIPERMIT\LOT 12\PERMIT\418510FA_LOT 12.DWG

ITEM NO. 1.

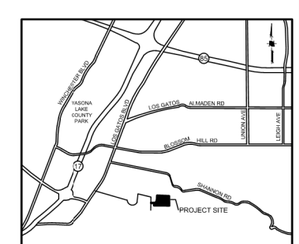






0 10 20 40
1 INCH = 20 FEET

0 10 20 40
1 INCH = 20 FEET



VICINITY MAP
NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARM ESTATES
LOT 12 (S-24-059)
178 TWIN OAKS DRIVE
ARCHITECTURE & SITE REVIEW

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510FA_LOT 12.DWG
DESIGNED BY:	RM
DRAWN BY:	NW
CHECKED BY:	RH
DATE:	MAY 31ST, 2024
SCALE:	AS SHOWN

© HMH

FIRE TRUCK TURNAROUND

7.2

418510PL\PERMIT\LOT 12\PERMIT\418510FA_LOT 12.DWG

PLOTTED: 9/12/2025 3:23 PM



PLANNING APPLICATION - LOT 12 (S-24-023) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 12 is a proposed as a BMR unit on its own lot and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Floor Plans
A2.1	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

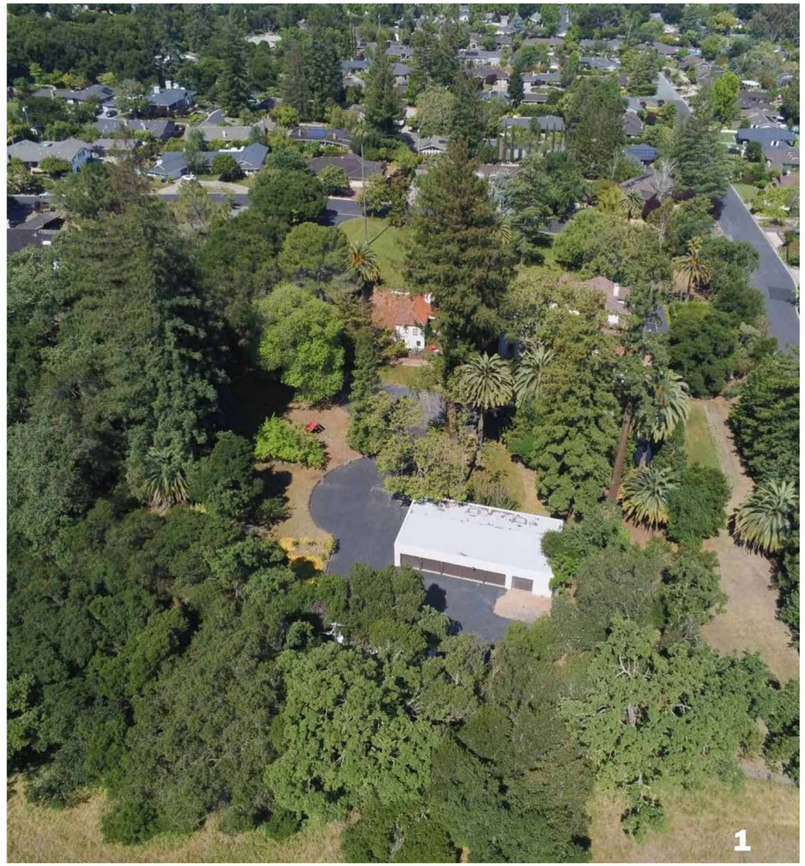
LOCATION PLAN:



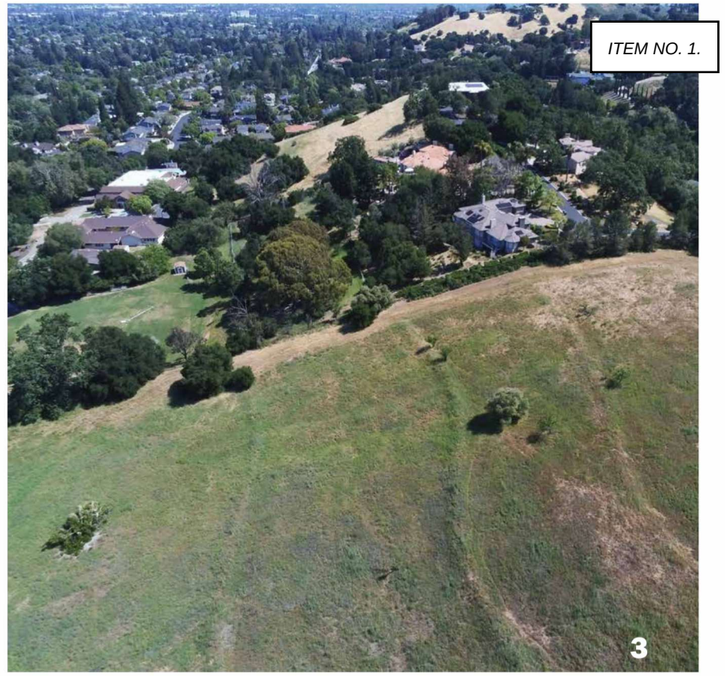
VICINITY MAP:





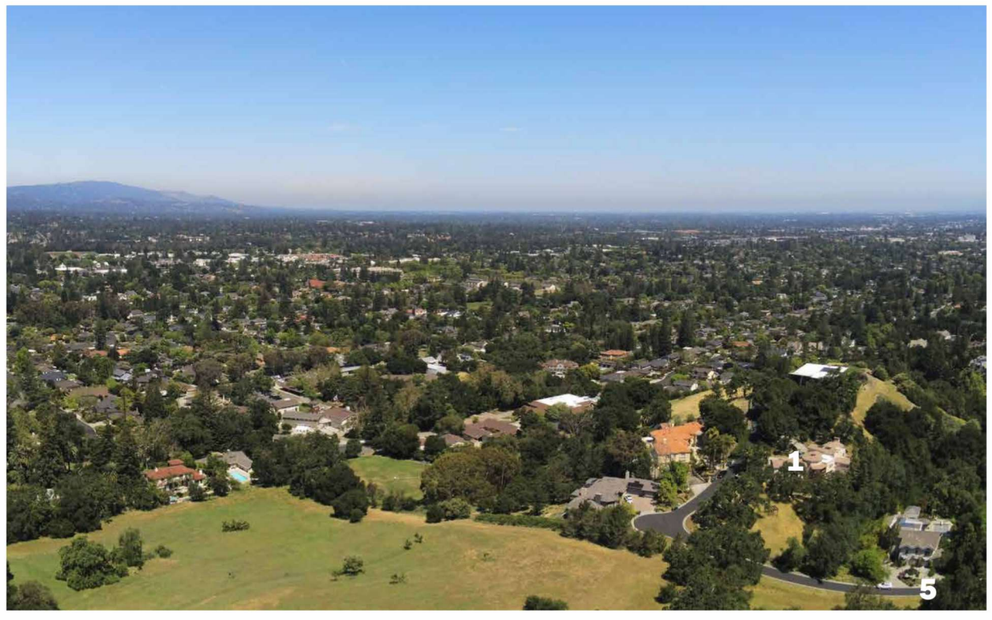

1


2


3


6


4


1
5


4
6
1
5
3
2

Highest point of roof over natural grade (see Section A, A3.0)

Bldg Height Information Table

Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3

Notes:
*2 garage parking spaces are proposed, no additional off-street parking is proposed for BMR units

0 8 16 24

1" = 8' *at full size (36 x 24")*

Plan Type D

Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**74 sf**	**467 sf**



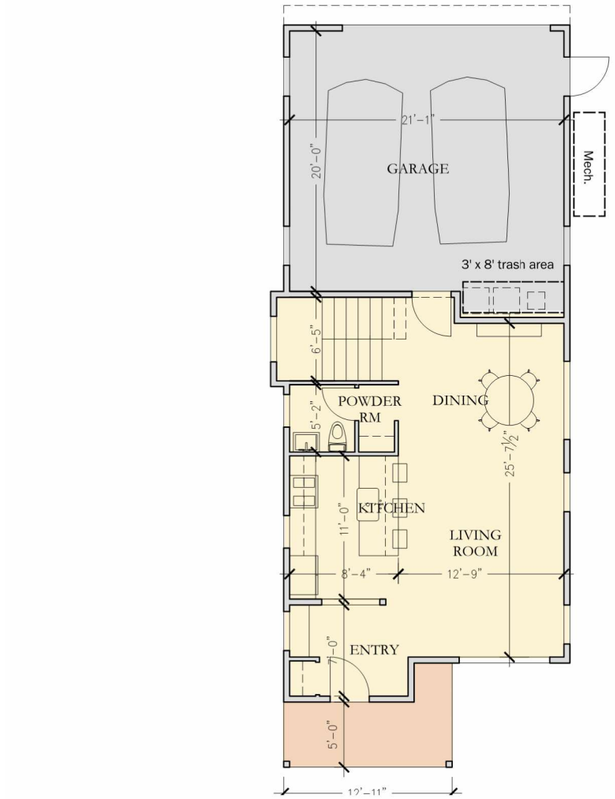
Site Plan

PLATFORM
architecture / planning / research

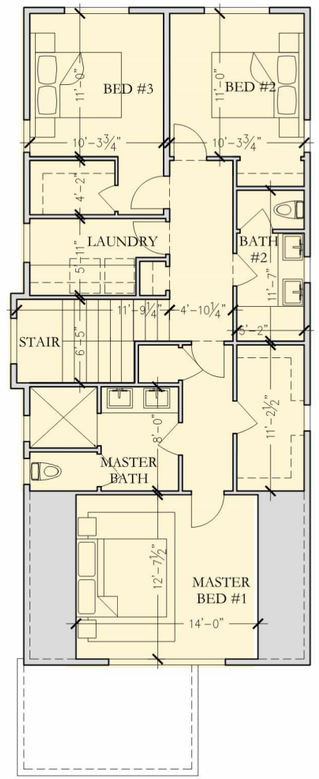
SURREY FARMS
Los Gatos, CA

Lot 12 - Siteplan & Floor Plans PG **A1.1**

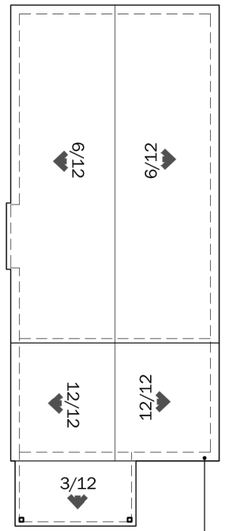
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Ground Fl Plan



2nd Fl Plan



Roof Plan

12" eaves (typ)

0 2 4 8 16'

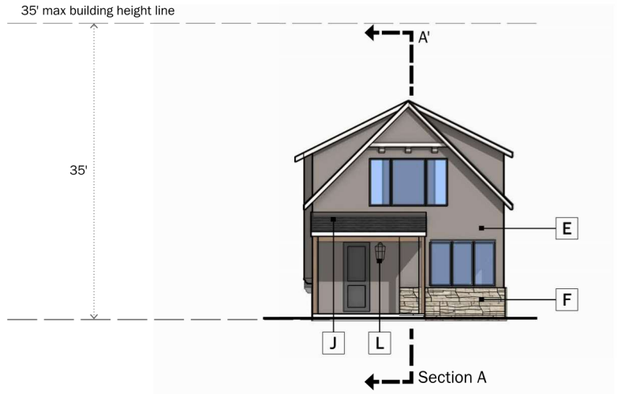
3/16" = 1'-0" at full size (24 x 36")

Plan Type D			
Floor	Cond. Area	Covered Deck/Porch	Garage
Ground Fl	589 sf	74 sf	467sf
2nd Fl	1,025 sf	-	
Total	**1,614 sf**	**74 sf**	**467 sf**

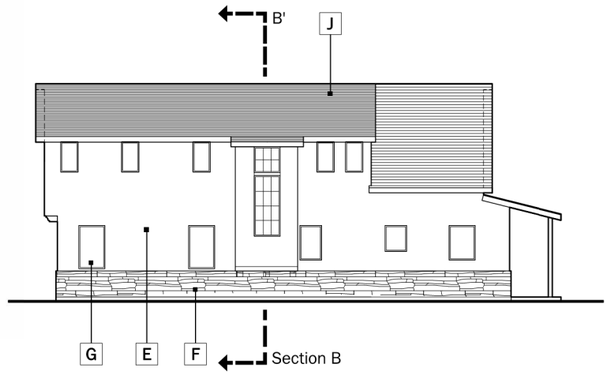


NOTES:

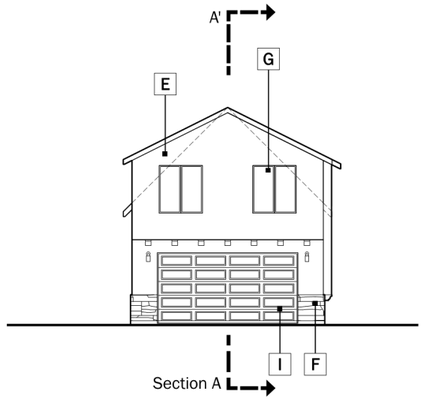
1. Area of stair is counted towards 2nd Fl SF Area - not on ground floor
2. Once an attic space exceeds seven (7) feet six (6) inches in height, all areas down to five (5) feet will be counted toward the floor area ratio. (see section pg A3.0 no attic space qualifies on this plan)



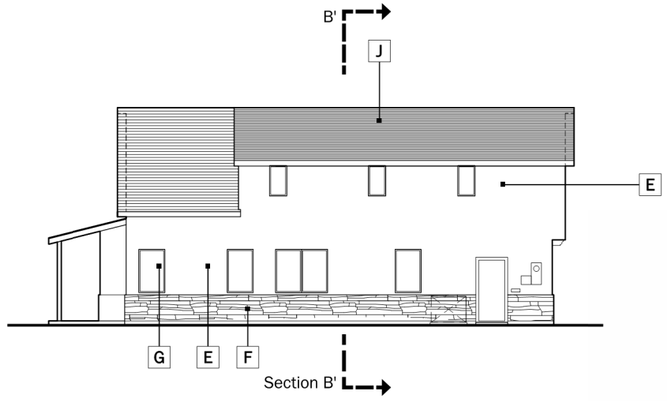
Front Elevation (facing Street/South)



Side Elevation (Facing West)



Rear Elevation (facing North)



Side Elevation (Facing East)

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards
See Body Color for Paint Finish



E Stucco

Sand Stucco Finish
Painted or integral color - See Body Color Note



F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

LRV 50%

3 Body Color 3

LRV 30%

0 8 16 24

1" = 8' *at full size (36 x 24")*

NOTES:

Building Height, if shown on elevations for reference only and is shown as height from finished grade to top of roof, please see section pages (section A-A) for height per LG Municode definition

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.



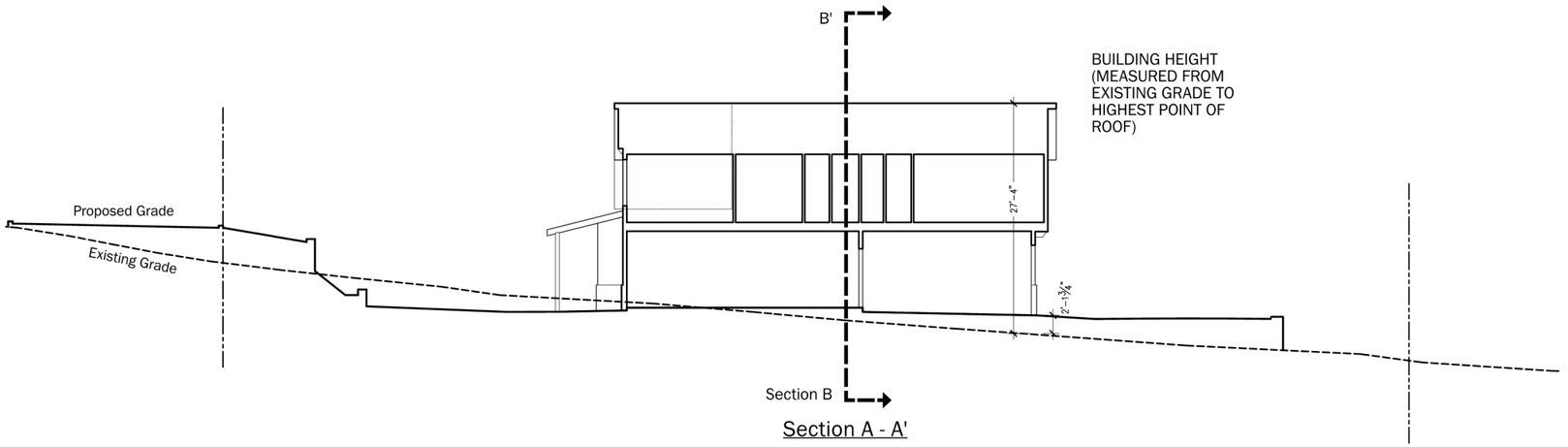
PLATFORM
architecture / planning / research

SURREY FARMS

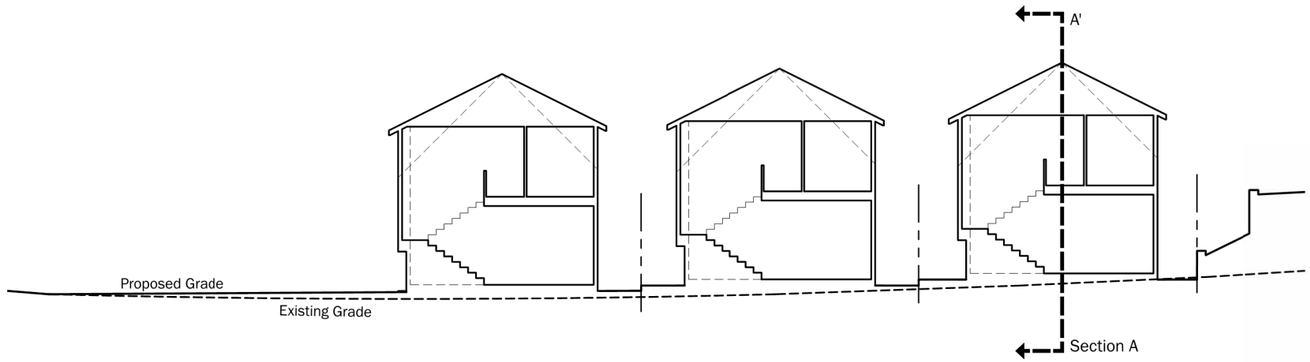
Los Gatos, CA

Elevations Lot 12 PG **A2.1**

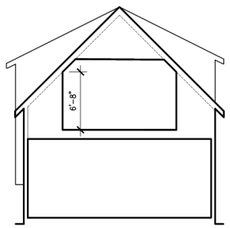
SB 330 Final Application Re-Submittal - **July 28th, 2025**



Section A - A'



Section B - B'



Section C (through attic)

NOTES:

Building Height is measured from the natural or finished grade, whichever is lower, to the uppermost point directly above that grade.

Exterior Lighting

Sec. 29.10.09015. - All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes.

0 8 16 24

1" = 8' *at full size (36 x 24")*

A Wood Siding

30 LRV Vertical Wood Siding
Weathered Cedar
Clear Satin



B Painted Metal Railing

LRV 10 Architectural Grade Painted Metal



C Painted Trim

LRV 30 Accent Trim and Barge Boards See Body Color for Paint Finish



E Stucco

Sand Stucco Finish Painted or integral color - See Body Color Note



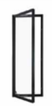
F Stone Veneer Acce

30 LRV Manufactured Stone Veneer
El Dorado 'Sierra Cut'



G Fiberglass Windows

LRV 10 Slim Profile Section



H Painted Entry Door

Varies



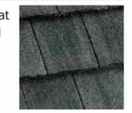
I Roll-Up Garage Door

LRV 10 Decorative Metal Roll Up Garage Door with Glass Lites



J Concrete Tile Roofs

LRV 20 Concrete Flat Tile Roof with Metal Accent Roofs.



K Wall Sconce 1

Rejuvenation 'Dyer' Sconce



L Wall Sconce 2

'Allegheny' - Outdoor Wall Sconce



M Wall Sconce 3

Rejuvenation 'Silas' Outdoor Wall Sconce



1 Body Color 1

LRV 10%

2 Body Color 2

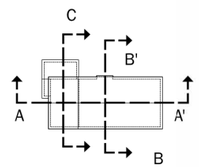
LRV 30%

3 Body Color 3

LRV 30%

0 8 16 24

1" = 8' *at full size (36 x 24")*





PLATFORM
architecture / planning / research

SURREY FARMS

Los Gatos, CA

Sections Lot 12 PG **A3.0**

SB 330 Final Application Re-Submittal - **July 28th, 2025**



Street Elevation



Street Elevation

Bldg Height Information Table						
Lot #	Plan Type	Natural Grade at High Point	Proposed Grade At High oint	Main Level Bldg FFE	Top of Roof (above FFE)	Bldg Height
1	D	420	422.3	423.3	24.3	27.6
2	B	424	426.9	427.9	28.6	32.5
3	B	425	433.4	434.4	28.6	38
4	A(R)	424	434.2	435.2	26	37.2
5	A	418.5	432.4	433.4	26	40.9
6	A	425.5	432.3	433.3	26	33.8
7	C	455	448.9	449.9	26.8	27.8
8	C	445	438.8	439.8	26.8	27.8
9	C	456	449	450	26.8	27.8
10	C	502	495.6	496.6	26.8	27.8
11	D	420.5	422.9	423.9	24.3	27.7
12	D	421	423	424	24.3	27.3



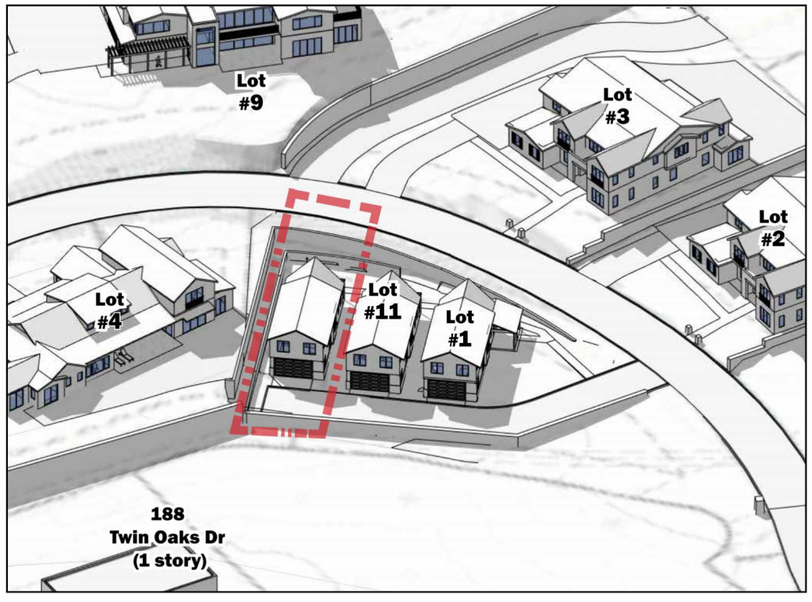
PLATFORM
architecture / planning / research

SURREY FARMS

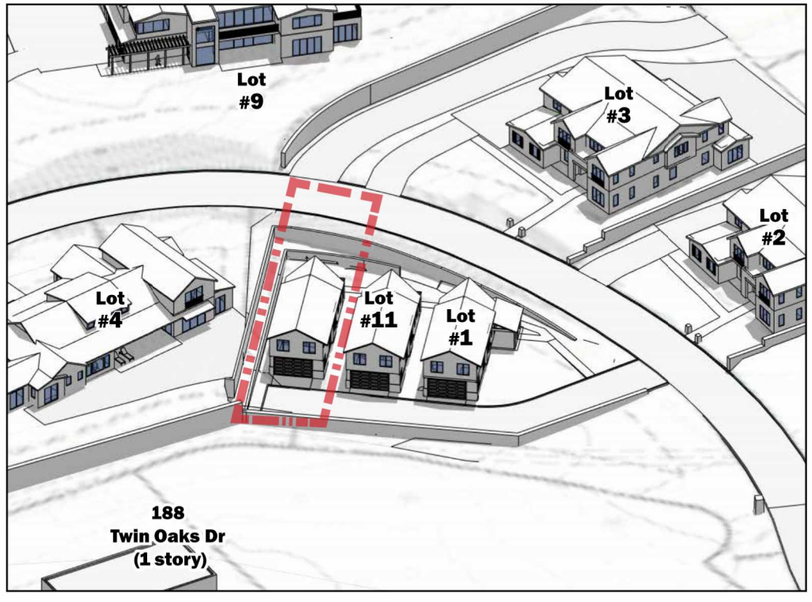
Los Gatos, CA

Street Elevation PG **A3.1**

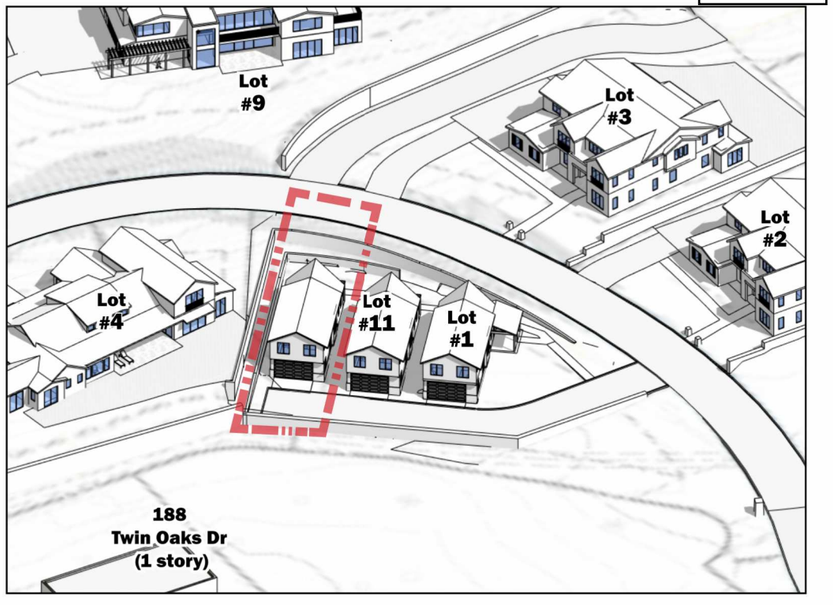
SB 330 Final Application Re-Submittal - **July 28th, 2025**



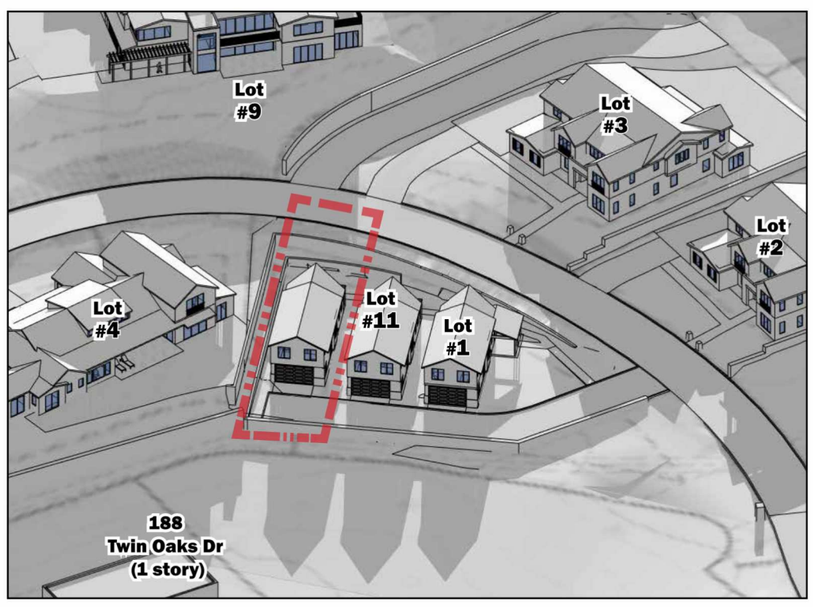
June 21st 9 AM



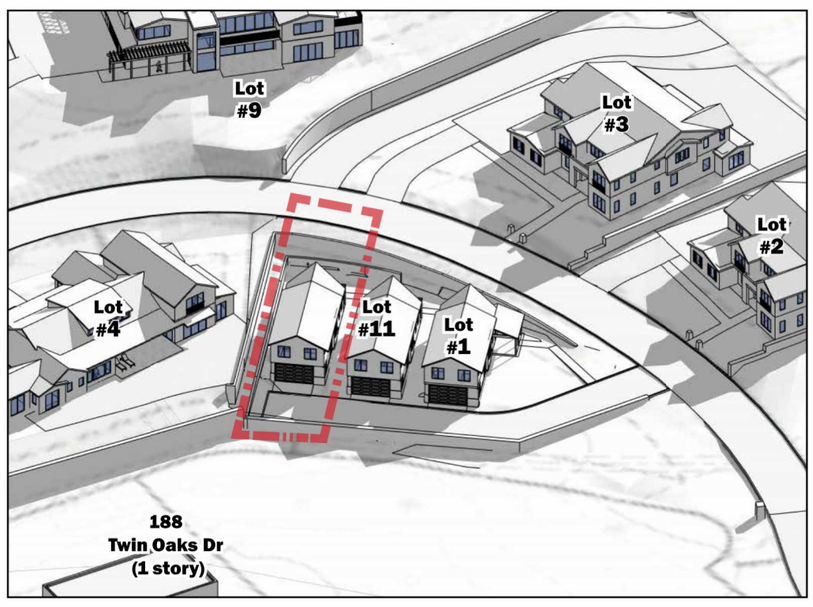
June 21st 12 PM



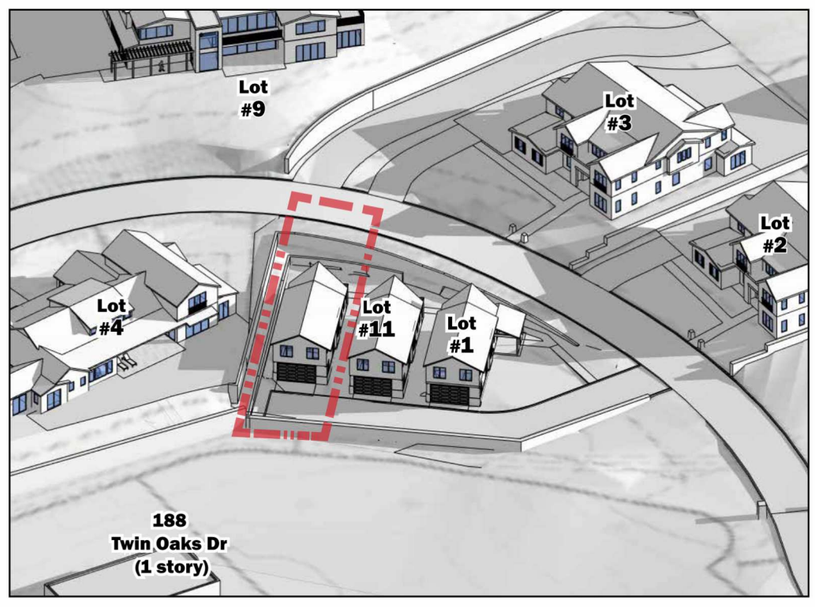
June 21st 3 PM



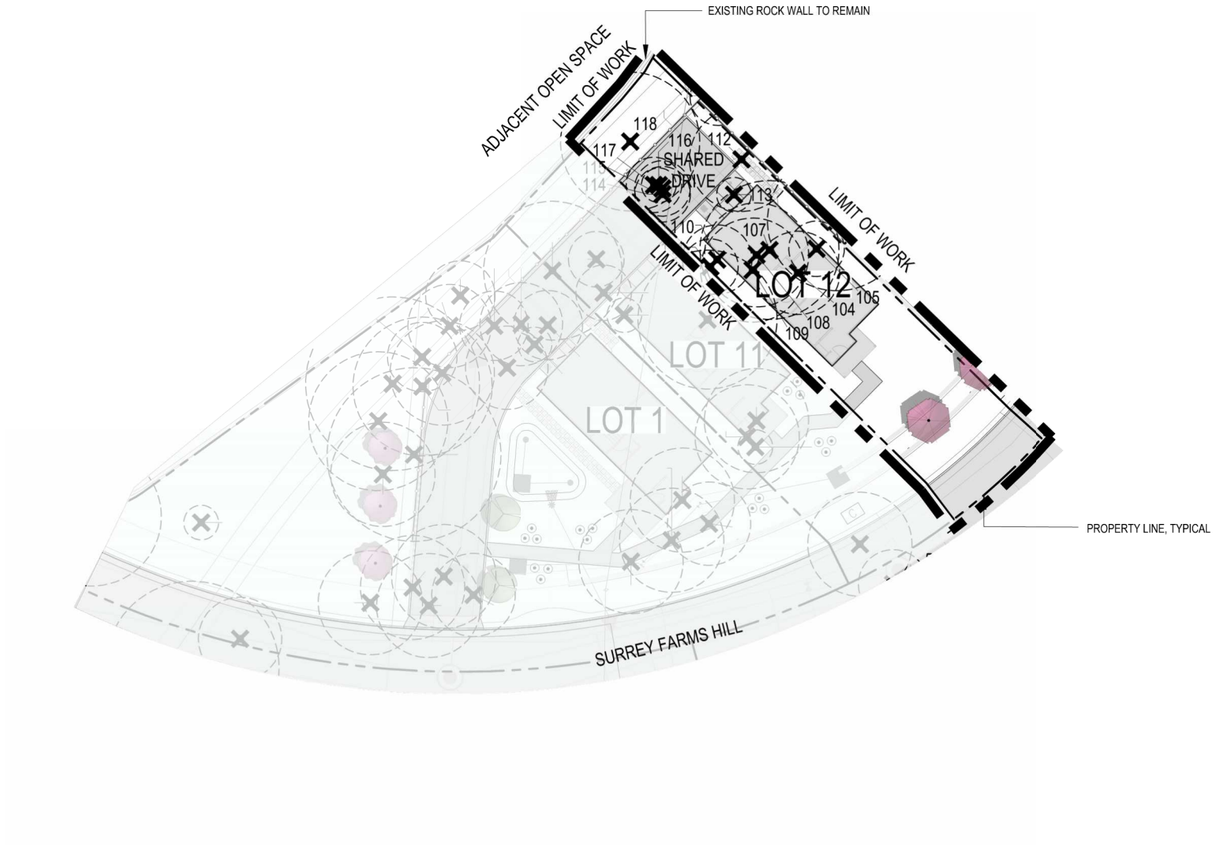
December 21st 9 AM



December 21st 12 PM



December 21st 3 PM



NOTES:
1. SEE SHEET T-2 FOR TREE EVALUATION TABLE.
2. SEE SHEET T-3 FOR TREE APPRAISAL TABLE.
3. SEE SHEET T-4 FOR TREE PROTECTION FENCING DETAIL AND NOTES.

LEGEND

DESCRIPTION	SYMBOL
ON-SITE TREE TO REMAIN / PROTECT	
TREE TO BE REMOVED	
OFF-SITE TREE TO REMAIN / PROTECT	
TREE PROTECTION FENCING AND TPZ (SEE DETAIL ON SHEET T-4)	
PROPOSED TREES. SEE LANDSCAPE PLAN AND LANDSCAPE LEGEND	

ON-SITE TREE MITIGATION TABLE

	CANOPY SIZE	QTY	REPLACEMENT REQUIREMENT	QUANTITY REQUIRED
TOTAL NUMBER OF TREES TO BE REMOVED	< 10'	2	TWO - 24" BOX	4 - 24" BOX
	11' - 25'	8	THREE - 24" BOX	24 - 24" BOX
	26' - 40'	4	FOUR - 24" BOX OR TWO - 36" BOX	8 - 36" BOX
	41' - 55'	0	SIX- 24" BOX OR THREE- 36" BOX	0 - 36" BOX
	> 55'	0	TEN - 24" BOX OR FIVE- 36" BOX	0 - 36" BOX

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF LOS GATOS POLICY.
- SEE ARBORIST REPORT, DATED DECEMBER 15, 2024, REVISED JULY 23, 2025 FOR ADDITIONAL INFORMATION.

TREE MITIGATION SUMMARY TABLE

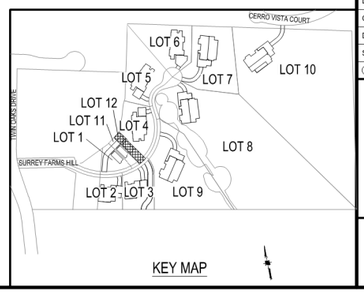
	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS ON-SITE	28	24" BOX
	8	36" BOX
TOTAL PROPOSED TREES ON-SITE (NOT INCLUDING STREET TREES)	1	24" BOX
	0	36" BOX
REMAINING NUMBER OF TREES NOT BEING MITIGATED FOR	27	24" BOX
	8	36" BOX

NOTES:
1. TREE REMOVAL SHALL BE BY CONTRACTOR.
2. SEE TREE EVALUATION SUMMARY FOR INFORMATION INCLUDING SPECIES AND DIAMETER.
3. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100' OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.

EXISTING TREES TO REMAIN AND PROTECT

EXISTING ON-SITE TREES TO REMAIN / PROTECT	0

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'
© HMH	

TREE MITIGATION AND PROTECTION PLAN

T-1

P:\4185\10\LA\PLANNING\418510CL - LOT 12.DWG
PLOTTED: 9/15/2025 8:15 AM

TREE EVALUATION NOTES:
*SEE SHEET T-4 FOR TREE PROTECTION REQUIREMENT DETAILS

**REASON FOR REMOVAL
1. THE TREE IS DEAD, SEVERELY DISEASED, DECAYED OR DISFIGURED TO SUCH AN EXTENT THAT THE TREE IS UNABLE TO RECOVER OR RETURN TO A HEALTHY AND STRUCTURALLY SOUND CONDITION.
2. THE TREE HAS A TREE RISK RATING OF EXTREME OR HIGH ON THE ISA TREE RISK RATING MATRIX AS SET FORTH IN THE ISA TREE RISK ASSESSMENT BEST MANAGEMENT PRACTICES, OR SUCCESSOR PUBLICATION.
3. THE TREE IS CROWDING OTHER PROTECTED TREES TO THE EXTENT THAT REMOVAL OR SEVERE PRUNING IS NECESSARY TO ENSURE THE LONG-TERM VIABILITY OF ADJACENT AND MORE SIGNIFICANT TREES.
4. THE RETENTION OF THE TREE RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCE BY OWNERS OF SIMILARLY SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE DIRECTOR OR DECIDING BODY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE.

LOT 12
TREE EVALUATION TABLE

Tree-ID	Existing Tree Tag Number	SPP	protected	DBH_IN	CIRC_IN	HEIGHT_FT	SPREAD N/S_FT	SPREAD E/W_FT	Species Rate To Const Impact	NOTE	PROTECTED	LARGE PROTECTED	HEALTH RATING	STRUCTURE RATING	COND OVRL RATING	ROOTB	Tolerance Rate To Const Impact	construction Numeronym	COND OVRL w Const Impact	CRZ_FT_R ADIUS	TPZ_FT_R ADIUS DBH x15	COND OVRL w Const Impact	MOC	Min Offset_IN	Min Depth_IN	RETENTION RATING	HVWIRES	Inv_Date	INSPECT_ DT	Inspect_ TM	Notes	SAVE, REMOVE, OFF-SITE	REASON FOR REMOVAL**	TREE PROTECTION REQUIREMENT*
104	76	Quercus agrifolia	X	10	31.41592654	32	16	24			X		4	3	3.5	No	G	5	4.25	5	12.5		HDD	10	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53		REMOVE	4	
106	75	Quercus agrifolia	X	23	72.25663103	44	35	33			X		5	4	4.5	No	G	5	4.75	11.5	28.75		HDD	23	#N/A	HIGH	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	4	
107	68	Quercus lobata	X	10	31.41592654	36	25	23		Dead Wood	X		3	4	3.5	No	M	3	3.25	5	12.5		HDD	10	#N/A	MODERATE	nsmission and Prim	40140	41866	11:50:53	topped	REMOVE	1	
108		Quercus agrifolia	X	13	40.8407045	48	28	26		Poor Tree Structure	X		3	3	3	No	G	5	4	6.5	16.25		HDD	13	#N/A	HIGH	nsmission and Prim	40141	41866	11:50:53		REMOVE	1	
109		Quercus lobata	X	10	31.41592654	43	28	25		Severe Decline	X		3	2	2.5	No	M	3	2.75	5	12.5		HDD	10	#N/A	MODERATE	None	40141	41866	11:50:53		REMOVE	1	
110		Quercus agrifolia		4	12.56637061	20	17	10			X		5	3	4	No	G	5	4.5	2	5		HDD	4	#N/A	HIGH	nsmission and Prim	40141	41866	11:50:53		REMOVE	4	
111	61	Quercus agrifolia		8	25.13274123	23	15	9			X		4	4	4	No	G	5	4.5	4	10		HDD	8	#N/A	HIGH	nsmission and Prim	40141	41866	11:50:53	trunk decay	REMOVE	4	
112	69	Quercus agrifolia	X	14	43.98229715	43	31	27			X		3	4	3.5	No	G	5	4.25	7	17.5		HDD	14	#N/A	HIGH	nsmission and Prim	40141	41794	16:38:39	Mex. fan; volunteers nearby	REMOVE	4	
113	58	Quercus agrifolia	X	11	34.55751919	23	2	1		Dead	X		1	1	1	No	G	5	3	5.5	13.75		HDD	11	#N/A	MODERATE	nsmission and Prim	40141	41794	16:38:39		REMOVE	1	
114	54	Quercus agrifolia		5	15.70796327	26	13	10			X		3	3	3	No	G	5	4	2.5	6.25		HDD	5	#N/A	HIGH	nsmission and Prim	40141	41794	16:38:39		REMOVE	4	
115		Quercus lobata		4	12.56637061	24	12	8			X		3	3	3	No	M	3	3	2	5		HDD	4	#N/A	MODERATE	nsmission and Prim	40136	41866	11:50:53		REMOVE	4	
116		Quercus agrifolia		5	15.70796327	22	8	5		Dead Wood	X		4	3	3.5	No	G	5	4.25	2.5	6.25		HDD	5	#N/A	HIGH	Primary	40136	41866	11:50:53		REMOVE	1	
117		Quercus agrifolia	X	10	31.41592654	36	16	8			X		4	4	4	No	G	5	4.5	5	12.5		HDD	10	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	4	
118	52	Quercus agrifolia	X	20	62.83185307	46	36	33		Dead Wood	X		4	4	4	No	G	5	4.5	10	25		HDD	20	#N/A	HIGH	None	40136	41866	11:50:53		REMOVE	1	

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE EVALUATION TABLE

T-2

PLOTTED: 9/15/2025 8:15 AM
I:\4185\10\LAP\ANNING\4185\10CL - LOT 12.DWG

LOT 12

TREE APPRAISAL TABLE

REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE				CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED	SAVE, REMOVE, OFF-SITE
104	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	50	80	67%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,385	$ 600.00	$ 2,000	REMOVE
105	Quercus agrifolia	Coast Live Oak	6.0	28.27	90	70	80	80%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 747.92	$ 598	$ 600.00	$ 1,200	REMOVE
107	Quercus lobata	Valley Oak	10.0	78.54	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,316	$ 600.00	$ 1,900	REMOVE
108	Quercus agrifolia	Coast Live Oak	13.0	132.73	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 3,511.08	$ 1,756	$ 600.00	$ 2,400	REMOVE
109	Quercus lobata	Valley Oak	10.0	78.54	50	30	50	43%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 900	$ 600.00	$ 1,500	REMOVE
110	Quercus agrifolia	Coast Live Oak	4.0	12.57	90	50	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 233	$ 600.00	$ 800	REMOVE
111	Quercus agrifolia	Coast Live Oak	8.0	50.27	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 1,329.64	$ 931	$ 600.00	$ 1,500	REMOVE
112	Quercus agrifolia	Coast Live Oak	14.0	153.94	50	70	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 4,072.02	$ 2,579	$ 600.00	$ 3,200	REMOVE
113	Quercus agrifolia	Coast Live Oak	11.0	95.03	0	0	0	0%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,513.85	$ -	$ 600.00	$ 600	REMOVE
114	Quercus agrifolia	Coast Live Oak	5.0	19.64	50	50	50	50%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 260	$ 600.00	$ 900	REMOVE
115	Quercus lobata	Valley Oak	4.0	12.57	50	50	80	60%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 332.41	$ 199	$ 600.00	$ 800	REMOVE
116	Quercus agrifolia	Coast Live Oak	5.0	19.64	70	50	70	63%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 519.39	$ 329	$ 600.00	$ 900	REMOVE
117	Quercus agrifolia	Coast Live Oak	10.0	78.54	70	70	80	73%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 2,077.56	$ 1,524	$ 600.00	$ 2,100	REMOVE
118	Quercus agrifolia	Coast Live Oak	20.0	314.16	70	70	70	70%	100%	100%	24" Box	3.8	11.34	$ 300.00	$ 26.45	$ 8,310.25	$ 5,817	$ 600.00	$ 6,400	REMOVE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE APPRAISAL TABLE

T-3

PLOTTED: 9/15/2025 8:15 AM
I:\4185\01\LA\PLANNING\4185510CL - LOT 12.DWG

TREE PROTECTION NOTES

SITE PREPARATION:
ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 11-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION:
ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING:
ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS:
AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES: PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES: PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION:
UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

TREE REMOVAL NOTES

1. CONSTRUCTION PROTECTION FOR TREES MUST BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY. SEE DETAILS AND NOTES ON THIS SHEET.
2. ALL TREES SHOWN FOR REMOVAL ARE PERMITTED UNDER CITY ?D PERMIT. A NESTING BIRD SURVEY MAY BE REQUIRED IF TREE REMOVAL IS TO TAKE PLACE BETWEEN FEBRUARY 1 AND AUGUST 31. A QUALIFIED BIOLOGIST MUST COMPLETE THIS REPORT PRIOR TO TREE REMOVAL DONE DURING THE NESTING SEASON. REFER TO CONDITIONS OF THE PERMIT FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL TAKE CARE WHEN REMOVING TREES ADJACENT TO TREES TO REMAIN. PROVISIONS FOR THE PROTECTION OF EXISTING TREES MUST BE TAKEN INCLUDING WRAPPING THE TRUNK OF THE ADJACENT TREE PER THE TREE PROTECTION DETAIL. WHEN REMOVING ROOTS, CARE MUST BE TAKEN NOT TO DAMAGE ROOTS OF TREE TO REMAIN. ROOT PRUNING MAY BE NECESSARY AND MUST BE DONE UNDER THE SUPERVISION OF THE ARBORIST.
4. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR GENERAL INFORMATION ONLY. HE SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS MAY NOT SHOW ALL EXISTING CITY ELECTRICAL FACILITIES INCLUDING, BUT NOT LIMITED TO, TRAFFIC SIGNALS, STREETLIGHT AND TRAFFIC SIGNAL COMMUNICATION EQUIPMENT, CONDUIT, PULL BOXES, AND WIRING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUCH FACILITIES AND FOR REPAIRING ANY SUCH FACILITIES THAT ARE DAMAGED DURING CONSTRUCTION. PAYMENT FOR LOCATING, COORDINATING, AND REPAIRING EXISTING CITY ELECTRICAL FACILITIES WILL BE DEEMED INCLUDED IN OTHER ITEMS OF WORK, AND NO ADDITIONAL COMPENSATION SHALL BE MADE THEREOF. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS & DETAILS.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT. CALL U.S.A. AT (800) 624-2444
8. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY HIS OPERATION. LIKEWISE, HE SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES, OCCURRING BY HIS OPERATION, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THERE ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STREET RIGHT-OF-WAYS CLEAN TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE RE-INSTALLED.
10. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 24" REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5' BEYOND THE DRIP LINE OF THE TREE.

SEC. 29.10.1005. PROTECTION OF TREES DURING CONSTRUCTION

(A) PROTECTIVE TREE FENCING SHALL SPECIFY THE FOLLOWING:
(1) SIZE AND MATERIALS. SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2ı FEET AT NO MORE THAN 10-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION PLAN, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.

(2) AREA TYPE TO BE FENCED.
TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ), WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST.
TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES.
TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM THE GROUND TO THE FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.

(3) DURATION OF TYPE I, II, III FENCING. FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.

(4) WARNING SIGN. EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN 8.5 X 11-INCH SIGN STATING: "WARNING—TREE PROTECTION ZONE-THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025".

(B) ALL PERSONS, SHALL COMPLY WITH THE FOLLOWING PRECAUTIONS:
(1) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INSTALL THE FENCE AT THE DRIPLINE, OR TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED IN AN APPROVED ARBORIST REPORT, AROUND ANY TREE AND/OR VEGETATION TO BE RETAINED WHICH COULD BE AFFECTED BY THE CONSTRUCTION AND PROHIBIT ANY STORAGE OF CONSTRUCTION MATERIALS OR OTHER MATERIALS, EQUIPMENT CLEANING, OR PARKING OF VEHICLES WITHIN THE TPZ. THE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION.

(2) PROHIBIT ALL CONSTRUCTION ACTIVITIES WITHIN THE TPZ, INCLUDING BUT NOT LIMITED TO: EXCAVATION,GRADING, DRAINAGE AND LEVELING WITHIN THE DRIPLINE OF THE TREE UNLESS APPROVED BY THE DIRECTOR.

(3) PROHIBIT DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN THE DRIPLINE OF OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE OF A PROTECTED TREE.

(4) PROHIBIT THE ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE.

(5) DESIGN UTILITY SERVICES AND IRRIGATION LINES TO BE LOCATED OUTSIDE OF THE DRIPLINE WHEN FEASIBLE.

(6) RETAIN THE SERVICES OF A CERTIFIED OR CONSULTING ARBORIST WHO SHALL SERVE AS THE PROJECT ARBORIST FOR PERIODIC MONITORING OF THE PROJECT SITE AND THE HEALTH OF THOSE TREES TO BE PRESERVED. THE PROJECT ARBORIST SHALL BE PRESENT WHENEVER ACTIVITIES OCCUR WHICH MAY POSE A POTENTIAL THREAT TO THE HEALTH OF THE TREES TO BE PRESERVED AND SHALL DOCUMENT ALL SITE VISITS.

(7) THE DIRECTOR AND PROJECT ARBORIST SHALL BE NOTIFIED OF ANY DAMAGE THAT OCCURS TO A PROTECTED TREE DURING CONSTRUCTION SO THAT PROPER TREATMENT MAY BE ADMINISTERED. (ORD. NO. 2114, §§ I, II, 8-4-03)

SEC. 29.10.1010. PRUNING AND MAINTENANCE

ALL PRUNING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES—TREE PRUNING AND ANSI A300-PART 1 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT—STANDARD PRACTICES, (PRUNING) AND ANY SPECIAL CONDITIONS AS DETERMINED BY THE DIRECTOR. FOR DEVELOPMENTS, WHICH REQUIRE A TREE PRESERVATION REPORT, A CERTIFIED OR CONSULTING ARBORIST SHALL BE IN REASONABLE CHARGE OF ALL ACTIVITIES INVOLVING PROTECTED TREES, INCLUDING PRUNING, CABLING AND ANY OTHER WORK IF SPECIFIED.

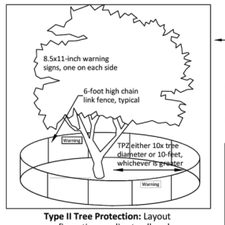
(1) ANY PUBLIC UTILITY INSTALLING OR MAINTAINING ANY OVERHEAD WIRES OR UNDERGROUND PIPES OR CONDUITS IN THE VICINITY OF A PROTECTED TREE SHALL OBTAIN PERMISSION FROM THE DIRECTOR BEFORE PERFORMING ANY WORK, INCLUDING PRUNING, WHICH MAY CAUSE INJURY TO A PROTECTED TREE. (E.G. CABLE TV/FIBER OPTIC TRENCHING, GAS, WATER, SEWER TRENCH, ETC.).

(2) PRUNING FOR CLEARANCE OF UTILITY LINES AND ENERGIZED CONDUCTORS SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 1)- PRUNING, SECTION 5.9 UTILITY PRUNING. USING SPIKES OR GAFFS WHEN PRUNING, EXCEPT WHERE NO OTHER ALTERNATIVE IS AVAILABLE, IS PROHIBITED.

(3) NO PERSON SHALL PRUNE, TRIM, CUT OFF, OR PERFORM ANY WORK, ON A SINGLE OCCASION OR CUMULATIVELY, OVER A THREE-YEAR PERIOD, AFFECTING TWENTY-FIVE PERCENT OR MORE OF THE CROWN OF ANY PROTECTED TREE WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION EXCEPT FOR POLLARDING OF FRUITLESS MULBERRY TREES (MORUS ALBA) OR OTHER SPECIES APPROVED BY THE TOWN ARBORIST. APPLICATIONS FOR A PRUNING PERMIT SHALL INCLUDE PHOTOGRAPHS INDICATING WHERE PRUNING IS PROPOSED.

(4) NO PERSON SHALL REMOVE ANY HERITAGE TREE OR LARGE PROTECTED TREE BRANCH OR ROOT THROUGH PRUNING OR OTHER METHOD GREATER THAN FOUR (4) INCHES IN DIAMETER (12.5" IN CIRCUMFERENCE) WITHOUT FIRST OBTAINING A PERMIT PURSUANT TO THIS DIVISION.

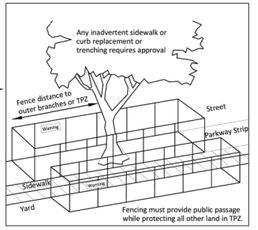
Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).



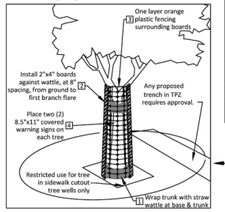
Type I Tree Protection: Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for this project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two i2) 8.5"x11" covered warning signs at each tree.



Type II Tree Protection: Layout configuration applies to all parkway strip or public trees near sidewalk.



Type III Tree Protection: Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Public Works Operations.

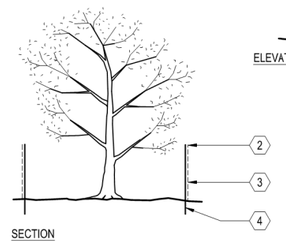
Required protection shall be executed before demolition, excavation or site work occurs.

NOTES:
1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

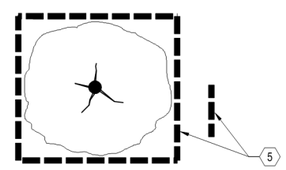
1. SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
2. TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
3. 6' CHAIN LINK OR WELDED WIRE MESH
4. 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
5. FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



ELEVATION



SECTION



PLAN

A TREE PROTECTION FENCING
SCALE: NOT TO SCALE

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

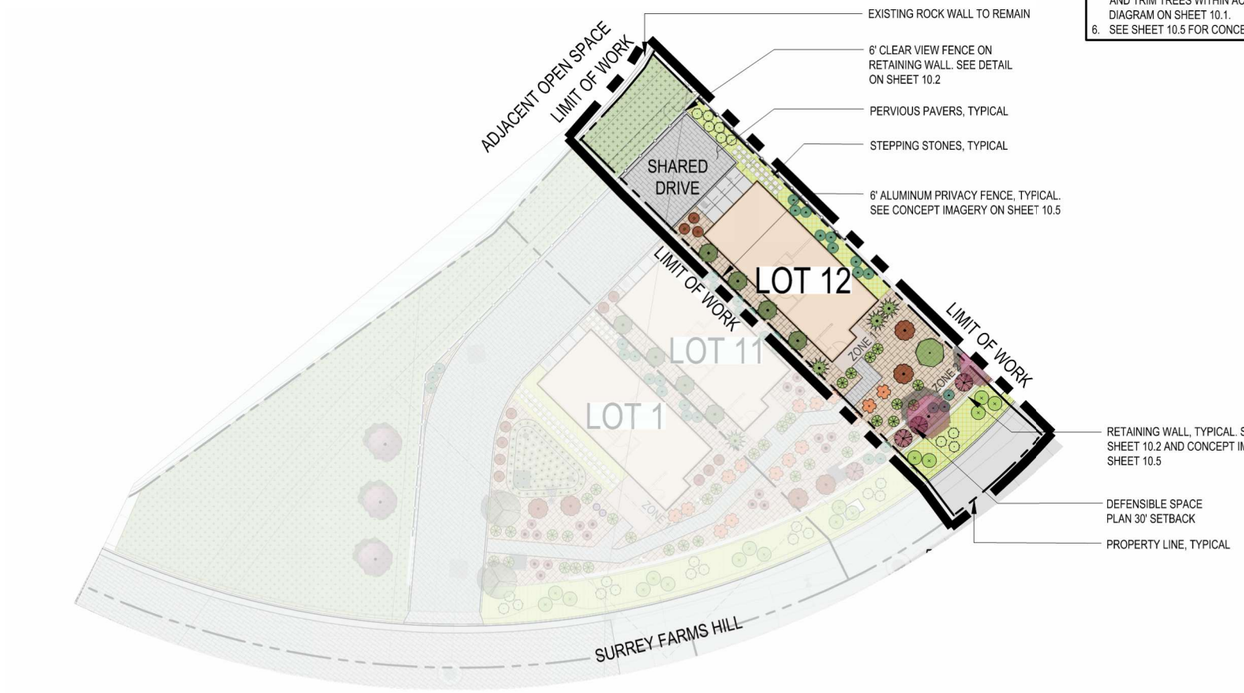
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

TREE PROTECTION FENCING DETAIL AND NOTES

T-4

P:\4185\10\LA\PLANNING\418510CL - LOT 12.DWG
PLOTTED: 9/15/2025 8:15 AM



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	6' CLEAR VIEW FENCE
	RETAINING WALL
	6' CLEAR VIEW FENCE ON RETAINING WALL
	6' ALUMINUM PRIVACY FENCE
	6' ALUMINUM PRIVACY GATE

NOTES:
1. SEE HMH CIVIL PLANS FOR WALL LOCATIONS AND GRADING.
2. PROPOSED FENCE LINES SHALL FOLLOW SITE GRADING, TYPICAL.
3. A MINIMUM VERITCAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED OVER FIRE ACCESS ROADS AND DRIVEWAYS.
4. FOR HORIZONTAL AND VERTICAL SPACING FOR PLANTING, SEE SHEET 10.1.
5. CONTRACTOR TO VERIFY ACTUAL CANOPY CLEARANCES WITHIN 100 FT OF EVERY HOME. UNDER ARBORIST SUPERVISION, PRUNE AND TRIM TREES WITHIN ACCORDANCE ON TREE SPACING DIAGRAM ON SHEET 10.1.
6. SEE SHEET 10.5 FOR CONCEPT IMAGERY.

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

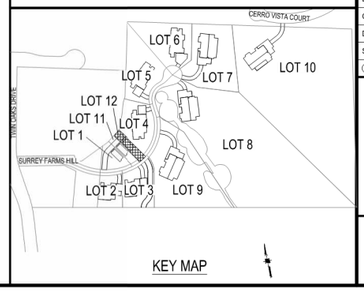
GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	DECORATIVE GRAVEL
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS

GRAPHIC SCALE
20 0 10 20 40 80
(In Feet)
1 inch = 20 feet



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LANDSCAPE PLAN

10.0

PLOTTED: 9/15/2025 8:15 AM
I:\418510\A\PLANNING\418510CL - LOT 12.DWG

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

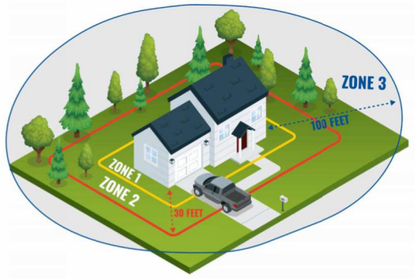
CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

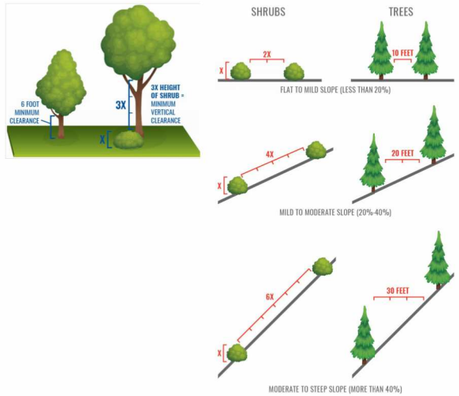
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
TREES									
	0	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	0	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	1	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	0	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	0	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	0	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	
SHRUBS									
	12	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	0	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	1	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	9	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	0	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	4	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	3	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	2	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	3	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	2	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	9	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	0	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	0	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	3	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	5	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			
GROUNDCOVERS					SPREAD		SPACING		
		ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'		SET @ 36" O.C.	X	
		DECORATIVE GRAVEL							
		SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED						
BIOTREATMENT					SPREAD				
	0	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
4. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

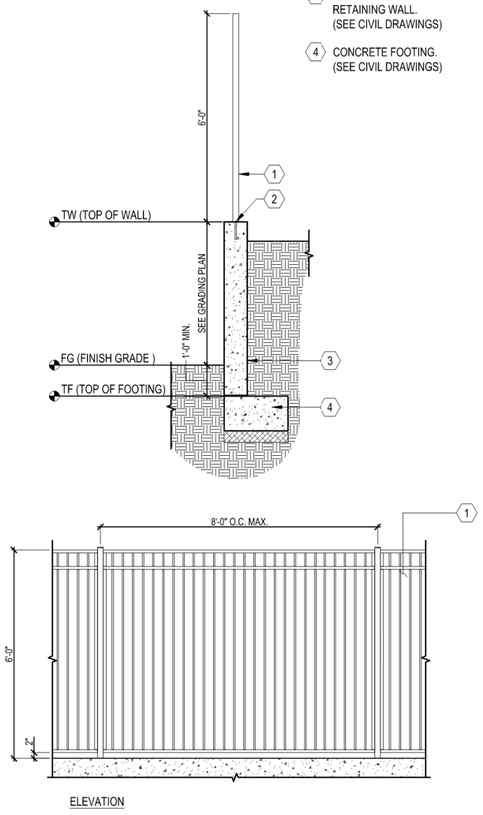
PLANTING LEGEND AND NOTES

10.1

PLOTTED: 9/15/2025 8:15 AM
I:\418510\LA\PLANNING\418510CL - LOT 12.DWG

NOTES:
1. SEE CONCEPT IMAGERY COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

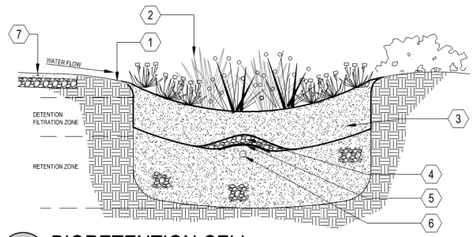
1. 6' PREFABRICATED METAL FENCE.
2. EMBED WELD PLATE AT 8' OC. (SEE CIVIL DRAWINGS)
3. POURED IN PLACE CONCRETE RETAINING WALL. (SEE CIVIL DRAWINGS)
4. CONCRETE FOOTING. (SEE CIVIL DRAWINGS)



H 6' CLEAR VIEW FENCE ON RETAINING WALL
SCALE: 1/2" = 1'-0"

NOTES:
1. SEE LANDSCAPE PALETTE FOR PLANT TYPES.

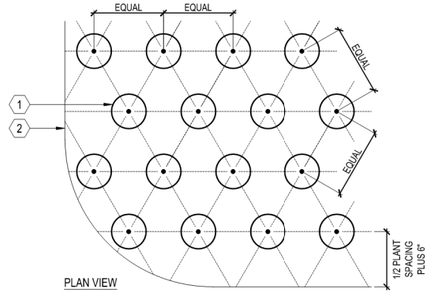
1. FILTER STRIP
2. SELECTIVE NATIVE BIOTREATMENT PLANTS AND HARDY CULTIVARS
3. BIOTREATMENT SOIL MEDIA (BSM)
4. PEA-GRAVEL LAYER
5. FILTER FABRIC (OPTIONAL)
6. UNDER-DRAIN DISCHARGE PIPE
7. IMPERVIOUS SURFACE



F BIORETENTION CELL
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

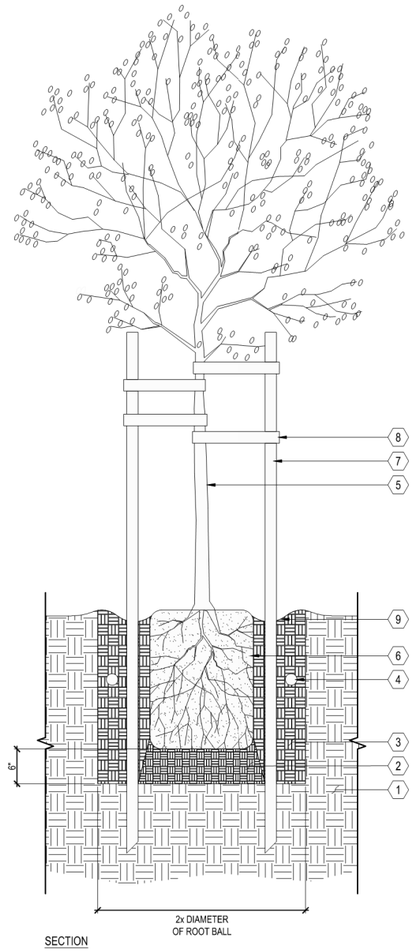
1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

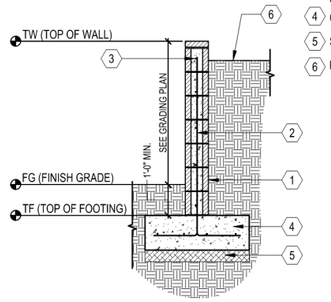
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



A TREE
SCALE: 1" = 1'-0"

NOTES:
1. REFER TO CONCEPT IMAGERY FOR COLOR, TYPE AND FINISH.

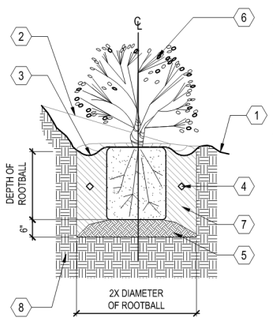
1. CMU W/ SOLID GROUT FILL
2. REINFORCE W/ #4 REBAR @ 16 O.C. HORIZONTAL AND #4 REBAR ORIGINATING IN FOOTING
3. #4 REBAR CONTINUOUS, 3" CLR MIN.
4. CONCRETE FOOTING
5. SUBGRADE COMPACTED TO 95%
6. FINISH GRADE



G CMU RETAINING WALL
SCALE: 1/2"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

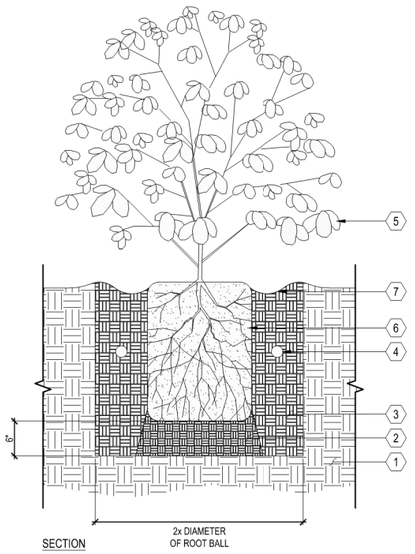
1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GAL.ON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

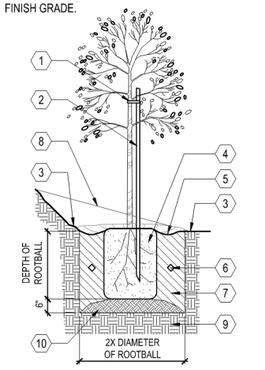
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

1. PLASTIC TREE TIE
2. RETAIN NURSERY PROVIDED STAKE
3. FINISH GRADE
4. ROOTBALL
5. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
6. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON. BOX TREES SEE DETAIL.
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. EDGE OF SLOPE BEYOND
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. FOOT TAMP BASE



E TREE PLANTING ON SLOPE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

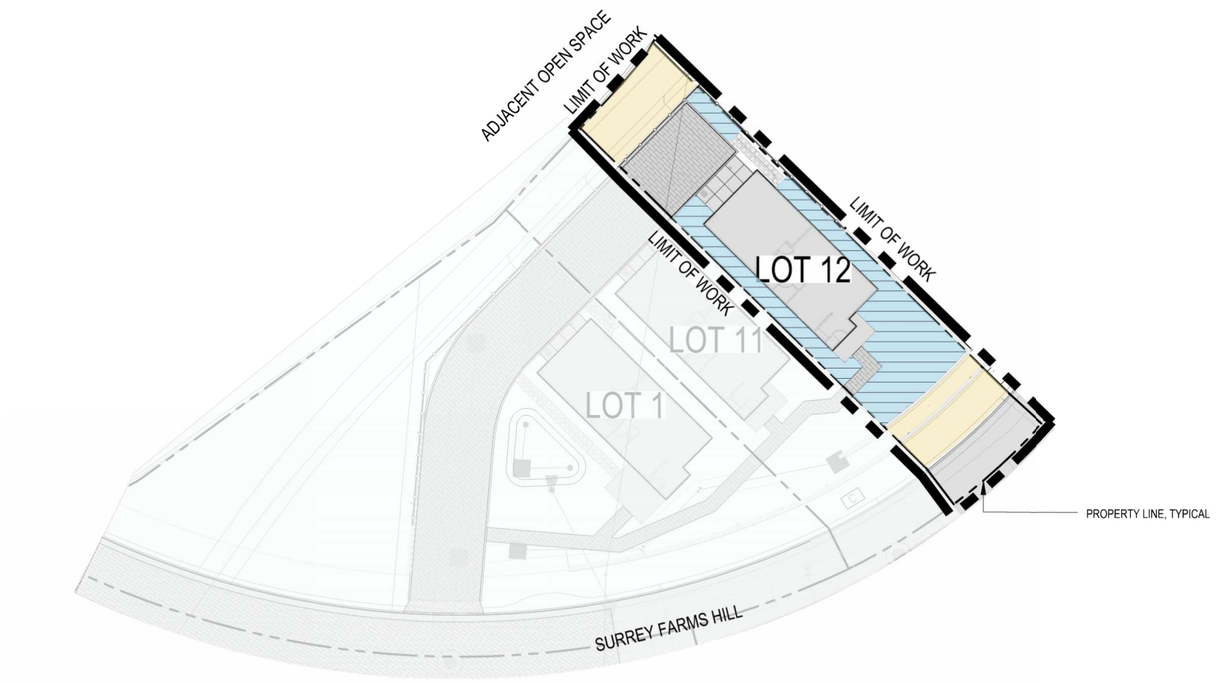
PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

PLANTING DETAILS

10.2

PLOTTED: 9/15/2025 8:15 AM
418510\LA\PLANNING\418510CL - LOT 12.DWG



HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR GROUNDCOVER AND SHRUBS	
DRIP IRRIGATION FOR BIOTREATMENT SHRUBS	
BUBBLER IRRIGATION FOR SHRUBS AND TREES	
SUPPLEMENTAL IRRIGATION FOR ESTABLISHMENT OF STABILIZATION PLANTING	

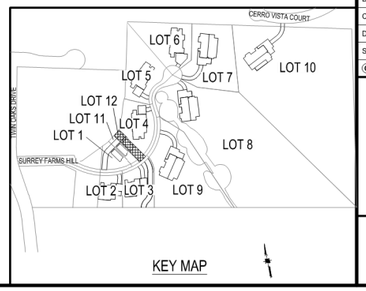
NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   E. HYDROZONE INFORMATION TABLE.
   F. WATER USE CALCULATIONS.
8. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet



KEY MAP

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

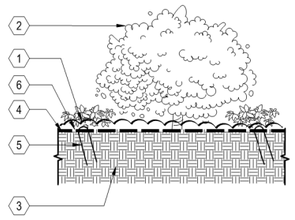
HYDROZONE PLAN

10.3

P:\4185\10\LA\PLANNING\4185\10CL - LOT 12.DWG
PLOTTED: 9/15/2025 8:15 AM

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

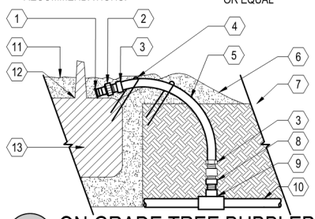
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



I DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

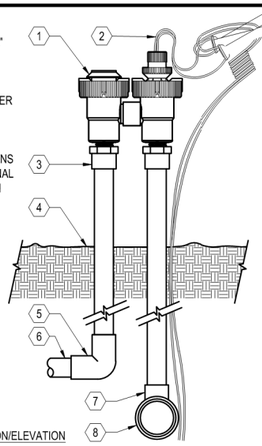
NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. MULCH PER SPECIFICATIONS
12. PLANT CROWN
13. ROOT BALL



F ON GRADE TREE BUBBLER
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.



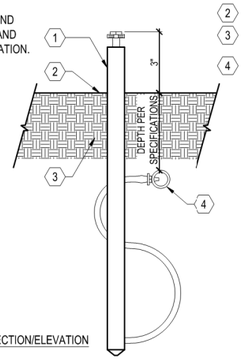
SECTION/ELEVATION

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MINIMUM SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH

C ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. USE ONE OPERATION INDICATOR PER ZONE.
2. PLACE AT FLUSH END OF ZONE.
3. SEE IRRIGATION LEGEND FOR PIPE SCHEDULE AND EQUIPMENT SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE

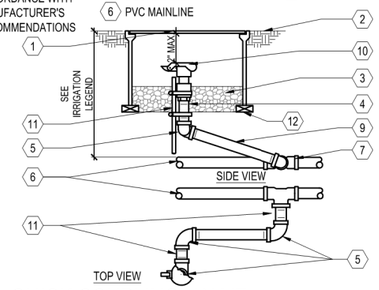


SECTION/ELEVATION

H DRIPLINE OPERATION INDICATOR
SCALE: N.T.S.

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

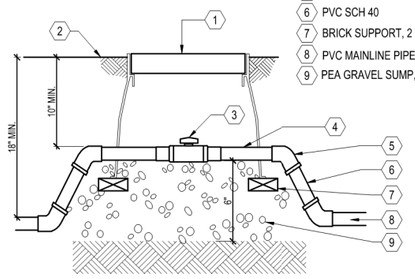
1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, MIN. 6" DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
12. BRICK SUPPORTS, 2 TOTAL



E QUICK COUPLING VALVE
SCALE: N.T.S.

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

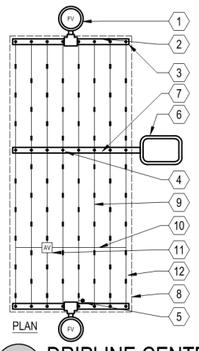
1. 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 FITTING SCH 40 (TYP.)
6. PVC SCH 40
7. BRICK SUPPORT, 2 TOTAL
8. PVC MAINLINE PIPE
9. PEA GRAVEL SUMP, MIN. 6" DEEP



B BALL VALVE
SCALE: N.T.S.

NOTE:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
3. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR / VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

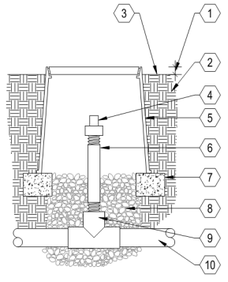


PLAN

J DRIPLINE CENTER - FEED LAYOUT
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

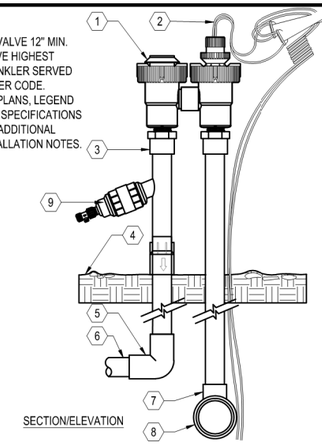
1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. DRIPLINE FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE
7. BRICK SUPPORTS
8. PEA GRAVEL SUMP (6" X 18")
9. PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
10. PVC PIPING



G DRIPLINE FLUSH VALVE
SCALE: N.T.S.

NOTES:
1. SET VALVE 12" MIN. ABOVE HIGHEST SPRINKLER SERVED OR PER CODE.
2. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

1. CONTROL VALVE. SEE LEGEND FOR MODEL, SEE PLANS FOR SIZE
2. CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS
3. PVC MALE ADAPTER (TYPICAL)
4. FINISHED GRADE
5. PVC ELBOW (TYPICAL)
6. PVC LATERAL LINE SCH. 80 SEE SPECS. FOR DEPTH
7. PVC TEE OR ELBOW (TYPICAL)
8. PVC MAIN LINE SCHEDULE 80 SEE SPECIFICATIONS FOR DEPTH
9. Y - FILTER WITH MESH FILTER SCREEN

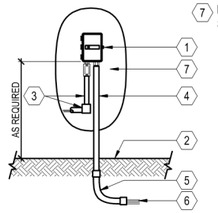


SECTION/ELEVATION

D DRIP ANTI-SIPHON PLASTIC CONTROL VALVE
SCALE: N.T.S.

NOTES:
1. VERIFY LOCATION WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

1. EXTERIOR WALL MOUNT IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND FOR SPECIFICATION
2. FINISHED GRADE
3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
4. GALVANIZED ELEC. WIRE CONDUIT (SIZE AS REQUIRED) PAINT TO MATCH BLDG.
5. PVC SWEEP ELL (DEPTH AS REQUIRED)
6. CONTROL WIRES TO CONTROL VALVES
7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER



A WALL MOUNT CONTROLLER
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

IRRIGATION DETAILS

10.4

PLOTTED: 9/15/2025 8:16 AM

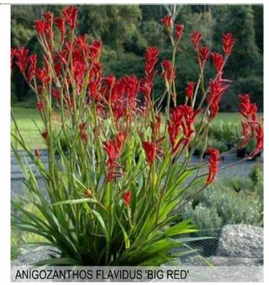
I:\4185\10\LA\PLANNING\418510CL - LOT 12.DWG



E 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK



MIMULUS AURANTICAS



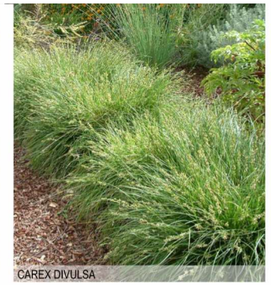
ANIGOZANTHOS FLAVIDUS 'BIG RED'



D 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



CEANOTHUS 'CONCHA'



CAREX DIVULSA

B PLANTING PALETTE



C RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%



A PERMEABLE PAVERS

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
6	9/15/2025	PER CITY COMMENTS
5	7/25/2025	PER CITY COMMENTS
4	4/18/2025	PER CITY COMMENTS
3	3/31/2025	PER CITY COMMENTS
2	1/8/2025	PER CITY COMMENTS
1		

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.5

PLOTTED: 9/15/2025 8:16 AM
I:\4185\10\LA\PLANNING\418510CL - LOT 12.DWG

ITEM NO. 1.



FRONT PORCH WALL MOUNT LIGHT



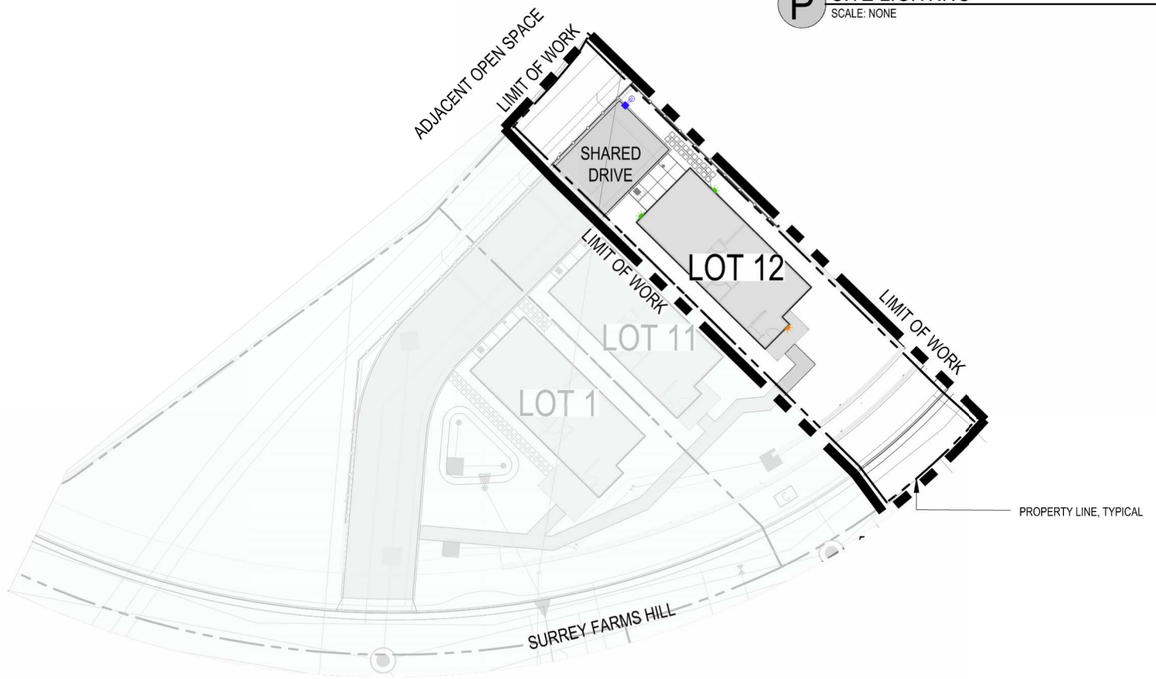
OUTDOOR WALL MOUNT LIGHT



POST LIGHT

P SITE LIGHTING

SCALE: NONE



LIGHTING LEGEND	
SYMBOL	DESCRIPTION
	FRONT PORCH WALL MOUNT LIGHT
	OUTDOOR WALL MOUNT LIGHT
	POST LIGHT

SITE LIGHTING REQUIREMENTS:

ORIENT ALL SITE LIGHTING DIRECTLY DOWNWARDS TO PREVENT LIGHT POLLUTION AND EXCESS FLARE IN THE PUBLIC REALM.

ILLUMINATE A ZONE OF A MAXIMUM OF FIVE FEET IN FRONT OF THE GROUND FLOOR FAÇADE FOR ALL ACTIVE FRONTAGES.

KEEP THE MAXIMUM COLOR TEMPERATURE FOR OUTDOOR LIGHTING BELOW 2700 KELVIN, EXCEPT FOR OUTDOOR DECORATIVE LIGHTING FROM NOVEMBER 15 TO JANUARY 15.

SITE LIGHTING NOTES:

1. THE USE OF ENERGY EFFICIENT LIGHTING IS STRONGLY ENCOURAGED.

2. ALL PERMANENT EXTERIOR LIGHT FIXTURES SHALL UTILIZE SHIELDS SO THAT NO BULB IS VISIBLE AND TO ENSURE THAT LIGHT IS DIRECTED TO THE GROUND SURFACE AND DOES NOT SPILL LIGHT ONTO NEIGHBORING PARCELS OR PRODUCE GLARE WHEN SEEN FROM NEARBY HOMES. DECORATIVE LIGHTING FIXTURES ARE PREFERRED FOR SECURITY LIGHTING FIXTURES.

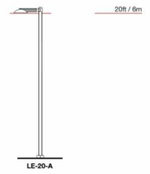
LEO

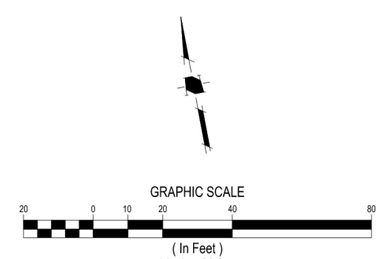
landscapeforms

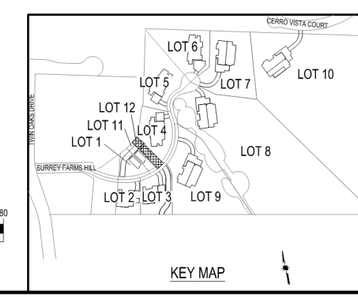
Specification Sheet | LE300

Lens Height and Pole Configuration Selection Guide

Poles are manufactured from seamless aluminum alloy with a flush mounted hand hole cover. Poles are pre-drilled to suit the specified mounting conditions prior to powdercoating, and include flush top pole cap, configured to support installation of ANSI C136.41 twist-lock receptacle when specified. Pole base plate is cast aluminum and includes either a two-piece cast aluminum decorative base cover, or four cast aluminum nut covers. Mounting template and anchor hardware included. Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.







KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 12 | APP #S-24-059

NO	DATE	DESCRIPTION
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510CL - LOT 12.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

CONCEPTUAL LIGHTING PLAN

P1

418510\LA\PLANNING\418510CL - LOT 12.DWG

PLOTTED: 9/15/2025 8:16 AM

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/17/2025

ITEM NO: 1

ADDENDUM

DATE: December 15, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -033 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

Exhibit 28 includes public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Received with this Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

JORGENSON, SIEGEL, McCLURE & FLEGEL, LLP

WILLIAM L. McCLURE
JOHN L. FLEGEL
DAN K. SIEGEL
JENNIFER H. FRIEDMAN
MINDIE S. ROMANOWSKY
GREGORY K. KLINGSPORN
NICOLAS A. FLEGEL
KRISTINA A. FENTON
KIMBERLY J. BRUMMER
CAMAS J. STEINMETZ
PHILIP S. SOUSA
JEFFREY A. SNYDER

BRITTNEY L. STANDLEY
AMELIA S. FORSBERG
LILIAN R. WINTERS
MATTHEW C. DUNLAP

ATTORNEYS AT LAW
1100 ALMA STREET, SUITE 210
MENLO PARK, CALIFORNIA 94025-3392
(650) 324-9300
FACSIMILE (650) 324-0227
www.jsmf.com

OF COUNSEL
KENT MITCHELL
ROBERT D. THOMAS

RETIRED
MARGARET A. SLOAN
DIANE S. GREENBERG
DAVID L. ACH

DECEASED
JOHN D. JORGENSON
(1925-2025)
MARVIN S. SIEGEL
(1936 - 2012)
JOHN R.COSGROVE
(1932 - 2017)

December 15, 2025

Chair and Members of the Los Gatos Planning Commission
Town of Los Gatos, Community Development Department
110 E. Main Street Los Gatos, CA 95030

Via Email to Erin Walters, Senior Planner EWalters@losgatosca.gov

Re: 178 Twin Oaks, Surrey Farms Estates Subdivision Project (Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001)

Dear Chair and Members of the Planning Commission:

This law firm represents Jon Witkin, who owns and resides on the property immediately adjacent to the proposed 178 Twin Oaks, Surrey Farms Estates Subdivision Project ("Project") in the Town of Los Gatos ("Town") hills where he has lived for seventy (70) years since 1955. As shown on the Project's proposed Vesting Tentative Map before you for approval (and excerpted in Exhibit A), five (5) of the proposed twelve (12) residential units would share a property line with my client's property, and therefore Mr. Witkin would be the neighbor most impacted by this Project. Although Planning staff has encouraged the Project applicant to meet with my client and the other neighbors as is customary for proposed developments in the Town, the applicant has blatantly ignored staff's direction.

After reviewing the Project and the Initial Study and Mitigated Negative Declaration for the Project ("IS/MND"), as well as governing state law and applicable Town regulations, we respectfully request that you recommend that the Town Council deny the Project outright on the grounds that: (1) the Project would result in a specific, adverse impact upon the public health or safety pursuant to California Government Code Section 65589.5, Subdivision (d); and (2) the Project egregiously conflicts with nearly all applicable existing objective development regulations the Project is subject

EXHIBIT 28

pursuant to California Government Code Section 65589.5, Subdivision (f) despite its Builder's Remedy status.

If you elect not to recommend that the Town Council deny the Project outright despite its adverse health and safety impacts and conflict with objective local standards, the California Environmental Quality Act ("CEQA") mandates that any further consideration of the Project must be postponed until an Environmental Impact Report ("EIR") is prepared and certified. See our IS/ MND comment letter on behalf of Jon Witkin dated October 9, 2025 (included as Letter 23 in the Responses to Comments Surrey Farms Estates Subdivision Project November 25, 2025 ("Responses to Comments Document") and the IS/ MND comment letter dated October 17, 2025 from the Santa Clara Valley Bird Alliance and the Sierra Club Loma Prieta Chapter attached hereto as Exhibit B (which was not included in the Responses to Comments Document and therefore not addressed by the environmental consultant that prepared the IS/ MND).

Moreover, as explained in those letters and further documented in the third party peer review of the *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California, Prepared By Live Oak Associates, INC* (May 2025) this law firm commissioned from Patrick Kobernus, Principal Biologist of Coast Ridge Ecology, Inc. (Exhibit C), the IS/ MND is deficient for several reasons and inadequate under CEQA. Accordingly, it cannot be relied upon under CEQA to approve the Project.

I. THE PROJECT WOULD RESULT IN SPECIFIC, ADVERSE IMPACTS UPON THE PUBLIC HEALTH OR SAFETY

We recognize that the Town cannot reject the Project unless it can make certain denial findings, one of which is that the project "as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households." (Cal. Gov. Code, Sec. 65589.5, Subdivision (d)(2)).

However, the Project meets this denial finding and therefore should be rejected on this basis. Specifically, it would: (1) impede the surrounding neighborhood's evacuation in the event of a wildfire or other emergency; (2) increase erosion and landslide risk on the Project site and its vicinity; and (3) dramatically increase stormwater runoff and peak flows exposing the surrounding area to risk of flooding and water quality degradation.

A. The Project Would Restrict Evacuations and Emergency Access.

While the IS/MND concludes that the Project will not *physically* interfere with the Town's emergency evacuation routes because it would not result in any substantial modifications to the existing roadway system, the IS/ MND fails to acknowledge that the additional trips generated by this 12-unit project (which exceed VMT thresholds by generating 113 new daily trips not including construction generated trips) will impact the narrow, winding access roads to the Project site. these access roads already experience significant delay and gridlock from trips associated with the existing 70+ homes in the area together with school and beach traffic. (See Jill & Craig Fordyce Letter, pp 30-31 ("Fordyce Letter"), included as Letter 5 in the Responses to Comments

Document and Responses to Comments Document p. 31.) If the proposed 12- unit project is built at the Project site, the traffic burden on the roads will significantly increase, thereby restricting emergency access and evacuation routes for residents within the vicinity of the Project site in the event of a wildfire or other emergency. (Exhibit E, Fordyce Letter, p. 17.) Wildfire is a very real risk as the site lies in a Very High Fire Hazard Severity Zone, which, as acknowledged in the Responses to Comments Document, the IS/MND incorrectly classifies as only a High Fire Hazard Severity Zone. Because these access roads are already congested, there is no feasible method to mitigate this adverse safety impact of the Project without denying or reducing the density of the Project.

B. The Project Would Increase Erosion and Landslide Risk.

The geological hazards of the Project site further pose a specific, adverse impact on public safety. The Project site sits within a County Geologic Hazard Zone with landslide, liquefaction, compressible-soil, and fault-rupture hazards. (IS/MND, pp. 59, 61.) Instead of mitigating these public safety risks, the Project applicant seeks multiple waivers to the Town's Hillside Development Standards and Guidelines which were designed to safeguard the public from these risks. Specifically, the applicant seeks waivers to exceed the maximum allowable grading, thereby undermining slope stability and increasing the likelihood of landslides and erosion in this landslide hazard zone. (See Fordyce Letter, pp. 21-23). Because the Project as proposed seeks these waivers, the health and safety impacts from this increased erosion and landslide risk cannot be feasibly mitigated without denying or reducing the density of the Project.

C. The Project Would Increase Flooding Risk.

The additional 62,224 square feet of impervious surface proposed by the Project also poses a specific adverse impact on public health and safety by dramatically increasing stormwater runoff and peak flows. (Fordyce Letter, p. 23-27; San Francisco Bay Regional Water Quality Control Board Letter included as Letter 1 in the Responses to Comments Document.) Despite this risk, a final erosion-and-sediment control plan has not been prepared, leaving the surrounding area exposed to flooding, topsoil removal, water quality degradation, and the potential failure of the proposed bioretention pond adjacent to Hillbrook School and nearby homes. (*Ibid*.) This adverse health and safety impact caused by adding 62,224 square feet of impervious surface, cannot be feasibly mitigated without denying or reducing the density of the Project.

II. THE PROJECT CONFLICTS WITH APPLICABLE OBJECTIVE DEVELOPMENT STANDARDS

While we recognize that Builder's Remedy projects are not required to obtain Zoning and General Plan amendments, Builder's Remedy projects must nonetheless comply with objective development standards pursuant to California Government Code Section 65589.5, subdivision (f). The Project egregiously fails to comply with nearly all such standards, most of which were designed to protect public health and safety.

The Project as proposed exceeds the following applicable Resource Conservation standards: (i) the permissible density of principal residential units per lot, (ii) the minimum 20-acre lot area;

(iii) maximum permitted height; (iv); maximum floor area; (iv) the minimum front, side, and rear setbacks (See Town Municipal Code, Sec. 29.49.160, 29.40.170, and 29.40.170; Staff Technical Review dated October 27, 2025, p. 6.)

The Project also conflicts with the Hillside Development Standards and Guidelines that apply to the Project site which is in the Hillside Specific Plan Area. Specifically, the Project proposes to build outside the Least Restrictive Development Area and on slopes greater than 30%, in violation of the hillside siting and slope constraints intended to limit grading and avoid hazard areas. (See Staff Technical Review dated October 27, 2025, p. 6)

The Project also conflicts with driveway and parking requirements of the Hillside Specific Plan, conflicts with the Below Market Price Housing Program because it does not meet the standards for the size and location of affordable units, and conflicts with the prohibition against swimming pools on lots with slopes greater than 30%. (Staff Technical Review dated October 27, 2025.)

Moreover, the Project does not comply with minimum roadway width for fire access, and removes 223 protected trees, replanting only 85 trees on site when 551 replacement trees are required. Finally, the Project does not provide the following benefits that are otherwise required by Town Code: (i) sidewalks, a walkway or a path as; (ii) trail easement dedication or the construction of trails; (iii) an open space easement.

The applicant is requesting deviations from these requirements as “concessions and incentives” under State Density Bonus law. However, the Town may decline to grant this request under California Government Code § 65915 (d) if: 1) the concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing; 2) the concession or incentive would result in a “specific adverse impact . . . upon public health and safety or the physical environment which cannot be feasibly mitigated without rendering the development unaffordable to low-income and moderate-income households. No where in the record is it demonstrated that these requested concessions and incentives would result tin identifiable and actual cost reductions to provide for affordable housing, and as discussed above and below, many of these requested concessions and incentives would result in a specific adverse impact upon health and safety and the physical environment which cannot be feasibly mitigated without rendering the development unaffordable.

III. CEQA REQUIRES PREPARATION OF AN EIR BEFORE THE PROJECT CAN BE CONSIDERED FOR APPROVAL; THE IS/MND IS INADEQUATE

If the Planning Commission elects to proceed with consideration of the Project despite the fact that it would result in an adverse health and safety impact and conflicts with objective standards, an EIR must first be prepared in accordance with CEQA because there is substantial evidence in the record that the Project may have a significant adverse impact on the environment, as explained in our IS/MND comment letter dated October 9, 2025 along with the letters submitted by Sierra Club Loma Prieta Chapter, the Santa Clara Valley Bird Alliance and the SF RWQCB.

The Project's Builder's Remedy status does not exempt it from complying with CEQA. (Cal. Gov. Code, Sec. 65589.5(e).) An environmental impact report ("EIR") is required whenever there is a "fair argument" that a project may have a significant effect on the environment—even if there is also substantial evidence to the contrary. (See *No Oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68, 75.) As explained in the aforementioned letters, there is a fair argument supported by evidence in the record, that that the Project may have a significant effect on the environment and therefore an EIR must be prepared before the Project can be approved.

Moreover, as explained in the aforementioned letters, the IS/MND is deficient because it fails to adequately describe the Project, fails to adequately analyze the Project's significant environmental impacts, and many of the mitigation measures proposed to reduce the impacts that are identified patently violate CEQA. As evidenced in the third-party peer review of the *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California, Prepared By Live Oak Associates, INC* (May 2025) this law firm commissioned from Patrick Kobernus, Principal Biologist of Coast Ridge Ecology, Inc. (Exhibit C), the IS/ MND is deficient under CEQA for the following reasons:

(1) It relies on an outdated floristic survey that is over 14 years old;

(2) It fails to address sensitive plant communities potentially present on the project site in accordance with California Department of Fish & Wildlife (CDFW) protocols;

(3) Mitigation Measure 3.3.5a for the Project's impact on Burrowing Owls is inadequate because it does not specify methodology and timing of the pre-construction surveys;

(4) It fails to identify potential impacts to special status amphibian and reptile species and mitigate for these impacts;

(5) It fails to include a habitat assessment of the project site for bats as part of the IS/ MND and the preconstruction surveys required by Mitigation Measure 3.3.6a to address the Project's impact on bats is inadequate;

(6) It fails to include a detailed survey and mapping of active woodrat middens and a woodrat relocation plan;

(7) It fails to identify potential impacts on the western bumble bee, (*Bombus occidentalis*); and Crotch's bumble bee, (*Bombus crotchii*) and mitigate for these impacts; and

(8) Its conclusion that there would be no impact to wildlife corridors is unsupported by the record and it fails to mitigate for these potential impacts.

Accordingly, the IS/ MND is inadequate under CEQA. If the Planning Commission elects to proceed with further consideration of this Project, an EIR must first be prepared and certified for the Project to ensure that the significant impacts of this Project are fully disclosed, analyzed, and mitigated and a full range of alternatives to the Project are identified and analyzed.

V. CONCLUSION

We respectfully request that the Planning Commission recommend that the Town Council deny the Project on the grounds that it would result in a specific, adverse impact upon the public health and safety by (a) impeding the surrounding neighborhood's evacuation in the event of a wildfire or other emergency; (b) significantly increasing erosion and landslide risk on the Project site and its vicinity; and; (c) dramatically increasing stormwater runoff and peak flows, exposing the surrounding area to risk of flooding and water quality degradation.

If you elect not to recommend denial of the Project despite its adverse health and safety impacts, any further consideration of the Project must be postponed until an EIR is prepared is prepared and certified as required by CEQA. As explained in the Coast Ridge Ecology biological peer review set forth in Exhibit B (as well as our letter dated October 9, 2025 and the Sierra Club Loma Prieta Chapter and Santa Clara Valley Bird Alliance IS/ MND comment letter dated October 17, 2025 set forth in Exhibit C), the IS/ MND is deficient and therefore cannot be relied upon under CEQA to approve the Project.

Sincerely,



Camas J. Steinmetz, Esq.

Cc: Gabrielle Whelen, Town Attorney
Joel Paulson, Community Development Director
Sean Mullin, Planning Manager
Client

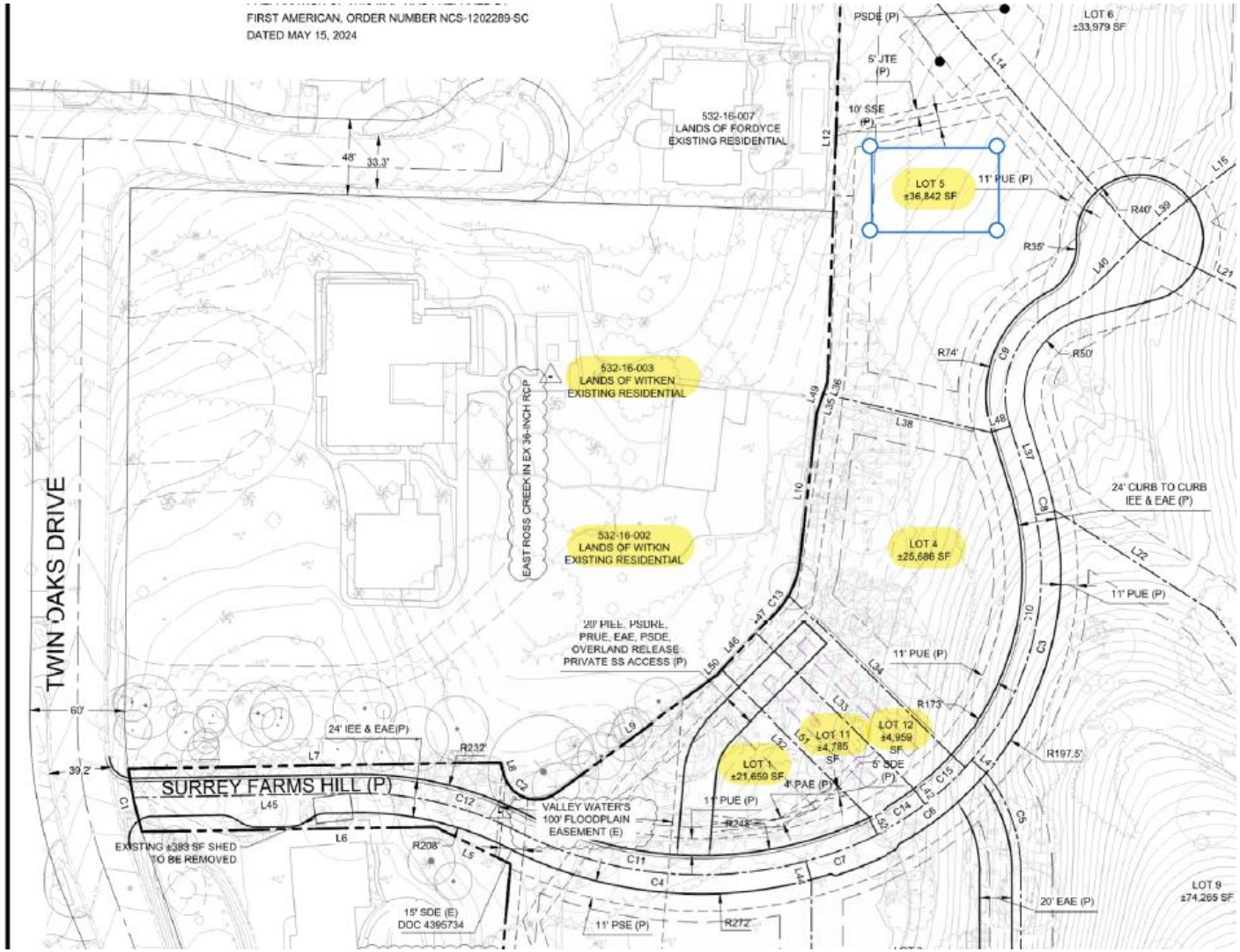
Enclosures: Exhibit A: Vesting Tentative Map Excerpt Showing Proximity of Jon Witkin Property

Exhibit B: Sierra Club Loma Prieta Chapter and Santa Clara Valley Bird Alliance IS/ MND comment letter dated October 17, 2025

Exhibit C: Coast Ridge Ecology Peer Review of the Biological Evaluation Report for 178 Twin Oaks Drive Project

Exhibit A

Project Vesting Tentative Map Excerpt



Erin Walters, Senior Planner
ewalters@losgatosca.gov

Planning Commission
planning@losgatosca.gov

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

October 17, 2025

Subject: Comments on Initial Study/Mitigated Negative Declaration for Surrey Farms Estates (SCH No. 2025090920)

Dear Ms. Walters and Members of the Planning Commission,

The Santa Clara Valley Bird Alliance (SCVBA) and the Sierra Club Loma Prieta Chapter (SCLP) respectfully submit the following comments on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Surrey Farms Estates Subdivision at 178 Twin Oaks Drive. SCVBA is a nonprofit organization dedicated to the protection of birds, other wildlife, and their habitats across Santa Clara County. The Sierra Club mission is to promote the responsible use of the earth's ecosystems and resources.

As conservation organizations with members who live, recreate, and observe wildlife in Los Gatos and the Ross Creek watershed, we have a direct and substantial interest in ensuring full compliance with the California Environmental Quality Act (CEQA). Our long history of engagement in environmental review involving riparian corridors, oak woodlands, and hillside developments reflects our commitment to protecting regional biodiversity and ecological integrity. Given the project's location adjacent to critical habitat and wildlife movement corridors, rigorous environmental review is essential.

Based on our review of the IS/MND and the recent October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), we find substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated. As detailed below, the IS/MND fails to address the jurisdictional status of an on-site ephemeral drainage, potential dewatering of riparian habitat, habitat fragmentation for wildlife, impacts from lighting and collision hazards to birds, and procedural conflicts with CEQA's fair argument standard.

For these reasons, the Town must withdraw the IS/MND and prepare a full Environmental Impact Report (EIR) to ensure adequate environmental review in compliance with CEQA.

Project Overview and Summary of Environmental Concerns

The proposed Surrey Farms Estates project would subdivide approximately 17.5 acres within a hillside area at 178 Twin Oaks Drive, to construct multiple single-family residences, internal roadways, driveways, and associated infrastructure. The site includes oak woodland, sloped topography, and an ephemeral drainage feature that ultimately conveys runoff toward Ross Creek. Despite the project's location within an ecologically sensitive transition zone between existing development and natural hillside habitat, the IS/MND concludes that all potential impacts can be mitigated to less-than-significant levels without the preparation of an Environmental Impact Report (EIR).

However, substantial evidence in the record, including evidence provided in the October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), demonstrates that the project may cause significant environmental impacts that have not been fully evaluated or mitigated. These include, but are not limited to:

- **Hydrologic impacts** to a potentially jurisdictional ephemeral creek, including diversion of contributing stormwater flows that may result in dewatering of riparian vegetation,

- **Loss and fragmentation of biological habitat**, including oak woodland, wildlife corridors, and breeding/nesting habitat for birds, raptors, and pollinators such as Crotch's Bumble Bee,

- **Unaddressed light pollution and bird collision risks** associated with hillside residential development and night lighting at the wildland–urban interface, and

- **Procedural deficiencies under CEQA**, including reliance on deferred mitigation, absence of required agency consultation, and disregard of substantial evidence submitted by a responsible agency.

Under CEQA's "fair argument" standard (Guidelines §§15064, 15065), the existence of substantial evidence supporting a reasonable possibility of significant effects mandates preparation of an EIR. The presence of unresolved agency disagreement, particularly from the RWQCB, a responsible agency with jurisdiction over waters of the State, further compels elevation of environmental review. These omissions provide substantial evidence of a fair argument that the project may have a significant effect on the environment, requiring preparation of an EIR under CEQA Guidelines §§15064 and 15065.

Accordingly, SCVBA and SCLP submit that adoption of a Mitigated Negative Declaration would be legally improper, and that a full Environmental Impact Report is required to analyze, disclose, and mitigate the project's hydrologic, ecological, and cumulative impacts.

I. Hydrology and Waters of the State: Dewatering, Jurisdiction, and RWQCB Conflict

The IS/MND fails to properly evaluate or mitigate significant hydrologic impacts to an on-site ephemeral drainage that is subject to potential jurisdiction by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW). The document relies exclusively on a determination by the U.S. Army Corps of Engineers regarding federal jurisdiction, while omitting State jurisdictional standards under the Porter-Cologne Water Quality Control Act and Fish and Game Code §1602.

A. Unresolved Jurisdiction over Waters of the State

The IS/MND asserts that the on-site ephemeral drainage is "non-jurisdictional," yet it provides no confirmation or concurrence from RWQCB or CDFW. This omission directly conflicts with the RWQCB's October 2025 comment letter, which reiterates the agency's ongoing concern:

> "Ten years after our initial comment letter, we remain concerned that the extent of waters subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife… has not been confirmed… Until jurisdiction is determined, the Project should assume that the ephemeral creek is a water of the State."

Waters of the State are defined independently of federal jurisdiction and include seasonal and ephemeral drainages under the Porter-Cologne Act. Failure to acknowledge jurisdiction of a State-regulated waterway constitutes a procedural and substantive CEQA flaw, as the project may require Waste Discharge Requirements (WDRs) or Clean Water Act §401 certification from RWQCB, and a Lake and Streambed Alteration Agreement (LSAA) from CDFW.

B. Diversion and Dewatering of Riparian Flow

Current site hydrology supports riparian vegetation and wildlife habitat along the ephemeral drainage. The IS/MND proposes bioretention basins and pervious pavements designed to **divert**

stormwater runoff into storm drains, away from the natural drainage. As RWQCB emphasizes:

> "Stormwater runoff that currently supports riparian vegetation along the ephemeral creek would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation, a significant impact to the creek."

The MND does not contain any hydromodification management analysis, despite the Town's obligations under the Municipal Regional Stormwater Permit (MRP). No measures are provided to maintain base flows, protect channel stability, or preserve riparian hydrology.

C. Inconsistency with the Los Gatos General Plan

The Los Gatos General Plan calls for protection of riparian corridors, habitat connectivity, and natural hydrologic functions. An ephemeral creek that supports riparian growth is subject to these protections, and cannot be dismissed without agency consultation or hydrological analysis.

D. Lack of Enforceable Maintenance and Ownership Measures

The IS/MND defers long-term maintenance to a future homeowners' association (HOA), without identifying:

- Responsibility for inspection and repair of stormwater infrastructure,
- Funding mechanisms for hydrologic mitigation, or
- Standards for performance over time.

Deferred mitigation violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits mitigation dependent on undefined future actions.

Conclusion on Hydrology

Because substantial evidence demonstrates the potential for significant hydrologic impacts - including dewatering of a State-regulated waterway - CEQA mandates preparation of an Environmental Impact Report. The IS/MND must be withdrawn or recirculated to address these deficiencies.

II. Bird Collisions with Glass

Bird collisions with glass are one of the leading human-caused sources of bird mortality in North America. Scientists estimate that up to one billion birds die each year in the United States from collisions with buildings and transparent or reflective surfaces. This is not a marginal issue; it is a primary driver in the continent-wide decline of bird populations, including species already stressed by habitat loss, climate change, and drought.

Birds do not perceive glass as a barrier. They see reflected sky or vegetation and attempt to fly through it, or they see a direct line of habitat through a structure and follow a "line of flight", often fatally. While some environmental documents briefly acknowledge reflective glass, a truly protective approach must also address clear glass and see-through conditions, such as parallel glass façades or corridors that create direct flight paths through structures, as well as stand-alone glass elements such as balcony railings.

These features can be especially hazardous in hillside or riparian-edge developments, where migrating and resident birds move through tree canopy or along drainages. Local oak woodland and creek corridors serve as flyways for warblers, thrushes, towhees, and raptors, species that cannot adapt to invisible barriers.

Los Gatos General Plan Recognizes Bird Collision Risk

Importantly, the **Town of Los Gatos 2040 General Plan explicitly acknowledges bird collisions as a serious environmental concern** and commits to requiring safer building design. Under the *Environment and Sustainability Element*, the Town states:

> *"Require new development to increase bird safety by reducing hazardous building and architectural elements, and including bird safe and lighting design."*

The General Plan further anticipates a dedicated **Bird Safety Ordinance** to reduce collisions with windows and regulate hazardous materials and lighting:

> *"Adopt a Bird Safety Ordinance to reduce bird collisions with windows… regulate building design and lighting implementation."*

Despite these commitments, the environmental document does not analyze bird collision hazards nor propose any bird-safe measures for glazing, transparency, or façade design. This absence creates a direct inconsistency between the project and the Town's adopted policy direction.

Architectural Collision Hazards That Must Be Addressed

Basic bird-safe design is especially critical in hillside and riparian-edge developments where migratory routes cross tree canopies and drainages. Hazardous features include:

- **Expansive reflective glass** facing vegetation
- **Parallel or transparent façades** creating "line-of-flight" conditions, and
- **Glass balcony railings, corner glazing, and atriums** that create illusions of open passage

These features are known to cause high-speed bird strikes, a long-term operational impact that CEQA requires agencies to identify and mitigate.

CEQA Requires Addressing Operational Wildlife Mortality

CEQA evaluates not only temporary construction effects but long-term biological impacts from the operation of the built environment. Because bird-glass collision mortality is foreseeable, preventable, and recognized in Town policy, it must be mitigated at the project level through enforceable measures such as patterned glazing, reduced reflectivity, and design alterations to eliminate see-through corridors.

Conclusion

Given the Town of Los Gatos' explicit policy to **"increase bird safety by reducing hazardous building elements,"** it is essential that this project incorporate bird-safe architectural standards. Absent such measures, the project would perpetuate a known and significant source of avoidable wildlife mortality, inconsistent with both CEQA and the Town's own General Plan.

III. Artificial Lighting (ALAN) and Impacts on Wildlife and Ecological Health

Artificial Light at Night (ALAN) poses significant and well-documented impacts on wildlife, ecological function, and human health. While the environmental document discusses lighting only from an aesthetic or glare perspective, the evaluation of lighting impacts on **biological resources**, including migratory birds, nocturnal wildlife, and ecosystems is warranted. Light is not merely a visual issue, it is a biological force that disrupts circadian systems, navigation, foraging, predator-prey behavior, and reproductive timing.

Los Gatos General Plan: Lighting is a Biological Resource Concern

The **Town of Los Gatos 2040 General Plan** expressly recognizes lighting as an environmental impact affecting wildlife, not just visual character. Under the *Environment and Sustainability Element*, the Town directs:

> *"Require the design of building, street, landscape, and parking area lighting to improve safety, energy efficiency,* ***protection of the night skies (dark sky***

***protections), biological resources**, and environmental soundness."*

The General Plan also calls for a **Dark Skies Ordinance** to minimize ecological disruption:

> *"Adopt a Dark Skies Ordinance ... to regulate exterior lighting, skyglow, and impacts to wildlife."*

Despite these adopted policy commitments, the MND does not analyze lighting impacts on wildlife movement, riparian corridors, or nocturnal species. It treats lighting solely in terms of visual compatibility with surrounding homes, overlooking its ecological consequences.

Scientific Basis: Why ALAN Is an Ecological Impact

Peer-reviewed research has shown that nighttime lighting causes the following:

- **Disorients migrating birds**, pulling them off-route into developed areas where collision risk increases,
- **Disrupts circadian hormones** in wildlife and humans by suppressing melatonin,
- **Alters predator–prey dynamics**, favoring some species (rats, crows) over others (owls, bats), and
- **Reduces insect populations**, which cascades upward to birds and bats reliant on them.

Blue-rich light (high CCT LEDs) is especially harmful. The spectral range of 4000–5000K commonly used in development has been linked to higher disorientation and physiological stress in wildlife. Warm-spectrum lighting at **2700 Kelvin or below** significantly reduces ecological disruption.

Location Sensitivity: Hillsides and Riparian Zones

Lighting impacts are particularly severe at the **urban–wildland interface**, such as hillside developments bordering Ross Creek and oak woodland. These areas support nighttime movement of the following:

- Owls (Great Horned, Barn Owl),
- Bats and nocturnal pollinators, and

- Migratory thrushes, warblers, and tanagers navigating by starlight.

General Plan implementation guidance even identifies **riparian corridor lighting** as an ecological concern requiring directional control:

> *"Require careful lighting design in and near natural riparian corridors to direct light away and maximize the distance between nighttime lighting and the corridor."*

This heightened sensitivity is entirely absent in the MND.

Recommended Mitigation – Consistent with General Plan

To comply with CEQA and align with General Plan sustainability goals, outdoor lighting should incorporate the following:

- **Full shielding and downward direction** (no uplight, no spill into habitat),
- **2700K or lower color temperature** to minimize harmful blue light,
- **Automatic shut-off or curfews after 10:00 PM**, except motion-activated security lighting, and
- **No unshielded façade or landscape lighting** near riparian or canopy edges.

Conclusion on Lighting

By omitting wildlife analysis and relying solely on human visual standards, the MND fails to address a documented environmental impact recognized in both science and Town policy. Effective lighting mitigation must protect ecological function, not just visual ambiance. A full EIR is warranted to evaluate operational lighting impacts in this sensitive hillside and riparian environment.

IV. Biological and Wildlife Impacts: Habitat Loss, Fragmentation, and Special-Status Species

The IS/MND fails to adequately assess significant and irreversible impacts to biological resources, including native woodland habitat, wildlife movement corridors, nesting birds, and special-status pollinators. The project lies within a transitional zone between developed hillside residences and the Ross Creek watershed, an area known to support raptors, migratory songbirds, and oak-associated wildlife. The document's reliance on generic pre-construction surveys does not satisfy CEQA's requirements for identification, analysis, and mitigation of long-term habitat impacts.

A. Oak Woodland and Habitat Fragmentation

The project would remove a substantial number of mature coast live oaks and associated understory vegetation. Oak woodlands provide critical foraging, roosting, and nesting habitat for species such as Acorn Woodpecker, American Kestrel, Red-Shouldered Hawk, and multiple migratory warblers. Despite the scale of proposed vegetation clearing, the IS/MND does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface.

Fragmentation of woodland habitat at this location poses long-term ecological consequences, including reduced canopy continuity, loss of acorn mast availability, and disruption of species movement between hillside and riparian zones. CEQA requires disclosure and mitigation of such impacts (Guidelines §15380), which the MND does not provide.

B. Riparian Dependency and Loss of Hydrologic Support

The IS/MND acknowledges the presence of an ephemeral drainage but incorrectly concludes there will be no biological impact. As documented by the RWQCB, the project's stormwater design would redirect runoff away from the drainage, depriving the riparian system of seasonal hydrology:

> "Stormwater runoff that currently supports riparian vegetation… would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation."

The biological effects of hydrologic alteration, loss of vegetative cover, reduced insect prey availability, and increased temperature exposure, were not analyzed.

C. Nesting Birds and Raptors: Inadequate Mitigation

The site supports habitat suitable for breeding birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code §3503. However, the IS/MND proposes only seasonal nest surveys, deferring species protection to future conditions. CEQA prohibits reliance on deferred mitigation in place of substantive analysis. Permanent loss of nesting and roosting habitat is not mitigated by temporal surveying.

Raptor species such as Red-tailed Hawk, Cooper's Hawk, and Great Horned Owl are known to utilize this region. The MND does not analyze displacement, loss of hunting perches, or effects on prey availability.

D. Special-Status Pollinators: Omission of Crotch's Bumble Bee

The IS/MND omits any analysis of special-status invertebrates, including **Crotch's Bumble Bee (Bombus crotchii)**, a California Endangered Species Act (CESA) Candidate species. This omission violates CEQA Guidelines §15380, which requires treatment of candidate species as threatened or endangered. Oak-woodland and chaparral-edge habitats within Santa Clara County are within the known range of this species.

No botanical or pollinator surveys appear to have been conducted.

Conclusion on Biological Impacts

The MND fails to disclose the scale of habitat conversion, analyze biological connectivity, or mitigate for permanent ecological loss. Substantial evidence supports a fair argument that the project may have significant biological impacts, requiring a full Environmental Impact Report.

V. CEQA Procedural Failures: Reliance on an MND is Legally Improper

The IS/MND for Surrey Farms Estates does not comply with the procedural requirements of the California Environmental Quality Act (CEQA). Multiple deficiencies in analysis, consultation, and mitigation demonstrate that reliance on a Mitigated Negative Declaration is legally improper. Under CEQA's "fair argument" standard, the presence of substantial evidence supporting a significant impact mandates preparation of an Environmental Impact Report (EIR).

A. Failure to Apply the Fair Argument Standard

CEQA Guidelines §15064(f)(1) requires an EIR where substantial evidence indicates a project may have a significant effect on the environment, even if the lead agency believes impacts can be mitigated. In this case, expert agency evidence from the RWQCB clearly disputes the MND's conclusions on hydrology and biological impacts. Disagreement among experts requires an EIR, not an MND.

B. Deferral of Mitigation and Absence of Performance Standards

The IS/MND repeatedly defers mitigation to future plans, HOA oversight, or permitting processes, without defining performance standards or enforceable obligations. This violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits reliance on unspecified or future mitigation, particularly where long-term resource impacts are involved (e.g., habitat loss, hydrology modification).

Examples of impermissible deferral include the following:

- Stormwater operation and maintenance left to an undefined HOA,

- Lack of binding commitments to preserve riparian flow or tree canopy, and
- Absence of defined mitigation ratios for habitat or tree removal.

C. Failure to Recirculate After New Substantial Evidence (RWQCB 2025 Letter)

The October 2025 RWQCB comment letter introduces substantial new evidence that the project may significantly impact waters of the State. Under CEQA Guidelines §15088.5, a lead agency must recirculate an environmental document when new information shows the project will result in new or substantially more severe impacts than previously disclosed. The Town did not recirculate, thereby depriving decision-makers and the public of a full review.

D. Misapplication of Housing Laws Does Not Exempt CEQA

While the project appears to invoke the Builder's Remedy provisions under Government Code §65589.5, CEQA remains fully applicable. Housing law does not waive or reduce CEQA review. Courts have consistently held that compliance with CEQA is mandatory and independent of zoning or housing authorization. The IS/MND's approach suggests environmental review is secondary to entitlement, which is legally incorrect.

Conclusion on Procedural Failures

The procedural shortcomings of the IS/MND, combined with substantive omissions in hydrology, biology, and lighting, render it legally indefensible under CEQA. A full Environmental Impact Report (EIR) is required to ensure compliance with state environmental law and to provide accurate assessment, disclosure, and mitigation of the project's impacts.

VI. Conclusion and Request for Preparation of an Environmental Impact Report

For the reasons outlined in the sections above, the Santa Clara Valley Bird Alliance finds that the Initial Study/Mitigated Negative Declaration for the Surrey Farms Estates project is inadequate under CEQA. Substantial evidence in the record, including technical comment from the Regional Water Quality Control Board, demonstrates that the project may cause significant environmental impacts that have not been fully analyzed, disclosed, or mitigated. These include potential dewatering of Waters of the State, permanent loss of biological habitat, wildlife disturbance from lighting, and unmitigated operational effects.

Under CEQA Guidelines §§15064 and 15065, a Mitigated Negative Declaration cannot be adopted where substantial evidence supports a fair argument of significant impact. Furthermore, CEQA Guidelines §15088.5 requires recirculation when new information indicates the potential for new or more severe impacts, as is the case with RWQCB's October 2025 letter.

Accordingly, SCVBA and SCLP respectfully requests the following from the Town of Los Gatos:

1. **Withdraw the Mitigated Negative Declaration**,

2. **Recirculate the environmental document** to incorporate agency concerns and hydrologic and biological analysis, and

3. **Prepare a full Environmental Impact Report (EIR)** that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed.

   The EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat, as required under CEQA.

We appreciate the opportunity to provide these comments and remain available to participate in future consultation, provide biological expertise, and ensure that environmental review for this site reflects the region's ecological values and legal standards. Please include these comments in the administrative record for this project.

Respectfully,

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Bird Alliance

Katja Irvin, AICP
Guadalupe Group Conservation Chair
Sierra Club Loma Prieta Chapter

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

December 8, 2025

Camas J. Steinmetz, Esq.
Jorgenson, Siegel, McClure & Flegel, LLP
1100 Alma Street, Suite 210
Menlo Park, CA 94025

Subject: *Results of Peer Review of Biological Evaluation Report and Related Documents for the 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California.*

Dear Ms. Steinmetz:

This letter documents the results of a third party peer review of the *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California, Prepared By Live Oak Associates, INC* (May 2025). The biological report evaluated the biological resources of a 17.55-acre property (APN 532-16-006) in Los Gatos, California (Project Site). The Project Site is located in an undeveloped hillside area between Cerro Vista Drive on the east, and Twin Oaks Drive on the west, within a residential area of Los Gatos, California.

This peer review consisted of a site visit to view the property from surrounding roads/parcels, and a review of the Biological Resource Evaluation (biological report). Additional documents and natural resource information reviewed as part of this peer review included the following sources:

- *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California*, Prepared By Live Oak Associates, INC (May 23, 2025).
- *Certified Arborist Report, Tree Preservation Plan Project #4185.10, December 15, 2024. Revision 3, Surrey Farms, Los Gatos, CA 95032, APN: 532-16-006.* Prepared by Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services.
- *Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration,* City of Los Gatos (September 2025).
- California Natural Diversity Database (CNDDB)
- California Native Plant Society (CNPS) Rare Plant Inventory
- National Wetlands Inventory
- California Natural Community List (updated Feb 27, 2025)
- CDFW Special Animals List (updated October 2025)

Project Description

The Project Site is a 17.55-acre area that consists primarily of grasslands and oak woodlands with some riparian (streamside) habitats. Existing single-family residences are located in the vicinity of the project site, as well as an existing private school located to the north of the site. The Surrey Farms Estates Subdivision Project (proposed project) would subdivide the project site into 12 residential lots, ranging in size from approximately 0.1-acre to 5.48 acres. The eastern portion of the project site would remain undeveloped. The western slope would be developed with 11 residences, comprised of eight market-rate single family residences and three below market-rate detached row houses. An additional single family

residence would be developed on the hillside's northeastern slope. Access to the project site would be provided through a new private driveway off of Twin Oaks Drive west of the project site, as well as a separate access route to Lot 10 from Cerro Vista Court.[1]

1) Plant Communities and Rare Plants

Rare Plants

The biological report concluded that there are two rare plant species that have the potential to occur on site: Santa Clara red ribbons (*Clarkia concinna ssp. automixa*) and bent flowered fiddleneck (*Amsinckia lunaris*). The report also determined that both of these species were absent based on a floristic survey of the property conducted in 2012 by Wood Biological. As of 2026, the floristic survey would be 14 years old, and an updated floristic survey of the property should be conducted. Most biological reports need to be updated approximately every 5 years, depending on the site, and for habitats dominated by long-lived perennial plants, such as forests, surveys that were not conducted within the previous five years may not adequately represent the current baseline conditions and should be re-conducted (CDFW 2018)[2].

Plant Communities

The biological report lists Mixed Oak Woodland as present on site, which is not considered a Sensitive Plant Community by CDFW. However, there are multiple species of oak trees and sycamores on site that may be considered sensitive communities by CDFW.

There are 204 Valley Oak (*Quercus lobata*) trees on site. Valley Oak woodland is considered a sensitive natural community under CEQA due to its S3 rank[3]. The California Department of Fish and Wildlife maintains a list of Sensitive Natural Communities. Natural Communities with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the environmental review processes of CEQA and its equivalents. For alliances with State ranks of S1-S3, all associations within them are also considered Sensitive.

Based on the tree species identified in the arborist report (McClintock Landscape Horticultural Services, 2024)[4], the following sensitive plant communities are potentially present on the project site (shown below).

There are five plant community associations within two Valley oak Alliances, which are considered Sensitive by CDFW (shown below).

---

[1] Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration, September 2025. https://www.losgatosca.gov/DocumentCenter/Index/2227

[2] Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. State Of California, California Natural Resources Agency, Department of Fish and Wildlife March 20, 2018. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959#:~:text=Use%20of%20Existing%20Surveys&text=Habitats%2C%20such%20as%20grasslands%20or,and%20should%20be%20re%2Dconducted.

[3] State (S) and Global (G) rarity ranks are indicated for Alliances and some Associations; those with ranks of 1-3 are considered Sensitive. California Natural Community List https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive

[4] Certified Arborist Report, Tree Preservation Plan Project #4185.10, December 15, 2024. Revision 3, Surrey Farms, Los Gatos, CA 95032, APN: 532-16-006. Prepared by Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services.

71.035.00 **Valley oak woodland and forest (Alliance) G3 S3**
71.040.05 *Quercus lobata* / grass - Sensitive
71.040.06 *Quercus lobata – Quercus agrifolia* / grass - Sensitive
71.040.18 *Quercus lobata – Quercus douglasii* - Sensitive
71.040.23 *Quercus lobata / Baccharis pilularis – Diplacus aurantiacus* - Sensitive

71.045.00 **Valley oak riparian forest and woodland (Alliance) G3 S3**
71.045.01 *Quercus lobata – Quercus agrifolia / Toxicodendron diversilobum – (Symphoricarpos ssp.)*

There are six California sycamore trees identified on site, and almost all of which are large diameter trees. The California Sycamore – Coast Live Oak Woodland Alliance has six plant community associations that are considered Sensitive by CDFW (shown below).

61.310.00 California sycamore – coast live oak woodlands G3 S3
61.310.02 *Platanus racemosa – Aesculus californica* – Sensitive
61.311.02 *Platanus racemosa – Bromus hordeaceus – Sensitive*
61.311.03 *Platanus racemosa – Annual grass – Sensitive*
61.312.01 *Platanus racemosa – Quercus agrifolia - Sensitive*
61.313.02 *Platanus racemosa – Toxicodendron diversilobum – Sensitive*
61.313.08 *Platanus racemosa – Quercus lobata - Sensitive*

Recommendation for Plant Communities and Rare Plants

An updated floristic survey of the project area should be conducted by a Qualified Botanist(s) that includes an evaluation for both rare plants and sensitive plant communities, following the CDFW 2018 protocols (CDFW 2018).

2) Burrowing Owls

Mitigation Measure 3.3.5a (Pre-construction Surveys) in the biological report states that "*A qualified biologist would conduct a preconstruction survey for burrowing owls following the 2012 CDFW Guidelines or most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction*." The bio report does not provide any additional information on what the 2012 CDFW Guidelines[5], actually require for the survey and this information should have been included in the mitigation measure. In the 2012 CDFW Guidelines, preconstruction surveys are described as "Take Avoidance Surveys". Take Avoidance Surveys are to be conducted using the same methods described for detection surveys in the 2012 CDFW Guidelines, and have very specific methods, and should not be confused with general preconstruction surveys.

Recommendation for Burrowing Owls

Surveys for Burrowing Owls should be conducted according to the CDFW 2012 Guidelines. The method and timing for these surveys from the 2012 Guidelines is provided below:

Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the project site that were identified in the Habitat Assessment and fit the description of habitat in Appendix A. Conduct surveys by walking straight-line

[5] Staff Report on Burrowing Owl Mitigation State of California Natural Resources Agency Department of Fish and Game March 7, 2012. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline

transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey. Care should be taken to minimize disturbance near occupied burrows during all seasons and not to "flush" burrowing owls especially if predators are present to reduce any potential for needless energy expenditure or burrowing owl mortality. Burrowing owls may flush if approached by pedestrians within 50 m (Conway et al. 2003). If raptors or other predators are present that may suppress burrowing owl activity, return at another time or later date for a follow-up survey.

Weather conditions. Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20º C, <12 km/hr winds, and cloud cover is <75% (Conway et al. 2008).

Time of day. Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

3) Special Status Amphibians and Reptiles

The biological report provides determinations (in *Table 2B: Special Status Species that Could Occur In the Project Vicinity*) that the following special status amphibian and reptile species are absent from the site: Santa Cruz black salamander (*Aneides niger*), California tiger salamander (*Ambystoma californiense*), Foothill yellow-legged frog (*Rana boylii*), California giant salamander (*Dicamptodon ensatus*), and northwestern pond turtle (*Actinemys marmorata*), based on lack of suitable (primarily aquatic) habitat. However many of these species use uplands during part of their life cycle, including habitats such as oak woodlands and grasslands that are found on the project site. Also several of these species have been shown to move long distances through upland habitats (in some cases several hundred feet or more), and residing within upland habitats for several months at a time.

In addition, while the report states that the federally listed California red-legged frog (*Rana draytonii*) may use Ross Creek as a movement corridor, the included mitigation measure (*Mitigation Measure 3.3.4a*), requires preconstruction surveys for this species limited to within 50 feet of Ross Creek. This species has been documented to move up to 2 miles from aquatic habitats during dispersal/movement events, and they are known to move through all types of upland terrain and slopes, including the types of habitat present on the project site (Bulger, 1999).[6]

Recommendation for Special Status Amphibian and Reptiles

To determine that a species is absent on a given site, when there is some potential habitat to support the species, requires field surveys by Qualified Biologist(s) to determine presence or absence. While there may be a low likelihood that each of these special status species occurs on the project site, the size of the site (17.55 acres) is substantial, and is partially connected to open space habitats to the south and east of the site. In addition, populations of common amphibians such as California newt (*Taricha torosa*), which could be present on the site, are protected under CEQA. For these reasons, general amphibian and

[6] Bulger, J. B. 1999. Terrestrial activity and conservation of California red-legged frogs (*Rana aurora draytonii*) in forested habitats of Santa Cruz County, California. Prepared for Land Trust of Santa Cruz County.

reptile preconstruction surveys of the entire site should be conducted by a Qualified Biologist(s) prior to any construction/ground disturbance on the site.

4) Bats

Mitigation Measure 3.3.6a in the biological report states that "*A habitat assessment should be conducted to identify trees which support potentially suitable roosting habitat for bats. This can be conducted at any time of year and we recommend it is completed well in advance of the construction start date.*" This mitigation measure is vague, and should specify how far in advance the bat habitat assessment survey should be completed. Furthermore, the project site has over 670 trees, including a high number of oak and sycamore trees on the property which are preferred trees for roosting bats due to the high frequency of suitable cavities for bats. In addition, the pallid bat (*Antrozous pallidus*) a California species of special concern, among others, is thought to be associated with oak woodlands (Pierson and Rainey, 2007)[7], and has been documented to occur approximately 2.5 miles east of the site (CNDDB, 2025).

Recommendation for Bats

The habitat assessment of the project site for bats should be conducted as part of the CEQA review of the project, rather than included as a preconstruction survey prior to development, due to the high potential for roosting bats on site. The habitat assessment survey should be conducted by a Qualified Biologist(s), and based on these findings, follow up emergence (nighttime) surveys during the bat maternity season (March 1 to October 15) may be necessary. If it is determined that a bat roost is present, CDFW should be consulted and a bat exclusion and mitigation plan should be prepared that is reviewed and approved by CDFW prior to implementation.

5) San Francisco Dusky-Footed Woodrat

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) is a California species of special concern. Middens (nests) of this species were documented within the oak woodlands of the project site, and the property provides suitable habitat for this species. Mitigation Measure 3.3.7b in the biological report provides measures to minimize impacts to San Francisco dusky-footed woodrats, however the location of the middens was not provided in the biological report, and the site may provide habitat for several middens. Development of the site could impact the woodrat population in the area, and therefore more detailed information on the number of middens and their location is warranted.

Recommendation for San Francisco Dusky-Footed Woodrat

Due to the presence (and potential abundance of San Francisco dusky-footed woodrats on the project site) it is recommended that a more detailed survey and mapping of active woodrat middens should be conducted and a woodrat relocation plan should be prepared by a Qualified Biologist(s) and reviewed and approved by CDFW prior to implementation.

[7] Bat Distribution in the Forested Region Of Northwestern California. Prepared By Elizabeth D. Pierson, California Department of Fish and Game and William E. Rainey, Ph.D. Wildlife Management Division Contract #FG-5123-WM November 2007. https://www.nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=3835

6) Bumblebees/ Invertebrates)

Two special status bumble bee species are evaluated in the biological report: western bumble bee, (*Bombus occidentalis*); and Crotch's bumble bee, (*Bombus crotchii*). They are shown in Table 2B: *Special Status Species that Could Occur In the Project Vicinity* and were determined to be absent from the project site. However habitat types present on the project site (grassland) are utilized by both of these species. Additional special status invertebrates that were not included in Table 2B, that have some potential for presence include obscure bumblebee (*Bombus caliginosus*), and large marble butterfly (*Euchloe ausonides*).

The USFWS is currently reviewing a petition from the Xerces Society for Invertebrate Conservation, requesting that the large marble butterfly (*Euchloe ausonides*) be listed as a Threatened species and the large marble type subspecies (*Euchloe ausonides ausonides*) be listed as an Endangered species under the Act.[8] Habitat for the large marble butterfly includes grasslands and open meadows along with streamsides, berms, beaches, canyons, montane slopes, and weedy flats. Feeds on plants of the mustard family.

The obscure bumble bee (*Bombus caliginosus*) is known to inhabit the grasslands and has been reported to nest underground in rodent burrows, in structures, or in decaying wood. This species is also difficult to distinguish from the more common yellow-faced bumblebee (*Bombus vosnesenskii*) and may be undocumented where present[9].

Recommendation for Bumble bees / Invertebrates

Prior to any construction/ground disturbance on the site, a bumble bee survey and large marble habitat assessment should be conducted by a Qualified Biologist(s). Background information research should include citizen scientist data iNaturalist and Bumble Bee Watch as well as the CNDDB. If these species are detected on site, appropriate mitigation measures should be determined based on consultation with the US Fish and Wildlife Service.

7) Wildlife Movement Corridors

The biological report concludes that there would be no impact to wildlife corridors, however it does not include information on whether fencing (a potential wildlife movement barrier) will be installed or will be restricted from use on the site. In section *3.3.9 Impacts to Wildlife Movement Corridors,* the report concludes that *"Local urban species currently traversing the site for regular and dispersal movements would still be expected to cross the site post-build-out'.. and..."post build-out impacts to movement corridors for local wildlife are less-than significant."*

[8] Department of the Interior Fish and Wildlife Service ,50 CFR Part 17 [FXES1111090FEDR–256–FF09E21000] Endangered and Threatened Wildlife and Plants; 90-Day Findings for Eight Species. January 21, 2025. https://www.govinfo.gov/link/fr/90/7038

[9] A Petition to the State of California Fish and Game Commission to List Four Bumble Bees as Endangered under the California Endangered Species Act, Xerces Society, October 16, 2018. https://www.xerces.org/publications/policy-position-statements/petition-to-state-of-california-fish-and-game-commission-tohttps://www.xerces.org/publications/policy-position-statements/petition-to-state-of-california-fish-and-game-commission-to

Recommendation for Wildlife Movement Corridors

The biological report should be amended, or a stand-alone document provided, that describes the measures that would be implemented to prevent impacts to movement of local urban wildlife species currently traversing the site.

If you have any questions or require further information, please contact me.

Sincerely,

Patrick Kobernus
Principal Biologist
CRE LLC

From: William Meleyco [redacted]
Sent: Monday, December 15, 2025 10:44 AM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: 'William Meleyco' <[redacted]
Subject: Planning Letter Meleyco 12 15 2025

[EXTERNAL SENDER]

Erin – please include this letter with regards to comments for the Twin Oaks Proposed Development.

Thank You

Bill Meleyco

Date: December 14, 2025

To:
Town of Los Gatos Planning Commission
Los Gatos Town Council
110 E. Main Street
Los Gatos, CA 95030

Re: Opposition to Proposed Twin Oaks Development – Builder's Remedy Application

Dear Planning Commissioners,

I am writing as a concerned resident and immediate neighbor regarding the proposed 12-home development on approximately 18 acres directly behind my property. I urge you to deny this project on the grounds of significant environmental, health and safety, and legal compliance concerns. My family has lived at [redacted] Longmeadow for 42 years. We have been very surprised that all throughout this process and the previous proposals for this property we have NEVER been approached by the Applicant or any of their experts.

Zoning, Land Use, and Legislative Context

The property is zoned Resource Conservation (RC) and designated for agricultural use. It is mapped within the Hillside Overlay Area, the high Wildland-Urban Interface (WUI) fire hazard zone, and a known landslide zone. The Town's RC zoning and General Plan, as well as applicable hillside

standards, exist precisely to protect the public and the land from inappropriate, high-impact development.

While California's Builder's Remedy provision (as amended by SB 330 and AB 1893) allows developers to proceed when a certified housing element is absent, it DOES NOT allow projects to bypass objective local standards that safeguard public health and safety or to ignore clear local affordable housing requirements.

Health and Safety: Fire, Landslide, and Emergency Access

This parcel is in a high-risk fire zone with one-way-in, one-way-out access. The proposal appears not to provide adequate emergency vehicle access or turnarounds as required by the Santa Clara County Fire Department and Town objective safety standards. The project also falls within a mapped landslide risk zone, raising urgent life-safety concerns in the event of slope disturbance due to grading, construction, or post-development drainage changes. The drainage plan for this development CREATES 62,000 square feet of impervious surface which will directly add additional water into the existing catch basin located on the rear corner of our property. This basin during heavy rains is already at 80% capacity and will certainly overflow with the increased demand. We will be flooded. Additionally the developers proposal of a water retention pond behind our property will make the situation worse it will allow additional water to seep into the ground where it will reemerge in our back yard. Our yard is approximately 6 feet lower than the bottom of the proposed pond. We already have standing water during wet weather and have had to install a drainage system which keeps our back yard dry but still soft during the SUMMER months. We will surely be flooded. These are not hypothetical: they are measurable, documented threats, meriting the fullest environmental review—not the shortcut of a Mitigated Negative Declaration (IS/MND) reliant on incomplete, outdated and a NON CERTIFIED EIR.

Environmental Impact: Wildlife, Open Space, and Water Resources

The land is a vital ecological corridor and supports diverse wildlife, mature trees, and sensitive habitats.

The arborist report indicates that there are 630 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement trees. Applicant proposes to plant only 85 replacement trees and pay in-lieu fees for the remainder. As an example, Located directly behind our home within lot 6 of the Development are 7 of these protected trees. They also provide sound, privacy and light screening from the Cerro Vista homes above us. The Applicants reasoning for removing these trees is : "The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the director or deciding body that there are no reasonable

alternatives to preserve the tree." I can't disagree with this reasoning more. These trees are located along the side of the property lines and do not interfere with any proposed construction.

I would also draw your attention to the applicants plans page "Birdseye Aerial Rendering, page GO.3, of the labeled Architectural Set - Tentative Map/ Master plan where they represent that betweens Lots 5 & 6 and my home and the Fordyce home (189 & 191 Longmeadow) there will be approximately 35 trees and according to the specific plans of these lots ONLY 8 Trees are actually planed.

Additionally, development in this hillside and riparian area threatens water quality, increases downstream flood/pollution risk, and directly impacts the broader open-space character and environmental integrity of the town. The property's removal from the Williamson Act for conservation should not open the door to luxury speculation at the expense of community and environment. Ross Creek, which runs thru Hillbrook School is immediately downstream from The Proposed Project and will be greatly affected by the increased water flow.

Inadequacy of Environmental Review (IS/MND Tiering)

The Initial Study/Mitigated Negative Declaration (IS/MND) relies on a previous, uncertified EIR and fails to fully assess the current cumulative impacts and site-specific hazards. Objective review and "tiering" from a non-certified EIR cannot credibly ensure public safety or mitigate new/appreciably different project impacts. We ask, for the record, for detailed disclosure of all environmental documents, baseline assumptions, and reliance points, and for a NEW full Environmental Impact Report (EIR) to be conducted by the Town's independent consultants.

Legal and Procedural Deficiencies

- The grouping and reduced size of affordable homes violate Los Gatos BMP program guidelines and California's fair housing intent.
- The project's claimed economic "infeasibility" to meet Town standards must be independently substantiated. Moving units or requiring compliance with BMP and objective safety/health requirements does NOT in itself make a project infeasible under state law.
- The sudden 13% increase in development size relative to previous applications further highlights concerns about speculative, piecemeal review and "gaming" of procedural rules as flagged by Council and neighbors.

Public Interest and Community Good

Approving a project of large, luxury homes with minimal, isolated "affordable" units neither achieves the spirit of Builder's Remedy nor addresses the region's actual housing need for teachers, first responders, and working families. It is deeply concerning that community control and environmental protection would be set aside to advance a proposal that is so misaligned with Los Gatos's General Plan and the long-established values of this community.

The project sites all affordable units together in one corner of the development. The Town's own Below Market Price (BMP) guidelines, require affordable homes to be spread throughout the project and be of similar size and quality to the market-rate units. Exempting the project from BMP standards would undermine the intended public good of affordable housing.

Request for Action

- Deny the project *pending completion of a full EIR and objective demonstration tha*t all health, safety, and environmental standards are met. Do not approve this based on Reports and Findings that are "to come" later after the projects approval.
- Enforce Los Gatos's BMP requirements regarding the distribution and comparability of affordable units.
- Require the applicant to provide comprehensive traffic, fire, evacuation, and wildlife corridor studies conducted by Town-retained, independent experts.
- Grant NO exceptions.

Thank you for your careful consideration and for your ongoing stewardship of Los Gatos's safety, environment, and integrity.

Respectfully,

William and Kathy Meleyco

[redacted]

Los Gatos, CA 95032

[redacted]

◀ Mail 12:35 PM Sat Dec 13
losgatosca.gov
46%



PLANNING APPLICATION - LOT 6 (S-24-028) ARCHITECTURAL SUBMITTAL

OUR TEAM:

Applicant: Larry Dodge
Contact: Jim Foley
223 W. Main St, Los Gatos, CA 95030
408.813.7490

Architect: PLATFORM
Architecture+Planning
Contact: Chris Hall
chris@platformdw.com
1804 5th St
Berkeley, CA 94710
415.658.1723

Civil: HMH Engineers
Contact: Deena Morsilli
1570 Oakland Rd, San Jose, CA 95131
669.221.7817

Landscape: HMH Landscape
Contact: Shawn Taylor
1570 Oakland Rd, San Jose, CA 95131
408.487.2200

PROJECT DESCRIPTION / DATA:

Site Area: 17.55 acres
APN: 532-16-006
General Plan Landuse: AG

Proposed Project:

12 Lot Subdivision consisting of the following:
3 BMR units detached on 3 proposed lots
9 Proposed Market Rate Homes on proposed lots

Lot 6 is a proposed as market rate and part of the 12 lot subdivision. See Civil Title Pg 1.0 for detailed Project Data.

SHEET INDEX:

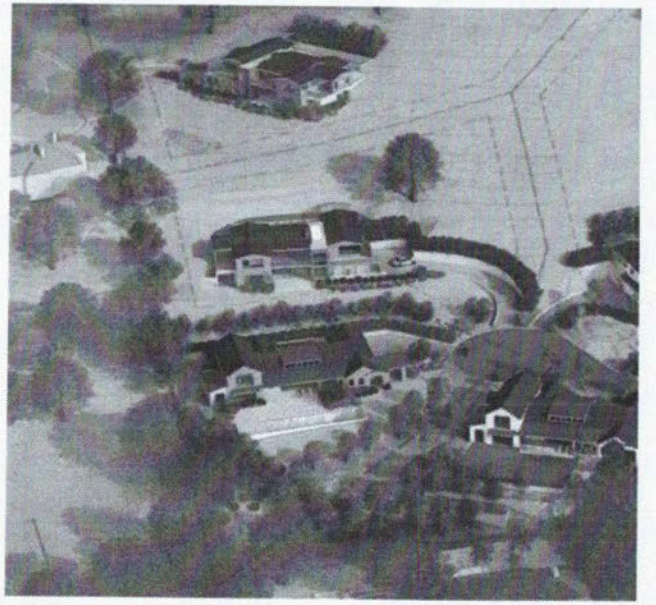
G0	Title Page / Project Info
G1.0	Existing Site Photos
A1.1	Site Plan and Ground Floor Plan
A1.2	Ground Floor Plan
A1.3	2nd Floor Plan
A2.1	Elevations / Color & Materials
A2.2	Elevations / Color & Materials
A3.0	Building Sections
A3.1	Street Elevations / Site Sections
A4.1	Shadow Analysis

LOCATION PLAN: (1)



VICINITY MAP: (1)





PLATFORM
architecture / planning / research

SURREY FARMS
Los Gatos, CA

Title Page PG **G0**

SB 330 Final Application Re-Submittal - **July 29th, 2025**

mccmeetingspublic.blob.core.usgovcloudapi.net



TFORM

SURREY FARMS

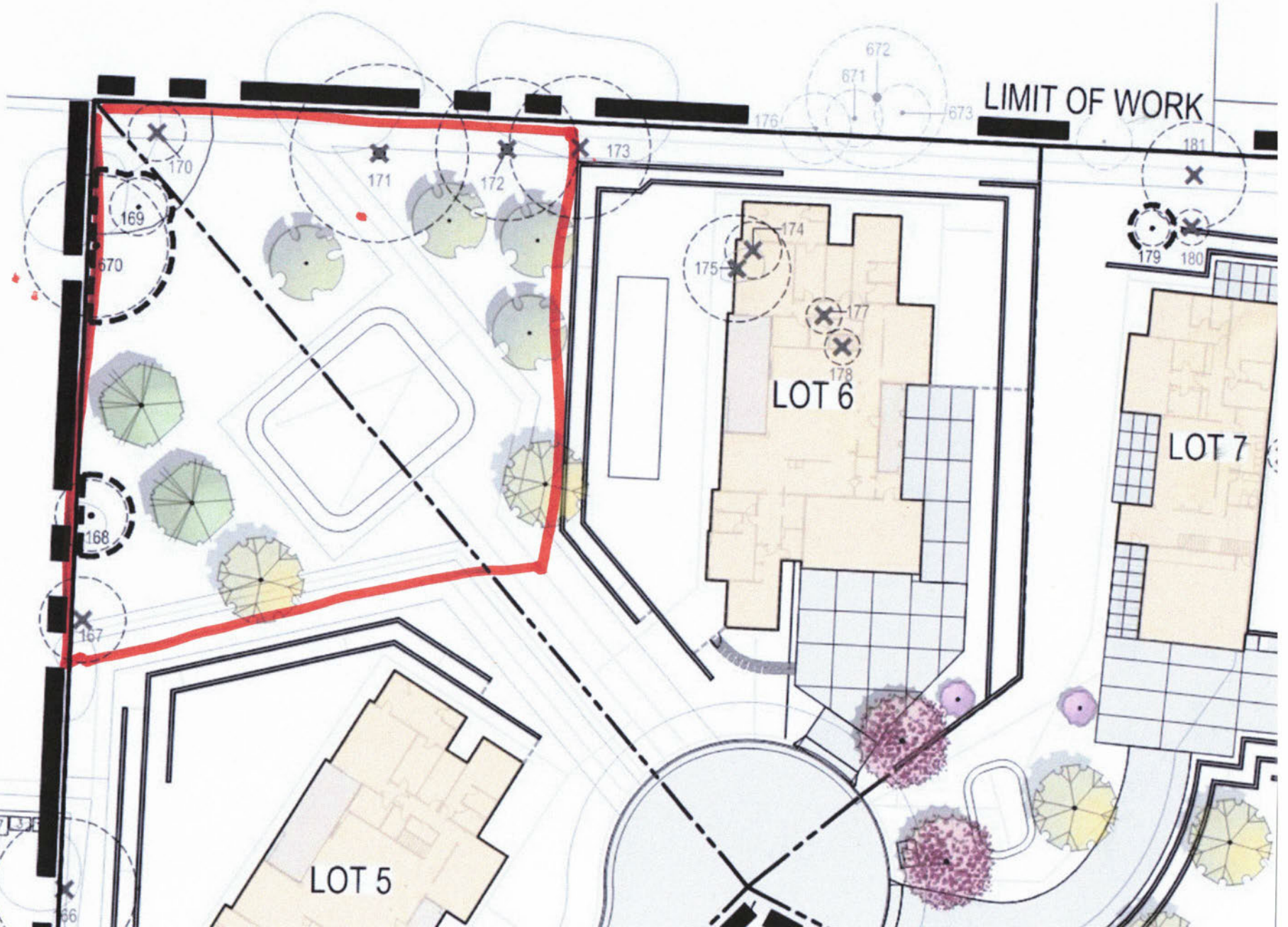
Los Gatos, CA

Birseye Aerial Rendering PG G

SB 330 Final Application Re-Submittal - July 2

mccmeetingspublic.blob.core.usgovcloudapi.net




LIMIT OF WORK
LOT 5
LOT 6
LOT 7
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
670
671
672
673

William Meleyco

[redacted]

Los Gatos, California 95032-5655

Date: December 14, 2025

To:
Town of Los Gatos Planning Commission
Los Gatos Town Council
110 E. Main Street
Los Gatos, CA 95030

Re: Opposition to Proposed Twin Oaks Development – Builder's Remedy Application

Dear Planning Commissioners,

I am writing as a concerned resident and immediate neighbor regarding the proposed 12-home development on approximately 18 acres directly behind my property. I urge you to deny this project on the grounds of significant environmental, health and safety, and legal compliance concerns. My family has lived at [redacted] Longmeadow for 42 years. We have been very surprised that all throughout this process and the previous proposals for this property we have NEVER been approached by the Applicant or any of their experts.

Zoning, Land Use, and Legislative Context

The property is zoned Resource Conservation (RC) and designated for agricultural use. It is mapped within the Hillside Overlay Area, the high Wildland-Urban Interface (WUI) fire hazard zone, and a known landslide zone. The Town's RC zoning and General Plan, as well as applicable hillside standards, exist precisely to protect the public and the land from inappropriate, high-impact development.

While California's Builder's Remedy provision (as amended by SB 330 and AB 1893) allows developers to proceed when a certified housing element is absent, it DOES NOT allow projects to bypass objective local standards that safeguard public health and safety or to ignore clear local affordable housing requirements.

Health and Safety: Fire, Landslide, and Emergency Access

[redacted]

William Meleyco

[redacted]

Los Gatos, California 95032-5655

This parcel is in a high-risk fire zone with one-way-in, one-way-out access. The proposal appears not to provide adequate emergency vehicle access or turnarounds as required by the Santa Clara County Fire Department and Town objective safety standards. The project also falls within a mapped landslide risk zone, raising urgent life-safety concerns in the event of slope disturbance due to grading, construction, or post-development drainage changes. The drainage plan for this development CREATES 62,000 square feet of impervious surface which will directly add additional water into the existing catch basin located on the rear corner of our property. This basin during heavy rains is already at 80% capacity and will certainly overflow with the increased demand. We will be flooded. Additionally the developers proposal of a water retention pond behind our property will make the situation worse it will allow additional water to seep into the ground where it will reemerge in our back yard. Our yard is approximately 6 feet lower than the bottom of the proposed pond. We already have standing water during wet weather and have had to install a drainage system which keeps our back yard dry but still soft during the SUMMER months. We will surely be flooded. These are not hypothetical: they are measurable, documented threats, meriting the fullest environmental review—not the shortcut of a Mitigated Negative Declaration (IS/MND) reliant on incomplete, outdated and a NON CERTIFIED EIR.

Environmental Impact: Wildlife, Open Space, and Water Resources

The land is a vital ecological corridor and supports diverse wildlife, mature trees, and sensitive habitats.

The arborist report indicates that there are 630 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement trees. Applicant proposes to plant only 85 replacement trees and pay in-lieu fees for the remainder. As an example, Located directly behind our home within lot 6 of the Development are 7 of these protected trees. They also provide sound, privacy and light screening from the Cerro Vista homes above us. The Applicants

[redacted]

William Meleyco

[redacted]

Los Gatos, California 95032-5655

reasoning for removing these trees is : "The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the director or deciding body that there are no reasonable alternatives to preserve the tree." I can't disagree with this reasoning more. These trees are located along the side of the property lines and do not interfere with any proposed construction.

I would also draw your attention to the applicants plans page "Birdseye Aerial Rendering, page GO.3, of the labeled Architectural Set - Tentative Map/ Master plan where they represent that betweens Lots 5 & 6 and my home and the Fordyce home (189 & 191 Longmeadow) there will be approximately 35 trees and according to the specific plans of these lots ONLY 8 Trees are actually planed.

Additionally, development in this hillside and riparian area threatens water quality, increases downstream flood/pollution risk, and directly impacts the broader open-space character and environmental integrity of the town. The property's removal from the Williamson Act for conservation should not open the door to luxury speculation at the expense of community and environment. Ross Creek, which runs thru Hillbrook School is immediately downstream from The Proposed Project and will be greatly affected by the increased water flow.

Inadequacy of Environmental Review (IS/MND Tiering)

The Initial Study/Mitigated Negative Declaration (IS/MND) relies on a previous, uncertified EIR and fails to fully assess the current cumulative impacts and site-specific hazards. Objective review and "tiering" from a non-certified EIR cannot credibly ensure public safety or mitigate new/appreciably different project impacts. We ask, for the record, for detailed disclosure of all environmental documents, baseline assumptions, and reliance points, and for a NEW full Environmental Impact Report (EIR) to be conducted by the Town's independent consultants.

Legal and Procedural Deficiencies

[redacted]

William Meleyco

[redacted]

Los Gatos, California 95032-5655

- The grouping and reduced size of affordable homes violate Los Gatos BMP program guidelines and California's fair housing intent.
- The project's claimed economic "infeasibility" to meet Town standards must be independently substantiated. Moving units or requiring compliance with BMP and objective safety/health requirements does NOT in itself make a project infeasible under state law.
- The sudden 13% increase in development size relative to previous applications further highlights concerns about speculative, piecemeal review and "gaming" of procedural rules as flagged by Council and neighbors.

Public Interest and Community Good

Approving a project of large, luxury homes with minimal, isolated "affordable" units neither achieves the spirit of Builder's Remedy nor addresses the region's actual housing need for teachers, first responders, and working families. It is deeply concerning that community control and environmental protection would be set aside to advance a proposal that is so misaligned with Los Gatos's General Plan and the long-established values of this community.

The project sites all affordable units together in one corner of the development. The Town's own Below Market Price (BMP) guidelines, require affordable homes to be spread throughout the project and be of similar size and quality to the market-rate units. Exempting the project from BMP standards would undermine the intended public good of affordable housing.

Request for Action

- Deny the project *pending completion of a full EIR and objective demonstration that* all health, safety, and environmental standards are met. Do not approve this based on Reports and Findings that are "to come" later after the projects approval.

[redacted]

William Meleyco

[redacted]

Los Gatos, California 95032-5655

- Enforce Los Gatos's BMP requirements regarding the distribution and comparability of affordable units.
- Require the applicant to provide comprehensive traffic, fire, evacuation, and wildlife corridor studies conducted by Town-retained, independent experts.
- Grant NO exceptions.

Thank you for your careful consideration and for your ongoing stewardship of Los Gatos's safety, environment, and integrity.

Respectfully,

William and Kathy Meleyco

[redacted]

Los Gatos, CA 95032

[redacted]

[redacted]

mccmeetingspublic.blob.core.usgovcloudapi.net



ATFORM
Architecture / planning / research

SURREY FARMS
Los Gatos, CA

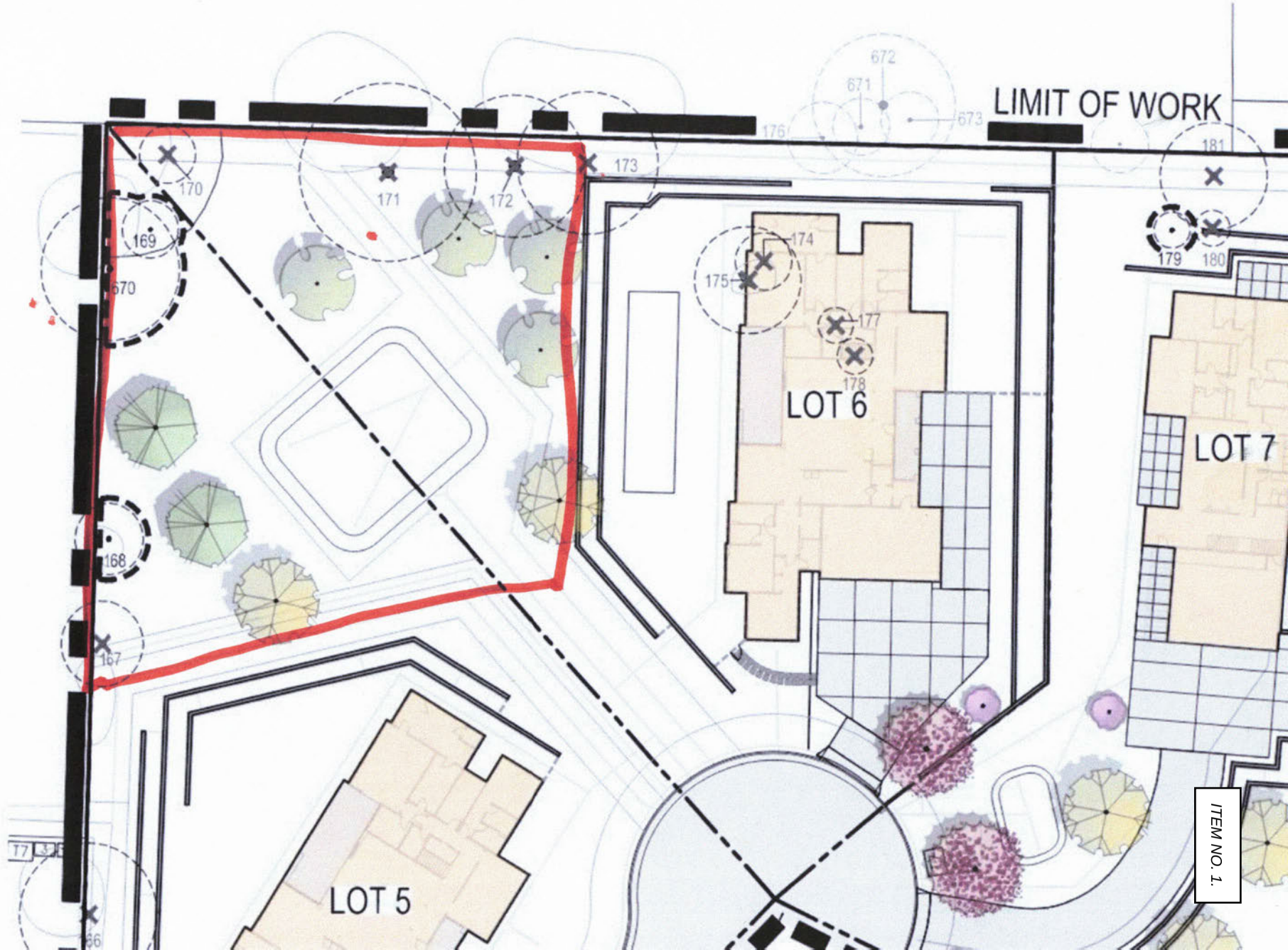
Birseye Aerial Render

PG

SB 330 Final Applica bmittal - J



mccmeetingspublic.blob.core.usgovcloudapi.net


LIMIT OF WORK
LOT 5
LOT 6
LOT 7
672
671
673
176
173
170
171
172
169
670
174
175
177
178
179
180
181
168
167
T7

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/17/2025

ITEM NO: 1

ADDENDUM 2

DATE: December 16, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -033 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

A Responses to Comments document was prepared in response to comment letters received during the public review period of the Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration (IS/MND) (Exhibit 13). After the close of the public review period, the Town received one comment letter authored by the Santa Clara Valley Bird Alliance (SCVBA) and Sierra Club Loma Prieta Chapter (SCLP). Exhibit 29 provides responses to the SCVBA and SCLP letter dated October 17, 2025.

Exhibit 30 includes public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Received with this Addendum Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

RESPONSES TO VALLEY BIRD ALLIANCE AND SIERRA CLUB LOMA PRIETA CHAPTER LETTER

INTRODUCTION

A Responses to Comments document was prepared in response to comment letters received during the public review period of the Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration (IS/MND). The Town of Los Gatos received one comment letter after the close of the public review period. The late letter was authored by the Santa Clara Valley Bird Alliance (SCVBA) and Sierra Club Loma Prieta Chapter (SCLP).

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Therefore, pursuant to CEQA and additionally because the letter was not received during the public comment period for the IS/MND, written responses to the SCVBA and SCLP letter are not required. Nonetheless, at the Town's request, Raney has prepared the following written responses to the late SCVBA and SCLP letter for the record.

The comment letter has been bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number. The response to each comment will reference the comment number.

CEQA Guidelines Section 15073.5 states the following regarding recirculation requirements for negative declarations:

> (c) Recirculation is not required under the following circumstances:
>
> (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
>
> (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
>
> (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
>
> (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Based on the above, and the substantial evidence provided in the below responses to comments, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted.

Erin Walters, Senior Planner
ewalters@losgatosca.gov

Planning Commission
planning@losgatosca.gov

Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

October 17, 2025

Subject: Comments on Initial Study/Mitigated Negative Declaration for Surrey Farms Estates (SCH No. 2025090920)

Dear Ms. Walters and Members of the Planning Commission,

The Santa Clara Valley Bird Alliance (SCVBA) and the Sierra Club Loma Prieta Chapter (SCLP) respectfully submit the following comments on the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the proposed Surrey Farms Estates Subdivision at 178 Twin Oaks Drive. SCVBA is a nonprofit organization dedicated to the protection of birds, other wildlife, and their habitats across Santa Clara County. The Sierra Club mission is to promote the responsible use of the earth's ecosystems and resources.

1

As conservation organizations with members who live, recreate, and observe wildlife in Los Gatos and the Ross Creek watershed, we have a direct and substantial interest in ensuring full compliance with the California Environmental Quality Act (CEQA). Our long history of engagement in environmental review involving riparian corridors, oak woodlands, and hillside developments reflects our commitment to protecting regional biodiversity and ecological integrity. Given the project's location adjacent to critical habitat and wildlife movement corridors, rigorous environmental review is essential.

1 cont.

Based on our review of the IS/MND and the recent October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), we find substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated. As detailed below, the IS/MND fails to address the jurisdictional status of an on-site ephemeral drainage, potential dewatering of riparian habitat, habitat fragmentation for wildlife, impacts from lighting and collision hazards to birds, and procedural conflicts with CEQA's fair argument standard.

For these reasons, the Town must withdraw the IS/MND and prepare a full Environmental Impact Report (EIR) to ensure adequate environmental review in compliance with CEQA.

Project Overview and Summary of Environmental Concerns

The proposed Surrey Farms Estates project would subdivide approximately 17.5 acres within a hillside area at 178 Twin Oaks Drive, to construct multiple single-family residences, internal roadways, driveways, and associated infrastructure. The site includes oak woodland, sloped topography, and an ephemeral drainage feature that ultimately conveys runoff toward Ross Creek. Despite the project's location within an ecologically sensitive transition zone between existing development and natural hillside habitat, the IS/MND concludes that all potential impacts can be mitigated to less-than-significant levels without the preparation of an Environmental Impact Report (EIR).

However, substantial evidence in the record, including evidence provided in the October 2025 comment letter from the San Francisco Bay Regional Water Quality Control Board (RWQCB), demonstrates that the project may cause significant environmental impacts that have not been fully evaluated or mitigated. These include, but are not limited to:

- **Hydrologic impacts** to a potentially jurisdictional ephemeral creek, including diversion of contributing stormwater flows that may result in dewatering of riparian vegetation,
- **Loss and fragmentation of biological habitat**, including oak woodland, wildlife corridors, and breeding/nesting habitat for birds, raptors, and pollinators such as Crotch's Bumble Bee,
- **Unaddressed light pollution and bird collision risks** associated with hillside residential development and night lighting at the wildland–urban interface, and
- **Procedural deficiencies under CEQA**, including reliance on deferred mitigation, absence of required agency consultation, and disregard of substantial evidence submitted by a responsible agency.

1 cont.

Under CEQA's "fair argument" standard (Guidelines §§15064, 15065), the existence of substantial evidence supporting a reasonable possibility of significant effects mandates preparation of an EIR. The presence of unresolved agency disagreement, particularly from the RWQCB, a responsible agency with jurisdiction over waters of the State, further compels elevation of environmental review. These omissions provide substantial evidence of a fair argument that the project may have a significant effect on the environment, requiring preparation of an EIR under CEQA Guidelines §§15064 and 15065.

Accordingly, SCVBA and SCLP submit that adoption of a Mitigated Negative Declaration would be legally improper, and that a full Environmental Impact Report is required to analyze, disclose, and mitigate the project's hydrologic, ecological, and cumulative impacts.

I. Hydrology and Waters of the State: Dewatering, Jurisdiction, and RWQCB Conflict

The IS/MND fails to properly evaluate or mitigate significant hydrologic impacts to an on-site ephemeral drainage that is subject to potential jurisdiction by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW). The document relies exclusively on a determination by the U.S. Army Corps of Engineers regarding federal jurisdiction, while omitting State jurisdictional standards under the Porter-Cologne Water Quality Control Act and Fish and Game Code §1602.

A. Unresolved Jurisdiction over Waters of the State

2

The IS/MND asserts that the on-site ephemeral drainage is "non-jurisdictional," yet it provides no confirmation or concurrence from RWQCB or CDFW. This omission directly conflicts with the RWQCB's October 2025 comment letter, which reiterates the agency's ongoing concern:

> "Ten years after our initial comment letter, we remain concerned that the extent of waters subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife… has not been confirmed… Until jurisdiction is determined, the Project should assume that the ephemeral creek is a water of the State."

Waters of the State are defined independently of federal jurisdiction and include seasonal and ephemeral drainages under the Porter-Cologne Act. Failure to acknowledge jurisdiction of a State-regulated waterway constitutes a procedural and substantive CEQA flaw, as the project may require Waste Discharge Requirements (WDRs) or Clean Water Act §401 certification from RWQCB, and a Lake and Streambed Alteration Agreement (LSAA) from CDFW.

B. Diversion and Dewatering of Riparian Flow

3

Current site hydrology supports riparian vegetation and wildlife habitat along the ephemeral drainage. The IS/MND proposes bioretention basins and pervious pavements designed to **divert**

stormwater runoff into storm drains, away from the natural drainage. As RWQCB emphasizes:

> "Stormwater runoff that currently supports riparian vegetation along the ephemeral creek would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation, a significant impact to the creek."

3 cont.

The MND does not contain any hydromodification management analysis, despite the Town's obligations under the Municipal Regional Stormwater Permit (MRP). No measures are provided to maintain base flows, protect channel stability, or preserve riparian hydrology.

C. Inconsistency with the Los Gatos General Plan

The Los Gatos General Plan calls for protection of riparian corridors, habitat connectivity, and natural hydrologic functions. An ephemeral creek that supports riparian growth is subject to these protections, and cannot be dismissed without agency consultation or hydrological analysis.

D. Lack of Enforceable Maintenance and Ownership Measures

The IS/MND defers long-term maintenance to a future homeowners' association (HOA), without identifying:

- Responsibility for inspection and repair of stormwater infrastructure,
- Funding mechanisms for hydrologic mitigation, or
- Standards for performance over time.

4

Deferred mitigation violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits mitigation dependent on undefined future actions.

Conclusion on Hydrology

Because substantial evidence demonstrates the potential for significant hydrologic impacts - including dewatering of a State-regulated waterway - CEQA mandates preparation of an Environmental Impact Report. The IS/MND must be withdrawn or recirculated to address these deficiencies.

5

II. Bird Collisions with Glass

5 cont.

Bird collisions with glass are one of the leading human-caused sources of bird mortality in North America. Scientists estimate that up to one billion birds die each year in the United States from collisions with buildings and transparent or reflective surfaces. This is not a marginal issue; it is a primary driver in the continent-wide decline of bird populations, including species already stressed by habitat loss, climate change, and drought.

Birds do not perceive glass as a barrier. They see reflected sky or vegetation and attempt to fly through it, or they see a direct line of habitat through a structure and follow a "line of flight", often fatally. While some environmental documents briefly acknowledge reflective glass, a truly protective approach must also address clear glass and see-through conditions, such as parallel glass façades or corridors that create direct flight paths through structures, as well as stand-alone glass elements such as balcony railings.

These features can be especially hazardous in hillside or riparian-edge developments, where migrating and resident birds move through tree canopy or along drainages. Local oak woodland and creek corridors serve as flyways for warblers, thrushes, towhees, and raptors, species that cannot adapt to invisible barriers.

Los Gatos General Plan Recognizes Bird Collision Risk

Importantly, the **Town of Los Gatos 2040 General Plan explicitly acknowledges bird collisions as a serious environmental concern** and commits to requiring safer building design. Under the *Environment and Sustainability Element*, the Town states:

> *"Require new development to increase bird safety by reducing hazardous building and architectural elements, and including bird safe and lighting design."*

The General Plan further anticipates a dedicated **Bird Safety Ordinance** to reduce collisions with windows and regulate hazardous materials and lighting:

> *"Adopt a Bird Safety Ordinance to reduce bird collisions with windows… regulate building design and lighting implementation."*

Despite these commitments, the environmental document does not analyze bird collision hazards nor propose any bird-safe measures for glazing, transparency, or façade design. This absence creates a direct inconsistency between the project and the Town's adopted policy direction.

Architectural Collision Hazards That Must Be Addressed

Basic bird-safe design is especially critical in hillside and riparian-edge developments where migratory routes cross tree canopies and drainages. Hazardous features include:

- **Expansive reflective glass** facing vegetation
- **Parallel or transparent façades** creating "line-of-flight" conditions, and
- **Glass balcony railings, corner glazing, and atriums** that create illusions of open passage

These features are known to cause high-speed bird strikes, a long-term operational impact that CEQA requires agencies to identify and mitigate.

5 cont.

CEQA Requires Addressing Operational Wildlife Mortality

CEQA evaluates not only temporary construction effects but long-term biological impacts from the operation of the built environment. Because bird-glass collision mortality is foreseeable, preventable, and recognized in Town policy, it must be mitigated at the project level through enforceable measures such as patterned glazing, reduced reflectivity, and design alterations to eliminate see-through corridors.

Conclusion

Given the Town of Los Gatos' explicit policy to **"increase bird safety by reducing hazardous building elements,"** it is essential that this project incorporate bird-safe architectural standards. Absent such measures, the project would perpetuate a known and significant source of avoidable wildlife mortality, inconsistent with both CEQA and the Town's own General Plan.

III. Artificial Lighting (ALAN) and Impacts on Wildlife and Ecological Health

Artificial Light at Night (ALAN) poses significant and well-documented impacts on wildlife, ecological function, and human health. While the environmental document discusses lighting only from an aesthetic or glare perspective, the evaluation of lighting impacts on **biological resources**, including migratory birds, nocturnal wildlife, and ecosystems is warranted. Light is not merely a visual issue, it is a biological force that disrupts circadian systems, navigation, foraging, predator-prey behavior, and reproductive timing.

6

Los Gatos General Plan: Lighting is a Biological Resource Concern

The **Town of Los Gatos 2040 General Plan** expressly recognizes lighting as an environmental impact affecting wildlife, not just visual character. Under the *Environment and Sustainability Element*, the Town directs:

> *"Require the design of building, street, landscape, and parking area lighting to improve safety, energy efficiency,* ***protection of the night skies (dark sky***

***protections), biological resources**, and environmental soundness."*

The General Plan also calls for a **Dark Skies Ordinance** to minimize ecological disruption:

> *"Adopt a Dark Skies Ordinance ... to regulate exterior lighting, skyglow, and impacts to wildlife."*

Despite these adopted policy commitments, the MND does not analyze lighting impacts on wildlife movement, riparian corridors, or nocturnal species. It treats lighting solely in terms of visual compatibility with surrounding homes, overlooking its ecological consequences.

Scientific Basis: Why ALAN Is an Ecological Impact

Peer-reviewed research has shown that nighttime lighting causes the following:

6 cont.

- **Disorients migrating birds**, pulling them off-route into developed areas where collision risk increases,
- **Disrupts circadian hormones** in wildlife and humans by suppressing melatonin,
- **Alters predator–prey dynamics**, favoring some species (rats, crows) over others (owls, bats), and
- **Reduces insect populations**, which cascades upward to birds and bats reliant on them.

Blue-rich light (high CCT LEDs) is especially harmful. The spectral range of 4000–5000K commonly used in development has been linked to higher disorientation and physiological stress in wildlife. Warm-spectrum lighting at **2700 Kelvin or below** significantly reduces ecological disruption.

Location Sensitivity: Hillsides and Riparian Zones

Lighting impacts are particularly severe at the **urban–wildland interface**, such as hillside developments bordering Ross Creek and oak woodland. These areas support nighttime movement of the following:

- Owls (Great Horned, Barn Owl),
- Bats and nocturnal pollinators, and

- Migratory thrushes, warblers, and tanagers navigating by starlight.

General Plan implementation guidance even identifies **riparian corridor lighting** as an ecological concern requiring directional control:

> *"Require careful lighting design in and near natural riparian corridors to direct light away and maximize the distance between nighttime lighting and the corridor."*

This heightened sensitivity is entirely absent in the MND.

Recommended Mitigation – Consistent with General Plan

6 cont.

To comply with CEQA and align with General Plan sustainability goals, outdoor lighting should incorporate the following:

- **Full shielding and downward direction** (no uplight, no spill into habitat),
- **2700K or lower color temperature** to minimize harmful blue light,
- **Automatic shut-off or curfews after 10:00 PM**, except motion-activated security lighting, and
- **No unshielded façade or landscape lighting** near riparian or canopy edges.

Conclusion on Lighting

By omitting wildlife analysis and relying solely on human visual standards, the MND fails to address a documented environmental impact recognized in both science and Town policy. Effective lighting mitigation must protect ecological function, not just visual ambiance. A full EIR is warranted to evaluate operational lighting impacts in this sensitive hillside and riparian environment.

IV. Biological and Wildlife Impacts: Habitat Loss, Fragmentation, and Special-Status Species

7

The IS/MND fails to adequately assess significant and irreversible impacts to biological resources, including native woodland habitat, wildlife movement corridors, nesting birds, and special-status pollinators. The project lies within a transitional zone between developed hillside residences and the Ross Creek watershed, an area known to support raptors, migratory songbirds, and oak-associated wildlife. The document's reliance on generic pre-construction surveys does not satisfy CEQA's requirements for identification, analysis, and mitigation of long-term habitat impacts.

A. Oak Woodland and Habitat Fragmentation

The project would remove a substantial number of mature coast live oaks and associated understory vegetation. Oak woodlands provide critical foraging, roosting, and nesting habitat for species such as Acorn Woodpecker, American Kestrel, Red-Shouldered Hawk, and multiple migratory warblers. Despite the scale of proposed vegetation clearing, the IS/MND does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface. 8

Fragmentation of woodland habitat at this location poses long-term ecological consequences, including reduced canopy continuity, loss of acorn mast availability, and disruption of species movement between hillside and riparian zones. CEQA requires disclosure and mitigation of such impacts (Guidelines §15380), which the MND does not provide.

B. Riparian Dependency and Loss of Hydrologic Support

The IS/MND acknowledges the presence of an ephemeral drainage but incorrectly concludes there will be no biological impact. As documented by the RWQCB, the project's stormwater design would redirect runoff away from the drainage, depriving the riparian system of seasonal hydrology: 9

> "Stormwater runoff that currently supports riparian vegetation… would be diverted… This could deprive riparian vegetation of sufficient water to sustain the vegetation."

The biological effects of hydrologic alteration, loss of vegetative cover, reduced insect prey availability, and increased temperature exposure, were not analyzed.

C. Nesting Birds and Raptors: Inadequate Mitigation

The site supports habitat suitable for breeding birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code §3503. However, the IS/MND proposes only seasonal nest surveys, deferring species protection to future conditions. CEQA prohibits reliance on deferred mitigation in place of substantive analysis. Permanent loss of nesting and roosting habitat is not mitigated by temporal surveying. 10

Raptor species such as Red-tailed Hawk, Cooper's Hawk, and Great Horned Owl are known to utilize this region. The MND does not analyze displacement, loss of hunting perches, or effects on prey availability.

D. Special-Status Pollinators: Omission of Crotch's Bumble Bee 11

11 cont.

The IS/MND omits any analysis of special-status invertebrates, including **Crotch's Bumble Bee (Bombus crotchii)**, a California Endangered Species Act (CESA) Candidate species. This omission violates CEQA Guidelines §15380, which requires treatment of candidate species as threatened or endangered. Oak-woodland and chaparral-edge habitats within Santa Clara County are within the known range of this species.

No botanical or pollinator surveys appear to have been conducted.

Conclusion on Biological Impacts

12

The MND fails to disclose the scale of habitat conversion, analyze biological connectivity, or mitigate for permanent ecological loss. Substantial evidence supports a fair argument that the project may have significant biological impacts, requiring a full Environmental Impact Report.

V. CEQA Procedural Failures: Reliance on an MND is Legally Improper

The IS/MND for Surrey Farms Estates does not comply with the procedural requirements of the California Environmental Quality Act (CEQA). Multiple deficiencies in analysis, consultation, and mitigation demonstrate that reliance on a Mitigated Negative Declaration is legally improper. Under CEQA's "fair argument" standard, the presence of substantial evidence supporting a significant impact mandates preparation of an Environmental Impact Report (EIR).

13

A. Failure to Apply the Fair Argument Standard

CEQA Guidelines §15064(f)(1) requires an EIR where substantial evidence indicates a project may have a significant effect on the environment, even if the lead agency believes impacts can be mitigated. In this case, expert agency evidence from the RWQCB clearly disputes the MND's conclusions on hydrology and biological impacts. Disagreement among experts requires an EIR, not an MND.

B. Deferral of Mitigation and Absence of Performance Standards

14

The IS/MND repeatedly defers mitigation to future plans, HOA oversight, or permitting processes, without defining performance standards or enforceable obligations. This violates CEQA Guidelines §15126.4(a)(1)(B), which prohibits reliance on unspecified or future mitigation, particularly where long-term resource impacts are involved (e.g., habitat loss, hydrology modification).

Examples of impermissible deferral include the following:

- Stormwater operation and maintenance left to an undefined HOA,

14 cont.

- Lack of binding commitments to preserve riparian flow or tree canopy, and
- Absence of defined mitigation ratios for habitat or tree removal.

C. Failure to Recirculate After New Substantial Evidence (RWQCB 2025 Letter)

15 The October 2025 RWQCB comment letter introduces substantial new evidence that the project may significantly impact waters of the State. Under CEQA Guidelines §15088.5, a lead agency must recirculate an environmental document when new information shows the project will result in new or substantially more severe impacts than previously disclosed. The Town did not recirculate, thereby depriving decision-makers and the public of a full review.

D. Misapplication of Housing Laws Does Not Exempt CEQA

16 While the project appears to invoke the Builder's Remedy provisions under Government Code §65589.5, CEQA remains fully applicable. Housing law does not waive or reduce CEQA review. Courts have consistently held that compliance with CEQA is mandatory and independent of zoning or housing authorization. The IS/MND's approach suggests environmental review is secondary to entitlement, which is legally incorrect.

Conclusion on Procedural Failures

The procedural shortcomings of the IS/MND, combined with substantive omissions in hydrology, biology, and lighting, render it legally indefensible under CEQA. A full Environmental Impact Report (EIR) is required to ensure compliance with state environmental law and to provide accurate assessment, disclosure, and mitigation of the project's impacts.

VI. Conclusion and Request for Preparation of an Environmental Impact Report

17 For the reasons outlined in the sections above, the Santa Clara Valley Bird Alliance finds that the Initial Study/Mitigated Negative Declaration for the Surrey Farms Estates project is inadequate under CEQA. Substantial evidence in the record, including technical comment from the Regional Water Quality Control Board, demonstrates that the project may cause significant environmental impacts that have not been fully analyzed, disclosed, or mitigated. These include potential dewatering of Waters of the State, permanent loss of biological habitat, wildlife disturbance from lighting, and unmitigated operational effects.

Under CEQA Guidelines §§15064 and 15065, a Mitigated Negative Declaration cannot be adopted where substantial evidence supports a fair argument of significant impact. Furthermore, CEQA Guidelines §15088.5 requires recirculation when new information indicates the potential for new or more severe impacts, as is the case with RWQCB's October 2025 letter.

17 cont.

Accordingly, SCVBA and SCLP respectfully requests the following from the Town of Los Gatos:

1. **Withdraw the Mitigated Negative Declaration**,

2. **Recirculate the environmental document** to incorporate agency concerns and hydrologic and biological analysis, and

3. **Prepare a full Environmental Impact Report (EIR)** that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed.

   The EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat, as required under CEQA.

We appreciate the opportunity to provide these comments and remain available to participate in future consultation, provide biological expertise, and ensure that environmental review for this site reflects the region's ecological values and legal standards. Please include these comments in the administrative record for this project.

Respectfully,

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Bird Alliance

Katja Irvin, AICP
Guadalupe Group Conservation Chair
Sierra Club Loma Prieta Chapter

RESPONSES TO SCVBA AND SCLP LETTER

Response to Comment 1
The comment is introductory and summarizes the commenter's concerns that are presented in further detail subsequently in the letter. Detailed responses to the more specific comments presented in the letter are provided below.

Response to Comment 2
This comment has already been addressed in the Town's responses to the Regional Water Quality Control Board (RWQCB) letter referenced by the commenter. Please see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report, which contains the responses to public comments received during the public review period for the IS/MND. Specifically, please refer to Response to Comment 1-1 therein.

Response to Comment 3
This comment has already been addressed in the Town's responses to the Regional Water Quality Control Board (RWQCB) letter. Please see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report, which contains the responses to public comments received during the public review period for the IS/MND. Specifically, please refer to Responses to Comments 1-4 and 1-5 therein.

Response to Comment 4
This comment has already been addressed in the Town's responses to the Regional Water Quality Control Board (RWQCB) letter. Please see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report, which contains the responses to public comments received during the public review period for the IS/MND. Specifically, please refer to Response to Comment 1-4 therein.

Response to Comment 5
The comment does not present substantial evidence of a direct significant impact to any special-status species. Urban-adapted and common birds are the most likely to collide with windows due to their higher frequency of occurrence and likelihood of interaction along the built environment interface. Moreover, as reported in the San Francisco Standards for Bird Safe Buildings[1] and other documents, the typical bird strike zone is from grade to 60 feet, the primary concern is with any uninterrupted glazing 24 square feet or larger in size, and the likelihood of strike depends on various factors, including the glazing used, the angle of the glass, the orientation of the building, and landscaping. Although the proposed residences would include windows, the features listed within the comment (expansive glass, transparent facades, glass balcony railings, corner glazing, and atriums) are not anticipated to be included within the proposed residences. In addition, based on the architectural design sheets for the proposed project, the proposed building facades would include many materials other than glass that are visible to birds. Such materials would include wood siding and stone veneer. Further, the elevations also feature forms of architectural relief (overhangs, spatially-offset adjacent faces), as well as varied (opaque) materials and colors. All of the aforementioned architectural design features would serve to minimize operation impacts related to the risk of bird strikes.

[1] San Francisco Planning Department. 2011. Standards for bird-safe buildings. San Francisco Planning Department, City and County of San Francisco, California.

Response to Comment 6

Impacts related to lighting are discussed under question I-d within Section I, Aesthetics, of the IS/MND. As stated on Page 29 therein:

> According to the project applicant, all exterior lighting (i.e., both building-mounted and landscape lighting) would be designed consistent with the Hillside Design Standards and Guidelines outdoor lighting standards, which require the minimum lighting required for pedestrian safety and require compliance with the Town's Municipal Code. To reduce the potential for disturbance due to nighttime lighting, the project would comply with Town Code Section 29.10.09015, which requires all permanent exterior light fixtures to use shields so that bulbs are not visible and to ensure that light is directed to the ground surface and does not spill onto neighboring parcels or produce glare when seen from nearby homes. As such, the proposed project would comply with both the Town's Municipal Code and policies within the Hillside Design Standards and Guidelines.

The standards referenced above would ensure that project lighting would be shielded and directed downward, among other requirements, consistent with the commenter's recommendation.

In addition, as stated on page 28 of the IS/MND, existing sources of light and glare including, but not limited to, headlights on cars and trucks travelling along nearby roadways and private driveways, exterior light fixtures, and interior light spilling through windows, are present within the project vicinity. Therefore, while the development of the project site with 12 single-family residences would add new sources of light and glare to the site, such sources would be similar in nature to the existing surrounding conditions. Based on such, wildlife species in the vicinity would be expected to be somewhat urban-adapted, particularly to existing lighting in the vicinity.

The comment specifically mentions riparian corridor lighting. As discussed in the IS/MND and Response to Comment 24-2 (see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report), the only identified riparian woodland is in the vicinity of Ross Creek in the site's southwest corner; development within the riparian woodland area is not proposed, and Ross Creek would not be directly impacted by the proposed project. Also see Response to Comment 1-5 of Exhibit 13 of the December 17, 2025 Planning Commission Staff Report, which states that the trees within the ephemeral drainage/drainage swale is mixed oak woodland habitat, not riparian habitat.

The comment does not provide any substantial evidence that additional lighting at the site that is designed consistent with the Town's Municipal Code and policies within the Hillside Design Standards and Guidelines would affect the breeding behavior of any special-status species to a degree that would preclude them from productive breeding. Therefore, substantial evidence that a direct significant impact would occur to any special-status species as a result of project lighting has not been provided.

Response to Comment 7

The comment summarizes the commenter's concerns regarding habitat loss, fragmentation, and special-status species, which are expanded upon within Comments 8 through 11. Please see the detailed responses to the more specific comments below.

In addition, although the mitigation measures set forth in the IS/MND require pre-construction surveys, such surveys are not the full extent of the mitigation measure requirements related to special-status wildlife species. Pre-construction surveys are required as the first step to

conclusively identify the presence or absence of specific species, the mitigation measures included within the IS/MND (including Mitigation Measures IV-2, IV-4, and IV-6 through IV-9) specify what actions shall be taken if the surveys result in positive identification, as well as the appropriate overseeing authority.

Response to Comment 8

This comment has already been addressed in the Town's responses to public comments received during the public review period for the IS/MND. Please see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report. Specifically, please refer to Responses to Comments 2-3 and 24-2 therein. In addition, contrary to the comment, total tree loss is specifically quantified and addressed in the IS/MND (e.g., see page 50 of IS/MND) and a project-specific Arborist Report was prepared.

Response to Comment 9

Please see Response to Comment 3 above.

Response to Comment 10

Please see Response to Comment 7 above. The commenter incorrectly states that the IS/MND defers species protection to future conditions. Mitigation Measure IV-4 includes standards and actions to implement if active nests are found as a result of the required pre-construction survey. As noted on page 46, such standards include the following:

> *If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*

As stated in Response to Comment 5-25 of the Town's responses to public comments received during the public review period for the IS/MND (see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report), the mitigation measures included within the IS/MND would provide protection to the species listed in the comment. Although the species listed within the comment were not specifically identified as having a high potential to occur on-site by the Biological Evaluation, the required measures within Mitigation Measures IV-3 and IV-4 through IV-6 would also reduce potential impacts to any unlikely occurrences of the species.

Response to Comment 11

As noted on page 42 of the IS/MND, "…Crotch's bumble bee was eliminated due to a lack of suitable habitat and nectar plants within the project site, as well as the nearest recorded CNDDB observation occurring more than three miles from the site." Therefore, the species is not anticipated to occur on-site and was not considered further within the IS/MND.

Response to Comment 12

Please see Responses to Comments 7 through 11 above.

Response to Comment 13

CEQA Guidelines Section 15064 also includes the following:

> (4) The existence of public controversy over the environment effects of a project will not require preparation of an EIR if there is no substantial evidence before the agency that the project may have a significant effect on the environment.
>
> (5) Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

Please see Responses to Comments 1-1 through 1-6 of the Town's responses to public comments received during the public review period for the IS/MND (see Exhibit 13 of the December 17, 2025 Planning Commission Staff Report), which comprise the responses to the RWQCB comments. As shown therein, the RWQCB comments do not provide substantial evidence as defined by CEQA Guidelines Section 15064 that would require preparation of an EIR.

Response to Comment 14

Please see Responses to Comments 3, 4, 7, and 8 above.

Response to Comment 1-15

Please see Responses to Comments 2 and 13 above. In addition, as presented in the Responses to Comments document and Errata Sheet prepared for the proposed project (see Exhibits 13 and 14 of the Town's December 17, 2025 Planning Commission Staff Report, respectively), and based on the responses included herein, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted.

Response to Comment 1-16

CEQA review of the proposed project has not been waived, as evidenced by preparation of the IS/MND. The project, as proposed, has been adequately analyzed pursuant to CEQA.

Response to Comment 1-17

The comment is a summary of all preceding comments and a conclusion. Please see the detailed responses above. The comment has been forwarded to the decision-makers for their consideration.

This Page Intentionally Left Blank

-----Original Message-----
From: karri greenfield <[redacted]>
Sent: Monday, December 15, 2025 6:52 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Dodge Housing Project

[EXTERNAL SENDER]

Hello Erin,

Unfortunately, I won't be able to attend the planning meeting on Wednesday, December 17th but I wanted to express my opinion.

My first concern with the development of the Dodge property is safety especially if there is a fire. I feel very strongly that there should be two ways to evacuate the properties. One entrance/exit off of Twin Oaks and another entrance/exit off of Brooke Acres.

Secondly, I am concerned about traffic. Another reason to have two entrances.

Thank you for your consideration.

Karri Greenfield

[redacted] Longmeadow Dr.

Los Gatos

Sent from my iPhone

This Page Intentionally Left Blank

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 12/17/2025

ITEM NO: 1

DESK ITEM

DATE: December 17, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -033 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

Exhibit 28 includes public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Received with the December 16, 2025, Addendum Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

Received with this Desk Item Report:

31. Public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025

From: Jill Fordyce <[redacted]
Sent: Wednesday, December 17, 2025 10:11 AM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce [redacted]; Bill Meleyco <[redacted]; Jon Witkin <[redacted]
Subject: 178 Twin Oaks Drive

[EXTERNAL SENDER]

Dear Chair and Members of the Los Gatos Planning Commission,

We are supplementing our previous letter dated October 8, 2025, to provide updated information with regard to three specific arguments in opposition to the proposed development: (1) The IS/MND is inadequate and an EIR is required; (2) The proposed project creates a specific, adverse impact upon the public health and safety of our community; (3) The proposed project does not abide by the Los Gatos Below Market Price regulations.

An EIR is Required

The fate of an undeveloped rural Los Gatos hillside—home to protected trees, species, and a riparian corridor—requires, at a minimum, a detailed understanding of the environmental impact of the proposed development. In this case, we have not been given the information necessary to have such an understanding. Housing law does not waive or reduce CEQA review. Compliance with CEQA is mandatory and independent of zoning or housing authorization. "The IS/MND's approach suggests environmental review is secondary to entitlement, which is legally incorrect." (Letter dated October 17, 2025 from the Santa Clara Valley Bird Alliance ("SCVBA") and the Sierra Club at p. 11).

First, instead of conducting new studies commensurate with both the current project and the current state of the environment, the IS/MND relies on an outdated, uncertified EIR from 2017. Natural environments change over the course of years; species appear and disappear and are not fixed in time. Furthermore, the proposal for development before the Planning Commission is not the same proposal as the one considered in 2018. One key difference is the scope of the development. The current application asks to develop approximately 62,000 square feet. The previous proposal was for 55,000 square feet (a 13% increase). The lots are different; the number of homes is different; the homesites are different; the ingress and egress are different.

Under CEQA, a Mitigated Negative Declaration can only be adopted if the lead agency determines that all potential significant environmental impacts can be reduced to a less-than-significant level through mitigation measures. If there is a "fair argument," supported by substantial evidence, that the project may have a significant environmental impact, then the agency is required to prepare a full Environmental Impact Report (EIR) instead.

The Sierra Club, the SCVBA, and the San Francisco Bay Regional Water Quality Control Board ("RQWCB") have submitted letters in opposition to this project. The SCVBA and the Sierra Club note that, because the project is located within an ecologically sensitive transition zone between existing development and natural hillside habitat, a preparation of an EIR is essential. The Sierra Club and SCVBA found "substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated." The RWQCB notes that the IS/MND fails to address the jurisdictional status of an on-site ephemeral drainage, potential dewatering of riparian habitat, habitat fragmentation for wildlife, impacts from lighting and collision hazards to birds, and procedural conflicts with CEQA's fair argument standard. (Letter dated October 17, 2025, from the SCVBA and the Sierra Club; Letter dated October 6, 2025, from the RWQCB). The SCVBA and the Sierra Club also note that long-term maintenance is deferred to a future HOA without identifying responsibility for inspection and repair of stormwater infrastructure, funding mechanisms for hydrologic mitigation, or standards for performance over time. Deferred mitigation violates CEQA guidelines, which prohibits mitigation dependent on undefined future actions.

The Sierra Club/SCVBA have supplied a "fair argument" that the project may have a significant environmental impact, including the following issues:

-The IS/MND fails to adequately assess significant and irreversible impacts to biological resources, including native woodland habitat, wildlife movement corridors, nesting birds, and special-status pollinators, and the Ross Creek watershed, an area known to support raptors, migratory songbirds, and oak-associated wildlife.

-The IS/MND removes a substantial number of mature coast live oaks and associated understory vegetation. It does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface. Fragmentation of woodland habitat at this location "poses long-term ecological consequences." (SCVBA/Sierra Club at p. 8).

-The IS/MND incorrectly concludes that there will be no biological impact on the ephemeral drainage. "As documented by the RWQCB, the project's stormwater design would redirect runoff away from the drainage, depriving the riparian system of seasonal hydrology:

‘Stormwater runoff that currently supports riparian vegetation…would be diverted…. This could deprive riparian vegetation of sufficient water to sustain the vegetation. The biological effects of hydrologic alteration, loss of vegetative cover, reduced insect prey availability, and increased temperature exposed were not analyzed.” (Id.)

-The IS/MND “repeatedly defers mitigation to future plans, HOA oversight, or permitting processes, without defined performance standards or enforceable obligations. This violates CEQA, which prohibits reliance on unspecified or future mitigation, particularly where long-term resource impacts are involved, (e.g., habitat loss, hydrology modification.)” (Id. at p. 9). Examples of impermissible deferral include the following: stormwater operation and maintenance left to an undefined HOA; lack of binding commitments to preserve riparian flow or tree canopy; and absence of defined mitigation ratios for habitat or tree removal.

The SCVBA/Sierra Club letter concludes that compliance with CEQA requires withdrawal of the IS/MND, recirculation of the environmental document to incorporate agency concerns and hydrologic and biological analysis, and preparation of a full EIR that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed. The EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat.

The RQWCB raises a number of concerns, including:

-The topographic map of the Project site indicates that the ephemeral creek channel appears to extend upstream from the uppermost cluster of vegetation. Based on the map, the footprint of the access road may fill the upper portion of the ephemeral creek. (RQWCB letter at p. 2).

-The proposed stormwater treatment infrastructure appears to divert the runoff that currently sustains the ephemeral creek into the bioretention areas and pervious pavement, depriving the ephemeral creek of the hydrology necessary to sustain the preserved vegetation along the creek. (Id.)

-The proposed use of pervious pavement may not be appropriate at the Project site due to steep topography portions of the site.

-The IS/MND does not identify responsible party for the operation and maintenance of the stormwater treatment infrastructure of the treatment proposed to mitigate the impact of hydrography modification.

-The bioretention areas should be visible from public roadways.

-The proposed stormwater treatment measures will dewater the preserved ephemeral creek channel, causing significant impact to the creek. (Id. at p. 12).

-The IS/MND does not acknowledge the potential need to obtain approvals from the Water Board and the CDFW.

-As there is no documentation that State has assessed the jurisdictional status of the ephemeral creek, the Project should assume that the ephemeral creek is a water of the State.

The RQWCB disagrees with the conclusion of the IS/MND that the proposed project would not have a substantial adverse effect on the riparian habitat and other sensitive natural community. (Id.)

Patrick Kobernus, Principal Biologist of Coast Ridge Ecology, Inc., concluded that the IS/MND is deficient under CEQA for a variety of reasons, including reliance on an outdated floristic survey (over 14 years old); failure to address sensitive plant communities in accordance with CDFW protocols; inadequate mitigation to protect Burrowing Owls; failure to identify potential impacts to special status amphibian and reptile species and mitigate for those impacts; failure to include habitat assessment to address impact on bats; failure to include a detailed survey and mapping of active woodrat middens and a woodrat relocation plan; failure to identify impacts on the western bumble bee and Crotch's bumble bee and mitigate for those impacts; and concluding without factual support that there would be no impact to wildlife corridors. (See Exhibit C to Letter dated December 15, 2025, from Camus J. Steinmetz.)

In addition to the deficiencies noted above, the environmental conclusions in the IS/MND are expressly or implicitly derived from an earlier EIR that was never certified and therefore has no legal force. ("…although the EIR was never certified by the Town, the setting of the site has remained the same, and thus, a number of the technical reports associated with the former project and 2017 EIR remain applicable to the proposed project.") (IS/MND at p. 6). Under CEQA, an uncertified EIR is legally equivalent to no EIR at all and may not be relied upon to negate the possibility of significant environmental impacts or to support adoption of an MND. (CEQA Guidelines §§ 15070, 15090; *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92–94.)

Here, the record reflects that potentially significant impacts were previously identified and analyzed in the 2017 EIR. The applicant may not now bootstrap that uncertified analysis to conclude that impacts are less than significant or mitigable through an MND. Where substantial evidence in the record—including prior environmental analysis prepared for the project site—supports a fair argument that the project may have significant environmental

effects, CEQA mandates preparation of an EIR. (Pub. Res. Code § 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306–307.) The decision to proceed with an IS/MND violates CEQA as a matter of law. Additionally, the land, the project, and housing laws (e.g., allowance of split lots and ADUs) have all changed since this uncertified EIR.

Finally, in order for an MND to be sufficient, it must contain specific mitigation to anticipated environmental harms. The IS/MND for this project contains vague, unspecified, and deferred mitigation. This is discussed below in conjunction with the health and safety risks inherent in this project.

The Health & Safety of Our Community is at Risk

In addition to the grave effects on the land and natural resources, the development of this hillside presents a risk to the health and safety of the community, and particularly, the adjacent neighbors, which include long-established residential neighborhoods and a school. Specifically, we have noted the risks to health and safety caused by impeding the surrounding neighborhood's evacuation in the event of a wildfire or other emergency; the possibility for erosion, mudslide, and landslide on the project site; and exposing the surrounding area to risk of flooding, water quality degradation, water pollution, harms associated with the proposed bioretention pond. (Fordyce letter dated October 8, 2025, at pp. 21-33).

Despite the existence of all these risks, the proposed mitigation measures are uncertain, vague, deferred, and potentially unenforceable. For example, while the project is in a Hydrologic Hazard Zone, an erosion and sediment control plan has not even been prepared. The risk is identified, but the mitigation is deferred. The IS/MND states: "Because a final erosion and sediment control plan has not yet been prepared for the proposed project, proper compliance with the aforementioned regulations cannot be ensured at the time and the proposed project could discharge sediment or urban pollutants through soil erosion violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction." (IS/MND p. 72). The IS/MND concludes that the proposed project "could result in the violation of water quality standards or degradation of water during construction, and a potentially significant impact would occur." (IS/MND p. 73) The mitigation measure is to prepare the final erosion and sediment control plan. This is a future, vague, uncertain mitigation measure.

Based on the scope of the construction, grading, fill, and watering, it is conceivable that all of us who reside below the hillside will end up with homes and yards significantly impacted. According to the IS/MND, "Without incorporating the recommendations

included within the GGHI, new fill placed for the planned structures and streets on existing slopes could cause a significant impact related to slope instability." (IS/MND, p. 61). The proposed project could result in potential hazards or risks related to landslides, lateral spreading, subsidence, and/or soil expansion, and a potentially significant impact could occur. The mitigation measure is: "prior to approval of any grading or improvement plans, a licensed engineer shall review the plans to ensure the engineering recommendations are adequately incorporated to the satisfaction of the Town Engineer." (IS/MND p. 63). This is a deferred, potentially unenforceable mitigation that does nothing to assure that the risk will be diminished.

We anticipate that yards will be unusable due to the dirt, dust, pollution, and water; that the dirt and dust will seep into our homes; the noise will be constant. It is not difficult to imagine the bioretention pond flooding our yards and creating other health hazards. There is also a risk of more harmful impacts, such as mudslides and landslides. Importantly, we do not know who is responsible if and when any of these impacts occur. It appears that will be a future, as yet undetermined HOA, which is insufficient to protect the health and safety of the neighborhood.

The HDS&G, CEQA, the Los Gatos Tree Protection Ordinance all exist to protect and promote the health and safety of our community and the objective standards provided therein must be followed.

State law and fire hazard mapping require that new subdivisions in High Fire Zones have multiple evacuation routes, adequate water infrastructure, fuel breaks, defensible space. It is unclear whether the SCCFD has approved site access or water supply and the mitigation relies upon both exceptions, and "roadway and other improvements, for fire safety that will be required as a result of this coordination with SCCFD.)" (Staff report at p. 27). According to the staff report, PRC 4290 requires modifications to the "width of existing roads, existing road surfaces, fire truck turnarounds, and the lengths of dead-end roads. An Alternative Materials, Methods of Construction, or Modification of Code was approved by the SCCFD for Lot 10 to meet the PRC 4290 requirements to mitigate deficiencies of the 20-foot roadway width on a 10-foot in length segment of roadway on Cerro Vista Drive. In order to mitigate the noncompliant roadway width, the approved AMMR requires an upgraded sprinkler system for the proposed residence at Lot 10. The recommended Conditions of Approval (Exhibit 3) include roadway and other improvements for fire safety that will be required as a result of this coordination with SCCFD." (Staff Report at p. 27). What is the mitigation for the other lots? What specific plan is there for evacuation, turnaround, water supply, ingress and egress in the event of an emergency? This is deferred mitigation of a

critical health and safety issue—the potential for wildfire in a high fire hazard zone—and it will impact us all.

The Project Belies the Legislative Intent of the Below Market Housing Law

Finally, it must be noted that much of the leeway given legislatively to the developer comes from the notion that it is providing affordable housing. This proposed development does not comply with the Los Gatos BMP regulations, which require the BMPs to be similar in size and spread throughout the development.

Pursuant to the Los Gatos Below Market Price (BMP) Housing Program Guidelines: "BMP dwelling units should… be consistent with the market rate units in the project" and "should be provided proportionately in the same unit type mix (number of bedrooms) as the market rate units" with the goal being "seamless integration." The "BMP units shall be dispersed throughout the development, to the extent feasible, in all buildings, on each floor, and in each project phase," and that concentrating them "will generally not be allowed."

The applicant's justification letter for 178 Twin Oaks admits a deviation from the BMP Guidelines "section III A regarding unit size," and states the market-rate homes are 5,775–6,170 square feet while the BMP "townhomes" are 1,630 square feet. The three proposed BMP units are all three-bedroom homes, whereas the market-rate units range from four to six bedrooms — so they are not proportionate in mix or size under the BMP Guidelines. All three BMP units are shown on the site plan as being grouped together (on Lots 1, 11, and 12) with a shared private driveway and turnaround, rather than distributed among the other market-rate lots.

This provision of BMP housing is being utilized to obtain exceptions to regulations and laws in existence to protect the land, biological resources, and neighborhoods. The facts are that this is a large luxury home development. The provision of three small units placed at the bottom of the development with a shared driveway, is not what was intended by the BMP law.

We respectfully request that the Planning Commission deny this project based on an insufficient environmental review, noncompliance with applicable regulations, and the risk to the health and safety of our community.

Very truly yours,

Jill & Craig Fordyce

[redacted] Longmeadow Drive

December 17, 2025

This Page Intentionally Left Blank

A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Emily Thomas, Chair Kendra Burch, Vice Chair Susan Burnett Steve Raspe Joseph Sordi
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR THOMAS: We will now move on to our public hearing, starting with Item 1. Consider a request for approval for the subdivision of one lot into 12 lots with a Vesting Tentative Map; construction of a new single-family residence on each lot; site work requiring a Grading Permit; and removal of large, protected trees under Senate Bill 330 (SB 330) on vacant property zoned RC. Located at 178 Twin Oaks Drive. APN 532-16-006. Architecture and Site Applications S-24-023 through -032, and S-24-059. Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. An Initial Study and Mitigated Negative Declaration have been prepared. Property Owner/Applicant is Larry Dodge.

Before the Staff Report can I ask for a show of hands of Commissioners that visited the site? Are there any disclosures from anyone?

I would like to make a disclosure that I am familiar with the area and know some people that live in this neighborhood, because I grew up here and still live in town, but it will not prevent me from being able to make a decision tonight; I will still be able to make an impartial decision.

That being said, Ms. Walters will be presenting the Staff Report this evening.

ERIN WALTERS: Thank you, Chair, and good evening. Erin Walters, Senior Planner.

Before you this evening is a request to subdivide the 17.5-acre vacant lot located at 178 Twin Oaks Drive into 12 lots through a Vesting Tentative Map. The Applicant is requesting approval of multiple architecture and site applications to construct 12 two-story, single-family homes and associated site work requiring a Grading Permit.

Of the 12 single-family homes, three are designated to be affordable, representing 25% of the total units. These units would be for sale, BMP units restricted to low-income households.

The project also includes a request to remove 223 protected trees. Twelve trees are large, protected trees per Town Code.

This project is being processed under SB 330. The project qualifies for five incentives and unlimited waivers under the Density-Bonus Law, and the Applicant has also invoked Builder's Remedy.

The project’s underlying zoning is RC, which would not support the proposed density. The Applicant is utilizing Builder's Remedy for the General Plan land use

designation zoning and density. The Town is applying R-1:10 zoning standards to this project.

Primary access to the subdivision would be provided by a 20’ wide private street with a cul de sac connecting to Twin Oaks Drive. A 20’ wide emergency vehicle access would extend south to the site, 2 Brooke Acres Drive, providing secondary emergency access consistent with the Fire Department’s standards. A private driveway will be accessed off of Cerro Vista Court, which will provide access to Lot 10.

The Town requested the Applicant meet all the Town’s Objective Standards; however, the Applicant has requested incentives and waivers allowed through State laws.

The Applicant has requested four incentives through State Density Bonus Law, which include not installing story poles and netting, not providing sidewalks, not providing trails, and not providing open space easements. The Applicant has also requested 58 different waivers, as summarized on page 13 of the Staff Report. The Applicant has provided written justification, which can be found in Exhibit 5.

An Initial Study was prepared for the project and it included a number of project-level technical studies.

All technical reports were peer reviewed by the Town and prepared by the Town's consultants. The Initial Study concluded that the project will not have a significant impact on the environment with the adoption of the MND and the Mitigation Monitoring and Reporting Program to mitigate potential impacts to less than a significant level. An EIR was therefore not required.

Eighteen mitigation measures are included in the MMRP and Conditions of Approval, which are in Exhibit 3.

The MND did not have to be recirculated as there were no major modifications that were identified after the public review. Minor changes are described in the errata sheet, which is found in Exhibit 14.

There are two addendums this evening, as well as a Desk Item, that were distributed for this item.

This concludes Staff's report. Staff, as well as the Town's environmental consultants from Raney, the Town's traffic consultants, and outside legal counsel are available to support your discussion.

Now, I'm going to turn it over to the Town Attorney, who will provide background on the regulatory framework.

ATTORNEY WHELAN: Thank you. I'm Gabrielle Whelen, Town Attorney. There are a number of different

State housing laws that apply to this project, and so I have prepared a brief PowerPoint to go over the applicable laws so that everybody has the framework. Also available on Zoom is Nazanin Salehi with the law firm of Goldfarb & Lipman. The law firm of Goldfarb & Lipman has been assisting the Town with its review of the various Senate Bill 330 planning applications that have come in.

There are four major laws that are implicated by the project, and I'll discuss them in turn. The first is Senate Bill 330, the second is the State Housing Accountability Act, the third is State Density Bonus Law, and the fourth is the California Environmental Quality Act.

Senate Bill 330 authorizes applicants to submit what's called a preliminary application, and once that preliminary application has been submitted the Applicant vests to whatever development standards were in place at the time the application was submitted. There are 17 things that are required for the preliminary application to be deemed submitted, and applicants who meet those 17 criteria will vest.

This Applicant vested at a time prior to certification of the Town's Housing Element, so as a result this Applicant is eligible to use what is called the Builder's Remedy, which I'll get into later.

Pursuant to SB 330, the Town is limited to five public hearings on any SB 330 project, and tonight's hearing will constitute the first of those five.

This project vested to developments standards in place when it submitted its preliminary application, and in addition to SB 330 the project is using State Density Bonus Law and the Builder's Remedy.

The State Housing Accountability Act is the statute that contains what is colloquially called the "Builder's Remedy." It's codified at Government Code Section 65589.5, and it provides that local agencies cannot apply objective standards that would render qualified housing projects infeasible, and interpretations of the term "infeasible" mean both physically impossible and economically infeasible. A project qualifies if it has a sufficient amount of low-income housing as a component of it. The requirement is that it be 20% affordable to low-income households. This particular Applicant is proposing a project that has 25% of the units affordable to low-income households.

Also, there are three ways that a project can be deemed an eligible housing development project. The first of those is that it's a project for residential units only, which this project is, so it therefore qualifies.

Then, we discussed the fact that more than 20% of the units will be low-income, so it qualifies on that basis to use the Housing Accountability Act.

The Town does have the ability to apply its Objective Development Standards, so long as those standards will not render the project infeasible, and so the question often comes up: What is an Objective Development Standard? It needs to be a standard that is consistent with the Town meetings its Regional Housing Needs Allocation (RHNA), and it has to be applied to facilitate development at the density that is proposed. It can't be a subject determination, it needs to be something that's based on a written, uniformly applied standard.

The Housing Accountability Act also goes into what it means for a local agency to disapprove a housing development project, and the definition is broader than simply voting no on a housing proposal. It can also be not meeting the Town's statutory deadlines for making a decision, and it can also mean imposing a Condition of Approval that would render a project infeasible.

Pursuant to the statute, the Town does bear the burden to show that the Condition of Approval will not render the project infeasible, and the Town makes this determination based on the preponderance of evidence

standard, meaning that the evidence in favor of it not rendering a project infeasible outweighs evidence on the other side.

The Housing Accountability Act does have a number of grounds upon which a local agency can deny a Builder's Remedy project or impose a condition that renders it infeasible.

The first would be that the Town had an adopted Housing Element and has met its share of the Regional Housing Needs Allocation in all income categories proposed in the project. The Town at this point has not met its Regional Housing Needs Allocation, so that first reason is inapplicable.

The second reason would be that the project will have a specific adverse impact on public health or safety, and that determination needs to be based on an objective written standard.

The third basis for denying or rendering a project infeasible would be that it’s required in order to comply with a specific State or Federal law.

The fourth reason would be that the project is on agricultural land without adequate water or wastewater treatment facilities.

Then the fifth reason would be that the development is inconsistent with both the Zoning Ordinance and General Plan land use designation. However, this reason is only available to public agencies that had a certified Housing Element at the time that the project vested.

The sixth and final reason for denying would be if the project did not qualify as a Builder's Remedy project. Based on the 2025 version of the statute, projects that are much denser than are allowed in the new version of the statute will no longer qualify as a Builder's Remedy project. However, this project does not meet that density, and so it does qualify.

Are there any questions on the Housing Accountability Act before I move to State Density Bonus Law? Okay.

State Density Bonus Law provides that applicants who are providing specified levels of affordability can get Density Bonuses, meaning they can build a denser project than they could otherwise, a specified number of incentives or concessions, and unlimited waivers. Pursuant to the law, applicants do not need to utilize the Density Bonus portion of the statute, meaning they don’t have to build denser in order to take advantage of the ability to use incentives, concessions, and waivers, and so that is what this

Applicant has chosen to do. They are not seeking to increase the density, but they are seeking incentives, concessions, and waivers.

An incentive or concession can be any reduction in standards that results in identifiable and actual cost reductions to the project. It can also be approval of Mixed-Use zoning, which is not applicable here, or any other thing that will result in a cost reduction. An example of that would be the request not to comply with the story pole policy.

The public agencies have several grounds upon which to deny a request for an incentive or concession, and the first would be if the request does not result in identifiable or actual cost reductions to provide for affordable housing. The second reason would be if the proposal would have a specific adverse impact on public health or safety and that impact cannot be mitigated without rendering the project unaffordable. The third grounds for denial would be if the requested incentive or concession were contrary to State or Federal law.

The State Density Bonus Statute also provides for waiver, and a waiver is defined as not applying any development standard that would have the effect of "physically precluding the project." It's important to note

that there is case law holding that that means physically precluding the project as proposed, meaning that public agencies don't have the ability to redesign the project.

The final law that applies is the California Environmental Quality Act, and as Ms. Walters mentioned, the Town's consultant did prepare an Initial Study, and based on the results of that Initial Study the Town determined that a Mitigated Negative Declaration was appropriate, and what that means is there may be significant environmental impacts, but all of those impacts can be mitigated to less than significance.

That concludes my presentation, and both I and Ms. Salehi are available to answer any follow-up questions.

CHAIR THOMAS: Before we get to questions to Staff, because at tonight's meeting there is a lot to cover, I just wanted to request that Commissioners limit our questions to Staff at this time to clarifying questions, something specific to the Staff Report, procedural questions, or something that might take a few minutes to answer that they can seek information on, but hold most of our bigger questions, or some things that might open up some greater discussion, until after we've heard from the Applicant team. Vice Chair Burch had a question, and then Commissioner Burnett.

VICE CHAIR BURCH: It's just a clarifying question. It has come up in one of the letters that we have about adhering to the Objective Standards, and I would just like for you to confirm that because of the Density Law the waivers that they have requested, while they may be against our Objective Standards, they should be granted to them.

ATTORNEY WHELAN: What's interesting about this project is there are so many different laws that apply, and so there is going to be a slightly different analysis based on each law. Under the Housing Accountability Act the Town can apply its Objective Standards so long as it doesn't render the project infeasible, so that's like one level of inquiry.

Then under Density Bonus Law the Town has those three reasons for denying a requested incentive or concession, and the one that seems most apropos is the one that says it has to result in a cost reduction and it has to be demonstrated that it would.

Then, for waivers the question will be would application of the Town's Objective Standard physically preclude the project as proposed?

CHAIR THOMAS: Commissioner Burnett and then Commissioner Sordi.

COMMISSIONER BURNETT: Thank you, Chair. To follow-up on the Mitigated Negative Declaration approach preferred over an EIR, did this come up by the Applicant and was there a comment by Staff, or was there recommendation by the Staff, given the complexity of this project?

ATTORNEY WHELAN: The determination is made by the Town's environmental consultant on behalf of the Town, and representatives from Raney Planning & Management are here if you have more questions about that determination. Many applicants do choose to do an Environmental Impact Report. They will ask the Town, they will say, "Even though I qualify for a Mitigated Negative Declaration, I would like to do an Environmental Impact Report," and under those circumstances the Town will prepare an Environmental Impact Report.

COMMISSIONER BURNETT: Thank you.

COMMISSIONER SORDI: Just a follow-up on that. I know there was an EIR referenced in the materials in a few places. I think there's an EIR dating back to about 2017, and then there is some old correspondence that seemed to have been related to prior engagement of agencies going back around that time. I guess my question is—I think I know the answer, but just for clarity—the EIR is not part

of this consideration at all, and does the Initial Study/Mitigated Negative Declaration stand completely on its own?

ATTORNEY WHELAN: In order to make its recommendation to the Town Council, as you know, the Planning Commission will have to make a determination on the CEQA, and so the Commission is being asked to make a determination on a CEQA that will be presented tonight, which is the Mitigated Negative Declaration.

COMMISSIONER SORDI: Then just for clarity, since affordable housing is so relevant to so many parts of this Builder's Remedy application, I think I saw in the file what the Applicant's opinion is and what the minimum required affordable percentage is on this project. Maybe it was in the Staff Report and I missed it. So, what is the minimum affordable housing percentage required?

ERIN WALTERS: It would be 20%. In this case the Applicant is providing 25%.

COMMISSIONER SORDI: Okay, thank you.

CHAIR THOMAS: Any more questions for Staff at this time? No. We will now open the public portion of the public hearing on Item 1 and give the Applicant an opportunity to address the Commission for up to five

minutes. I believe that Mr. Foley will be speaking on behalf of the Applicant first. Thank you.

JIM FOLEY: That's correct. Good evening, Planning Commission. It's nice to see you. It's been a little bit since I had the pleasure of being up here. Jim Foley from Pennant Properties. I'm representing the Dodge family as the Applicant and the property owners. Thank you for taking the time to have this special meeting for us this close to the holidays and the end of the year.

First, I wanted to thank the Town Staff, Town Attorney Gabrielle Whelan, Town Manager Chris Constantin, Joel Paulson, Sean Mullin, Erin Walters, the Planning team, and the Engineering team as well, who all played a big role in getting this application to where it is. It's been a long time. I think we submitted the preliminary application two years ago in December 2023.

Just to give a little background on the project, the Dodge family have been stakeholders in Los Gatos for generations. Bob Dodge began this Surrey Farms development in the early 1950s. This final phase, the Surrey Farms Estates is the culmination of a lifetime of Los Gatos-serving developments, neighborhood developments, by the Dodge family.

A similar project was brought forward in 2018 and went all the way to Town Council for approval, but was not approved because at that time the property was in the Williamson Act. The Williamson Act for this particular property expired early this year in January 2025. The Dodges were disappointed at that time that the project did not get approved and they would have to wait a little bit longer, and that's what brings us here today.

A couple of other notes just to remember and keep in mind while you guys are making your deliberations, Staff has worked tirelessly on this project, provided a very detailed framework for you to hopefully provide a positive recommendation to the Town Council, which we are requesting.

This project is going to bring some of the first new affordable units for sale in town since I think Bellaterra @ North Forty. We have a couple of other projects coming forward from SummerHill and City Ventures that are going to deliver some units. Then there are a number of other SB 330 applications pending, and we don't know what's going to happen with those. At this time every unit counts towards Los Gatos' Housing Element, so we think that this is a good use of the property to try to further that effort.

We could have proposed an enormously denser project and abused the Builder's Remedy, but that is not the intent of the Dodge family or anything that we would consider doing as their decades long vision for the development of the property. This proposal is an elegant extension of the neighborhood as originally envisioned by the family.

We attempted to comply with as many of the various potentially applicable development standards that could have been in place for the zoning for the project, as many as we could in order to deliver a first-class project. We have our project team here tonight that can elaborate a little bit more about that during the meeting.

We also took into consideration a lot of public comments that happened in the 2018 project, including road alignment, home orientation, headlight pollution, etc. Many of the objectors are expected with every project site, the inadequacy of the EIR and CEQA, however, believe me, there was tremendous additional study and updating of the technical reports and studies; it added a lot of time to what we anticipated for getting the application prepared for you.

So yes, there was an EIR done in 2018. There is some background. The CEQA, the IS/MND was prepared and

there was a lot of effort put into that to make sure we got it right.

For other members of the public that plan on speaking, just remember that this is a long-time family and community stakeholders, and I think if a lot of us and you all were in their position, you'd want the same legacy for your children and your grandchildren.

We're excited to move through this process, hopefully deliver a first-class project, and have a fruitful conversation about this tonight. We're all here, our team is here, to answer any questions you guys may have regarding the project.

CHAIR THOMAS: Okay, thank you very much. Are there any questions for the Applicant team at this time? Okay, thank you. We will now be moving on to public comment. If you have not already filled out a speaker card, please do that and return it to Staff, and if you are on Zoom you can raise your hand now. When you are called to speak, please state your name and address for the record and know that you will have three minutes to make your comments. Then after that, Commissioners will have an opportunity to ask any questions. The first speaker card I have is for Cindy Clark.

CINDY CLARK: My name is Cindy Clark. I live at 16326 West La Chiquita Avenue in Los Gatos. I'm not in the neighborhood; I'm about a mile-and-a-half away.

First off, I want to thank all the Commissioners for the hard work you've done, and all you do for our town. We really appreciate it.

I'm going to make two points tonight in opposition to the development plans. We had a really great presentation on the Builder's Remedy and SB 330, and all that is about building more housing, and yet the developer is asking to use 17 acres of rare, wooded land to build three, I'm going to say "token," below market homes, and nine giant homes. These are homes for the very rich. We see this all the time, and I'm really afraid they're going to be like so many other houses that are that big in Los Gatos. They're used for second or third houses; they are investment opportunities. These really aren't houses as SB 330 is thinking about. I believe that building this type of housing in this type of area is very wasteful and shortsighted.

My second point is if this development does proceed—and I hope it doesn't—the Town should deny permits to remove the 223 protected trees. These are mostly oaks, they are large trees, they're old, and they're not

replaceable at all. They are vital to healthy ecosystems. I'm an outdoor education docent at Mid-Peninsula Open Space. I teach third, fourth, and fifth graders all about our ecosystems, all about these oaks and their roles. They are considered keystone species, and they support thousands of organisms, organism that live in the ground, that live in the tree, and also live in Los Gatos, live in Cupertino, live in Sunnyvale, owls and such that return at night to roost, but they have to have those trees.

These trees should also be preserved and the developers should set aside this land underneath them, including community walkways. All these trees are located on the southwest portion, so it's not like they're everywhere, and it would be really easy to do community paths. You can see an example of that at Kennedy Court where they've got that open space. I think our town deserves more compensation for the loss of this rare, heritage space, than three token under-market homes. That's it.

CHAIR THOMAS: Thank you. Are there any questions for the speaker? Thank you for speaking tonight. Next speaker card I have is for Gus Who.

GUS WHO: Hi, again. Just listening in on just what was happening.

I think that the public in general would want a road connected to, because it's up in between two things and there is a lot of traffic going, so it would be better to have a loop in the two roads instead of the one at the Cerro, I don't know, the lower court: there's just one house.

Another thing is when I built, I bought it off Cupertino. It's Seven Springs and it was a 400-acre lot that our neighbor sold. They kept 40 acres, and they gave the City three lots, and I bought one of the lots. It was a park, but I bought one of the lots off of them, and it would be better to do that remedy for the builders instead of trying a lower market, because this is things.

And another thing was when I built I designed a 3,500 square-foot house. It was too small for the neighborhood, and I had to double it, because it was a big, giant house. I didn't want a big, giant house, but I had to build a big, giant house, so it was one of those things. You can probably limit the size of the house. It's 14 acres, so you can probably up it a couple houses.

If there was a loop around there, it's for safety reasons. I think that would be the most important thing. Even if nobody builds there, you should have a road connecting that high up, to try to work a deal with the

builders. I mean, he just said they are family-oriented and they look for these long projects, and they're probably going to build something up there, so a road between the two for safety issues is my biggest concern for the public.

CHAIR THOMAS: Thank you very much. The next speaker card I have is for John Witkin.

JOHN WITKIN: Thank you, Commissioners. I'm John Witkin, 188 Twin Oaks Drive, right next door to the development. I've lived on Twin Oaks Drive on and off for 70 years now, and there's a reason that that hillside has never been developed. It's a hillside with an oak forest and a Ross Creek feeder stream at the base; that's not feasible for a subdivision for multiple home tracts.

All these similar developments have had issues in California. When we cut down 250 trees, move 200 loads of dirt, and pave over a riparian corridor, what can we anticipate? Last year the hillside was recategorized as a high fire danger zone, and eventually in California for all of us that have lived here we know we will have a flood or an earthquake or a fire, and these altered landscapes, they just ultimately fail.

We will experience as before landslides, massive property damage, and just a major safety hazard. It is just not safe to build these structures for 12 $6 million homes,

and I don't think that's going to reduce any of the housing crisis in California.

Let's keep Los Gatos safe and beautiful. We need the existing open space to remain. Thank you for your consideration.

CHAIR THOMAS: Thank you very much. Are there any questions for the speaker? Commissioner Burnett has a question for you.

COMMISSIONER BURNETT: Thank you. So, the creek runs in the back of your property, and your property actually has the most exposure to the ramifications of the creek and the water and that drainage. I know they've put in drainage areas there, but can you comment on that? Is that one of your concerns, flooding (inaudible)?

JOHN WITKIN: We've had flooding twice in the last 30 years, and it brings dirt and silt down from the hillside, and it's also overflowed at the Dodge property where it goes into a culvert, so we've had multiple experiences where we've had to take dirt out of the pool and similar issues. Thank you.

COMMISSIONER BURNETT: Thank you for that.

CHAIR THOMAS: Thank you very much. The next speaker card I have is for Bill Meleyco.

BILL MELEYCO: Hello, my name is Bill Meleyco; I live at 189 Longmeadow Drive, where we've lived there for 45 years. We're adjacent to the proposed project at the border with Hillbrook, where this property drains its hillside onto our property, which is an open culvert. Our major concern is privacy, trees, noise, and the drainage.

From a privacy standpoint, I've prepared a visual simulation showing how it would look with these houses, but I now understand that we can't show them visually, so I'll distribute these somehow.

But the elevation of our back yards is 407 feet, while the base elevation of the houses that are going to be built are 430 feet, and that's the base of those elevations. So, these new homes are going to look down into our backyard and into our windows; it's going to be a major privacy concern.

From a tree standpoint, the Applicant's rendering on the architectural submittal shows 35 trees that are supposed to be installed. These are between Lots 5 and 6, and my house and the Fordyce house, which is next door. When reviewing the plans, if you look at it, they are only going to install seven, so there is a discrepancy between what the rendering is and what they are actually planning to do.

Also from a tree standpoint, they are removing six protected trees on these two lots. Their reasoning for removing these trees is, "The retention of the tree restricts the economic enjoyment of the property and creates an unusual hardship for the property owner by severely limiting the use of the property." These trees are along the properly line with Hillbrook; they don't interfere with anything and don't interfere with the construction. If you do approve this, we ask that you—from a privacy standpoint for us—require the developer to add these 35 trees.

The other problem we have is noise. When Hillbrook was preparing their studies to get their Conditional Use Permit the report stated that the current sound level at our home was at the threshold of unacceptable. Surely, with the cumulation effect of Hillbrook and the proposed houses, it would put the sound above the unacceptable level.

The third problem is drainage. This hillside drains entirely towards our property. Currently there is a catch basin at the corner, which is about 80% capacity. That will surely overflow with the drainage that's going to be created.

The other problem is the retention basin.

CHAIR THOMAS: Thank you. Are there any questions? Commissioner Burnett.

COMMISSIONER BURNETT: Thank you. You did mention, just to follow-up on the catch basin, which is in your back yard now, it runs at an 80% capacity, you're saying? Is that most of the time?

BILL MELEYCO: That's during heavy rains, yes. If you look at the concrete on it, you can see where the water staining is about 80%.

COMMISSIONER BURNETT: Right. Then they want to add an additional water retention pond behind your property, which is 6' below your residence.

BILL MELEYCO: Well, the retention pond. The bottom of that retention pond I think is like 4-5' above our yard.

COMMISSIONER BURNETT: Okay.

BILL MELEYCO: During the summer months our back yard is soggy. We've had to add drainage in there to drain it. During the winter, we've got standing water in our back yard.

COMMISSIONER BURNETT: I just wanted that clarification. Thank you.

CHAIR THOMAS: Then I had a question too for you, Mr. Meleyco. You mentioned the removal of the protected

trees and the seven versus the 35 trees on the plans. You made a request about them. Can you just clarify what you would like?

BILL MELEYCO: On their rendering they show 35 trees between their houses and our property.

CHAIR THOMAS: Yes.

BILL MELEYCO: That's going to create a lot of… It will solve some of the noise problem that is created from these houses, and it will keep the visibility of them from viewing into our back yard and into our windows.

CHAIR THOMAS: Okay. Did you have any preferences on the types of tree species?

BILL MELEYCO: No, not off the top of my head.

CHAIR THOMAS: Okay, thank you. The next speaker card is from Monica Herzi.

MONICA HERZI: Hello, my name is Monica Herzi; I live at 185 Longmeadow Drive. A house separates me and the Meleycos, and two houses to the Fordyces, so we're about three houses from the proposed development. I actually face Twin Oaks. I don't have a lot of data in front of me to present to you, it's more of a heart comment that I want to say.

I moved here in 2011. We've launched three kids from Los Gatos. Our final one we just launched in October

to Seattle, and we've trying to find every reason to stay in California, and unfortunately a proposal like this tends to keep people like us from retiring here.

I want to paint a picture that at any given day, if it's night or day, if you're in my house or in my yard there are owls, coyotes, deer, rabbits, and foxes. I have all this on film, because we have a security camera. There are now turkeys, I've seen a wildcat once, hawks, and quails, and yes, the occasional snake, and I think about that all the time whenever Ms. Fordyce brings us up to date on this proposal, because unfortunately that's all going to go away. The hawks aren't going to be in the sky anymore, because the trees are going to be gone, and I'm not going to hear the coyotes yipping in the middle of the night, because their habitat is going to be destroyed, and it worries me.

I understand that the State needs housing, and I'm a teacher, so I understand that we need affordable housing, but I tend to agree with the former speaker that is it second home housing? Are these houses going to produce ADUs on each of them? Are they then going to be subdivided and sold as individual lots, which I've seen happen in this town? It frightens me. I mean, my husband is a little bit more cynical than I am, and he often says to

me, "Well, we have no control over this." And I like to think that we do have control over this, being property owners. I love living in this town, and I hope that you do take into consideration me and my neighbors' comments today.

I also worry about safety and access to the site. We have a young man who is autistic on Longmeadow Drive, and I've watched him grow up, and he often stands in the middle of the street. When we have all this housing going on, all this building, and I worry about the children in our neighborhood and wonder what's going to happen to them, because access is so limited to their proposal.

That's about it, and thank you, again, for allowing me to comment this evening.

CHAIR THOMAS: Thank you. Any questions for the speaker? Thank you very much for your comments. Next I have Jill Fordyce.

JILL FORDYCE: Hi, I'm Jill Fordyce. We live at 191 Longmeadow Drive. I've lived there since 1999 and we've raised our five children there. We've enjoyed both the peacefulness of the natural hill and the wildlife behind us, all that Monica Herzi just spoke of, as well as the lovely, vibrant, thriving Surrey Farms neighborhood. Kids playing in the street. It's an old-fashioned neighborhood;

it's one of the main reasons we moved there: the backdrop of the beautiful hill and the beautiful construction that was done by the Dodge family.

When we were deciding to move to Surrey Farms in 1999 we went to the Town to inquire about the likelihood of the hill being developed. We're in the court next to the Meleycos and the Witkins, so we abut the project specifically. The clerk pointed to the property on the map and said, "It is resource conservation space and it won't likely be developed in your lifetime."

In 2018 the Applicant here filed the nonrenewal for the Williamson Act and we are now facing a new reality: it is no long resource conservation space, we have all these Builder's Remedy laws, and we understand that the times have changed, not only because of the loss of the Williamson Act protection, but because of this environment that we're living in.

The laws that the Applicant relies on for affordable housing, it should be clear that it's a 12-unit development, nine of which are large, luxury homes directly behind the Surrey Farms neighborhood, and there are three small affordable housing units; they share one driveway at the bottom of the development.

There still exists an obligation to the community to ensure that the proposed development is environmentally vetted appropriately for the scope of the project and it does not put our health and safety at risk.

We request the project is denied, because it would result in specific adverse impact to us. We spoke in our letters, and then also in videos and photos that we have sent, that we are worried about the risk of wildfire and appropriate evacuation from the one-way-in/one-way-out from Twin Oaks to Longmeadow to Kennedy, or even if you go out Brooke Acres we're on two-lane roads.

There is a possibility to erosion, mudslides, and landslides on the project site, which is in a geologic hazard zone. I am right below that. It exposes the surrounding area to the risk of flooding, water quality degradation, water pollution, and harms associated with the proposed bioretention plan, that again, will be right behind my home. Each of these risks are acknowledged in the Negative Declaration, but the mitigation of each is vague, uncertain, deferred, and potentially unenforceable.

I wish I had more time, but I would encourage you to look at the letters that we submitted. They are very detailed, and what is required and what is lacking under

mitigation for fire for the geologic hazard zone and for the potential to pollute and flood our property.

I'm happy to answer any questions. Thank you for listening.

CHAIR THOMAS: Thank you for speaking tonight. Are there any questions for the speaker. Thank you very much. Next, I have Craig Fordyce.

CRAIG FORDYCE: Hello, Craig Fordyce. I'm at 191 Longmeadow Drive. An EIR is required, in our opinion. The fate of an undeveloped rural Los Gatos hillside, home to protected trees, species, and a riparian corridor requires at a minimum a detailed understanding of the environmental impact of the proposed development. In this case, we have not been given the necessary information to have such an understanding.

Housing law does not waive or reduce CEQA review. Compliance with CEQA is mandatory and independent of zoning or housing authorization. The Mitigated Negative Declaration approach suggests environmental review is secondary to entitlement, which is legally incorrect. The MND relies on an outdated, uncertified EIR from 2017.

Natural environments change over the course of the years. Species appear and disappear and are not fixed in time. The proposal is not the same as the one considered

in 2018. One key difference is the scope of the development 13% increase. The lots are different, the number of homes is different, the home sites are different, the ingress and egress are different.

An uncertified EIR cannot legally be relied upon for the adoption of an MND. See letters submitted by the Sierra Club, the Santa Clara Valley Bird Alliance, and the San Francisco Regional Bay Regional Water Control Board. Each site has multiple issues that were not adequately addressed by the MND.

The Bird Alliance and the Sierra Club note that because the project is located within an ecologically sensitive transition zone between existing development and the natural hillside habitat, preparation of an EIR is essential.

The Sierra Club and the Bird Alliance found substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated.

The Sierra Club and the Bird Alliance have supplied a fair argument that the project may have a significant environmental impact, including the following issues: the MND fails to adequately assess significant and irreversible impacts to biological resources, including

native woodland habitat, wildlife movement corridors, nesting birds and special status, pollinators in the Ross Creek watershed, and are known to support raptors, migratory songbirds, and oak-associated wildlife. The MND removes a substantial number of mature coast live oaks and associated understory vegetation. It does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface.

CHAIR THOMAS: Thank you. Are there any questions for the speaker? No. Okay, thank you very much. Next I have Chris Bayoric.

CHRIS BAYORIC: Good evening. Chris Bayoric, 120 Clover Way in the community nearby that proposed development.

My main concern is centered on the fact that the property as proposed, the development as proposed, clearly exceeds the drainage capability of that land. The mitigating requests are to build at least three, possibly more, wetlands, ponds, to catch the effluence from drainage of that property, and ponds are a health concern with the presence of West Nile Virus in our community, and the fact that ponds breed mosquitos and mosquitos transfer that virus.

I think it would be extremely challenging to maintain adequate health safety factors via these various ponds proposed on the property. I don't know if you've read the report—it's 1,242 pages long—but I call to your attention page 27 that lists in a very long paragraph at least three, possibly four, proposed wetlands.

They call them bioretention basins, but they're basically proposing wetlands to capture the effluence, and those wetlands will breed mosquitos and you'll cause the danger of having those mosquitos spread the West Nile Virus. It's adjoining to a school, and it's adjoining to several residential areas that surround that property. I don't think the Town would like to be responsible for allowing the formation of said wetlands.

The second concern I have to compound the problem is that the proposal is very fuzzy about who is going to be responsible for maintenance of those wetlands. The Town is not going to want to maintain them. They talk about the Applicant being responsible, the owner will be responsible. Who is the owner of the wetland? Have they carved out specific parcels that contain the wetlands so that somebody is responsible for a well-defined (inaudible) for those wetlands? No. Various homeowners will be stuck with having to deal with this, and the consequence of that will be that

this will end up right on the Town's lap, because not only will those homeowners be concerned about dealing with those maintenance issues, but the entire surrounding community will be responsible.

I think the scope of the development needs to be downsized to avoid the dependence on these wetlands.

CHAIR THOMAS: Thank you. Are there any questions for the speaker? No. Okay, thank you very much for your comments. Next speaker I have is Lee Quintana.

LEE QUINTANA: Good evening, Lee Quintana. I am here not to speak on the project, but to speak on the environmental review. Currently I serve on the Historic Preservation Committee, but I am not representing the Historic Preservation Committee here. I am relying on 15 years of experience working for the City of San Jose doing environmental review.

There were two things that were paramount in the review of projects.

One is the purpose of environmental review is to provide decision makers with adequate information to make informed decisions. That's adequate information as to the potential significant impacts and the mitigation to mitigate those impacts that is necessary for them to make informed decisions.

The second thing that is always paramount is to make our documents bulletproof, which means that we achieve the first purpose and provide all the information, the studies, and the mitigation that flows from the studies before a document is released.

In this case, as you have lots of letters from professionals, there appears to be a certain incompleteness in those studies and deferred mitigation, and lack of consultation with agencies that have jurisdiction over lands in Los Gatos.

Once you approve a project and then you go back and do your studies and consultations, you are limited in many cases in what you can do, and you may not be able to achieve full mitigation, so it's really important to have those studies up front. For that reason, I would not support approving the Mitigated Negative Declaration. Thank you.

CHAIR THOMAS: Thank you very much. Next I have Jan Schwartz.

JAN SCHWARTZ: Hi, I'm Jan Schwartz and I live at 15966 Cerro Vista Drive. I'm on the other side of the hill, and I have concerns for my neighbors. We will have one or two houses on our side, more will be on the other side, and

I am concerned for my neighbors. I've heard flooding, landslides, mosquitos; I think those are significant risks.

My concern—as the speaker talked about before—is the wildlife that we have here, and we've got a riparian corridor next to the library that the Town has put a lot of effort into building. We have a natural one already up there. We have a den of coyotes; I also sit out at night and listen to them. Western screech owls, bobcats, red foxes, I saw 18 turkeys when I came home last night, Cooper's hawks, lots of deer. We have a lot of wildlife that's going to disappear.

I'm in Los Gatos; I love Los Gatos. I've been here since 1975, and I know progress moves on. I've seen the North Forty. We've seen certainly a lot of development, but I do hope we can maintain the wildlife and riparian corridor that we have right now. Thank you.

CHAIR THOMAS: Thank you very much. Are there any questions? No. Thank you very much. Next speaker card I have is Anne Griffin.

ANNE GRIFFIN: Anne Griffin, 158 Twin Oaks Drive. I've lived in my home for over (inaudible) years. I have had a flooded back yard due to the Ross Creek flooding twice, and I live up the road from the property.

I'm not here to talk about regulations and (inaudible) housing. I see in my home, I am a caretaker of oak trees that have been passed on to me so I can give them (inaudible) follow me, and the thought of if I had to tear one down, you would probably penalize me. I am the caretaker (inaudible) other generations.

My concern is safety. The street of Longmeadow is Twin Oaks Drive, Clover Way, and Blueberry Hill Drive travel onto Longmeadow to exit, the one big exit for all of these homes. We are adding probably two cars to every home, most of which will go through Longmeadow. I counted four cars parked on Longmeadow at 7:00 o'clock tonight. It is a narrow street. Well, an adequate street. No streetlights, no sidewalk.

During the day, if you were to travel on Longmeadow you would probably see four or five landscaping trucks, cars parked, service people, children riding bikes, and people walking dogs. I am concerned about safety. I live at the end of Twin Oaks, and I would like an emergency vehicle to be able to come to my home if I needed it, and if you travel it at any given time, you have to stop and let a car pass as you (inaudible) exit your property.

So, I'm not here to talk about anything, but we have a lot of people enjoying our community, and safety is

an issue that we have to continue. If we increase the cars, you remove people from walking, children from riding bikes, and the integrity of our community would be limited. Thank you.

CHAIR THOMAS: Thank you very much for your comment. Are there any questions for the speaker? Are there any hands raised on Zoom?

DIRECTOR PAULSON: There are no hands raised currently on Zoom.

CHAIR THOMAS: Okay. I do not have any speaker cards, and since there are no hands raised on Zoom, we will return to the Applicant so that the Applicant team can provide closing remarks. You'll have three minutes, followed by questions.

JIM FOLEY: Thank you, and thanks to all the people that took their time to come and speak and provide letters; we reviewed a lot of the letters. A lot of these topics aren't new. They are some of the things that informed what we tried to create for the project and what was provided, just to tick off a couple of things that we just heard. Then you guys may have some similar questions, and we've got our team here to delve into those further if they require it.

The trees by Hillbrook School and the screening, I think we have our consulting arborist hopefully on Zoom if that comes up; that's certainly something to look at.

Safety and access. There is extensive language in the conditions of approval about best management practices, safety, access during construction, everything else, so I don't think there is any intention of the project with the limited number of houses to create any unsafe environment in this extension of the neighborhood.

The bioretention areas and those concerns, they are engineered, they're widely accepted, it's all gone through the process. I don't think this is anything different from what is typical, and we can elaborate on drainage, the stormwater, and what those bioretention areas may look like.

There is a lot of language in the Conditions of Approval: the requirements for CC&Rs, who is going to manage them, ongoing access review, proactive submitting of reporting to the Town of Los Gatos, so the idea of how we created that and the drainage for the neighborhood was well thought out.

As far as the wildlife and those concerns, we still have this ephemeral swale through the site. It is kind of the main feature, I think, where you're going to

find wildlife and protected areas. We stayed away from that. That photo doesn't really do it justice, but there is still a lot of that being preserved with this project, if we want to get into the details.

Then on the matter of CEQA, we talked about it before. We're not here to debate the merits of EIRs, I just want to reiterate that a lot of effort went in. Raney Planning Management spent a lot of time taking prior information, new information, updating, making sure all the technical studies were adequate for what we were trying to do, and I think they did a good job, and I just don't think everything needs an EIR. We're going to start doing EIRs for ADUs, I don't know.

CEQA seems to be changing daily in California, but I think the information that's provided, whatever you want to call it, is really good and thorough information that should help you make an informed decision on what we're proposing, and if there are more questions, we'll be here, we have the team ready.

CHAIR THOMAS: Commissioner Burnett.

COMMISSIONER BURNETT: Thank you. One question. It seems you didn't meet with any of the neighbors. I know that that isn't needed, but that would have been a good gesture, I would think.

JIM FOLEY: I've had a lot of meetings with a lot of neighbors for a lot of projects over time. Specifically, we had a lot of information from 2018; I think it was very clear what a lot of the concerns were, and this is a different kind of project. We have different laws and tools that we're using and just chose to take the information that we had, rely on that, and move on. We've had project signs for over a year up there with contact information, my cell phone number, and I never heard from one neighbor either.

COMMISSIONER BURNETT: May I follow-up? Although this project is 60,000 square feet, the one you were talking about was 5,500, so surely there were more questions around this project, so I would think that there would be even more reason to want to touch out with them, not that you needed to.

JIM FOLEY: It was sort of just a decision for how we were going to bring the project forward.

COMMISSIONER BURNETT: Another question I have. The size of the basins on average, because every home has one, I was just wondering what's the average size there, and is it a graded basin? Because my concern is the water, the drainage. I hear from the neighbors there is a lot of concern over that issue.

JIM FOLEY: Right. I'll probably ask our civil engineer to weigh in on that a little bit, but we've seen some of these comments provided prior and in current letters. I'm not a civil engineer, so I'll let them answer it a little bit more, but the general notion is that we think that we now have engineered solutions that are going to treat and direct drainage, like project wide. The retention basins are just a portion of it, so it's possible that we'll even improve the situation and be able to catch and divert runoff drainage from winding up in swimming pools or whatever else you've got. We've got HMH here.

ZEFERINO JIMENEZ: Zeffy Jimenez with HMH, civil engineer on the project.

Your question regarding the sizing of the bioretention cells, it is based off how much water is actually going to it, so its tributary area; it's roughly about 3%, so it does vary based off of what is tributary to it.

If there is concern about water standing in it, that is not the intent. We are following the local County and State guidelines to be able to treat the water. The intent is for the water to be able to be treated before it flows out into the waterways and eventually out to the bay.

COMMISSIONER BURNETT: And the homeowners association or the homeowner, are they going to be responsible for the removal of debris and any issues?

JIM FOLEY: Yes, there is maintenance requirements and reporting and inspection requirements that have been provided as part of the Conditions of Approval.

COMMISSIONER BURNETT: Another question. The concern over why you wouldn't want to put in trails, would that be too costly for your project? Would it impact your ability to have your low-income housing? That's usually what it's tied to.

JIM FOLEY: Yes, the question of cost is always kind of on top of mind, and everything is so costly to do now that I'm sure you hear time and time again, especially where we live, and getting the pieces of the puzzle with land values, construction costs, costs of financing, carrying costs, and everything else to align, it's very thin.

And having land dedicated is a cost, having the ongoing management of it is a cost. We created the project in a way where there are CC&Rs and there are maintenance obligations, but there is no homeowners association, which is also a cost to manage and something that you can have challenges going forward.

So, again, just based on the vision for the project, the kind of project that we wanted to bring forward at this time, it just wasn't a consideration generally for those reasons cost-wise.

COMMISSIONER BURNETT: Thank you.

CHAIR THOMAS: Can I follow-up? I have a follow-up question directly to that. The trails, you did not consider that cost then is what you're saying?

JIM FOLEY: We considered it a cost that would create the project… It would be too challenging to fund the project by adding public trails through the project, and the way we proposed the project, it wasn't required, so we did not design it that way.

CHAIR THOMAS: Okay, thank you. Back to you, Commissioner Burnett.

COMMISSIONER BURNETT: And a quick follow-up. With Larry Canon's report, our Town Architect, I know you didn't want to have to follow his sort of recommendations, but there were a few I know you would respond to, maybe a color, some kind of color suggestion on the homes. That was in the report, and that was one thing that you sort of agreed to, that you would be open maybe to color suggestions.

JIM FOLEY: Yes, we have our architect team here too. He worked directly with Larry on some of those comments, if you've got specific questions regarding architecture or color or recommendations.

COMMISSIONER BURNETT: That was one, but the slim windows. I noticed all the homes have very slim windows, so that was one comment by Larry Canon.

The second one, which I sort of agreed with, there was no window trim, so the homes are very… Just from an architectural standpoint, I know you don't have to follow any of those guidelines.

JIM FOLEY: Right. I don't know if Chris wants to get up and talk. Chris Hall is our architect for platform architecture, and we chose him for many reasons, including his vision for the custom home neighborhood and whether some of those design elements are things that are in his vision, our vision, the public's vision, a marketable vision; we certainly relied on him. Do you have a specific question you want to know, if we want to change a color or window trim?

COMMISSIONER BURNETT: Well, I know in the report that your answer was that you would be open to color suggestions, because I think his comment was it was all

like one color, the homes need a little bit more diversity, but colors that would work in a hillside (inaudible).

JIM FOLEY: Sure. I mean, if there's a proposal I'd look to Chris to help me determine whether or not it's something that's going to fit in with the overall look and feel of the neighborhood that we're proposing.

CHAIR THOMAS: Commissioner Sordi.

COMMISSIONER SORDI: Thank you. I did want to follow-up on some of the questions about drainage, and maybe the civil engineer can pop up here again. Specifically, just some kind of general set the table question. So, we have a creek going through the site, but we also have ephemeral drainage, which are two different features I understand. Is there any function to the storm drain system that has anything to do with Ross Creek, or is it just passing through the site separately?

ZEFERINO JIMENEZ: Essentially, yes, it's separate, and so what we have done too is work with the environmental consultant, identify the riparian age so that we are staying out of it so that it can be separate. I know there was a concern about removing some water from the creek itself, so we have implemented a swale to be able to have that water be reintroduced, and so it's not being diverted because of it.

And also understanding that there were past issues with drainage to the neighboring properties. What we are doing with our subdivision is helping to alleviate that by taking that water away into the storm drain system. Yes, goes into the Biocell per local regulations for treatment of water to take out the contaminants before it goes through the storm drain system, but yes, all that was taken into (inaudible).

COMMISSIONER SORDI: Just really quick, a recap there. So, we've got the creek, and then we've got the ephemeral drainage, which is a separate swale, and you're saying that—and correct me if I missed it—there is the drainage coming off the swale, which I know is intermittent and probably driven by storm events. That doesn't go to the creek then, right? That goes into the storm retention system.

ZEFERINO JIMENEZ: Right.

COMMISSIONER SORDI: Okay. In terms of overall picture with respect to storms, what is the pre and post condition? Can you characterize whether post-project we're dealing with net increase, net decrease?

ZEFERINO JIMENEZ: I don't have those numbers with me, but we can look at that and get right back to you.

COMMISSIONER SORDI: Okay. I do have some other questions about the ephemeral drainage, but they're going to be more for the environmental consultant, so I can hold on to those for now, or I can jump into them.

CHAIR THOMAS: I would say that you should ask if there is anything relevant that you want to hear back from the Applicant team, because once that's closed.

COMMISSIONER SORDI: Got it. I consider the riparian areas and the ephemeral drainage to be an area of pretty big concern. Part of the reason why is we've got a letter in the file from Brian Wines with the Regional Board, which was a specific request to characterize that area under the possibility that it could be a wetland, and from what I'm seeing in the record it doesn't look like anybody actually went to the trouble of truly defining that I've had some experience of doing this as a developer in the past and I've had to go through some of this painful process associated with working with the Army Corps and regional board.

What I'm curious about is if there had been any analysis of that ephemeral drainage with respect to hydrophytic soils or plant species that are wetland characteristic plant species? That's my first question.

JIM FOLEY: I think you were right the first time; that's a question for Raney. They did go through their process in their responses to Brian Wines' letter. They talked about their efforts and what they thought.

We had some follow-up conversations with Brian on Zoom and looked at the site. I think post-his-letter he may have been oriented a little bit differently as far as up and downhill, and we kind of got all on the same page with him with what he was looking at, and he further asked us for clarifications about where that ephemeral swale meets the roadway and what the condition is.

We're set back 10'; that's what is required. There's a retaining wall towards the end of it. We put together some exhibits for him to explain that to him. I don't think he was necessarily satisfied, so we're having an ongoing dialogue, but our position is that whatever we've gotten back from Raney, we're in agreement with that, and we've completely avoided the area.

The entire subdivision has been moved downhill and there are a couple of lots on either side of it, and where the natural, visible, and then, I guess, even calculated, delineation of the swale meets the road in between those two homes, it just goes up the hill and back

into the hillside and the back yards of the homes. That's all I can speak to.

COMMISSIONER SORDI: Okay. Is there anyone from Raney available to speak to the issue? Are they on Zoom or are they here?

DIRECTOR PAULSON: No, they're here.

COMMISSIONER SORDI: Oh, got you. They're over there.

DIRECTOR PAULSON: But I don't know if we want to get into a back-and-forth with the dialogue with the Applicant and dialogue with consultants.

COMMISSIONER SORDI: Okay, so hold off on that for now.

DIRECTOR PAULSON: Yes.

COMMISSIONER SORDI: Got you, okay. Thank you.

CHAIR THOMAS: Just as a follow-up to that, I understand the cost of the story pole situation. Did your team at all contemplate possibly doing something alternative so that when we went out and did a site visit we would be able to determine exactly where these lot lines are and where this is, because we all did and we all have different levels of experience with environmental surveying and development.

Just to be honest, it was difficult for us to know. I don't feel like I necessarily have enough information to confirm that where I saw this what I consider a wetland as an environmental scientist is avoided. So, was there any alternative considered, and if we are continuing this item or in the future, would you be willing to put up some sort of—obviously not story poles—indicators of delineation between lots and structures or anything road-wise?

JIM FOLEY: Challenging question. Story poles are expensive, staking is expensive, visual simulations are *very* expensive. I wish I could go out there and meet with you guys and tour the project and have study sessions out there. That's also something that may or may not be allowed, which I've for a time said isn't always that helpful. I think the plans are pretty clear. We're happy to try to do something more. I think a week before we had determined or heard that there was going to be Planning Commission site visits, can you get the site staked? Kind of last minutes and challenging to try to do that, and also very costly. And it is a tricky site—it's a hillside site—to get out there, as you know, because you visited it.

But we spent a lot of money with our architect trying to create a very good visual representation; this is

part of it here. We also, I think, spent $18,000; the Town required visual simulations, for, I think, four photos that they gave us. It's just really hard to get all that done, and it's very costly.

As far as the part of your question asking did we consider it? From a project perspective, yes, we considered everything and we thought we did a lot; there's just been a lot that's gone into this. As far as last minute doing site visits and the staking and things, I guess it just didn't come together. I wish we could have created something more helpful.

CHAIR THOMAS: Vice Chair Burch.

VICE CHAIR BURCH: As a follow-up to that, and then I have some questions for the civil engineer.

Really, I think it would honestly be the corner of Lot 8 that needs to be staked, and clearly your civil engineer has gone out and done a layout. That would not be very expensive, and I think if they could just lay out the corner so that we could stand against those. I don't think the entire property needs to be staked, but I think that's the one that would help.

JIM FOLEY: Okay.

VICE CHAIR BURCH: Then I have some questions about stormwater and drainage.

My first question is on Sheet 5.0. It's this one, and it maps out the stormwater drains and the path. You said that it doesn't go into Ross Creek, but when you look at the path, basically that goes past Lot 1 and it actually looks like it goes into a storm drain at Ross Creek.

ZEFERINO JIMENEZ: I don't know if that sheet is up.

VICE CHAIR BURCH: 5.0. Okay, so we can wait a second on that. My other question comes to the way the other lots, basically Lots 5, 6, 7, and 8, feed into the existing large storm drain at the corner of the property. Was an assessment done on that storm drain, taking into account that now there is going to be basically less open space, less open soil, to absorb all that water that comes down, and that most of that water now is going to probably get diverted into that line. Has there been a study done on that?

ZEFERINO JIMENEZ: Yes, and my colleague actually just reminded me to your question prior, Commissioner Sordi, of what is the delta between pre- and post-runoff, and I believe that is maybe getting to your question right now.

Because the site is in a hydromodification zone, we have looked at that pre- and post-condition to make sure

that what is pre-construction and post-construction still is mitigated. We are providing that, so yes, that was taken into account with that calculation.

VICE CHAIR BURCH: And so, what you're saying by that is that existing 36" pipe is adequate to pick up not only what comes straight down from the ephemeral stream, but the additional water not being absorbed in the ground, that study has been done. You're saying that pipe is adequate.

ZEFERINO JIMENEZ: Yes, what we have looked at is the site itself, how much water is tributary to the site. Hydromodification: we are installing an orifice to allow for the water to not exceed what is currently being discharged, and we've reviewed that with the Town Engineer.

VICE CHAIR BURCH: On this, I don't know how easy it would be to point this out, but on the bottom left corner, essentially if you look along the yellow path, the street, and you go past Lot 1, there is a note that says, "Valley Water 110' Flood Plane Easement." There is a catch basin or storm drain right down there; it is by DMAA to the left. However, I have no understanding of where that water actually then goes to, and it appears to be by the creek, so where does the water from the bioswales at Lots 4, 9, 1, 11, 12, and 3 go to?

JIM FOLEY: Mike, can you jump in?

ZEFERINO JIMENEZ: (Inaudible), Mike. If you could repeat it for me one more time.

VICE CHAIR BURCH: If you take a look at the, I don't know, bioswales, bioretention ponds, whatever you want to call them, that are for Lots 4, 9, 1, 11, 12, 3, and 2, those all feed into some storm drains that are in the street there, and then that line goes over towards the note of DMAA, and then it just ends. It doesn't really indicate where that water then goes to. Go down a bit. Right there, that's where it seems to end. There is no further line from that. And if you look at the topography, obviously it's going down. There is no way it's going to the corner.

ZEFERINO JIMENEZ: The water that is tributary to here, this roadway, this hatch here, is pervious pavement for water quality purposes. The water and subdrain go to this catch basin and out to this existing storm drain system. Are we understanding the question?

VICE CHAIR BURCH: Into what existing storm drain system?

ZEFERINO JIMENEZ: This line right here.

VICE CHAIR BURCH: Yes, so it's Ross Creek. So, it is going into Ross Creek.

ZEFERINO JIMENEZ: Yes.

VICE CHAIR BURCH: Okay. All right, I have another question then about the bioretention ponds. There's a note in there that they're lined with an impervious liner. Why would you do that?

ZEFERINO JIMENEZ: The impervious liner, they are located to be able to allow the water to go through the media filter. We worked with a geotechnical engineer to determine whether or not the soils are adequate enough to allow for water to be able to permeate through the existing soil type, so that's based off recommendations that we work with the geotechnical engineer based off of the current standards.

VICE CHAIR BURCH: And were all of those studies then presented to the Town Engineer? My experience with those has been that they accumulate silt pretty quickly, and then those fill up and spill over.

ZEFERINO JIMENEZ: There is an overflow that is built into it per the current standards that allow for the water… So, it is intended to be able to treat the water in a subdrain, and in a high-flow situation there is an overflow, and through the operation and maintenance plan there is regularly scheduled maintenance of it.

VICE CHAIR BURCH: Okay. I'm going to switch gears. If you look at the back of Lots 4 and 5, those properties, the backs of them are built up pretty high. Those retaining walls, they do step, but they go up about 12'. The existing properties on the other side are significantly lower than that, and I don't see any type of water catch system or anything on the back sides of Lots 4 and 5 that would catch any overflow water and divert it to the existing storm drain.

MIKE: All of this area along back sides of both of the lots here are pervious. The water will infiltrate into the ground. This is not hardscape by any means. There is a treatment system here that ultimately will treat both of these lots, but back here, it will be landscape, etc., that allows any of the surface drainage to basically infiltrate the ground.

VICE CHAIR BURCH: Did you do any type of study? Like you know how we have the hundred-year rain out here that seems to happen more often than a hundred years? That wind and *excessive* rain, since that elevation is so high, to prove that we're not going to wind up now flooding neighbors' properties, that that is enough pervious square footage for that amount of water.

ZEFERINO JIMENEZ: We did do the calculations, but specific to that area that just focused on that. We do have a calculation just for that strip. The way that we were looking to mitigate that and reduce the amount of water that is currently going to neighbors is by grading these lots away from the neighboring property to help alleviate any of the overflow that was an existing condition going in that direction. What we could do is look at having an earth swale in that location to be able to address your concern.

VICE CHAIR BURCH: Okay. I'll give somebody else a chance.

CHAIR THOMAS: Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Pivoting quickly from water—I think you guys can probably sit down—to trees. I'm sure you heard many of the members of the public are concerned about trees, the removal of trees, relocation of trees, and I wanted to address two specifically.

I think one neighbor indicated that there were trees on the Hillbrook School side that you indicated needed to be removed. They seemed to indicate they were on the property edge and did not need to be removed. I wanted to get your thoughts on that.

Then, secondly, another neighbor indicated that there were trees that either disappeared from the plans or changed the plans, and mentioned 35 trees that should have been used for privacy but no longer appeared the plan. If you can address those two issues.

JIM FOLEY: I think that's the same thing. I think those are the 35 trees that were down by Hillbrook that the gentleman was talking about screening his property. We have our consulting arborist on Zoom.

DIRECTOR PAULSON: Your consulting arborist? Your landscape architect?

JIM FOLEY: Our arborist through HMH Engineers that worked with your consulting arborist on the trees.

DIRECTOR PAULSON: Is that Michael?

JIM FOLEY: Hold on. We're checking.

DIRECTOR PAULSON: It must be, because he's raising his hand.

JIM FOLEY: Yes. Is he on audio?

DIRECTOR PAULSON: Not yet.

MICHAEL GLADDEN: Can everyone hear me?

DIRECTOR PAULSON: Yes.

COMMISSIONER RASPE: Thank you. First of all, this is Steve Raspe. Did you hear my question for the Applicant?

MICHAEL GLADDEN: If you could repeat it, I'd appreciate it.

COMMISSIONER RASPE: Of course, and for our record, if you could also state your name. But the question essentially was we had commentators indicate concern about the trees, specifically the movement or removal of trees on the Hillbrook side, that would have created privacy for the neighboring lots. There seems to be some concern that either those trees were removed when they didn't need to be, or some other issue. If you could address that.

MICHAEL GLADDEN: My name is Michael Gladden, and my firm is McClintock Landscape. All the trees that I assessed were in the report, and I believe that the trees that were slated for removal were ones that were in poor condition, and it is on the report. The replacement of 35 trees, I think that's part of the landscape team, architecture team.

COMMISSIONER RASPE: Chair, may I follow-up?

CHAIR THOMAS: Yes.

COMMISSIONER RASPE: It would be easier if we had a visual rendering. If the Applicant can point us to something we can look at, drawings.

DIRECTOR PAULSON: Additionally, through the Chair, Shawn Taylor, the landscape architect, also is able to speak.

COMMISSIONER RASPE: Oh, very good. Maybe while we're looking for that visual, if the landscape architect would want to speak.

SHAWN TAYLOR: Checking to see if you guys can hear me okay.

COMMISSIONER RASPE: Yes, please continue.

SHAWN TAYLOR: I am Shawn Taylor with HMH Landscape Architecture. Good evening, Planning Commission and attendees. Decisions were made for tree removal based on a few things.

First, I want to point out that the majority of trees on this site are being kept, protected, and remain. For that corner of the site, and much of the site where we're developing, we did follow Hillside Wildland Urban Interface for defensible spaces per CAL FIRE requirements, so in keeping with that, through Zone 3 there was some thinning that's done through the site as well per those requirements so that we can control wildfire spread. We definitely looked at the value of each tree, the health of it, and tried to selectively remove, and then keep larger trees to help with some of the screening and view blocking.

COMMISSIONER RASPE: I will reserve further questions. I think the Chair has questions. Well, let me ask you this, then. What specific efforts are being made to provide privacy plantings for (inaudible)?

SHAWN TAYLOR: We maximized the number of proposed trees within our fire zones, as well as located shrubs and retaining walls, to control those views as best we can with our limitation on planting density within these zones.

COMMISSIONER RASPE: Let me redirect the question (inaudible). Would you, assuming the project proceeds, be willing to work with the neighbors to directly address any privacy concerns that they might have, and tailor your planting needs to the extent you could, to address their needs?

JIM FOLEY: Yes, absolutely. The corner in question, obviously we've got a lot happening there. That's where there is grade; it's where there are multiple property owners, including Hillbrook; and just the general direction has been sensitive to that with planting, home orientation, and everything else, but if something was missed or there is a better solution proposed by a neighbor that would be better, then of course.

The same with just the notion of which trees are being removed. We're not by any means suggesting remove everything possible. Everything that we've relied on based on the feedback from the consultants is preserve what we can and be sensitive to creating the neighborhood through there, so that still applies, whatever we need to do.

COMMISSIONER RASPE: Thank you. I appreciate that.

CHAIR THOMAS: I have a follow-up question. Michael, I have a question for you. You said that you surveyed and recorded all the trees, and then you said that most trees are being kept. Can you elaborate on what you mean by that? Because according to the stuff I have in front of me, that is not what I see.

MICHAEL GLADDEN: I was referring to the area next to Hillbrook School, and the retention numbers are in the report and I believe on the plans.

CHAIR THOMAS: Okay. I was confused, because 35% of the trees are being removed, and I guess there's not a definition for most, but… Okay, so you were referring to the trees specifically in that spot near Hillbrook that we just discussed. Okay, thank you. I have a couple other tree questions.

The tree in lieu fees versus plantings, can someone on the Applicant team walk me through how we decided to only be planting 15% of the required replacement trees, where we chose to do this, and the species? Thank you.

JIM FOLEY: That's going to be for Shawn, our landscape architect; he's on as well.

SHAWN TAYLOR: Again, we maximized the number of proposed trees that we could, and that's based on the areas that we are developing, and the maximum number is being held by following our CAL FIRE Hillside Wildlife Urban Interface zones, so I can't really add trees within that developed area and maintain that defensible space area.

Those species of trees that we're using are in the plans. A lot of them are native. We've got Blue Oak, Coast Live Oak, Arbutus, Western Redbud, and then we're supplementing some of the decorative trees with Pineapple Guava, Crepe Myrtles, and the Columbia London Plain Trees.

CHAIR THOMAS: Okay, thank you. We've had quite a few projects recently where we have had a lot of trees, and obviously this is a very different site, but a lot of our recent applicants have been very amenable to planting native species, actually. So, is that something that your

team would be open to, planting native species, unless it's a fruit tree, something that provides a food service?

SHAWN TAYLOR: Yes, absolutely. Most of our plant palette is native, and we can review that and utilize even more natives; that would not be a problem.

CHAIR THOMAS: Okay, thank you. My last question about trees is that as of now the project is requesting to remove 12 large, protected trees. Were there any efforts in the development plans with the lot splitting, the home locations, and structures and roads to try to avoid any of those trees that are being removed in order to incorporate them into the development?

JIM FOLEY: Yes, and to the extent we worked with Shawn and the team to be the least impactful, there are a lot of levers that have to get pulled to figure out how we're going to navigate the hillside and everything else. That was a just generally broad direction.

I don't think we did a deep dive analysis on a particular one or amount. I think I know what you mean, like to the extent you drive down Santa Rosa and maybe there's something and there's a road. I think that as I know the topography, I don't know there's a circumstance like that, but if there is, or again, something has been missed, we're certainly open to taking a look at that.

That goes along with the whole character and the design of the neighborhood is to be compatible with the hillside and what's there, and certainly not stick out like a sore thumb to any neighbor or any public view. That was all analyzed in our visual analysis and everything else, so absolutely.

CHAIR THOMAS: Okay, thank you. I'm done with trees, but I do have another question, but do you want to go?

VICE CHAIR BURCH: One question for the landscape architect, please. I'm going to go back to Lots 4 and 5. It looks like behind those lots is where the retaining walls are, and I can see the line of grading. I'd like to know what plantings you're suggesting on the very back side of those that will anchor down the soils. That was a pretty lengthy sprawl of trees of various sizes, which obviously those roots were holding down the soils so that as water came down the hill it was avoiding erosion into the yards, so I'd like to know what kind of plantings you're going to put along that fenceline to maintain that.

SHAWN TAYLOR: Along those two lots that are being regraded there are retaining walls going in, and we know that slope needs to be stabilized, so as part of this plan set, not going into too much detail, what we've

proposed is a slope stabilizing native hydroseed mix that we would be defining, or it would be defined later in your construction documentation, so that is recognized as needing slope stabilization and the proper planting.

VICE CHAIR BURCH: Okay, thank you.

CHAIR THOMAS: My next question is about the pervious concrete, and I think the engineers. Thank you. Could you just tell me about what that material is, what your experience with it is, and how durable it is.

ZEFERINO JIMENEZ: It is going to be durable enough for an emergency vehicle to be able to drive on top of it; that is per requirements, so we'll have to take that loading. It follows the standards that are made for us to be able to adhere to per local regulations.

CHAIR THOMAS: Okay. Vice Chair Burch.

VICE CHAIR BURCH: I had a couple of questions about that too, so she's reading my mind. My limited experience with pervious pavement is that it is a lot less durable and not as strong as pavement, and so with frequent trips, especially with heavier vehicles, it actually breaks down faster, they can clog with silt, and it has some issues with seeping into the groundwater.

One, I guess I'd be curious to know what does the maintenance of that road look like in the CC&Rs and have

you really fully analyzed it? You've got it on the main in-and-out spot right there, so it's going to get the weight. If you have done that analysis, is it a report that Staff has?

ZEFERINO JIMENEZ: It would be included as part of the Operation and Maintenance Agreement and the frequency of that. We don't have that report or frequency yet, but it will be provided at the time that construction documents are provided and prepared for the project.

CHAIR THOMAS: Commissioner Sordi.

COMMISSIONER SORDI: Thank you, Chair. I wanted to pivot back to discussion of the concessions and the actual unidentifiable costs, which Commissioner Burnett touched on a little bit earlier, and what I wanted to focus on a little bit more was the rationale behind no trails and no open space easements.

I know that the bar is relatively low with respect to Builder's Remedy, and you can just say it's expensive, I guess. I don't see any analysis related to actual unidentifiable costs in the justification letter. It's fairly brief, it's like five pages, not that it needs to be super wordy and long, but I just don't see any analysis at all with respect to finance, and I'm curious to know if you can add a little bit more detail about what you

anticipate would potentially be an unacceptable cost or an excessive cost associated with the simple addition of a trail. I'll stick to that question first, I guess.

JIM FOLEY: It's a hard one to quantify. We're very nervous in general of how long the project is taking to move through the process, what the market is going to be like. It's razor thin all the time now, and trying to deliver a residential subdivision like this is a long project and takes a long time to deliver it as well.

I can't quantify in a dollar sense, like okay, we hit a threshold of a hundred or two hundred or $2 million and decided not to do anything like that. I think the overall proposal was to keep this project very simple. You can see the lotting plan; it's pretty simple. Based on some of the feedback in 2018, we shifted some of the homes down the hill, we didn't have an elaborate cul de sac coming off of Cerro Vista as they did before, there were different options that were proposed with open space and trails and whatnot, and we basically just tried to simplify everything in an overarching attempt to make it a feasible project cost-wise. If we had proposed to put in a trail connection through the upper lots, I don't have how that would look or what the cost would be.

There's a little bit of a marketability issue as well with… I know it's nice for the neighborhood and everybody else, but also for the home, to have public walking through their back yard or how we design around that, or how it fits into part of the topography, that isn't impactful. We didn't spend time or dollars reanalyzing that.

I wish I could give you a clearer, definitive answer like it was going to be this and it just took the project budget too high, but I don't think I have that for you.

COMMISSIONER SORDI: Then, just to follow-up on that, I'm thinking about just the notion of a conservation easement or an open space easement; it seems like a line on a map to me in its simplest form. I know sometimes conservation easements can come with some maintenance that would not necessarily be a cost now to the developer, it would be a maintenance cost to an HOA, or if it's not an HOA, to a private homeowner. I don't know if you can elaborate any more on what would be actual and identifiable costs to a conservation easement.

JIM FOLEY: That one is also challenging. We just ran into this issue on another project nearby that Town Staff helped us navigate, something that was done for

different reasons and then something changed, and it was something that we had to navigate, and it was an impact. Fortunately, that situation worked out okay.

I think we're a little unclear on what needs to be done there or what's being requested. There are some identified lots to say that there might be some features that should be protected or whatever it might be. I think we're open to working with Staff or at your direction on hey, these are the things that we want to see there, and I think that we might be able to get to a point where some of that doesn't have as great of an impact, but it's still…

Going back to that high level, it's drafting legal, putting easements in place, engineering it, maps, civil, ratcheting up so it was a decision of how we were going to present the project, or to set that to the side if it wasn't going be something that was necessary. If it becomes a really critical issue, like any of these, we're open to listening and seeing if we can take care of it.

COMMISSIONER SORDI: Understood. A lot of the concern and maybe the anxiety associated with something is the unknown, and my mind keeps returning to this, because I see a potential community benefit that just kind of leaps off the page at me.

I'll disclose that I'm a cyclist, and so I'm a little bit biased in that direction, but Kennedy Road is a particularly dangerous road, and right now we've got trails that are in the adjacent subdivision that almost connect—don't quite make the connection—to Brooke Acres Drive. It doesn't seem to me that it would be too terribly expensive to align a pedestrian bike trail immediately adjacent to the EVA that comes off Brooke Acres and then connects to the roadway system and makes its way out to Longmeadow.

Then you have the ability to have a cyclist hop off a really dangerous road and spend a considerable amount of time weaving through a beautiful path through neighborhoods and making their way back out to Kennedy, so that's just something I'll throw out there; I don't know if that's something that you would consider. That takes away some of the ambiguity, maybe, to it, and may align well with some of the improvements that are already being done and keep the cost down, I don't know.

JIM FOLEY: I see what you're saying logistically through there. Again, we have a number of things that we're going to look at. We'll have to see at the end of the meeting what are the things that we're going to need to look at for the Council, or for you again, or whatever, and definitely open to doing that.

All these decisions were predicated on the simplicity—which is what you're looking at—and some of the other things that have come up, and why we made the decisions that we did, and along with our architect trying to keep the design very rural. It is a luxury home subdivision, but to that end I think it is on the minimalistic side, downplayed architecture and really beautiful stuff.

Just the way that the driveway is and how the private road is going to look and all that, and I think it would be a wonderful place to cycle and connect in through Brooke Acres to the trail, whatever it might be, so if there is some kind of a design element or safety or feature that we need to put in place to allow for that, of course.

If it's something more than that, if it's taking property out of some of the back yards of the upper lots, again, we can look at that; I don't know the logistics and what the cost implications are going to be right now.

COMMISSIONER SORDI: Okay, just something to think about. Thank you.

CHAIR THOMAS: As a follow-up to that, I understand the maintenance in the long-term is something that the cost is difficult to capture, but would you be open to looking at some of these options and looking into

either having some sort of open space conservation easement or trail easement? I don't know, I know that there are land trusts out there, there are resources. This is a very large project. I'm not an expert in this, but would it be possible to set up some sort of land trust that you can collect money from now that can maintain that at least for the foreseeable future? Has any of that financial aspect been considered?

JIM FOLEY: We have not looked into anything like that. I'm thinking of different conditions around town and how they are, and whether they are owned by the Town, they're public, or they're easement over somebody else's property. I haven't personally done anything like that on a project to understand what all the options are, but just like everything else, if there is a logical way that we can accommodate people or the needs, and it isn't something that is going to prevent the project from going forward financially, we're very open to cooperating.

CHAIR THOMAS: Okay, thank you. I did have one more question for, I think, the engineers again. Mr. Mullin, can you pull up 5.0, I guess probably. The very corner between Lots 5 and 6, can you just explain and talk through the engineering and the water situation with that large swale down there? Just that whole corner area—because

on some of the plans it even says that it's an existing wetland—and the swale that's there and how it's going to function.

And then in the very corner, on some of the documents it says there's an existing wetland to remain, so does that change? Is it seasonal that it changes? Is it existing all year? Is that the maximum?

MIKE: This stormwater bioretention here is collecting and treating through hard pipes that are coming in this way. They are conveying water off of this hardscape as well, as well as all the hardscape from Lot 6 and Lot 5. All of it is being conveyed into this bioretention. Bio retention will treat it, bioretention will contain it, and then it will, through hydromodification with an orifice, release it out in this direction to this hard pipe storm drain system, ultimately connecting to the existing system that you have coming out here.

CHAIR THOMAS: So, that will be all underground, the connection?

MIKE: Yes, all of the storm drain system is completely underground.

CHAIR THOMAS: So, then that wetland, it shouldn't impact or connect to the wetland area that's directly adjacent to it?

MIKE: This storm drain system here, which is actually tied into this one here, which picks up Lot 10, all of it hydrologically ties into the existing system and exits the site.

CHAIR THOMAS: Okay, thank you very much. Are there any other questions for the Applicant at this time before we close the public portion? We will now close the public portion of the public hearing on Item 1. Thank you for everyone from the Applicant team, also on Zoom, that was here to answer all of our questions.

I think that we will be taking a break, but before we do that, I wanted to make a recommendation about how we start our discussion when we come back. If we have some specific questions or big major questions for Staff, that's fine, but because there is a lot here I think that we should go through and first talk about the zoning, which I think will be our quickest conversation; and then talk about CEQA, so the Initial Study and the Mitigated Negative Declaration; and then talk about the State Density Bonus Law aspects, including the incentives, concessions, waivers, just making sure that we're all on the same page with that and get questions answered about that; then the specific site plans; then lastly the Conditions of Approval.

I can repeat that for you guys, but while we take a 10-minute break, if we can just make sure we get our thoughts in order for that, that would be great, and then we'll be back at 9:15.

(INTERMISSION)

CHAIR THOMAS: We are going to continue with our hearing on Item 1, and we will open it up to comments and questions from Commissioners and for Staff, and we will first start with any zoning questions or comments. Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. I don't know if I have any questions for Staff. I thought the Staff Report on this issue was exceedingly clear, that is it is currently a resource conservation zone, and because it's (inaudible) a Builder's Remedy project the Town is required to rezone it to allow the development to happen (inaudible) be rezoned to Low-Density Residential, which again, I think makes (inaudible) this particular topic, zoning compliance (inaudible).

CHAIR THOMAS: Anyone else have anything to say? No? Okay. Great, then let's move on to our second topic, which is CEQA, so Initial Study/Mitigated Negative Declaration questions. Who would like to kick that off? Commissioner Burnett.

COMMISSIONER BURNETT: Thank you. A question for Staff. I have some real issues with the definition of deferred mitigation, mainly that specific of a mitigation measure are not finalized until after project approval. Is there a way we could make it coincide that… I don't understand how you can have an approval before the project is completed.

DIRECTOR PAULSON: I'll start, and then probably defer to our representatives from Raney, the environmental consultants.

I don't recall when that or those letters were written, but the Mitigation Monitoring and Reporting Program goes through each mitigation, who is the responsible department, and many of them do have timing associated with them. As I recall, we don't believe there is any deferred mitigation that's being put off, but I just want to get confirmation from Raney, from Angela DaRosa.

ANGELA DaROSA: Good evening, Chair and Commissioners. Angela DaRosa with Raney Planning and Management. We are the third-party consultants that the Town hired to prepare the CEQA document for this project.

As far as deferred mitigation, you are allowed under CEQA to rely on a future study or standards so long as there is specific performance measures listed in the

mitigation measure, and as long as it identifies the actions to make sure that those performance measures are carried out, and we have included those performance measures in all of the mitigation measures.

DIRECTOR PAULSON: I'd just add, one common one that we see in a lot of documents, even for projects that are exempt when they go through Initial Study, there is protected birds, protected bats, depending on what time of the year you're doing it, you have to do them within specific timelines of when construction is going to start, otherwise you have to get your biologist back out there to do another survey if you miss that gap. So, a number of those things do need to be handled after the fact.

COMMISSIONER BURNETT: Thank you.

CHAIR THOMAS: Commissioner Sordi.

COMMISSIONER SORDI: Thank you. I'm wondering if Staff could put up page 157 of the packet.

SEAN MULLIN: Was this the architecture report?

COMMISSIONER SORDI: It actually is. It does a really good job in color of showing the proximity of the ephemeral drainage to the Lot 8 residence, and it's just helpful for the sake of discussion. There we go.

I had a question for the environmental consultant, and this goes back to—and I mentioned it

earlier—the letter that came from Ryan Wines with the Regional Water Quality Board. I think the nature of his letter was he disagreed with the analysis. I think that the specific ask was that the riparian drainage—whether we want to call it, ephemeral or riparian, maybe you guys can elaborate on it—be better defined, and that it be defined through the normal process that the Regional Board goes through with respect to identifying whether something is a water of the State or not, something in their jurisdiction that they control.

When I looked at the response to comments, and I'll just read from here, this is written by the consultant. It says, "A site visit was conducted on May 14, 2025 by LOA, a professional biological consulting firm under contract with the Town's environmental consultant, to confirm the characteristics of the onsite ephemeral drainage as part of the biological evaluation."

What I'm trying to get a sense of is that area that's kind of a blob there that is dark grey and then has some white around it, I think the dark grey is basically the tree canopy and the white is supposed to be the limit of riparian vegetation, if I'm not mistaken, and we've got a house encroaching pretty closely into it, but who established the boundary of that to begin with? Based on my

review of the report, it looks like it's possible that it was established by a survey or an engineer simply looking at topography and looking at vegetation, and then you guys might have gone out to just validate that.

ANGELA DaROSA: Yes, that's exactly correct. It was shown on the site plan, and the biologist that was hired for this project, Live Oak Associates, went out and did site surveys to check the conditions of the site and confirm those areas and the limits of the vegetation associated with that ephemeral drainage.

COMMISSIONER SORDI: And when you went out to confirm that, was there anything on the site that indicated the limit of development in terms of staking or the limit of the house itself in terms of you guys being able to envision or overlay the development against a riparian area?

ANGELA DaROSA: Yes, I believe the biologist had CAD files, so they were able to georeferenced those and essentially overlay the site plan on the site to confirm those areas.

COMMISSIONER SORDI: Then my more pressing question is was any analysis done by a biologist? Was any analysis done to establish whether there are hydrophytic soils present? Did you dig into the ground? Did you look at

the soils and evaluate them? And did they do an analysis of the plant species out there to determine whether or not they're consistent with a wetland or riparian species?

ANGELA DaROSA: Yes, there were two surveys of the site conducted exactly for those reasons, to see the conditions of the site and to map out any aquatic features; and there was no wetland type of plants identified for that ephemeral drainage, which is why they had classified it as an ephemeral drainage.

COMMISSIONER SORDI: Okay, so it's considered ephemeral drainage, it's got riparian species, but it's not a seasonal wetland by definition.

ANGELA DaROSA: Correct. It's also not considered riparian vegetation either.

COMMISSIONER SORDI: Okay, it's not.

ANGELA DaROSA: It's just oak woodland vegetation that's around it.

COMMISSIONER SORDI: It sounds like what the Regional Board person was asking for was some kind of delineation, but I suppose if you could confirm there are no wetlands out there, then you can draw the conclusion that there is no need for a wetland delineation.

ANGELA DaROSA: There was one small area of wetland identified on the project site and it is in the

southwestern most corner associated with Ross Creek, and the project is completely avoiding that. Sorry, I'm mixing it up. Northwestern corner of the site is the small wetland area. The southwestern area of the site is where there is riparian vegetation located, and that's associated with Ross Creek. Sorry for the confusion.

COMMISSIONER SORDI: I guess then in your opinion there then there wouldn't need to be a formal wetland delineation done for the site?

ANGELA DaROSA: Exactly, and the biologist did look at the old reports that were conducted as part of the 2017 EIR, and as part of that the US Army Corps did write a letter confirming that the only wetland area under their jurisdiction is that small area in the northwestern corner.

COMMISSIONER SORDI: Okay, thank you.

CHAIR THOMAS: I have a couple follow-up questions to that. You said the biologist went out to confirm. Can you tell me when that was?

ANGELA DaROSA: Yes, I have that noted here. Give me one second. They did two site visits. One was in December of 2024, and they went back out to the site in May 2025.

CHAIR THOMAS: So, they went in December 2024 and May 2025. Vice Chair Burch.

VICE CHAIR BURCH: I did have one quick question. As you can see, there's a 10' buffer you guys have called for. I would like to understand why it's not consistent all the way down. Why does the 10' buffer kind of come and go? I don't see any value in that. Why would we just not continue with the 10' buffer for the entire?

ANGELA DaROSA: The 10' buffer was not a requirement for the CEQA process, it was what was on the site plan, so we were just analyzing that. The site plans included a 10' buffer around the vegetated area.

VICE CHAIR BURCH: Okay, thank you.

CHAIR THOMAS: Just as a follow-up to that, because there isn't a 10' buffer everywhere, was that analyzed, or did you assume that there would be a 10' buffer everywhere in your analysis?

ANGELA DaROSA: It was our understand that there would be at least a 10' buffer around the entire ephemeral drainage area. I will say that upslope farther of the ephemeral drainage there is no development proposed, so the buffer is much larger.

CHAIR THOMAS: Okay, thank you. Then I have a follow-up question Town Staff. Isn't a 10' buffer on these proposed plans, but it sounds like that is what was

reviewed by the environmental consultant, so how do we remedy that?

ERIN WALTERS: These were the plans that were provided to the consultants to review as a part of that, and you can see the dashed line on ephemeral drain, that's the 10' buffer, and it looks like there's a segment that's near Lot 8 that isn't showing that dash line.

DIRECTOR PAULSON: I think what Ms. DaRosa tried to explain, but maybe it wasn't caught, was some of these wider sections that have the 10' buffer around them, maybe there was some vegetation, if I recall, and where this other is, there really isn't. It's really just part of the channel, so that buffer is not as wide at that point. You have all been out to the site. Even the grey area isn't what you see on the ground. So, if Ms. DaRosa could provide just a little more clarification on that for the Planning Commission, please.

ERIN WALTERS: If I could interject. Mr. Mullin, on Exhibit 15, sheet 6, the erosion control plan, that shows that delineation.

ANGELA DaROSA: Just to clarify, the biologist analyzed the site plan as proposed, so where there are 10' buffers shown, they analyzed that and assumed that.

CHAIR THOMAS: I have a question about what the process is if a species of concern is found on this site, what ends up happening?

ANGELA DaROSA: Just to clarify, you're asking if a species that wasn't addressed in the MND?

CHAIR THOMAS: Yes, an additional one, if something comes up, because I did see in the biological report there were a couple that were like this; the closest one is these many miles away, for example. So, there were a few, but I know that I've seen them, and other people have seen them closer than three miles to that site, so just wondering.

ANGELA DaROSA: Sure. The species that were identified as potentially occurring onsite were based on the biologist expert's opinion and the conditions of the site from their surveying. Of course, if they're out there doing the preconstruction surveys that are required for the special status species that were identified by the biologist as potentially being there, the qualified biologist that would be doing that survey would follow protocol to address any other special status species that they see while they're out there.

CHAIR THOMAS: Then just quickly, just for the public's understanding, can someone clarify in general, I

know that it is in here, but what is the general protocol when a species of special concern is found? Just because I think that there is a misunderstanding about what happens next.

DIRECTOR PAULSON: I can say, I don't recall that ever occurring in town, because most of those species are already known with rats, and the bats, and the raptors, but we would defer, again, as Ms. DaRosa said, to the biologist. There is standard protocol for whether you're encountering that, or your encountering Native American artifacts, or skeletal remains, or any of those things; we would follow the required protocol.

CHAIR THOMAS: Sorry, I meant if anything, even included, happened. In general, just the general protocol for when a species of special concern is on a site. It doesn't mean that everything ceases to stop, there are a couple of different…

DIRECTOR PAULSON: Again, when something like that happens, then we would defer to the expert, whether it's a biologic issue or some other issue that also has the potential for creating a situation where something unknown is found, and then we would follow that generally State or Federal required protocol, but I do not have that with me.

CHAIR THOMAS: Okay, thank you. I had a question about the geologic hazard appendix, so in Appendix D, just again wondering on the timing of when this was done. Then, I also could not find a map of where the boreholes that were being described actually were. It's probably in here, but again, this was a giant packet, so if someone could just refer me to where I should be looking for that.

ANGELA DaROSA: The geology study was attached to the IS/MND; it was included as Appendix D to the IS/MND, and it was prepared in October 2024. We're trying to pull up the map for you.

CHAIR THOMAS: Okay, thank you. Go for it while they're looking.

COMMISSIONER SORDI: Just a quick follow-up on the geotechnical report and the indications of slide areas on the site. From reading the report, it appears that there are no mapped known slides on the site, and I guess what I was curious about was what was used as rationale for identifying areas in the slide zone versus not slide zone. Is this strictly based on slope, or is it soil characteristics? And hopefully I'm right about the map slide zone. If I'm wrong, let me know.

ANGELA DaROSA: Santa Clara County maps the site as being in a landslide hazard area, but as part of the geo

study, they did a number of test pits and actually looked at the soils on the site in some of those sloped areas. What they found was no evidence of landslide deposits, no field features indicative of slope failure and instability, so they found that landslide hazards were to be considered low to moderate, and the majority of the proposed residences are outside of the steep slope areas.

COMMISSIONER SORDI: There's one particular map that shows I think it's most (inaudible) with Lot 8 as being kind of painted yellow, and I thought it was indicating that it was in a slide zone, but maybe I'm not getting that right. Here we go. It's in the packet, page 1,092. It's Lot 9, Architecture and Site review, and I'm just noticing that the area… It just says, "(inaudible) Slide Hazard Zone," and it maps it in yellow. It looks like a significant portion of it is on Lot 9 and Lot 8.

I don't know if I'm asking the same question, but I guess I'm just wondering what led to the characterization of that area to be in a slide zone versus not the rest of it, and if it's just based on slope or if it's also just based on the civil borings and the characteristics.

ANGELA DaROSA: I think those shaded areas, I believe, are from the County maps that are showing that landslide hazard area.

COMMISSIONER SORDI: So, the County map shows it, but we're not really sure why? I don't want to draw unnecessary conclusion or unsupported conclusion, but if there were borings done it sounds like there were no mapped actual landslides found, and that way we're not looking at a hazard that severe, we're just looking at a resource and constraint map that looks at things from like a 10,000' level. Is that correct?

ANGELA DaROSA: Yes, it's definitely based off the borings, and there is a mitigation measure included in the MND that requires compliance with the recommendations of the geostudy, so there are some recommendations to ensure that slope stability is addressed.

COMMISSIONER SORDI: Okay, thank you.

ANGELA DaROSA: And we found the map of the test borings. It's an attachment to the geotechnical report, the second figure. There are no figure numbers on it.

COMMISSIONER SORDI: That's all I had on geo.

VICE CHAIR BURCH: While she's looking for the document she's trying to find, I have a non-geotechnical question.

We received a couple letters from the Sierra Club and the Santa Clara Valley Bird Alliance. I have one dated October 17th, and in this letter they state a few concerns

around the document and that they feel that it doesn't properly address certain concerns, some of them that we've talked about tonight, but one them, which was kind of the biggie I thought, was the statement that says, "Procedural deficiencies under CEQA, including reliance on deferred mitigation, absence of required agency consultation, and disregard of substantial evidence submitted by responsible agency."

Have you guys taken a look at this document, and is there a way that you would answer to confirm for us that in fact those things have been done?

ANGELA DaROSA: Yes, I think included in your packet is detailed responses to that exact letter.

DIRECTOR PAULSON: Those might have been in Addendum 2 or the Desk Item, Ms. Walters?

ERIN WALTERS: It was in Addendum 2; it was part of the attachment there.

ANGELA DaROSA: And I think that comment in particular was related to the Water Board's comments. They were referring to the Water Board's comment letter.

CHAIR THOMAS: You said that the geology report was done in October 2024?

ANGELA DaROSA: That's correct.

CHAIR THOMAS: I have a follow-up question, because we've been out to the site, and obviously we haven't had a lot of rain as of now but it's wet out there and those boreholes would have been done when the water table is presumably the lowest, because it's in October. It does explicitly say in this part of the groundwater report that that's likely not represented at the stabilized levels. They can be higher than initial levels encountered, etc., so how is that taken into account? It just is a very wet area, so how can we make sure that there isn't water… Really, like the water table isn't at the surface in some of these spots?

DIRECTOR PAULSON: I can start, and then if anyone else has any other questions, but ultimately if the project gets approved and development plans come forward there will be additional geotechnical work that will have to be done for the specific foundations and soils work, but as you mentioned, the water table can fluctuate, and so we're not going to have them go out every week and test the soil, and if they do encounter water, this happens all the time in Town, especially when folks do cellars. Then they end up having to get a system to make sure they're dewatering that, obviously in the appropriate manner, so that it doesn't impact the site or offsite properties.

Do you have Exhibit D with you? I think page 37 is the last page of the geotech report, so the second page after that is, I believe, what Ms. DaRosa was… Yes, so that shows the borings.

CHAIR THOMAS: Okay, thank you. Commissioner Burnett.

COMMISSIONER BURNETT: Thank you. I'd like to ask a question representing CEQA. What did you base your findings on to believe that the Mitigated Negative Declaration was all that was needed, and any concerns were less than significant and that could be mitigated on this complex project? This is a very involved project.

And then, did you rely at all on an outdated, uncertified EIR in 2017? At that time that was based on a 55,000 square-foot area, and it did cite potential significant impacts. So, my question to you is did you rely at all on that report? It was uncertified and it was an EIR report. I'm just finding that there is a lot of areas here that I think seem to have a lot of unanswered questions, so that's my question to you.

ANGELA DaROSA: The general answer is no; we didn't rely on the prior EIR. As you know, it was uncertified and it was from multiple years ago, so this IS/MND is a full independent analysis with new project-

specific reports conducted, so we did not rely on prior reports prepared for that EIR.

COMMISSIONER BURNETT: Thank you.

DIRECTOR PAULSON: I'd be curious, you mentioned potential significant impacts. All of these reports, whether it's EIR or MND, have potential significant impacts, but it's my recollection that even though that's many moons ago, that even though that project did an EIR, they were able to mitigate all of those impacts to less than significant. There were no significant, unavoidable impacts even with the EIR.

COMMISSIONER BURNETT: I believe I read that they did cite in that EIR report that there were some potential significant impacts.

DIRECTOR PAULSON: Correct. Every one of these looks at potential significant impacts, but if it can't be mitigated, it becomes significant and unavoidable. That's when you absolutely have to do an EIR. We have had in the past—and so the Planning Commission and Council have seen that before—a number of projects that have decided even though they don't have any significant unavoidable impacts and could be CEQA clearance through a Mitigated Negative Declaration, they have chosen to do an EIR, because that has a higher bar from a lawsuit perspective for the

Applicant, but in this case the Applicant didn't choose to go down that path, and it's not necessary to go down that path, because there aren't significant unavoidable impacts at this point, but I'll go back and look, because I don't remember any that were from the previous project either.

CHAIR THOMAS: Should we move on to the next? If we have any more environmental questions, we can come back to it. Next, I think we should discuss the State Density Bonus Law and all of the incentives, concessions, waivers, walking through some of that.

I think before I open it up to everyone else, I would like a clarification again from the Town Attorney about the identifiable and actual cost reduction, the language and the findings that we need to make to grant these incentives.

ATTORNEY WHELAN: I think I remember what part of the presentation you're referring to. The burden is on the Town to demonstrate that their requested concession or incentive would not result in a cost reduction, and the way that we normally determine that information is we ask the Applicant to give us a general explanation of how the concession or incentive results in a cost reduction.

There is a case out there saying that public agencies can't require proformas, and so the Town doesn't

require a proforma, but we do require an explanation of what the cost reduction consists of.

CHAIR THOMAS: And then, "…to provide for affordable housing." What does that mean?

ATTORNEY WHELAN: That language comes from the statute. It's hard to interpret, and so our position has been does this incentive or concession result in a cost reduction to the project overall. Because the project, by definition, has to include a component on affordable housing in order to even qualify.

CHAIR THOMAS: I'm just curious, because this is one of the findings that we have to make to the concessions or incentives for the open space conservation trails situation, and in the Staff Report it just says to provide affordable housing costs. I clearly understand how expensive sidewalks can be, and it's very clear that that would significantly change the project financially, but I'm not sure that I personally have enough information about the actual cost reduction by avoiding having an easement for open space, but I'm curious to see what other Commissioners have to say about that.

DIRECTOR PAULSON: I would just remind the Planning Commission; Staff wasn't able to make the finding from our perspective for the open space component. We

actually were for the trails, so you might want to discuss that one as well. Obviously, the initial installation of that, you've been out to the site, it basically comes into the site, traverses their perimeter, and goes all the way up to Cerro Vista. Obviously, there will be a cost associated with that, but I just wanted to throw out that little bit of background for your discussion.

CHAIR THOMAS: Thank you.

VICE CHAIR BURCH: Can you expand on the trails?

DIRECTOR PAULSON: Expand on them? Make them bigger?

VICE CHAIR BURCH: Aside from maybe saying we have to do physical trails, could we do an easement for trails?

DIRECTOR PAULSON: I think you could request that be part of your recommendation to move forward, that at a minimum, trails. We heard tonight from Planning Commissioners that they don't necessarily have enough information on the monetary impact to the project for even going to the level of doing the trails, so that could definitely be part of any recommendation moving forward.

CHAIR THOMAS: As a follow-up to that, if there was an easement, if a land trust or community group or something came along down the line to fund and maintain and

set up a situation for that, is that how that would legally work?

ATTORNEY WHELAN: The condition could be open-ended. It could require the easement be dedicated, and then it could specify that either the Town would make improvements later, or as you mentioned, another group might come along and make improvements.

CHAIR THOMAS: Thank you. Commissioner Raspe.

COMMISSIONER RASPE: Thanks, Chair. I'm looking at our Staff Report starting at page 14 and going to page 15, and it has a list of both the incentives and the waivers, so maybe a good way to do it would be to attack those in order.

Looking at the incentives, beginning with the story poles and not providing sidewalks, I understand the cost savings with those, and perhaps we can be with the developer on that.

Going to trails on the open space easement, again, I think Conditions of Approval for Lots 2, 7, 8, 9, and 10—that's already part of our packet—I would recommend that we incorporate that as part of any approval if we were going to have an approval.

I would also encourage us to include the trail system. To me, if cost really is an issue to the developer,

it could be foisted back to the homeowners by way of making it an HOA cost for maintenance, for initial building, divided over 12, or even if you wanted to take the BMPs out of it, to a lesser (inaudible), would be an inconsequential (inaudible). I think we can find that it's not an insurmountable burden to (inaudible) the incentives.

CHAIR THOMAS: I think that we're all on the same page with regard to that. Then with the waivers, does anyone have any questions or want to discuss? I would just say that the LRDA is something that we see very often obviously in the hillsides, so I don't think that's even something that…

DIRECTOR PAULSON: I think, again, Mr. Mullin, if you can bring up the finding, because that one has a little bit different than the monetary, and it really gets back to anything that's going to impact the project as it is proposed.

CHAIR THOMAS: Yes. Most of the time when we've been looking at these projects and everything it's just about obviously making sure that these waivers are necessary for these projects, and then just making sure that if there is anything that the Applicant team is still willing to address in a different way, which I think they stated that they want feedback on, I just want to give them

an opportunity to hear if we have any concerns with any of these. Even though we know that we would still not be able to make this finding, we would not be rejecting the project because of that, but if they're going to be providing us more information, making any additional changes, or prioritizing things. Commissioner Burnett.

COMMISSIONER BURNETT: The question to Staff would be regarding the below market program that we have. There are concerns over the size and location, and I know this is a waiver but under the State Density Bonus Law. I wonder if Staff has any concerns over that, the below market.

ATTORNEY WHELAN: We debated it internally, because it is a question as to whether that physically precludes the development as proposed. Where I landed is that I think requiring a different configuration of the BMR units would physically preclude the development as proposed.

Then, internally, we also looked at it from the fair housing angle, like is this violating any State Fair Housing laws. We did not locate any State laws that were being violated. That said, nothing prevents the Commission from asking an Applicant if they would be able to reconfigure the BMP units.

DIRECTOR PAULSON: I think the other challenge that we ran across was that the language of our guidelines related to that area is not objective, from what I recall. We'll go back and look at that language as well, but that's part of my recollection as well, so you can impose it anyway.

COMMISSIONER BURNETT: Thank you.

CHAIR THOMAS: Assuming that the Applicant is perhaps amenable to some of our feedback, is there anything else related to any of the waivers that we feel like could be addressed in another way? Vice Chair Burch.

VICE CHAIR BURCH: I think the one that I had highlighted was actually the swimming pools on slopes greater than 30%, but I saw that was addressed in the proposed Conditions of Approval; that was the one I had highlighted. And the location of the BMPs, which Commissioner Burnette asked about. Aside from that, no, I don't think so.

CHAIR THOMAS: Then lets move on to the site plans, starting out with Commissioner Sordi.

COMMISSIONER SORDI: I think this falls into the realm of site plans, so this may be a question for Public Works, City Engineer. I think the Conditions of Approval require CC&Rs but not an HOA, right? And so, right now

presumably the CC&Rs would be written in such a way to put the onus and the responsibility on the individual lot owner to maintain the stormwater facilities, and I'm interested to hear feedback from Public Works, the City Engineer, on that. I know from time-to-time the Regional Board audits these things, and it would be kind of a shame if we ended up getting fined, because I think the fines get directed into the public agency and not to the individual, and you just simply can't control who is going to own those lots and how they're going to treat those facilities, so I would just be interested in your feedback on whether that's a practical solution.

DIRECTOR PAULSON: I'll start, and then Parks and Public Works can correct me when I'm wrong. Ultimately, yes, it would be in the CC&Rs. It is on the property owners. There are yearly inspections that are done to address that. These are all over town, they're all over single-family lots, so this is not a unique practice, this is just something that we have to do as part of our Stormwater Permit. If there is anything else that needs to be added, I turn to Mr. Sparks or the Town Engineer.

COMMISSIONER SORDI: A quick follow-up. If something is in disrepair or just destroyed or ruined in the property, what is the remedy? You fine the property

owners? Does it become a code enforcement issue? How do you impose the fix on them?

DIRECTOR PAULSON: We have both an engineer that does inspections, and we also have building inspectors that do some different inspections, so it's kind of split, from what I recall, but I imagine there are enforcement capabilities associated with that permit. Let me just look to Mr. Heap for a nod. So, yes, there are enforcement provisions that we, when necessary, will handle.

COMMISSIONER SORDI: Thanks. Then it leads me to disclosures, I guess. CC&Rs are one thing. A new homeowner that buys a lot, you can presume they read the CC&Rs, but the way to really make sure they know that there are additional budgetary restrictions associated with owning a lot and having to maintain a storm facility would be like a recorded… Maybe recording something would go pretty far, but having a disclosure, which I know is typically provided by the seller—I guess it's just a suggestion—so that it calls it out, it makes it really crystal clear that somebody is going to have to dip into their pocket and maintain this thing from time to time.

DIRECTOR PAULSON: Yes, and we can work with Parks and Public Works. They're generally not going to see the recorded subdivision map either, but I could see that

as being a note. We could definitely look into that recommendation and see what options are out there.

COMMISSIONER SORDI: Okay, thank you.

VICE CHAIR BURCH: This might be for Staff, or it might be for the consultants, actually, I'm not sure. Was there any study done on stormwater being drained into Ross Creek?

DIRECTOR PAULSON: We definitely have Parks and Public Works Staff here. Our planning application checklist requires that preliminary grading and drainage plans be submitted. You've seen the plans; they go far beyond that, but there still are things that need to be ironed out, and so that will happen again.

It's one of those things where once we get down to it, if the project gets approved and they're getting construction drawings, then they'll have to get final signoff for C-3 and other components. If any of those trigger any significant modifications to what was, if approved by the Town Council, then they may be subject to coming back through for modification, which I don't know what, but there may be ramifications there. I know Parks and Public Works has done some work on that, but we're not in a final grading and drainage plan, for instance.

VICE CHAIR BURCH: Can I actually ask a follow-up question of that, because that was going to be one of my questions? What we actually have says it's a preliminary grading plan. When do you guys typically see a more thorough grading plan?

DIRECTOR PAULSON: The process is after you go through the Architecture and Site. There's an additional Grading Permit that you go directly to Park and Public Works for, and they have a completely separate process where they are nailing down all of those details, so that's when that is going to get handled. Some of these requirements, and we heard a lot from architects and applicants who said, "I don't even know if I'm going to get to build my house. Why are you going to make me spend tens of thousands of dollars?" getting even to the level we request them to get to, so it's a very significant risk from their perception for an applicant that comes through our process.

CHAIR THOMAS: Commissioner Burnett.

COMMISSIONER BURNETT: How can the Planning Commission recommend this to the Town Council if we don't have all the evidence, especially regarding the drainage? If we're still waiting for reports…

DIRECTOR PAULSON: If you're not comfortable with what has been proposed, then you can always recommend denial.

COMMISSIONER BURNETT: Thank you.

CHAIR THOMAS: Any other questions or anything about the site plans? No. The last thing is Conditions of Approval to look at, discuss, and go through. Are there any questions specifically about the Conditions of Approval, changes, or additions? Vice Chair Burch.

VICE CHAIR BURCH: I have one that I wanted to bring up that has to do with the residential street. Since this is a rather large lot, can I request that we add a Condition of Approval that there be conditions made to where construction vehicles and parking would be on the property, not on the street, and not have construction trucks parked or idling on the street for longer than five minutes or something? Okay. He nodded at me.

DIRECTOR PAULSON: I'm sure there is already something in there that discusses that, but you are potentially going to be recommending more specificity when they look through that construction management plan moving forward.

VICE CHAIR BURCH: Yes, I just added a couple of things on top of what he has in here already.

DIRECTOR PAULSON: I think the other two I heard was something to handle the trails, and then also the open space easements. Those were two other topics.

CHAIR THOMAS: Yes.

DIRECTOR PAULSON: And then the other might have been related to trees.

CHAIR THOMAS: Yes, the trees. Okay, yes.

COMMISSIONER RASPE: If I can follow up on the trees, then. I'm looking in the area of Lots 11, 12, or 13. You heard our prior discussion about coming to some accommodation with respect to privacy that would satisfy neighbors. If we could incorporate some of those ideas into a Condition of Approval, probably in one of those numbered areas.

DIRECTOR PAULSON: I think, as you heard from the landscape architect, it does get to be a challenge when—actually, I think there was a speaker this evening—they're technically currently in the high fire hazard severity zone, but because they vested to the previous maps prior to the recent modifications they were in very high, and they're still being subject to the very high requirements. Many of Fire's requirements that are currently in there, if they came in today they wouldn't have to do. That's an aside, but again, it was getting to that balance of how

many trees can we plant, how dense can they be based on the defensible space requirements that are out there, but to the maximum extent feasible, sure.

COMMISSIONER RASPE: Understood. We all agree on the point, to the extent allowed by applicable law. Thank you.

VICE CHAIR BURCH: This may be in the Conditions of Approval, but again, this is a lot of paperwork. Don't we have something in here about the type of fencing that can be allowed in open space like this so that it maintains wildlife corridors?

ERIN WALTERS: It's not specific in the conditions, but that is a part of the Town Code, and so they would be subject to the Town Code requirements. The Town Code does specify what is allowed in the hillside area.

VICE CHAIR BURCH: I did have one other one, which I know is going to be like weirdly specific, but what was said and what is on the plans are different. If you look on the plans at Lots 4 and 5, between the lowest retaining wall and the property behind them the landscape architect actually said that there was hydroseed and plantings that would void erosion, that actually isn't on the plans; it's shown on the upper tiers of the retaining

walls. I just want to make sure that there are plantings between those properties and the properties behind them, because of elevation change that avoid that type of soil erosion.

COMMISSIONER RASPE: If I can just ask my fellow commissioners, one of the issues has been the open space easement, and I'm just curious as to what lots you think (inaudible) 10 and 8, perhaps 9? I want to make sure we all kind of (inaudible).

COMMISSIONER SORDI: In the conditions though, right?

COMMISSIONER RASPE: It's not in there yet.

COMMISSIONER SORDI: It is.

VICE CHAIR BURCH: Yes, see page 40.

COMMISSIONER RASPE: Oh, you're right. Okay. And so Lots 2 and 7 also.

VICE CHAIR BURCH: It includes Lots 2, 7, 8, 9, and 10.

CHAIR THOMAS: Two already.

COMMISSIONER RASPE: Yes, I think that's right.

CHAIR THOMAS: So, like 2, and then 7 and 8…

VICE CHAIR BURCH: Eight, 9, and 10.

CHAIR THOMAS: …9 and 10, yes. Those, yes.

COMMISSIONER BURNETT: Chair, when would be the appropriate time to bring up a different point of view on the subject?

CHAIR THOMAS: Of the open space, or of anything?

COMMISSIONER BURNETT: Of the project.

CHAIR THOMAS: I just have a follow-up question about the open space, and then… Actually, it's okay. Never mind, you can bring up whatever you want.

COMMISSIONER BURNETT: Okay, so I'm coming from a different direction. I went to a Planning Commission seminar and it brought up the idea of fair argument standard. I really believe this project qualifies for that, because you have documents from the Coast Ridge Ecology Report; you have the documents from the Sierra Club; the Loma Prieta chapter; documents from the Santa Clara Bird Alliance; and all the neighbor concerns. You have San Francisco Bay Regional Water Quality Control Board. I mean, these are sophisticated reports and have a lot of issues, you know, strong reports, and that is why I feel we really need an EIR.

And when you talk about a fair argument standard, you ask when must an EIR be prepared, and when it can be prepared, when it can be fairly argued based on substantial evidence in light of the whole record that a project may

have a significant environmental effect; and when you read all these documents, and you read maybe the past EIR, even though it wasn't certified, the residents and their explanations and their lifelong experiences with this hillside, I think that fairly argued means that there is evidence of the potential for impact in the administrative record before the agency.

So, I think there is enough evidence, fair argument standard, which is CEQA, that it really deserves to have a full EIR report. I think there are too many questions regarding the water basins, the trees, the hillside slides, and we have questions after questions. We've gone over where does the water end? Is it going into Ross Creek? Where are the basins? For me, one of the Commissioners, those would be my comments, so that would be the direction I would go. I'm just one Commissioner here.

DIRECTOR PAULSON: Through the Chair, I think we talked about this a little bit earlier. I didn't go as in depth as Commissioner Burnett, but the fair argument is the legal standard I was mentioning that is much lower, so if this goes to court it's very easy to prove. It's not as, I think Ms. Quintana used, "bulletproof," which everyone wishes existed even with an EIR, but it doesn't. But it's a far lower bar to overturn a Mitigated Negative Declaration

than it is an EIR, which is one of the things we discussed. So, if there was a court case following any approval related to CEQA, then that would be the argument.

COMMISSIONER BURNETT: Okay, so then if we didn't go that road, then I would request a follow-up meeting—we have a total of five—and I would like some more of these in-depth answers to some of these serious questions for the neighbors and for the fellow commissioners. I don't feel like a lot of the questions were answered, so that would be my second. If you feel that way about litigation or whatever, then my next Plan B would be to have a second meeting, because we have a total of five, with some of our questions answered, and visiting to the site where the wetlands are; I'd like to see that as well.

CHAIR THOMAS: Commissioner Sordi.

COMMISSIONER SORDI: I just wanted to respond to that a little bit and maybe get into a little more detail. I am hesitant to require more process just for the sake of process, so I think what we really need to do is focus on which questions haven't been answered, and to what extent an IS/MDN is or is not the document appropriate to do that. If you think you're going to find more analysis and it's going to come to a different conclusion just by virtue of changing the process and moving to an EIR from an IS/MND, I

think you need to go into detail about what it is that you're going to uncover by adding process that is going to be a different conclusion from a technical standpoint and environmental standpoint.

DIRECTOR PAULSON: Going back to what we discussed before, I think its Initial Study checklist, it's the same checklist whether you do a Mitigated Negative Declaration—we've even done them for categorical exemptions—as it is for an EIR. All the same topics are studied, all the same impacts, all the same thresholds and criterion for the various impacts, so the reality, my opinion is—and Ms. DaRosa can speak up if she thinks I'm speaking out of turn—that it would be the same, exact conclusions. There would be no different conclusions. We would be including alternatives to the project, and we've seen this with other projects where they don't have to do an EIR, because they have no significant unavoidable impacts, but we have to do alternatives so it has, "less less than significant," impacts, so, it doesn't really hit that threshold.

The other thing that it looks at, I believe, is a little more different cumulative impact perspective, but we're talking about 12 lots here: that's not going to rise to a cumulative impact, so just a little more background

from a planning perspective. Ms. DaRosa, anything else to add?

CHAIR THOMAS: I have a question just about the mitigation and monitoring. Obviously, a project like this takes a while, and so a lot of these, like the implementation schedule is like for the big eared bat, for example, it just is like up to one year prior and then within seven days prior to the start of construction. What happens if there is a delay in construction because of weather, or another pandemic, or we can't get parts and the site is sitting there un-path developed for a while? How does that factor into it?

ERIN WALTERS: Folks try to get it done really quick to get construction, because they have to have those letters prepared by a certified biologist per the mitigation direction. Those would have to be redone if there is a delay, and so there is a specific timeframe that's attached to that through those conditions.

DIRECTOR PAULSON: That one we do have a protocol, and we run into that sometimes where if they don't hit those timelines they have to start that clock back over, get the biologist back out there for that specific one you mentioned.

CHAIR THOMAS: I hear what Commissioner Burnett is saying, and I agree with Commissioner Sordi that I don't know what… I need more information to make a motion and to vote on this project as of now, but I think that it's important for us to explain what additional information and questions we have so that Staff, consultants, Applicant team can provide that information so that we can move forward with the project in whatever way, shape, or form that's going to happen, so I would like Commissioners to express what additional information they would need or like, and then open questions they still have.

Before that though, I do have a question about site visits. As we said, it was a little bit difficult when we went out there, because of the lack of story poles, etc., which I understand why that is happening and it's expensive. Is there a way that we could do some sort of site visits and be able to better understand lot delineations and/or where structures are going? Also, possibly, is it normal to be able to go out with any consultants to be able to ask some questions and get some answers about some of the space?

DIRECTOR PAULSON: Going out with consultants would be unique from my perspective. This is a challenging site. You guys have all been out there. We went out there

once or twice recently, or I did. I think the Applicant heard your request about the difficulty of trying to orient yourself in the different levels and capabilities, from kind of orienting yourself while you're out there without any real landmarks other than trying to identify, okay, I see this tree, the general idea.

We can also work with the Applicant to see if they are willing to put just some kind of staking or some general area, generally delineating the roadway, maybe corners where the lots hit the roadway, and then you can get a general idea of where that faces to see where those are. Ultimately, that will be up to the Applicant to get that site access.

Those are what come to mind at this point, but I think that could be part of your direction, depending on your decision this evening. And Staff definitely can go back out there, and more Staff can go out there as well to just kind of help with the effort. We can have Staff stand at the corners of lots.

CHAIR THOMAS: Thank you. Okay, yes, so as a follow-up to that, the reason I was asking about the consultants is because the biologist has been out there a couple of time, obviously, and done some surveying. When we were just out there I saw some very specific plants that

grow in very specific conditions, and it was hard for me to tell if that was fully captured on what has been mapped, and so that is my main concern, I guess, with regard to understanding where the water is, the soil saturation, where the actual edge of this area is. That's something, I guess, from the environmental review and your team over there, if I could get a better understanding of that.

DIRECTOR PAULSON: We can definitely look. I'm sure we're probably past budget already, so we're going to have to request additional funds from the Applicant, but at a minimum we can probably get some additional information and/or conversations with the biologist in this instance.

CHAIR THOMAS: Okay. Also, if we have access to some of the GPS or CAD data and stuff, if that doesn't require like use from… Some of us can use that information too, ourselves, if we don't have the budget or we can't (inaudible) any more money for any of that kind of thing, if there are ways for us to access it in that regard. Vice Chair Burch.

VICE CHAIR BURCH: I agree that it does sound like a lot of people up here feel like there should be more information. For me, specifically, it still has to do with Ross Creek. I understand what you were saying, but having heard that it does flood rather regularly, and knowing now

that there's a decent amount of stormwater that's going to be dumped into that that probably was not before, I would like a little bit more information on that, what that's going to look like, and what the impact on the creek would be.

I also would probably like to know from you your experience with pervious concrete and its ability to handle the kind of weight required. I guess my experience has not been good, so maybe if we could look into that a little bit and just have a reassurance that this isn't going to become like a horrible maintenance nightmare that could not withstand 75,000 pounds if an emergency vehicle has to drive through.

CHAIR THOMAS: Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. I agree with Commissioner Burnett's concerns about making a decision when we don't have all the information and her desire to have a full CEQA analysis, but I'm going to lean into Mr. Paulson's comments. He's got far more expertise (inaudible).

I believe that the EIR process probably doesn't land us in a significantly different place. I think I am satisfied to go through with the Negative Declaration subject to containing more information. I would echo my

fellow Chair and Vice Chair's request for a site visit with some delineation, a better understanding of the hydrology issues, especially the creek, especially flooding into the neighboring properties.

I would add, too, that the trails and open space issues, whether they are available to the development, and if the position is going to be that they are cost prohibitive I'd like a discussion of what those costs are so we can evaluate if those are serious prohibitions to doing those.

Lastly, I would like a further discussion or analysis of the trees, plus privacy issues (inaudible). Those would be the open issues I would add.

CHAIR THOMAS: I just want to add onto that with the trees with the request to update to as many native species as possible. Most of those species are less flammable, or at least a little bit. They are fire adapted at least, and so I think that that ties into that also.

I did have a question about the noise as brought up by one of the residents with regard to something I think related to Hillbrook. Can you just quickly explain what the baseline… Like, it's not cumulative. Now there is a new baseline, and then how we mitigate the noise beyond that.

DIRECTOR PAULSON: We'll definitely bring that back as well. I believe there is also discussion of that in the MND, if I remember correctly, but we also have Town Code that deals with it, but a single-family home is not going to generate a noise that is going to be more than the school. I know a lot of work went into the Hillbrook issue, but typically that's not going to be an issue from another single-family home, but we'll get you that information as well.

CHAIR THOMAS: No, it is in the MND, but it's just that there's a new baseline because the Hillbrook situation already exists, so the current conditions are what is the baseline for then the next… Like a new project doesn't have to take into account that Hillbrook is there and loud.

DIRECTOR PAULSON: That's correct, and there will also be other noise impacts, but they're going to be short-term, related to construction typically.

CHAIR THOMAS: Yes, and there are restrictions on that, too, in town. Okay, thank you. Commissioner Burnett.

COMMISSIONER BURNETT: Thank you, Chair. My other concerns then, if we're moving in this direction, would be concerns for the buffer zones around the homes. I also would wonder if the Applicant would look at maybe doing

extra effort for the homes that are really impacted by Lot 5, the lots that are really impacted by, if water, in just an overwhelming amount; if you could do some extra kind of basins, or work with the homeowners just to ease their fears, which are reasonable, so that would be my suggestion as well.

CHAIR THOMAS: Commissioner Sordi.

COMMISSIONER SORDI: If we are going in the direction of continuing the item, I would support that. I think that it's always a challenge when we're thrown like a 2,000-page packet just a few days in advance, so I support my colleagues' desire to get more information on the items discussed.

I would encourage the Applicant on the trails item to maybe consider some options, and maybe be prepared to speak more in detail about what might be on the table. I know you don't want to negotiate in a vacuum, but if we're going in that direction I just want to take note of the fact that I think the existing alignment of a trail, if I understand it right, would pass through Lots 4, 5, 6, and 7 and make its way up to the top of the hill to Cerro Vista, and that might be a little bit troublesome and possibly pretty expensive considering the slope you have to cover and then lots that you have to cross.

Then there is a possibility that you'd have to secure an onsite easement versus the potential ease of coming through Brooke Acres and possibly placing a pedestrian bike easement right over the top of the EVE and connecting. Anyway, just wanted to put a little more detail to that. That's it.

CHAIR THOMAS: Is there anything else that we would like to say before we move on? Okay, so it looks like we're in favor of a continuance of this item. I think that the goal would be to do that as soon as everyone is ready to come back with information, but not with a date certain, because we have no idea how long any of this is going to take any of you. Well, I think we'll decide that.

I know it's a little unconventional, but I do want to ask the Town Attorney if we can open up public comment just to ask the Applicant if there are any additional things that they want us to provide guidance or feedback on before we close this, so that they can get clarification on the additional information that we're seeking.

ATTORNEY WHELAN: Yes, if the Commission does that, I recommend opening up public comment for everybody if it's not a specific question, if you're just getting feedback.

CHAIR THOMAS: Can I ask just a yes or no?

ATTORNEY WHELAN: Do you have a specific question for the Applicant? Because you could open up the comment period just to get an answer to that specific question.

CHAIR THOMAS: Yes, I just wanted a specific yes or no on if we were able to provide enough information and details going forward for them to answer some of our questions more in depth at the continuance meeting.

ATTORNEY WHELAN: So, is the question does the Applicant have enough information to provide Staff for the following meeting?

CHAIR THOMAS: Yes.

ATTORNEY WHELAN: Yes.

CHAIR THOMAS: I will open up public comment just to ask yes or no.

JIM FOLEY: Yes.

CHAIR THOMAS: Thank you. Okay, thank you very much. I am reclosing the public comment. Do we have anyone that wants to make a motion to continue? Vice Chair Burch.

VICE CHAIR BURCH: I will make a motion to continue this item, not to a date certain, but until Staff feels they have the information gathered based on the conversation they heard here tonight.

COMMISSIONER RASPE: Second.

CHAIR THOMAS: Thank you. Any discussion? I'll call the question. All those in favor, please raise your hand. The motion passes unanimously, and there are no appeal rights because it's a continuance.

DIRECTOR PAULSON: That's correct.

CHAIR THOMAS: Okay, thank you.

(END)

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/11/2026

ITEM NO: 1

DATE: June 5, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

BACKGROUND:

On December 17, 2025, the Planning Commission considered the project, received public testimony, and continued the item to a date uncertain to allow the applicant and staff additional time to respond to questions raised at the meeting which are discussed in the following sections of this report (Exhibit 32).

DISCUSSION:

A. Applicant's Responses to Planning Commission Questions

The applicant provided written responses to the following Planning Commission questions (Exhibit 33). The questions from the Planning Commission are provided on the following page, followed by the applicant's response in *italics*.

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

- **Is the applicant willing to stake the site and delineate the roadway and/or property corners prior to a site visit?**

  Applicant's Response: "Yes, the applicant is currently scheduling a survey crew in the beginning of January 2026 to provide construction staking for locations of pertinent relevance for the proposed project."

  Staff's Note: The applicant's team staked the site on February 6, 2026. Stakes denote the proposed property line's at the edge of the proposed road, proposed edge of the road, and proposed front building corners for Lots 1, 2, 3, 4, 5, 6, 8, 9, and 11.

- **Plans indicate stormwater discharge into Ross Creek. What are the anticipated impacts to the creek, and how are they being mitigated?**

  Applicant's Response: "The existing conditions of the site are currently draining to Ross Creek. The proposed site design measures do not delineate from draining to Ross Creek. With that said, the proposed site design measure improves the drainage pattern with a series of C3-mandated stormwater treatment measures (i.e. biotreatment basins, underground storm drain system and pervious pavers – with check dams) and hydromodification measures that capture, treat, detain, and release stormwater at post-development levels no greater than pre-development levels. In summary, the proposed improvements do not impact Ross Creek more than the existing condition. There will be no negative impacts to Ross Creek because of the proposed design. As previously noted, the existing site drains to Ross Creek. Proposed site design measures will not increase the stormwater drainage to Ross Creek from pre-development levels. The proposed C3 and hydromodification measures for the project will have a positive impact to Ross Creek."

- **Provide experience with pervious concrete.**

  Applicant's Response: "The design team has incorporated pervious pavers/concrete into numerous successful projects, including in the City of San Jose, City of Santa Clara, and Town of Los Gatos as it is an acceptable common practice to achieve C3 compliance (stormwater treatment) per SCVURPPP standards. Additionally, pervious paver/concrete is widely accepted by local fire agencies including the City of San Jose, City of Santa Clara, and Town of Los Gatos. Santa Clara County Fire Department has provided approval for pervious paver use for this project."

- **Demonstrate the pervious concrete's ability to support weight loads, including emergency vehicles.**

  Applicant's Response: "As noted on our Fire Access Plan sheet in all our submittals, all Fire Department access roadways including the private street, driveways and emergency

access shall be an all-weather surface designed to support the imposed load of 75,000 pounds. This weight is widely acceptable to local Fire Department agencies, including Santa Clara County Fire Department. A manufacturer specification sheet is included as a product sample that meets the weight load requirements. A pervious paver detail – with check dams - is also included in our plan sets. A supplemental spec showing pervious pavers compliant to the required loading is has been provided to the Town staff." See Exhibit 34.

- **Address long-term maintenance requirements for pervious concrete.**

  Applicant's Response: "Per the SCVURPPP C3 Guidelines, a Routine Maintenance Activity Schedule is to be followed for the pervious pavers/pavement. This schedule is included in our plan set (Stormwater Control Hydromodification Details sheet). The specific maintenance action items will be done by the owners of the individual lots for not only their lots but also the private street where pervious pavers are being proposed. Enforcement of said activities will be conveyed through project CC&R documents as well as the Operations and Maintenance Agreement with the Town."

- **Provide additional information on existing flooding of neighboring properties.**

  Applicant's Response: "It is our understanding from the project topography that the existing site surface drains down the hill ultimately into the ephemeral creek or will continues downhill to an existing earth swale that directs storm drain runoff to existing storm drain inlets."

- **Explain how the proposed drainage design addresses the flooding issues, particularly along Lots 4 and 5.**

  Applicant's Response: "The proposed drainage design introduces multiple measures strategically located throughout the project site. Bioretention basins are located on each Lot and pervious pavers/concrete is being proposed for some Lot driveways and a portion of the private street. These proposed design measures capture the downhill surface drainage, detain it, provide water quality treatment, and provide flow-duration control (as described in the BAHM report prepared by Balance Hydrologics) which addresses the hydromodification management for the project site. Overall, these proposed measures drastically reduce the amount of surface drainage for the site which will greatly benefit the downhill adjacent property owners by capturing the stormwater runoff sooner and directing it to and underground storm drain system. A series of proposed terraced retaining walls along the west side of Lots 4 & 5 will provide additional remediation measures for the said property owners. The small area of landscape between the western-most retaining wall and the property line will be hydroseeded per guidelines to provide a binding measure of the soil to reduce runoff.

Due to Fire Department requirements pertaining to tree density, adding more trees in this area is not allowable."

- **Applicant to clarify whether open space easements and/or trails or trail easements can be implemented in the proposed project. If the applicant's position is that open space easements and/or trails or trail easements are cost-prohibitive, provide detailed cost estimates so the Planning Commission can evaluate that position.**

  Applicant's Response: "Please see new exhibit depicting proposed open space and trail easements." See Exhibit 35.

  Staff's Note: The applicant is no longer seeking the incentives to waive the requirement for private open space easements or requirement for trail easements. Instead, the applicant now proposes Private Open Space Easements and Trail Easements for Lots 1, 4, 5, 6, 8, 9, 10, 11, and 12 as depicted in Exhibit 35. Conditions of Approval #8 and #9, Exhibit 42, have been revised to reflect this modification.

- ***Address privacy concerns through tree placement and buffering with native species.***

  Applicant's Response: "HMH (Applicant's Landscape Architecture Consultant) can add shrubs and propose trees to create a stronger vegetative buffer in the area discussed. Please reference updated Lots 5 and 6 planting plan." See Exhibit 36.

  Staff's Note: The proposed tree planting plan provides additional privacy screening through the placement of oak trees between the neighboring rear properties and Lot 6; however, the plan provides minimal screening between the neighboring rear properties and Lot 5 (Exhibit 36).

- **Encourage the applicant to consider alternative trail options. The existing trail alignment may be challenging and costly due to lot crossings, slope, and the need for off-site easements. Consider alternatives such as: Routing through Brook Acres and/or adding a pedestrian easement over the EVA and providing a connection to Twin Oaks**

  Applicant's Response: "Please see new exhibit depicting proposed open space and trail easements." See Exhibit 35. *"There are two trail easement areas that overlap with open space easements as depicted in the exhibit. One goes from Cerro Vista to the EVA that ties to Brook Acres. The other goes from the new private road to Hillbrook School property line. The applicant will not build the trail, and the HOA will not maintain the public trails."*

Staff's Note: Exhibit 35 identifies areas shaded in green on Lots 1, 4, 5, 6, 8, 9, 10, 11, and 12 as public trail easements. Condition of Approval #9 in Exhibit 42 has been revised to reflect this change.

The subdivision proposes dedication of public trail easements, but does not include construction of the trails as required by the Hillside Development Standards and Guidelines (HDS&G) and the Hillside Specific Plan. The project site is also located within the County and Town of Los Gatos Trails Plan area.

The applicant is no longer requesting incentives to waive the requirement to provide trail easements. Instead, the applicant is requesting an incentive from the requirement to construct and maintain the trails.

The applicant has requested an incentive under State Density Bonus Law (Government Code Section 65915) to waive the requirement to construct and maintain public trails. Justification for this request is provided in the applicant's Project Description and Letter of Justification (Exhibit 5), and additional justification is provided in Section E of this report.

B. Town's Environmental Consultants Responses to Planning Commission Questions

The project's Initial Study/Mitigated Negative Declaration (IS/MND) was circulated by the Town of Los Gatos for public review from September 19, 2025, through October 8, 2025 (Exhibit 1). Following the public review period, the Town prepared responses to comments (Exhibit 13), and the project was considered by the Planning Commission on December 17, 2025.

During the Planning Commission meeting, environmental concerns were raised by Commissioners and summarized by Town staff. Those comments are addressed by the Town's environmental consultant, Raney, in the Responses to Planning Commission Comments document included as Exhibit 37. A Recirculated IS/MND was circulated for public review from April 17, 2026, through May 18, 2026. The responses in Exhibit 37 refer to the Recirculated IS/MND (Exhibit 38), which is the current version of the environmental document.

Under CEQA Guidelines Sections 15073 and 15074, the Town is required to consider all comments received on the IS/MND; however, written responses are not required for a Mitigated Negative Declaration. At the Town's request, Raney prepared written responses to the Planning Commission comments for the record.

Raney's responses to Planning Commission questions are included in Exhibit 37 and are provided on the following page, followed by responses in *italics*.

- **A Commissioner observed specific plants in special conditions in the field. No specific species were provided.**

  Raney's Response: "It is unclear which specific plants and special conditions are being referred to in the comment. The project site contains many species of common plants, which are not protected, nor required to be analyzed pursuant to CEQA; only special-status plants require review under CEQA (page 42 of the IS/MND defines special-status plants). Potential impacts of the proposed project on special-status species, including special-status plant species, are addressed in Section IV, Biological Resources, of the Recirculated IS/MND. As noted on page 45 of the Recirculated IS/MND (Exhibit 38), the site only provides marginally suitable habitat for Santa Clara red ribbons and bent-flowered fiddleneck. Full rare plant surveys in 2012 and 2013 during the various blooming periods, along with the ongoing disturbance associated with annual mowing for fire abatement, confirms that the site lacks suitable habitat for special-status plants. Thus, the proposed project is not anticipated to result in adverse effects to special-status species and the conclusions of the Recirculated IS/MND remain adequate."

- **Did the biologists map the vegetation and when? Where are the areas of soil saturation? Where is standing or seasonal water present? Where is the edge/boundary of these areas?**

  Raney's Response: "A field survey of the project site was conducted by Live Oak Associates (LOA) on December 19, 2024, as part of the Biological Evaluation, to identify on-site habitats and to determine the likelihood of any occurrences of special-status species. An additional site visit was conducted on May 14, 2025, to confirm the characteristics of the on-site ephemeral feature. Further, as stated on page 7 of the Recirculated IS/MND (Exhibit 38), in response to public comments and input at the Planning Commission hearing, LOA conducted additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral feature. LOA's follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint." Also see responses to Comment 10 below. "Figures 15 and 16 of the Recirculated IS/MND show the on-site habitats, including on-site aquatic resources, as well as the 15-foot buffer (Exhibit 38, Figures 15 and16)," as mentioned in response to Comment 10 below. "Page 52 of the Recirculated IS/MND (Exhibit 38) states that the USACE jurisdiction only extends to the 342-square-foot (sf) concrete-lined drainage considered a seasonal wetland in the northwestern corner of the project site, and that the ephemeral stream is considered a water of the State under the jurisdiction of the RWQCB. The "ephemeral" classification indicates that the stream flows with water during or shortly after a rain event. The lack of a clear incised channel along the entire length of the ephemeral stream is a clear indication of the limited water flow most of the year."

- **Explain the origin and rationale for the proposed 10-foot buffer at the ephemeral swale. Identify and justify any areas where the buffer is less than 10 feet, including the criteria used and any supporting analysis.**

  Raney's Response: "The 10-foot buffer shown on the project plans is proposed by the applicant and assumed to be based on Mitigation Measure 4.3-8 identified in the Draft EIR previously prepared for the project site, but was never certified by the Town. Mitigation Measure 4.3-8 in the uncertified Draft EIR required a minimum riparian setback of 10 feet from the top of bank of the incised portion of the ephemeral swale and outer oak canopy edge. The buffer is inaccurate and unrelated to the updated analysis of biological resources, as presented in the Biological Evaluation prepared for the project by LOA and Recirculated IS/MND. As discussed on page 52 of the Recirculated IS/MND (Exhibit 38):

  > *The on-site ephemeral feature historically supports water only during and shortly after storm events. The Town of Los Gatos follows the Guidelines and Standards for Land Use By Streams document ("Guidelines and Standards"). The Town Council adopted a resolution implementing the Guidelines and Standards at its meeting on February 20, 2007. What had previously been identified in this IS/MND as an "ephemeral drainage" has portions with an incised channel and portions without. According to the definition of a stream in the Guidelines and Standards (Chapter 2, subsection E), only the portions of the feature having a channel meet the definition of a stream, and therefore, only those portions need a buffer. Notwithstanding, for purposes of this recirculated environmental document, the entire on-site feature will be referred to as an ephemeral stream.*
  >
  > *Given that there is no riparian habitat associated with this ephemeral stream, the buffer is from the "top of bank" of the sections of the ephemeral stream where it has an incised channel. The Guidelines and Standards does not identify a stream or riparian setback per se; the only setback identified is a "Slope Stability Protection Area", which is 10-15 feet for ephemeral streams with the addition of 5 feet for properties over 10,000 square feet. Although the Guidelines and Standards does not identify a stream or riparian setback, it is reasonable to use the Slope Stability Protection Area as a proxy. The habitat value of the ephemeral stream is low, as it only flows during and just after storms and does not support any wetlands; therefore, LOA has determined that a buffer of 15 feet would be reasonable to reduce the potential for impacts to this feature.*

  As further stated on page 53 of the Recirculated IS/MND (Exhibit 38) and shown on Figure 16 therein, the majority of the proposed project would be designed to avoid the

ephemeral stream and comply with the required 15-foot buffer from the "top of bank" of the incised channel sections of the ephemeral stream. The exception to this consists of the northerly extent of the ephemeral stream, which would be impacted by proposed construction activities associated with the internal roadway and the residential development on Lot 5. Such construction activities would require fill of the northern extent of the ephemeral stream, which is presumed to be a water of the State. Therefore, the Recirculated IS/MND includes Mitigation Measures IV-10 and 11 to reduce the associated impact to a less-than-significant level."

- **Explain the baseline used for the noise analysis.**

  Raney's Response: "Under CEQA, the baseline is generally defined as the physical environmental conditions as they exist at that the time the Notice of Preparation for an EIR is published, or when the environmental analysis begins. Although the lead agency has the discretion to use a different baseline for a CEQA analysis, such as a defined historical condition of the site or where the existing conditions at a site are unrepresentative or tend to fluctuate, use of the physical conditions occurring at the time the environmental analysis begins is common practice. Thus, the baseline condition used throughout the analysis within the Recirculated IS/MND, including for the noise analysis, is the existing physical environmental conditions at the site."

- **Describe how noise impacts will be mitigated if required.**

  Raney's Response: Project impacts related to noise are addressed under Section XIII, Noise, of the Recirculated IS/MND. As discussed therein, the proposed project would not result in any significant impacts related to project operational noise. However, noise levels associated with project construction at the nearest existing single-family residences could exceed the applicable noise level standards. Thus, Mitigation Measure XIII-1 requires the implementation of construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors: use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume instead of using a fixed volume. Such measures are consistent with Mitigation Measure N-1 in the Town's General Plan EIR and would reduce potential impacts related to construction noise to a less than-significant level."

- **Commissioners raised questions regarding the riparian habitat on-site.**

  "According to LOA, riparian habitat is not present along the ephemeral stream based on the traditional definition from the U.S. Fish and Wildlife Service (USFWS), which is the standard definition for ecologists. The Regional Water Quality Board (RWQCB) uses an atypical and distinct, more inclusive definition of riparian vegetation. As noted on page

51, the Recirculated IS/MND relies on a more typical definition of riparian vegetation sourced from the USFWS. The full definition is as follows:

> *Riparian areas are plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways). Riparian areas are usually transitional between wetland and upland. Riparian areas have one or both of the following characteristics:*
>
> 1. *Distinctly different vegetative species than adjacent areas.*
> 2. *Species similar to adjacent areas but exhibiting more vigorous or robust growth forms.*

While a small area of the ephemeral stream (approximately 100 to 150 feet) at the terminus of the stream would be impacted by the project, no shrubs or trees along the length of the on-site ephemeral stream would be impacted. In other words, only upland herbaceous vegetation, away from the ephemeral stream, within the proposed development areas, would be impacted by the project. Therefore, even under the RWQCB's more inclusive riparian definition, the conclusions presented in the Recirculated IS/MND would not change, as all of the shrubs and trees (e.g., RWQCB riparian) along the ephemeral stream would be retained after project buildout.

The ephemeral stream has previously been disclaimed by the U.S. Army Corps of Engineers (USACE) and under the new Water Rule based on the Supreme Court's May 2023 Sackett Decision, will clearly disclaim it as a water of the U.S. in the future, as it lacks a continuous surface flow to a downstream navigable water. Accordingly, page 52 of the Recirculated IS/MND (Exhibit 38) states that the USACE jurisdiction only extends to the 342-square foot (sf) concrete-lined drainage considered a seasonal wetland in the northwestern corner of the project site, and that the ephemeral stream is considered a water of the State under the jurisdiction of the RWQCB and, as such, discharge of fill into the ephemeral stream is regulated by the RWQCB.

The following describes the additional on-site field investigation of the ephemeral feature and the revisions made to the IS/MND as a result as provided by Raney:

"The 'ephemeral' classification indicates that the stream flows with water during or shortly after a rain event. The lack of a clear incised channel along the entire length of the ephemeral stream is a clear indication of the limited water flow most of the year. Nonetheless, as stated on page 7 of the Recirculated IS/MND (Exhibit 38), in response to public comments and input at the Planning Commission hearing, LOA conducted additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site

ephemeral feature. This follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the IS/MND was revised and recirculated to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and included new mitigation measures under question IV-b,c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11).

The "Compensation" portion of Mitigation Measure IV-10 requires that the project mitigate impacts through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near impacted areas at a 1:1 minimum replacement-to-loss ratio. Mitigation Measure IV-10 further notes that it is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream, for which an important consideration is to remove the existing culvert in the upper area of the stream."

- **Commissioners raised questions regarding the study methodology and number of field visits for the Biological Evaluation. Questions were raised on whether the report relied on prior reports done by others over 10 years ago and if the report relied on the partial recirculated DEIR by Kimley-Horn in 2017.**

  "While the prior reports were considered as part of the preparation of the Biological Evaluation, contrary to the comment, LOA did in fact conduct their own, separate surveys of the site. A field survey of the project site was conducted on December 19, 2024, as part of the Biological Evaluation, to identify on-site habitats and to determine the likelihood of any occurrences of special-status species. An additional site visit was conducted on May 14, 2025, to confirm the characteristics of the on-site ephemeral feature, and in response to public comments and input at the Planning Commission hearing, including this comment, LOA conducted additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral feature. Additional surveys are not needed; the objective of a biological survey for CEQA review is not to compile a comprehensive list of every wildlife or plant species that occurs or may occur on a site. Instead, the goal is to provide a description of existing biological resources (e.g., common and special-status plant and wildlife species, and waters of the U.S./State) and to identify potentially suitable habitats that may be impacted, and, thus, lead to impacts that could affect sensitive biological resources as a result of the proposed project, which is what was done in the IS/MND and is appropriate for the purpose of CEQA."

C. Requested Incentives, Waivers, and Exceptions

The applicant was originally seeking the following four incentives under SDBL, as described below:

Requested Incentives	
Not Installing Story Poles and Netting per the Visibility Analysis requirements of the Hillside Development Standards and Guidelines	Project wide
Not Providing Sidewalks	Project wide
Not Providing Trail Easement and Constructing Trail	Project wide
Not Providing Open Space Easements	Project wide

The applicant is no longer seeking the incentives to waive the requirement to provide a private open space easement or to waive providing a trail easement. Instead, the applicant now proposes open space and public trail easements for Lots 1, 4, 5, 6, 8, 9, 10, 11, and 12, as depicted in Exhibit 35.

The applicant continues to request an incentive from constructing the trails. The applicant provides, "The project is overbudget already. So any dollar impact beyond where we stand today could prevent the project from being developed at the density proposed and the subsequent loss of three affordable units that are a part of the project. The design and construction of trails were never contemplated in the budget therefore under state housing law we are protected from this requirement being imposed. Because the Planning Commission asked us to look at it again and stated they would be satisfied with reserving area for future trails to be funded and built by other agencies, we undertook the effort and cost to design the trail easements per the exhibit."

The applicant is now requesting three incentives under SDBL, where state law would allow up to five.

The legal framework for Senate Bill 330, Housing Accountability Act (HAA), SDBL, Builder's Remedy and applicant's requests for incentives, waivers, and exceptions are described in December 17, 2025, Planning Commission staff report.

The applicant submitted a Project Description Letter and Letter of Justification (Exhibit 5) describing the project and requested entitlements. Proposed development plans are included in Exhibits 15 through 27, as well as new Exhibits 35 (Open Space Easements and Future Trail Easements) and 36 (Lots 5 and 6 Vegetation Buffer).

D. CEQA Determination

The project's Initial Study/Mitigated Negative Declaration (IS/MND) was circulated by the Town for public review from September 19, 2025, through October 8, 2025. Following the public review period, the Town prepared responses to comments, and the project was considered by the Planning Commission on December 17, 2025.

In response to public comments and input at the Planning Commission hearing, LOA conducted an additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral feature. This follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the IS/MND was revised and recirculated to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and included new mitigation measures under question IV-b,c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11).

A Recirculated IS/MND was circulated for a 30-day public review from April 17, 2026, through May 18, 2026 (Exhibit 38).

Under CEQA Guidelines Sections 15073 and 15074, the Town is required to consider all comments received on the IS/MND; however, written responses are not required for a Mitigated Negative Declaration. At the Town's request, Raney prepared written responses to comments received during the public review period as found in Exhibit 40.

The Recirculated Initial Study and Mitigated Negative Declaration concluded that the project will not have a significant impact on the environment with adoption of the Recirculated MND and Revised MMRP to mitigate potential impacts to a less-than-significant level.

Each of the 21 mitigation measures identified in the Recirculated MND (III-1, IV-1, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-8, IV-9, IV-10, IV-11, IV-12, V-1, V-2, V11-1, X-1, X111-1, X111-2, XVII-1, and XVIII-1) are included in the Revised MMRP (Exhibit 39) and Revised Conditions of Approval (Exhibit 42).

PUBLIC COMMENTS:

Project identification signage was installed on the Twin Oaks Drive, Brooke Acres Drive, and Cerro Vista Court frontages by September 17, 2024, consistent with Town policy. Visual simulations were completed by the Town's consultant and posted to the Town's website by September 1, 2025 (Exhibit 10). Written notice was sent to property owners and tenants within

1,000 feet of the subject property and notice of public hearing signage was installed on the street frontages by May 29, 2026, in anticipation of the June 11, 2026, Planning Commission hearing.

Staff conducted outreach through the following media and social media resources, for the availability of the visual simulations; public review of the Recirculated Initial Study and MND; and notice of the public hearing:

- The Town's website home page, What's New;
- The Town's Facebook page;
- The Town's Twitter account;
- The Town's Instagram account; and
- The Town's NextDoor page.

Public comments received between 11:01 a.m., Wednesday, December 17, 2025, and 3:00 p.m., Friday, June 5, 2026, are included as Exhibit 43.

As part of the public comments, staff received a question regarding vector control review of the project's proposed bio-retention ponds (Exhibit 43). Public Works staff provided the following response:

> "The Town does not coordinate with Vector Control during review of bio-treatment basins, as they are designed to fully drain within 72 hours and therefore should not pose a significant mosquito risk. However, once constructed, the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) will coordinate with Vector Control as part of the annual reporting process to notify them of these new facilities. The Town of Los Gatos will include all newly installed bio-treatment areas in its Annual Stormwater Report, and SCVURPPP will share that information with Vector Control."

CONCLUSION:

A. Summary

The applicant is requesting approval for the subdivision of one lot into 12 lots with a Vesting Tentative map, construction of a new single-family residence on each lot, site work requiring a grading permit, and removal of large protected trees under SB 330 on a vacant property zoned RC, located at 178 Twin Oaks Drive.

As detailed above, the application was submitted and is being processed under SB 330. The applicant seeks approval for the proposed residential project utilizing both SDBL (CA Gov. Code § 65915) and the Builder's Remedy provisions under the HAA [CA Gov. Code § 65589.5

(d)(5)]. The project qualifies for five incentives and unlimited waivers under SDBL. The application meets the definition of a Builder's Remedy project and the applicant has requested a number of exceptions to Town standards pursuant to Builder's Remedy. The deviations from the Town's standards included in the project are requested through both SDBL and Builder's Remedy for which the applicant has provided justification summarized in the body of this report and in Exhibit 5.

B. Recommendation

With the revisions described in the staff report, Staff recommends that the Planning Commission consider the request and, if merit is found with the proposed project, forward a recommendation that the Town Council approve the Architecture and Site applications, Subdivision application, and Mitigated Negative Declaration application by taking the following actions:

1. Adopt the Recirculated Mitigated Negative Declaration (ND-25-001) and Recirculated Mitigation Monitoring and Reporting Program (Exhibits 38 and 39) and make the finding that the project, with adoption of the Recirculated Mitigated Negative Declaration and Recirculated Mitigation Monitoring and Reporting Program, will not have a significant effect on the environment per CEQA;
2. Make the finding that the project is consistent with the General Plan with the incentives and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 41);
3. Make the finding that the proposed project complies with Section 66474 of the State Subdivision Map Act with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act and make affirmative findings to approve the subdivision (Exhibit 41);
4. As required for tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), findings are required to be made to the State Board of Forestry and Fire Protection (Board) pursuant to 14 CCR Section 1266.02 (Exhibit 41);
5. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the incentives and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 41);
6. Make the finding that the project complies with the Hillside Development Standards and Guidelines with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 41);
7. Make the finding that the project complies with the Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law and granting of

the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act (Exhibit 41);

8. Make the affirmative findings as required by State Density Bonus Law for granting an incentive pursuant to California Government Code Section 65915 (d) and for granting waivers pursuant to California Government Code Section 65915 (a)(2) (Exhibit 41);
9. Make the finding that, as required by California Government Code Section 65589.5 (d) of the California Housing Accountability Act, none of the findings for denial of a Builder's Remedy project can be made (Exhibit 41);
10. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 41); and
11. Approve Architecture and Site Applications S-24-023 through S-24-033 and S-24-059, Subdivision Application M-24-023, and Recirculated Mitigated Negative Declaration Application ND-25-001 with the recommended revised conditions contained in Exhibit 42 and the development plans in Exhibits 15 through 27, Exhibit 35, and Exhibit 36.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the applications with additional and/or modified conditions; or
3. Deny the applications.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/ Mitigated Negative Declaration Errata Sheet

15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Previously Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Previously Received with the December 16, 2025, Addendum 2 Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

Previously Received with the December 17, 2025, Desk Item Report:

31. Public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025

Received with the June 11, 2026, Staff Report:

32. Planning Commission Meeting Minutes, December 17, 2025
33. Applicant's Response to December 17, 2026, Planning Commission Comments
34. Technical Note, Belgard Pavers Fire Truck Loading
35. Open Space Easements and Future Trial Easements
36. Lots 5 and 6 Vegetation Buffer
37. Raney's Response to December 17, 2026, Planning Commission Comments
38. Recirculated Initial Study and Mitigated Negative Declaration with Appendices A through F (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
39. Recirculated Mitigation Monitoring and Reporting Program
40. Public Comments and Responses Regarding the Recirculated Mitigated Negative Declaration
41. Revised Required Findings and Considerations
42. Revised Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
43. Public comments received between 11:01 a.m., Wednesday, December 17, 2025, and 3:00 p.m., Friday, June 5, 2026

TOWN OF LOS GATOS

PLANNING COMMISSION REPORT

MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING DECEMBER 17, 2025

The Planning Commission of the Town of Los Gatos conducted a Special Meeting on Wednesday, December 17, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Chair Emily Thomas, Vice Chair Kendra Burch, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi
Absent: Commissioner Jeffrey Barnett (recused), Commissioner Rob Stump

Chair Thomas indicated that Commissioner Barnett was recused from participation in the public hearing regarding Item 1, 178 Twin Oak Drive, due to his residence's proximity to the subject site.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

Anonymous

Touched on potential legal issues pertaining to projects on the hillside.

PUBLIC HEARINGS

1. **178 Twin Oaks Drive**
   Architecture and Site Applications S-24-023 through -032, and S-24-059
   Vesting Tentative Map Application M-24-013
   Mitigated Negative Declaration Application ND-25-001
   APN 532-16-006
   Property Owner/Applicant: Larry Dodge
   Project Planner: Erin Walters

   Consider a request for approval for the subdivision of one lot into twelve lots with a Vesting Tentative Map, construction of a new single-family residence on each lot, site work requiring a Grading permit, and removal of large, protected trees under Senate Bill 330 (SB 330) on vacant property zoned RC. An Initial Study and Mitigated Negative Declaration have been prepared.

Chair Thomas disclosed that she is familiar with the area and has friends who live in the neighborhood, but it would not prevent her from making an impartial decision on the matter.

Erin Walters, Senior Planner, presented the staff report.

Gabrielle Whelen, Town Attorney, provided a presentation on the regulatory framework.

Opened Public Comment.

Jim Foley

- A similar project came before the Town Council in 2018 that was denied because the property was in the Williamson Act, but that expired in January 2025 and the project is now before the Planning Commission. This project would bring some of the first new affordable units for sale to Los Gatos since Bellaterra at North Forty, and every unit counts toward Los Gatos' Housing Element. We could have proposed a much denser project and abused the Builder's Remedy, but that is not the Dodge family's intent. We have strived to comply with as many of the various potentially applicable development standards that could have been in place for the project zoning. We also considered many public comments including road alignment, home orientation, headlight pollution, etc. There was tremendous additional study and updating of the technical reports and studies that added to the anticipated application preparation time.

Cindy Clark

- I live at 16326 West La Chiquita Avenue. I will make two points in opposition to the development plans: 1) Builder's Remedy and SB 330 are about building more housing, yet the developer is asking to use 17 acres of rare, wooded land to build three token below market homes, and nine giant homes. These are homes for the very rich to be used as second or third homes and an investment opportunity; and 2) If the development proceeds, the Town should deny permits to remove the 223 protected trees that are not at all replaceable, are considered keystone species, and are vital to a healthy ecosystem in Los Gatos.

Gus Who

- The public would want a road connected, because there is a lot of traffic, so it would be better to have a loop in the two roads instead of the one. Another thing was when I built, I designed a 3,500-square foot house and it was too small for the neighborhood and I had to double it. You can probably limit the size of the house. It's 14 acres, so you can probably up it a couple houses, but a loop around there for safety reasons would be the most important thing. Even if nobody builds there, you should have a road connecting that high up, to try to work a deal with the builders. A road between the two for safety issues is my biggest concern.

John Witkin

- I live at 188 Twin Oaks Drive, next door to the development. That hillside, with an oak forest and a Ross Creek feeder stream at the base, is not feasible for a subdivision for multiple home tracts. Similar developments in California have all had issues, because when we cut down 250 trees, move 200 loads of dirt, and pave over a riparian corridor, what can we anticipate? Last year the hillside was recategorized as a high fire danger zone, and eventually we will have a flood, earthquake, or fire and these altered landscapes will fail and we will experience landslides, massive property damage, and a major safety hazard. It is not safe to build these structures and it will not reduce any of the housing crisis in California. We need existing open space to remain in order to keep Los Gatos beautiful.

Bill Meleyco

- I live at 189 Longmeadow Drive, adjacent to the proposed project at the border with Hillbrook School. Our major concern is privacy, trees, noise, and the drainage. These new homes would look down into our backyard and windows. There is a discrepancy between the applicant's rendering that shows 35 new trees being installed, but the plans show them installing only seven trees. They are removing six protected trees along the properly line with Hillbrook that do not interfere with the construction, or anything. From a privacy standpoint, we request the Planning Commission to require the developer to add these 35 trees. Hillbrook's noise studies, done for it to receive a CUP, stated the sound level at our home was at the threshold of unacceptable. The cumulative effect of Hillbrook and the proposed houses would put the sound above an unacceptable level. This hillside drains entirely towards our property, and the catch basin at the corner will overflow with the drainage created by the project.

Monica Herzi

- I live at 185 Longmeadow Drive, three houses from the proposed development and facing Twin Oaks Drive. Proposals like this one tend to keep people from retiring here. From my home I have seen owls, coyotes, deer, rabbits, foxes, turkeys, hawks, etc., and that will all go away with this project. California needs affordable housing, but I agree with the former speakers who asked if these houses will be second homes. Will they produce ADUs on each site, or will they be subdivided and sold as individual lots? I also worry about safety and the limited access to the site.

Jill Fordyce

- I live at 191 Longmeadow Drive. When we bought our property in 1999 the Town staff told us the subject site was resource conservation space that would not likely be developed in our lifetimes. Now we face a new reality, it is no long resource conservation space, there are Builder's Remedy laws, and loss of the Williamson Act protection. I request the project be denied, because it would result in adverse impacts such as wildfire and evacuation; erosion causing mudslides and landslides on the project site; and flooding, water quality degradation and pollution; and harms associated with the proposed bioretention plan.

These risks are acknowledged in the Negative Declaration, but the mitigation of each is vague, uncertain, deferred, and potentially unenforceable.

Craig Fordyce

- I also live at 191 Longmeadow Drive. In our opinion, an EIR is required, as we have not been given necessary information to understand the environmental impact of the proposed development. The Mitigated Negative Declaration approach suggests environmental review is secondary to entitlement, which is legally incorrect. The MND relies on an outdated, uncertified EIR from 2017. The proposal is not the same as the one considered in 2018, with a key difference being the 13 percent increase of the scope of development, as well as different lots, number of homes, home sites, and ingress and egress. An uncertified EIR cannot legally be relied upon for the adoption of an MND. The Sierra Club, the Santa Clara Valley Bird Alliance, and the San Francisco Regional Bay Regional Water Control Board each site multiple issues not addressed by the MND that may have significant environmental impacts.

Chris Bayoric

- I live at 120 Clover Way near the proposed development. My main concern is the development exceeds the drainage capability of that land. The mitigating requests are to build at least three bioretention basins, basically wetlands, or ponds, to catch the effluence from that drainage of that property, and ponds are a health concern with the presence of West Nile Virus in our community and the fact that ponds breed mosquitos that transfer the virus. My second concern is the proposal is vague regarding who is going to be responsible for maintaining those wetlands, the Town or owner. The scope of this development must be downsized to avoid dependence on these wetlands.

Lee Quintana

- I am here not to speak on the project, but to speak on the environmental review, relying on 15 years of experience working for the City of San Jose doing environmental review. Two things paramount in project review: 1) Provide decision makers with information to make informed decisions as to significant impacts and mitigation to those impacts; and 2) Make documents bulletproof, meaning to achieve the first purpose and provide all the studies and information before a document is released. In this case, there is an incompleteness in those studies, deferred mitigation, and lack of consultation with agencies having jurisdiction over Los Gatos lands. Conducting studies and consultations after approving a project limits what can be done, and full mitigation may not be achieved, so it is important to have those studies up front, and for that reason I would not support approving the Mitigated Negative Declaration.

Jan Schwartz

- I live at 15966 Cerro Vista Drive on the other side of the hill. We will have one or two houses on our side, more will be on the other side, and I am concerned for my neighbors regarding flooding, landslides, and mosquitoes, which are significant risks. My concern is

also for the abundant wildlife we have here that will disappear. I love Los Gatos, but I know progress moves on with the North Forty and other developments, but I hope we can maintain the wildlife and riparian corridor near the property that we have right now.

Anne Griffin

- I have had the back yard of my home flooded by Ross Creek twice, and I live up the road from the subject site. My concern is safety. Twin Oaks Drive, Clover Way, and Blueberry Hill Drive travel onto Longmeadow to exit. We would be adding two cars to every home, most of which will go through Longmeadow. During the day there are service trucks and cars parked on the street, as well kids riding bikes, and people walking dogs. I am concerned about safety because I would like an emergency vehicle to be able to come to my home if I should need it.

Jim Foley

- There is extensive language in the conditions of approval regarding best practices for safety, access during construction, etc. The bioretention areas are engineered and widely accepted, have all gone through the process. There are many requirements in the conditions of approval for who is going to manage CC&Rs, ongoing access review, and proactive reporting to the Town, so how we created that and the drainage for the neighborhood was well thought out. Regarding wildlife concerns, we still have the ephemeral swale through the site. It is the main feature where you will find wildlife and protected areas, and there is still a lot of that being preserved with this project. A lot of effort went into the EIR. Raney Planning Management took prior and new information, updated, and ensured all the technical studies were adequate.

Reopened Public Comment

Question to applicant followed.

Reclosed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Vice Chair Burch** to continue the public hearing for 178 Twin Oaks Drive to a date uncertain. **Seconded** by **Commissioner Raspe.**

VOTE: **Motion passed unanimously.**

ADJOURNMENT
The meeting adjourned at 10:42 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
December 17, 2025 meeting as approved by the
Planning Commission.

_____
/s/ Vicki Blandin

February 21, 2026

Re: Surrey Farms – Planning Commission Hearing Comments – Narrative Response
HMH Project Number: 4185.10

The following is a narrative response to the 2025-12-17 Planning Commission Hearing comments:

- **PC Hearing Comment: Site Visit** - Is the applicant willing to stake the site and delineate the roadway and/or property corners prior to a site visit?
  - **Response:** yes, the applicant is currently scheduling a survey crew the beginning of January 2026 to provide construction staking for locations of pertinent relevance for the proposed project.

- **PC Hearing Comment: Ross Creek & Stormwater**
  - Plans indicate stormwater discharge into Ross Creek
    - **Response:** The existing conditions of the site are currently draining to Ross Creek. The proposed site design measures do not delineate from draining to Ross Creek. With that said, the proposed site design measure improves the drainage pattern with a series of C3-mandated stormwater treatment measures (i.e. biotreatment basins, underground storm drain system and pervious pavers – with check dams) and hydromodification measures that capture, treat, detain and release stormwater at post-development levels no greater than pre-development levels. In Summary the proposed improvements do not impact ross creek more than the existing condition.
  - What are the anticipated impacts to the creek, and how are they being mitigated?
    - **Response:** There will be no negative impacts to Ross Creek because of the proposed design. As previously noted, the existing site drains to Ross Creek. Proposed site design measures will not increase the stormwater drainage to Ross Creek from pre-development levels. The proposed C3 and Hydromodification measures for the project will have a positive impact to Ross Creek.

- **PC Hearing Comment: Pervious Concrete**
  - Provide experience with pervious concrete.
    - **Response:** The design team has incorporated pervious pavers/concrete into numerous successful projects, including City of San Jose, City of Santa Clara and Town of Los Gatos as it is an acceptable common practice to achieve C3 compliance (stormwater treatment) per SCVURPPP standards. Additionally, pervious paver/concrete is widely accepted by local fire agencies including City of San Jose, City of Santa Clara and Town of Los Gatos. Santa Clara County Fire Department has provided approval for pervious paver use for this project
  - Demonstrate its ability to support weight loads, including emergency vehicles.

        - **Response:** As noted on our Fire Access Plan sheet in all our submittals, “All Fire Department access roadways including the private street, driveways and emergency access shall be an all-weather surface designed to support the imposed load of 75,000 pounds”. This weight is widely acceptable to local Fire Dept. agencies, including Santa Clara County Fire Department. A manufacturer specification sheet is included as a product sample that meets the weight load requirements. A Pervious paver detail – with check dams - is also included in our plan sets. A supplemental spec showing pervious pavers compliant to the required loading is has been provided to the town staff.
    - Address long-term maintenance requirements.
        - **Response:** Per the SCVURPPP C3 Guidelines, a Routine Maintenance Activity Schedule is to be followed for the pervious pavers/pavement. This schedule is included in our plan set (Stormwater Control Hydromodification Details sheet). The specific maintenance action items will be done by the owners of the individual lots for not only their lots but also the private street where pervious pavers are being proposed. Enforcement of said activities will be conveyed through project CC&R documents as well as the Operations and Maintenance Agreement with the Town.
- **PC Hearing comment: Flooding and Drainage**
    - Provide additional information on existing flooding of neighboring properties.
        - Response: It is our understanding from the project topography that the existing site surface drains down the hill ultimately into the ephemeral creek, or will continues down hill to and existing earth swale that directs storm drain runoff to existing storm drain inlets.
    - Explain how the proposed drainage design addresses these issues, particularly along Lots 4 and 5.
        - Response: The proposed drainage design introduces multiple measures strategically located throughout the project site. Bioretention basins are located on each Lot and pervious pavers/concrete is being proposed for some Lot driveways and a portion of the private street. These proposed design measures capture the downhill surface drainage, detain it, provide water quality treatment, and provide flow-duration control (as described in the BAHM report prepared by Balance Hydrologics) which addresses the hydromodification management for the project site. Overall, these proposed measures drastically reduce the amount of surface drainage for the site which will greatly benefit the downhill adjacent property owners by capturing the stormwater runoff sooner and directing it to and underground storm drain system. A series of proposed terraced retaining walls along the west side of Lots 4 & 5 will provide additional remediation measures for the said property owners. The small area of landscape between the western-most retaining wall and the property line will be hydroseeded per guidelines to provide a binding measure of the soil to reduce runoff. Due to Fire Department requirements pertaining to tree density, adding more trees in this area is not allowable.
- **PC Hearing comment: Open Space Easement and Trails- Feasibility and Cost**
    - Applicant to clarify whether open space easement and/or trails or trail easements can be implemented in the proposed project.

        - Please see new exhibit depicting proposed open space and trail easements.
    - If the applicant's position is that open space easement and/or trails or trail easements are cost-prohibitive, provide detailed cost estimates so the Planning Commission can evaluate that position
        - Please see new exhibit depicting proposed open space and trail easements.

- **PC Hearing comment: Trees and Privacy**
    - Address privacy concerns through tree placement and buffering with native species.
        - Response: HMH can add shrubs and propose trees to create a stronger vegetative buffer in the area discussed. Please reference updated lot 5 & 6 planting plan.

- **PC Hearing comment: Trails – Alternative Options**
    - Encourage the applicant to consider alternative trail options.
    - The existing trail alignment may be challenging and costly due to lot crossings, slope, and the need for off-site easements.
    - Consider alternatives such as:
    - Routing through Brook Acres
    - Adding a pedestrian easement over the EVA and providing a connection to Twin Oaks
        - Please see new exhibit depicting proposed open space and trail easements.

Additionally, please review the HMH memorandum illustrating our narrative responses to the last comments received from the third-party C3 reviewer as well as the BAHM report prepared by Balance Hydrologics, which addresses hydromodification management for the proposed site. Site runoff will be directed to one of nine proposed bioretention basins that provide both water quality treatment and flow-duration control. Each bioretention area has been designed in accordance with the standard design criteria outlined in the SCVURPPP C.3 Stormwater Handbook.

Each facility is modeled with 6 inches of surface ponding, 18 inches of biotreatment soil media, and 12 inches of drain rock. A 4-inch underdrain will collect the treated water, which will then be metered through a 2-inch orifice integrated into the storm drain overflow structure. The 2-inch orifice is required to meet the hydromodification management criteria. Again, for additional details, refer to the "Summary of BAHM Modeling for the Surrey Farms Project, Town of Los Gatos" report dated July 31, 2025.

End of Narrative Response

This Page Intentionally Left Blank

BELGARD
PAVES THE WAY

DESIGN CONSIDERATIONS FOR CONCRETE PAVER SURFACED ACCESS LANES - SUBJECTED TO FIRE TRUCK LOADING

A common question posed by design professionals is the ability of interlocking concrete pavers (ICPs) and permeable interlocking concrete pavers (PICPs) to withstand fire truck loading. This is due to the relatively large axle weights they exert along with the fact that fire trucks are critical service vehicles that must be able to access sites in emergency situations.

In terms of structural design for entry, access lane and roadway applications, pavements must be designed to resist rutting, bearing capacity of the supporting pavement system and resistance to repeated axle load applications. Pavement design procedures typically utilize information which describe the strength of the subgrade soils, axle loadings and frequency, and strength of the various layered pavement components. The actual design procedures for flexible and rigid pavements are well documented in Civil Engineering texts with ICPs & PICPs well recognized to behave and follow the design procedures set forth for "flexible" pavement design. References for ICP and PICP pavement design are provided in this Technical Note (AASHTO 1993, ASCE 2016 & 2018, Caltrans 2016).

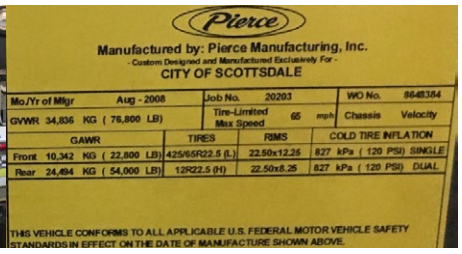
While not a comprehensive primer on pavement design, the focus of this report is to demonstrate that ICP and PICPs are not adversely affected by heavily loaded vehicles and are suitable for use in vehicular areas exposed to fire truck loadings. The primary discussion herein will focus on fire truck loadings on ICP/PICP systems as they relate to:

- **Design ESALs applied to the pavement system.**
- **Fire truck wheel and axle loads relative to the strength of the paver**
- **Point loads that may occur when the stabilizer outriggers are in place.**

Because this document focuses on fire truck loading, data on a typical heavily loaded fire truck was obtained for a "ladder truck" used by the City of Scottsdale, AZ. The vehicle chosen is one of the heaviest vehicle in a typical Fire Department's fleet and is considered on the upper end of the fire vehicle loading spectrum. A few images of the vehicle and its characteristics are provided below:

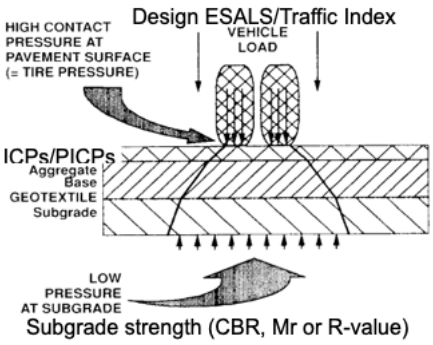






Ladder Engine: Pierce Manufacturing ID Decal; GVWR - 76,800 lbs.
GAWR – Front = 22,800 lbs. = 11,400 lbs./tire:
GAWR - Rear = 54,000 lbs. = 27,000 lbs./axle; 6750 lbs./tire
Cold Tire Inflation Pressure – 120 psi (single and dual)
Max Load per Single Tire – 11,400 lbs.

DESIGN ESALs



Structural Pavement Section function of Subgrade Strength, Traffic Loadings and Strength of Pavement Section Components

Design references have been developed by several credible organizations including AASHTO, ASCE and Caltrans as shown below. In almost all cases, the design guidelines for the structural aspects of the pavements are based on the 1993 AASHTO Guide for Design of Pavement Structures (AASHTO 1993). As with the design references for ICP and PICPs, the 1993 AASHTO document calculates the thickness of a roadway cross section required to withstand the applied loads for the given lifespan based on the native soils strength and traffic loading. The supporting soil strength is typically described by a CBR value (California Bearing Ratio), Mr (Resilient Modulus), R-value or some other geotechnical measurement describing the strength of the supporting soil. The traffic loading is typically described by TI (Traffic Index), ESALs (Equivalent Single Axle Loads) or other measurement to express the traffic type and equivalent damage (VLF, Vehicle Load Factor) created by each type of vehicle as compared to the passage of a "standard" 18,000-pound axle load (one 18,000 lb. ESAL provides a unit value of 1.0). For perspective on ESALs, passenger cars have a Vehicle Load Factor (VLF) of 0.0004

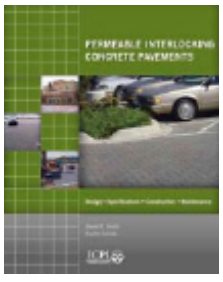
whereas a fully loaded fire truck as shown above would have a VLF of about 10. Hence, it would take over 20,000 cars to affect the same level of deterioration on the pavement as 1 pass of a fire ladder truck. It should be noted that not all fire trucks exhibit this same degradational effect on pavements as most are lighter and exhibit considerably lower axle loads than the Ladder Truck which has a GVWR (Gross Vehicle Weight Rating) of 76,800 lbs.

Although it is evident by the VLFs shown above that fire trucks can exert high ESALs on the pavement surface, it is important to note that typical roads are designed around hundreds of thousands of ESALs, so the impact of the occasional fire truck is relatively small on those pavements. Notable in the design procedure is that the axle/tire loads applied to the completed pavement system is transferred through the pavement to the subgrade via a series of structural layers which distribute the vehicle loads to a relatively large area of the subgrade. The distribution of the loads through the pavement system enables relatively weak subgrades to support very high concentrated axle/wheel loads much like a snowshoe or wide tracks of low ground pressure vehicles to traverse low strength materials which would otherwise not support the weight of applied loads. Along those same lines, pavement design isn't so much about how much a vehicle weighs but rather the load transfer of axle loads through the pavement system and how many passes can be achieved prior to development of unacceptable rutting or excessive pavement deterioration.



To further expand on this subject, pavement sections for standard asphaltic concrete (AC) and aggregate base systems and interlocking concrete pavement (ICP) systems are essentially identical in thickness with the wearing course being the primary difference in the systems. In essence, an 80mm (3-1/8") thick paver laid on 1" of bedding sand provides a structural number of 1.82 for the pavement layer which is the same as 4-1/8" of asphaltic concrete having a layer coefficient of 0.44/inch (0.44 x 4-1/8 = 1.82). Therefore, a 101.6 mm (4") thick paver laid on 1" of bedding sand provides a structural number of 2.20 for the pavement layer, which is comparable to 5" of asphaltic concrete. The aggregate base and subbase section used to distribute the wearing course loads provide the same support to either an AC or ICP system. The above analogy can be verified by comparing section thicknesses for designs done in accordance with AASHTO (AASHTO 1993) and ICPI (ICPI 2011) or ASCE (ASCE 2016) methods.

Permeable Interlocking Concrete Pavement systems (PICPs) employ essentially the same wearing surface (typically an 80mm paver underlain by 2" of No. 8 stone) and open graded load transfer/water storage/conveyance layer aggregate (No. 57 and No. 2 stone). Because of the introduction of water and the somewhat less dense structure of the base layers, a somewhat lower structural coefficient is employed for the components that make up the PICP system than what is used for conventional ICP systems, but the design concept is identical.



ICPI -Permeable Interlocking Concrete Pavements



Caltrans – Porous Pavement Design Guidance

TIRE CONTACT PRESSURES

In terms of being able to withstand the surface pressure exerted by fire truck tires, the gross axle weight rating (GAWR) on a two tire (steering) axle and tandem axle (rear axles) for the 76,800 lb. fire truck referenced above is 22,800 lbs. and 54,000 lbs., respectively. Each tire is rated at a max load rating of 11,400 lbs. at a cold inflation tire pressure of 120 psi. By definition, the maximum applied contact pressure is then 120-psi.

Any concrete paver offered under the Belgard line is made in accordance with ASTM C936, which requires an average compressive strength of 8,000 psi with no individual unit being less than 7,200 psi. So, simply put, the pavers are on average 8000/120 > 60 times stronger in compression than required to withstand the surface pressure that would be exerted under the extreme loading conditions imposed by a fire truck.

POINT LOADS

When the stabilizer outriggers are in place, a point load of as much as 45,000 pounds can be applied to the pavement surface. Although significant, when distributed over an "un-factored" stabilizer plate surface area of 0.97 square feet (area of 10x14 inches), this equates to a surface pressure of 322 psi, which again is well within the compressive strength capabilities of Belgard pavers.

PAVER DAMAGE

As a final thought, should one or more pavers become damaged, individual units can be removed and replaced without compromising the structural integrity of the system (instruction manual available upon request).

EXAMPLE PROJECTS

In order to demonstrate the acceptance of Belgard pavers in the local market, a sample list of permeable interlocking concrete paver (PICP) installations is provided. The list includes project from CA which are in fire access lanes and subject to heavy vehicle loadings. Similar lists are available for ICPs upon request.

- **Shearwater Creek Townhomes 72,000 SF** | Pujol St, Temecula / Entrances and interior streets – Fire Truck rated
- **Villa Catalina Condos 4,100 SF** | 616 Catalina Ave, Redondo Beach – Entrance and shared motor courtyard – Fire truck rated
- **Villa Catalina Condos 5,600 SF** | 618 Catalina Ave, Redondo Beach – entrance and shared motor courtyard – Fire truck rated
- **Hilton Garden Inn 5,700 SF** | 4216 El Camino Real, Palo Alto – Entrance Fire truck rated
- **Buffalo Wild Wings 7,900 SF** | 845 East Ave, Chico – parking Fire truck rated
- **Tahizzle Communities 7,600 SF** | Truckee, Tahoe
- **San Jose Downtown Health Center 12,000 SF** | 777 E Santa Clara St, San Jose – Drive Entrance/Parking areas/Travel Lanes
- **Wisdom Way 8,900 SF** | 1898 Wisdom Way, Modesto – Parking Lot with Heavy Vehicle Access
- **Avanti 64,000 SF** | 23600 Park Sorrento Calabasas – Entrances and interior streets – Fire Truck rated
- **Wren Avenue & Byer St. Pedestrian Crosswalk 9,000 SF** | Wren Ave. & Byer St, Gilroy – Street crosswalks – Fire truck rated
- **Vista Rio Apartments 46,000 SF** | 3901 Briggs St, Jurupa Valley – Entrances and interior streets – Fire truck rated
- **Siena Apartments 69,000 SF** | 7801 Juniper Ave, Fontana – Entrances and interior streets – Fire truck rated.
- **4100 Del Rey Apartments 7,600 SF** | 4100 Del Rey Ave, Marina Del Rey – Parking areas – Fire truck rated.
- **Fountain Valley Town Center 6,500 SF** | Fountain Valley – Parking/Fire Truck Rated
- **Aldi Store #19 6,200 SF** | 112 Lakewood Blvd, Downey – Parking Lot/Drive Entrances
- **Chick Fil A Restaurant 3,200 SF** | 3771 E Thousand oaks Blvd, Thousand Oaks – Parking areas – Fire truck rated
- **ColRich Camel Row 24,000 SF** | Camel Country Rd & Camel Mtn. Rd, San Diego – Community Roadways – Fire Truck Rated
- **San Leandro Tech Campus 10,000 SF** | 1333 Martinez, San Leandro – Entrance to University Parking Lot/Heavy Traffic/Entrance to Parking Garage
- **Gateway Shopping Center / Sprouts Market 20,000 SF** | 1300 Pinole Valley Rd, Pinole – Shopping Center Entrance/Parking/Drive Aisles
- **Bardis Homes – 60,000 SF** | Sacramento, CA – Entrances, Streets all pavements through-out new residential development – Fire Truck Rated.
- **Northwest Land Park – 90,000 SF** | Sacramento, CA – Community Entrances, streets and drive lanes of new housing development – Fire Truck Rated.
- **Calvin Christian Church – 6,000 SF** | Escondido – Fire Lane access to rear of building.

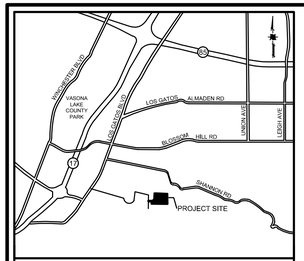
REFERENCES

1. *AASHTO 1993. Guide for Design of Pavement Structures, American Association of State Highway and Transportation Officials, Washington, DC.*
2. *ASCE 2016. Structural Design of Interlocking Concrete Pavement for Municipal Streets and Roadways, ASCE/T&DI/ICPI Standard 58-16, American Society of Civil Engineers, Reston , VA.*
3. *Caltrans 2016. Pervious Pavement Design Guidance, California Department of Transportation, Division of Design, Office of Storm Water Management, Sacramento, CA.*
4. *ICPI 2011. Permeable Interlocking Concrete Pavements, Fourth Edition, interlocking Concrete Pavement Institute, Herndon, VA.*
5. *UC Davis 2010. Research Report – Laboratory Testing and Modeling for Structural Performance of Fully Permeable Pavements Under Heavy Traffic: Final Report, U.C. Davis, Department of Civil and Environmental Engineering (CTSW-RT-10-249.04), Davis, CA.*

The information set forth herein is for general informational purposes only. All such information is provided in good faith, however Oldcastle APG, Inc. and its affiliates make no representation or warranty of any kind, , regarding the accuracy, adequacy, validity, reliability, availability or completeness of any of the information and shall have no liability to any party for loss or damage incurred as a result of the use or formation provided herein. Any use of the information is at the user's sole risk.

© Copyright 2021 Oldcastle APG, Inc. All Rights Reserved. BELCOMM21-016

This Page Intentionally Left Blank



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	732.09'	S8°53'22"W
L2	1165.83'	N79°26'52"W
L3	149.91'	N15°25'52"E
L4	52.98'	N53°00'00"W
L5	185.71'	N90°26'52"W
L6	235.64'	S80°25'52"E
L7	7.83'	S3°56'05"E
L8	125.07'	N64°33'25"E
L9	56.06'	N53°34'10"E
L10	93.26'	N17°04'10"E
L11	21.53'	N29°11'49"E
L12	307.67'	N12°28'26"E
L13	921.11'	S77°35'36"E
L14	108.65'	N66°32'40"W
L15	13.00'	N83°19'52"E
L16	12.91'	N29°11'49"E

LINE TABLE		
LINE	LENGTH	BEARING
L17	8.62'	N29°11'49"E
L18	143.56'	S34°48'31"E
L19	139.44'	S34°48'31"E
L20	130.71'	S34°48'31"E
L21	13.00'	S37°11'51"E
L22	13.00'	S39°01'24"E
L23	13.00'	S15°30'58"E
L24	13.00'	S28°30'34"E
L25	13.00'	S4°16'40"E
L26	139.48'	N80°28'47"W
L27	203.33'	N79°28'51"W
L29	132.91'	N79°28'53"W
L30	138.72'	S10°34'40"W
L31	144.07'	N10°28'53"E
L32	13.00'	N89°16'51"E
L33	118.33'	S46°50'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L34	41.41'	S60°46'24"W
L35	31.44'	N55°03'23"E
L36	56.20'	N63°51'54"E
L37	113.81'	N52°36'08"W
L38	170.89'	N72°35'51"W
L39	276.84'	N4°42'35"E
L40	149.44'	S11°48'10"W
L41	163.21'	S77°35'36"E
L42	287.58'	S30°07'48"E
L43	267.79'	S77°35'36"E
L44	490.08'	S77°35'36"E
L45	675.44'	N35°05'14"W
L46	371.18'	S23°05'47"E
L47	327.18'	N79°28'52"W
L54	502.40'	N79°28'52"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.84'	250.00'	9°21'37"
C2	41.65'	21.40'	111°30'30"
C3	36.31'	57.00'	36°30'00"
C4	106.66'	221.62'	27°34'25"
C5	22.38'	250.00'	5°07'42"
C6	18.46'	249.11'	4°14'49"
C7	188.69'	260.00'	41°34'49"
C8	41.13'	260.00'	9°03'46"
C9	82.92'	185.00'	25°40'54"
C10	66.40'	100.00'	38°02'45"
C11	192.07'	185.00'	59°29'03"
C12	89.51'	62.02'	82°41'04"
C13	34.71'	100.00'	19°53'20"

COVENANTS SHALL BE REQUIRED FOR MAINTENANCE OF THE PRIVATE ROAD BINDING EACH LOT OWNER AND ALL SUBSEQUENT LOT OWNERS, SUCH THAT BY ACCEPTANCE OF A DEED OR OTHER CONVEYANCE, IS DEEMED TO COVENANT AND AGREE THAT IF AT ANY TIME THE TOWN OF LOS GATOS CONCLUDES THAT MAINTENANCE OF THE ROADWAY INCLUDED IN THE COMMON PROPERTY IS NECESSARY AND HAS NOT BEEN DONE BY THE ASSOCIATION, THE TOWN OF LOS GATOS MAY PERFORM SUCH MAINTENANCE AS AGENT FOR THE ASSOCIATION, AND THE TOWN OF LOS GATOS WILL CHARGE THE ASSOCIATION FOR THE COST OF ANY SUCH MAINTENANCE, WHICH CHARGE SHALL BE AN OBLIGATION OF THE ASSOCIATION. SUCH REIMBURSEMENT SHALL BE A COST SUBJECT TO ASSESSMENT, AND THERE SHALL BE A LIEN ON THE PROPERTY, WHICH MAY BE PLACED ON THE TAX BILL AND COLLECTED AS ORDINARY TAXES BY THE TOWN.

0 25 50 100

1 INCH = 50 FEET

NOTE: SEE INDIVIDUAL SITE & ARCHITECTURE REVIEW PACKAGES (S-24-023 THROUGH S-24-033, -059) FOR SITE & BUILDING DETAILS FOR EACH LOT

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- YARD (REQUIRED)
- RIPARIAN AREA
- BIORETENTION AREA
- WETLAND AREA
- STORMDRAIN CULVERT STRUCTURE

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
ESMT	EASEMENT
SSE	SANITARY SEWER EASEMENT (PUBLIC)
SDE	STORM DRAIN EASEMENT (PUBLIC)
EAE	EMERGENCY ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

OPEN SPACE EASEMENT

EARTH / CONCRETE SWALE AT EDGE OF PROPERTY.

1. COMPACTED EARTHEN SWALE (SLOPE 3:1 MAX)
2. ENKAMAT (OR APPROVED EQUAL) FOR EROSION PROTECTION. SEE EROSION CONTROL PLAN SHEETS 10 & 11 FOR LOCATION.
3. PROPOSED MASS GRADE

TYP EARTHEN SWALE DETAIL
NTS

50' OPEN SPACE AND FUTURE TRAIL EASEMENT

125' OPEN SPACE AND FUTURE TRAIL EASEMENT

EXISTING WETLAND AREA TO REMAIN

EXCLUSION FENCE

532-11-011 LANDS OF HILLBROOK SCHOOLS EXISTING SCHOOL

537-30-010 LANDS OF LIU EXISTING RESIDENTIAL

CERRO VISTA COURT

26.0' ACCESS EASEMENT (E) RECORDED DOCUMENT 25880870

ROAD ESMT (E) 311 OR 381

532-16-008 LANDS OF MELEYCO EXISTING RESIDENTIAL

532-16-007 LANDS OF FORDYCE EXISTING RESIDENTIAL

532-16-003 LANDS OF WITKEN EXISTING RESIDENTIAL

532-16-002 LANDS OF WITKIN EXISTING RESIDENTIAL

ROCK WALL TO REMAIN

TWIN OAKS DRIVE

SURREY FARMS HILL (P)

VALLEY WATER'S 110' FLOODPLAIN EASEMENT

532-16-005 LANDS OF DODGE EXISTING RESIDENTIAL

EXISTING STORMDRAIN CULVERT STRUCTURE

25' RIPARIAN SETBACK

EAST ROSS CREEK IN EX. 36-INCH RCP

532-18-034 LANDS OF DUGGINS EXISTING RESIDENTIAL

532-18-038 LANDS OF INO EXISTING RESIDENTIAL

532-18-039 LANDS OF BERTOLOTTI EXISTING RESIDENTIAL

537-30-006 LANDS OF URALSKY EXISTING RESIDENTIAL

537-30-007 LANDS OF TFR MANAGEMENT GROUP INC EXISTING RESIDENTIAL

537-30-013 LANDS OF SMITH EXISTING RESIDENTIAL

10' BUFFER FROM TREE CANOPY (TYP.)

APPROXIMATE RIPARIAN LIMIT (TYP.)

REQUIRED YARD (TYP.) - SEE INDIVIDUAL PACKAGES

125 ft

50 ft

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SURREY FARM ESTATES

178 TWIN OAKS DRIVE

DEVELOPMENT REVIEW & TENTATIVE MAP

M-24-013

NO	DATE	DESCRIPTION
6	10/24/25	PER CITY COMMENTS
5	09/15/25	PER CITY COMMENTS
4	07/25/25	PER CITY COMMENTS
3	04/18/25	PER CITY COMMENTS
2	01/08/25	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	418510SP.DWG
DESIGNED BY:	RH
DRAWN BY:	MD/AV
CHECKED BY:	RH
DATE:	AUGUST XX, 2025
SCALE:	AS SHOWN

© HMH

OVERALL SITE PLAN

2.0

S:\PROJECTS\4185\10PLP\PERMIT_SITE\PERMIT\4185SP.DWG

PLOTTED: 10/23/2025 3:20 PM

EXHIBIT 35

This Page Intentionally Left Blank



GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

TREE LEGEND

SYMBOL	BOTANICAL NAME
	ARBUTUS UNEDO
	CERCIS OCCIDENTALIS
	FEIJOA SELLOWIANA
	LAGERSTROEMIA INDICA 'NATCHEZ'
	PLATANUS ACERIFOLIA 'COLUMBIA'
	QUERCUS AGRIFOLIA
	QUERCUS DOUGLASII

SHRUB LEGEND

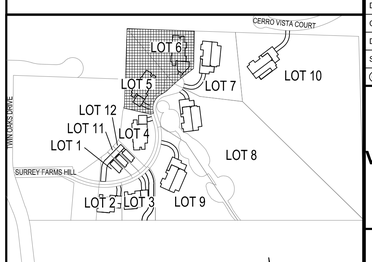
SYMBOL	BOTANICAL NAME
	ACHILLEA MILLEFOLIUM 'MOONSHINE'
	ANIGOZANTHOS FLAVIDUS 'BIG RED'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'
	CAREX DIVULSA
	CEANOTHUS 'CONCHA'
	CEANOTHUS 'DARK STAR'
	EPILOBIUM CANUM
	HETEROMELES ARBUTIFOLIA
	LEUCADENDRON DISCOLOR
	MIMULUS AURANTICAS
	MUHLENBERGIA RIGENS
	NEPETA X FAASSENII
	RHAMNUS CALIFORNICA
	SALVIA SPATHACEA
	WESTRINGIA FRUTICOSA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS UVA-URSI
	BARK MULCH
	SLOPE STABILIZING - NATIVE HYDROSEED

BIOTREATMENT LEGEND

SYMBOL	BOTANICAL NAME
	JUNCUS PATENS



KEY MAP

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 & 6 | APP #S-24-027

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	JN
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	1"=20'

© HMH

LOT 5 & 6 VEGETATION BUFFER EXHIBIT

10.0

S:\PROJECTS\4185\01\ALI\EXHIBITS\CONCEPT\BUFFER\ LOT 5 & 6.DWG

PLOTTED: 2/5/2026 11:17 AM

EXHIBIT 36

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

ONTRACTOR MUST CONTACT THE CITY OF LOS GATOS ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

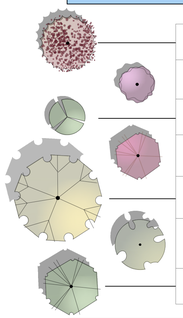
ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

PROPOSED PLANT PALETTE



TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
	2	ARBUTUS UNEDO **	STRAWBERRY TREE	24" BOX	20' X 20'	L	STANDARD FORM	X	
	1	CERCIS OCCIDENTALIS *	WESTERN REDBUD	24" BOX	15' X 10'	VL	TREE FORM ONLY		X
	0	FEIJOA SELLOWIANA **	PINEAPPLE GUAVA	24" BOX	20' X 15'	VL	MULTI-TRUNK		X
	0	LAGERSTROEMIA INDICA 'NATCHEZ' **	NATCHEZ CRAPE MYRTLE	24" BOX	25' X 15'	L	MULTI-TRUNK		
	2	PLATANUS ACERIFOLIA 'COLUMBIA' **	COLUMBIA LONDON PLANE	36" BOX	60' X 30'	M	STANDARD FORM		
	4	QUERCUS AGRIFOLIA *	COAST LIVE OAK	36" BOX	50' X 15'	M	STANDARD FORM	X	
	2	QUERCUS DOUGLASII *	BLUE OAK	36" BOX	60' X 30'	VL	STANDARD FORM	X	

SHRUBS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES	HDS&G RECOMMENDED	OTHER FIRE RESISTANT PLANTS
	37	ACHILLEA MILLEFOLIUM 'MOONSHINE' *	YELLOW YARROW	1 GALLON	3' X 3'	L		X	
	15	ANIGOZANTHOS FLAVIDUS 'BIG RED' **	BIG RED KANGAROO PAWS	1 GALLON	2' X 2'	L			
	7	ARCTOSTAPHYLOS 'HOWARD MCMINN' *	HOWARD MCMINN MANZANITA	1 GALLON	8' X 10'	L		X	
	30	CAREX DIVULSA **	FOOTHILL SEDGE	1 GALLON	2' X 2'	L			X
	17	CEANOTHUS 'CONCHA' *	CONCHA CEANOTHUS	1 GALLON	6' X 8'	L		X	
	24	CEANOTHUS 'DARK STAR' *	DARK STAR CEANOTHUS	1 GALLON	5' X 6'	L		X	
	38	EPILOBIUM CANUM *	CALIFORNIA FUCHSIA	1 GALLON	3' X 3'	L			X
	38	HETEROMELES ARBUTIFOLIA *	TOYON	1 GALLON	8' X 5'	L		X	
	19	LEUCADENDRON DISCOLOR **	CONEBUSH	5 GALLON	6' X 6'	L			
	117	MIMULUS AURANTICAS *	STICKY MONKEY FLOWER	1 GALLON	4' X 4'	L			X
	34	MUHLENBERGIA RIGENS *	DEER GRASS	1 GALLON	4' X 4'	L			X
	31	NEPETA X FAASSENII **	CATMINT	1 GALLON	1' X 2'	L			
	18	RHAMNUS CALIFORNICA*	CALIFORNIA COFFEEBERRY	1 GALLON	8' X 8'	L		X	
	6	SALVIA SPATHACEA*	HUMMINGBIRD SAGE	1 GALLON	5' X 4'	L	UPRIGHT FORM		X
	25	WESTRINGIA FRUTICOSA **	COAST ROSEMARY	1 GALLON	4' X 4'	L			

GROUNDCOVERS

			SPREAD	SPACING			
	ARCTOSTAPHYLOS UVA-URSI*	BEARBERRY	1 GALLON	1' X 4'	SET @ 36" O.C.	X	
	BARK MULCH	BARK MULCH					
	SLOPE STABILIZING - NATIVE HYDROSEED	HYDROSEED					

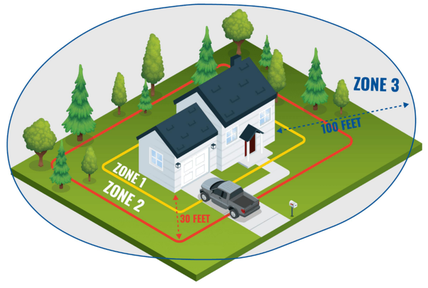
BIOTREATMENT

			SPREAD				
	222	JUNCUS PATENS *	CALIFORNIA GRAY RUSH	1 GALLON	2' X 2'				

NOTES:
1. *NATIVE PLANT
2. ** ADAPTIVE PLANT
3. BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
4. BIOTREATMENT PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF NON-FLOATABLE BARK MULCH.
5. TREE SPECIES TO BE APPROVED BY TOWN ARBORIST.

Defensible Space Zones

Following are guidelines from Santa Clara County Fire Department on how to create and maintain effective defensible space zones:



Zone 1, extends 0 to 5 feet out: The Noncombustible Zone

- Remove all plants and vegetation, especially those touching your home.
- Clean roofs and gutters of dead leaves, debris and pine needles that could catch embers.
- Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
- Reduce embers that could pass through vents in the eaves by installing 1/8 inch metal mesh screening.
- Clean debris from exterior attic vents and install 1/8 inch metal mesh screening to block embers.
- Repair or replace damaged or loose window screens and any broken windows.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Move any flammable material away from wall exteriors – mulch, flammable plants, leaves and needles, firewood piles – anything that can burn. Remove anything stored underneath decks or porches.
- Mandated for new construction

Zone 2, extends 30 feet out: The Clean and Green Zone

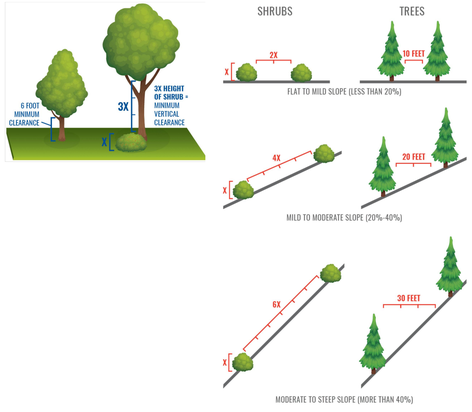
- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 3, extends 100 feet out: The Reduced Fuel Zone

- Create horizontal spacing between shrubs and trees. (See diagram below)
- Create vertical spacing between grass, shrubs and trees. (See diagram below)
- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove small conifers growing between mature trees.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.
- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops.
- Trees 60 to 100 feet from the home should have at least 6 feet between the canopy tops.

Plant and Tree Spacing

For vertical spacing remove all tree branches at least 6 feet from the ground. If there is a shrub near the tree, the branch clearance needs to be 3 times the height of the shrub. *Example: A 5-foot shrub is growing near a tree. 3×5 = 15 feet of clearance needed between the top of the shrub and the lowest tree branch.*



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-028

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	JN
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

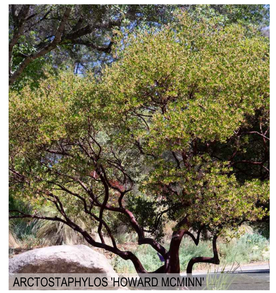
© HMH

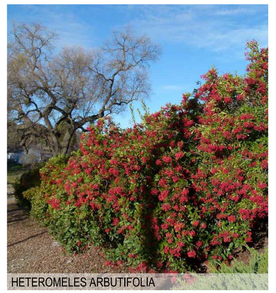
LOT 5 & 6 PLANTING LEGEND AND NOTES

10.1

S:\PROJECTS\4185\10\LA\EXHIBITS\CONCEPT\BUFFER LOT 5 & 6.DWG

PLOTTED: 2/5/2026 11:17 AM


ARCTOSTAPHYLOS 'HOWARD MCMINN'


HETEROMELES ARBUTIFOLIA

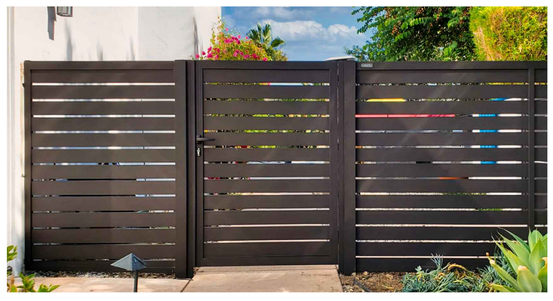


D 6' CLEAR VIEW FENCE
COLOR SHALL BE BLACK


CEANOTHUS 'CONCHA'


RHAMNUS CALIFORNICA

B PLANTING PALETTE



C 6' ALUMINUM PRIVACY FENCE AND GATE
COLOR SHALL BE BLACK



A RETAINING WALL
SHALL BE VARIEGATED CMU WITH WALL CAP FROM ORCO BLOCK AND HARDSCAPE
COLOR SHALL BE BORREGO
SPLIT FACE ON EXPOSED SURFACE
LRV SHALL BE MAX 30%

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

SURREY FARMS ESTATES
TWIN OAKS DRIVE, LOS GATOS
DEVELOPMENT REVIEW PLAN SET
LOT 5 | APP #S-24-027

NO	DATE	DESCRIPTION
6	10/17/2025	PER CITY COMMENTS
5	9/15/2025	PER CITY COMMENTS
4	7/25/2025	PER CITY COMMENTS
3	4/18/2025	PER CITY COMMENTS
2	3/31/2025	PER CITY COMMENTS
1	1/8/2025	PER CITY COMMENTS

PROJECT NO:	4185.10
CAD DWG FILE:	BUFFER LOT 5 & 6.DWG
DESIGNED BY:	HMH
DRAWN BY:	HMH
CHECKED BY:	ST
DATE:	JUNE 6, 2025
SCALE:	NONE

© HMH

CONCEPT IMAGERY

10.2

S:\PROJECTS\4185\10\ALE\EXHIBITS\CONCEPT\BUFFER LOT 5 & 6.DWG

PLOTTED: 2/6/2026 11:17 AM

This Page Intentionally Left Blank

RESPONSES TO PLANNING COMMISSION COMMENTS

INTRODUCTION

The Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration (IS/MND) was circulated by the Town of Los Gatos on September 19, 2025, for public review and comment until October 8, 2025. Following the public review period, the Town prepared responses to public comments pertaining to the environmental analysis and the project was considered by Planning Commission on December 17, 2025. During the Planning Commission meeting on December 17, 2025, comments related to environmental concerns associated with the proposed project were received from the Planning Commission and were summarized by Town staff. The summary of Planning Commission comments prepared by Town staff are provided below, and responses to each are provided within this Responses to Planning Commission Comments document.

Subsequent to the Planning Commission meeting on December 17, 2025, a Recirculated IS/MND was circulated for public review from April 17, 2026 to May 18, 2026. As such, the responses herein refer to the most current IS/MND, which is the Recirculated IS/MND.

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. While written responses to the Planning Commission comments are not required, at the Town's request, Raney has prepared the following written responses to the Planning Commission comments for the record.

The comments have been bracketed and given a number to indicate how the comments have been divided. The response to each comment will reference the comment number.

SURREY FARMS ESTATES SUBDIVISION PROJECT
PLANNING COMMISSION COMMENT SUMMARY

General Comments from the Planning Commission:

1	• Commissioner observed specific plants in special conditions in the field.
2	• Did the biologists map the vegetation and when? • Where are the areas of soil saturation? • Where is standing or seasonal water present? • Where is the edge/boundary of these areas?
3	• Explain the origin and rationale for the proposed 10-foot buffer at the ephemeral swale. • Identify and justify any areas where the buffer is less than 10 feet, including the criteria used and any supporting analysis.
4	• Explain the baseline used for the noise analysis.
5	• Describe how noise impacts will be mitigated if required.

RESPONSES TO THE PLANNING COMMISSION COMMENT SUMMARY

Response to Comment 1

It is unclear which specific plants and special conditions are being referred to in the comment. The project site contains many species of common plants, which are not protected, nor required to be analyzed pursuant to CEQA; only special-status plants require review under CEQA (page 42 of the IS/MND defines special-status plants). Potential impacts of the proposed project on special-status species, including special-status plant species, are addressed in Section IV, Biological Resources, of the Recirculated IS/MND. As noted on page 45 of the Recirculated IS/MND, the site only provides marginally suitable habitat for Santa Clara red ribbons and bent-flowered fiddleneck. Full rare plant surveys in 2012 and 2013 during the various blooming periods, along with the ongoing disturbance associated with annual mowing for fire abatement, confirms that the site lacks suitable habitat for special-status plants. Thus, the proposed project is not anticipated to result in adverse effects to special-status species and the conclusions of the Recirculated IS/MND remain adequate.

Response to Comment 2

A field survey of the project site was conducted by Live Oak Associates (LOA) on December 19, 2024, as part of the Biological Evaluation, to identify on-site habitats and to determine the likelihood of any occurrences of special-status species. An additional site visit was conducted on May 14, 2025, to confirm the characteristics of the on-site ephemeral feature. Further, as stated on page 7 of the Recirculated IS/MND, in response to public comments and input at the Planning Commission hearing, LOA conducted additional on-site field investigation of the ephemeral feature located on the project site on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral feature. LOA's follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. Please also see Responses to Comments 3 below. Figures 15 and 16 of the Recirculated IS/MND show the on-site habitats, including on-site aquatic resources, as well as the 15-foot buffer, as mentioned in Response to Comment 3 below, respectively.

Page 52 of the Recirculated IS/MND states that the USACE jurisdiction only extends to the 342-square-foot (sf) concrete-lined drainage considered a seasonal wetland in the northwestern corner of the project site, and that the ephemeral stream is considered a water of the State under the jurisdiction of the RWQCB. The "ephemeral" classification indicates that the stream flows with water during or shortly after a rain event. The lack of a clear incised channel along the entire length of the ephemeral stream is a clear indication of the limited water flow most of the year.

Response to Comment 3

The 10-foot buffer shown on the project plans is proposed by the applicant and assumed to be based on Mitigation Measure 4.3-8 identified in the Draft EIR previously prepared for the project site, but was never certified by the Town. Mitigation Measure 4.3-8 in the uncertified Draft EIR required a minimum riparian setback of 10 feet from the top of bank of the incised portion of the ephemeral swale and outer oak canopy edge. The buffer is inaccurate and unrelated to the updated analysis of biological resources, as presented in the Biological Evaluation prepared for the project by LOA and Recirculated IS/MND.

As discussed on page 52 of the Recirculated IS/MND:

> The on-site ephemeral feature historically supports water only during and shortly after storm events. The Town of Los Gatos follows the Guidelines and Standards for Land Use By Streams document ("Guidelines and Standards"). The Town Council adopted a resolution implementing the Guidelines and Standards at its meeting on February 20, 2007. What had previously been identified in this IS/MND as an "ephemeral drainage" has portions with an incised channel and portions without. According to the definition of a stream in the Guidelines and Standards (Chapter 2, subsection E), only the portions of the feature having a channel meet the definition of a stream, and therefore, only those portions need a buffer. Notwithstanding, for purposes of this recirculated environmental document, the entire on-site feature will be referred to as an ephemeral stream.
>
> Given that there is no riparian habitat associated with this ephemeral stream, the buffer is from the "top of bank" of the sections of the ephemeral stream where it has an incised channel. The Guidelines and Standards does not identify a stream or riparian setback per se; the only setback identified is a "Slope Stability Protection Area", which is 10-15 feet for ephemeral streams with the addition of 5 feet for properties over 10,000 square feet. Although the Guidelines and Standards do not identify a stream or riparian setback, it is reasonable to use the Slope Stability Protection Area as a proxy. The habitat value of the ephemeral stream is low, as it only flows during and just after storms and does not support any wetlands; therefore, Live Oak has determined that a buffer of 15 feet would be reasonable to reduce the potential for impacts to this feature.

As further stated on page 53 of the Recirculated IS/MND and shown on Figure 16 therein, the majority of the proposed project would be designed to avoid the ephemeral stream and comply with the required 15-foot buffer from the "top of bank" of the incised channel sections of the ephemeral stream. The exception to this consists of the northerly extent of the ephemeral stream, which would be impacted by proposed construction activities associated with the internal roadway and the residential development on Lot 5. Such construction activities would require fill of the northern extent of the ephemeral stream, which is presumed to be a water of the State. Therefore, the Recirculated IS/MND includes Mitigation Measures IV-10 and -11 to reduce the associated impact to a less-than-significant level.

Response to Comment 4

Under CEQA, the baseline is generally defined as the physical environmental conditions as they exist at that the time the Notice of Preparation for an EIR is published, or when the environmental analysis begins. Although the lead agency has the discretion to use a different baseline for a CEQA analysis, such as a defined historical condition of the site or where the existing conditions at a site are unrepresentative or tend to fluctuate, use of the physical conditions occurring at the time the environmental analysis begins is common practice. Thus, the baseline condition used throughout the analysis within the Recirculated IS/MND, including for the noise analysis, is the existing physical environmental conditions at the site.

Response to Comment 5

Project impacts related to noise are addressed under Section XIII, Noise, of the Recirculated IS/MND. As discussed therein, the proposed project would not result in any significant impacts related to project operational noise. However, noise levels associated with project construction at the nearest existing single-family residences could exceed the applicable noise level standards. Thus, Mitigation Measure XIII-1 requires the implementation of construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume

instead of using a fixed volume. Such measures are consistent with Mitigation Measure N-1 in the Town's General Plan EIR and would reduce potential impacts related to construction noise to a less-than-significant level.

This Page Intentionally Left Blank

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Surrey Farms Estates Subdivision Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Recirculated Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the Recirculated IS/MND for the proposed project, prepared by the Town of Los Gatos. This MMRP is intended to be used by Town staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Recirculated IS/MND that was prepared for the proposed project. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

The Recirculated IS/MND prepared for the proposed project presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the proposed project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the Town of Los Gatos. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The Town will be responsible for monitoring compliance.

MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the item number, the checklist questions the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING AND REPORTING PROGRAM
SURREY FARMS ESTATES SUBDIVISION PROJECT

Item Number	Checklist Question	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-Off
III. Air Quality					
III-a; III-b	Conflict with or obstruct implementation of the applicable air quality plan; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	*III-1* *The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project.* *Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:* • *The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.* • *Idling shall be limited to five minutes or less in accordance with the In-Use Off-*	Town of Los Gatos Parks and Public Works Department	Prior to improvement plans approval or prior to the initiation of ground disturbance associated with the off-site sidewalk improvements	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site. • *Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.* *Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.*			
IV. Biological Resources					
IV-a	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	California Red-Legged Frog *IV-1* *Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.* *IV-2* *If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek If California red-legged frog is encountered	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		IV-3 During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department. White-Tailed Kite and Other Nesting Raptors and Migratory Birds *IV-4 If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	During construction activities Within seven days prior to tree removal or ground disturbing activities, if such activities are scheduled to commence during the nesting season (February 1st through August 31st)	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.			
		Pallid Bat and Townsend's Big-Eared Bat			
		IV-5 Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.	Town of Los Gatos Planning Division	Up to one year prior to the commencement of construction activities	
		IV-6 If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic	Town of Los Gatos Planning Division	Within seven days prior to the start of construction activities, if potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. *If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies.* *If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* San Francisco Dusky-Footed Woodrat *IV-7 A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet.*	Town of Los Gatos Planning Division	Between 30 and 14 days prior to the onset of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department. *Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* <u>American Badger</u> *IV-8 During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other*	Town of Los Gatos Planning Division	During the course of the pre-construction surveys for other species	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		mitigations for the protection of badgers shall not be warranted. *If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers.* *Additionally, all workers shall attend a "tailgate" training that includes a description of the species, a brief summary of the species' biology, and minimization measures and instructions on what to do if American badger is observed.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Burrowing Owl *IV-9* *A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary.* *Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division	Within 14 days prior to the start of construction and within 24 hours prior to the start of construction	
IV-b; IV-c	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California	*IV-10* *Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the*	Los Gatos Community Development Department San Francisco Bay Regional	Prior to initiation of any ground disturbance activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	Department of Fish and Wildlife or US Fish and Wildlife Service; or have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	*State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.* ***Minimization.*** *Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under the jurisdiction of both RWQCB and CDFW). Measures taken during construction activities should include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.* ***Compensation.*** *The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced.*	Water Quality Control Board (SFRWQCB) California Department of Fish and Wildlife (CDFW)		

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream. An important consideration is to remove the existing culvert in the upper area of the stream. An on-site habitat mitigation and monitoring plan (HMMP) would need to be developed with the goal of creating, restoring, and/or enhancing the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP should include: • *The location of all enhancement and/or restoration activities;* • *Planting specifications;* • *Site maintenance and management requirements;* • *Monitoring requirements;* • *Final success criteria; and* • *Adaptive management procedures.* *Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.*			
		IV-11 *The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to such areas may require a Lake or Streambed Alteration Agreement (LSAA). Prior to initiating*	Los Gatos Community Development Department CDFW	Prior to initiating construction activities and/or ground disturbance activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
			construction activities, the project shall notify CDFW of the intentions of the project to determine if an LSAA is required. If required, mitigation may include restoration or enhancement of resources on-site as specified in Mitigation Measure IV-10. Written verification of the Section 1600 LSAA or, if a LSAA is not required, written correspondence from CDFW to this effect, shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.			
IV-e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	*IV-12*	*Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.*	Town of Los Gatos Planning Division	Prior to the start of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
V. Cultural Resources					
V-b; V-c	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or disturb any human remains, including those interred outside of dedicated cemeteries?	*V-1* *If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.* *If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center*	The Town of Los Gatos Community Development Department	During construction, if historic, archaeological, or paleontological resources are encountered during subsurface excavation activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		(California Historical Resources Information System), and provide for the permanent curation of the recovered materials.			
		V-2 *If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include*	Town of Los Gatos Community Development Department Santa Clara County Coroner NAHC, if the Santa Clara County Coroner determines remains are Native American	During construction, if human remains, or other remains that are potentially human, are found	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.			
VII. Geology and Soils					
VII-aii; VII-aiii; VII-c; VII-d	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; or seismic-related ground failure, including liquefaction; or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial	*VII-1* *Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.*	Town of Los Gatos Town Engineer	Prior to approval of any grading or improvement plans for the project	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	direct or indirect risks to life or property?					
X. Hydrology and Water Quality						
X-a	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	*X-1*	*Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e., the ephemeral stream and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. The project applicant shall submit a letter to the Town prepared by the qualified biologist confirming completion of the flagging for review and approval prior to commencement of any ground disturbance. Interim erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality*	Town of Los Gatos Engineering Division Town of Los Gatos Building Department	Prior to any ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
XIII. Noise					
XIII-a	Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	*XIII-1* *For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.*	Town Engineer Town of Los Gatos Community Development Department	During any construction proposed within 25 feet of a noise-sensitive receptor	
XIII-b	Generate excessive groundborne vibration or groundborne noise levels?	*XIII-2* *Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.*	Town of Los Gatos Community Development Department	During any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
XVII. Transportation						
XVII-b	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	*XVII-1*	*Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos Community Development Department for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:* • *Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and* • *Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.* *The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.*	Town of Los Gatos Town Engineer	Concurrent with submittal of final project improvement plans	
XVIII. Tribal Cultural Resources						
XVIII-a; XVIII-b	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that	*XVIII-1*	*Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			

RESPONSES TO COMMENTS

INTRODUCTION

This Responses to Comments document contains comments received during the public review period of the Surrey Farms Estates Subdivision Project Recirculated Initial Study/Mitigated Negative Declaration (IS/MND).

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to the comments for consideration by the Town decision-makers.

BACKGROUND

The Town of Los Gatos used the following methods to solicit public input on the Recirculated IS/MND: a Notice of Completion of the Recirculated IS/MND was posted with the State Clearinghouse on April 17, 2026. The Recirculated IS/MND was distributed to applicable public agencies, responsible agencies, and interested individuals. In addition, copies of the document were made available at the Town of Los Gatos Town Hall, located at 110 East Main Street. Electronic copies of the Recirculated IS/MND were also available on the Town's website at the following page: https://www.losgatosca.gov/DocumentCenter/Index/2227. The public review period ended May 18, 2026.

LIST OF COMMENTERS

The Town of Los Gatos received 13 comment letters during the public review period of the Recirculated IS/MND for the proposed project. The comment letters were received from the following agencies, groups, and individuals, and are included in the Responses to Comments section below:

Agencies

Letter 1 ..... Department of Toxic Substances Control (DTSC)
Letter 2 ..... San Francisco Bay Regional Water Quality Control Board (RWQCB)

Groups

Letter 3 ..... Santa Clara Valley Bird Alliance (SCVBA) and Sierra Club Loma Prieta Chapter (SCLP)

Individuals

Letter 4 ..... Jill Fordyce (1 of 2)
Letter 5 ..... Jill Fordyce (2 of 2)
Letter 6 ..... Lotfi and Monica Herzi
Letter 7 ..... Jim Lyon
Letter 8 ..... William and Kathy Meleyco

Letter 9 .....George Montanari
Letter 10 .....Philip Shanker
Letter 11 ..... Camas Steinmetz
Letter 12 ..... Jon and Marsha Witkin
Letter 13 .....Grant Zamudio

RESPONSES TO COMMENTS

The Responses to Comments below include each comment letter received regarding the Surrey Farms Estates Subdivision Project Recirculated IS/MND, as well as responses to each comment. Each bracketed comment letter has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

Letter 1

Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 22, 2026

Erin Walters
Senior Planner
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030
EWalters@losgatosca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE SURREY FARMS ESTATES SUBDIVISION PROJECT DATED APRIL 17, 2026, STATE CLEARINGHOUSE NUMBER 2025090920

Dear Erin Walters,

1-1 The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Surrey Farms Estates Subdivision Project (Project). The 17.55-acre Project site (APN 532-16-006) is located on an undeveloped hillside at 178 Twin Oaks Drive in Los Gatos. Surrounding existing uses include single-family residences, as well as the Hillbrook School to the north. The General Plan designates the site as Agriculture and the site is zoned Resource Conservation. The Project would subdivide the site into 12 residential lots, ranging in size from approximately 0.1-acre to 5.48 acres. DTSC recommends and requests consideration of the following comments:

1-2 1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic

Letter 1, cont.

present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

1-2 cont.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

1-3

3. The Town of Los Gatos should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the Town of Los Gatos address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for

1-4

Letter 1, cont.

1-4 cont.

Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

1-5

DTSC appreciates the opportunity to comment on the MND for the Surrey Farms Estates Subdivision Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Letter 1, cont.

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Angela DaRosa
Division Manager / Air Quality Specialist
Raney Planning and Management, Inc. / Consulting Firm
adarosa@raneymanagement.com

Jim Foley
Project Applicant
Pennant Properties
jimfoley@pennantproperties.com

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Analyst II
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

LETTER 1: DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Response to Comment 1-1
The comment does not address the adequacy of the Recirculated IS/MND.

Response to Comment 1-2
As stated on page 74 of the Recirculated IS/MND, the site has not been subject to past development or agricultural use. Therefore, the project site has not been subject to a past use that is associated with the presence of hazardous materials, such as those mentioned in the comment, and such materials are unlikely to be present on-site.

Response to Comment 1-3
Mitigation Measure VII-1, set forth on page 69 of the Recirculated IS/MND, ensures that the engineering recommendations included in the site-specific Geotechnical and Geologic Hazard Investigation (GGHI) prepared for the proposed project by Cornerstone Earth Group (Cornerstone) are adequately incorporated. Section 6.8.2 of the GGHI includes recommendations related to soil import similar to those noted in the comment.

Response to Comment 1-4
Please see Response to Comment 1-2.

Response to Comment 1-5
The comment is conclusionary and does not address the adequacy of the Recirculated IS/MND.

Letter 2

California Water Boards

Gavin Newsom, Governor
Yana Garcia, Secretary for Environmental Protection

San Francisco Bay Regional Water Quality Control Board

April 26, 2026

Town of Los Gatos
Attn: Erin Walters, Senior Planner
110 E. Main Street
Los Gatos, CA 95030
Email: EWalters@losgatosca.gov

Surrey Farms Estates Subdivision Project, Recirculated Initial Study / Mitigated Negative Declaration,
SCH No. 2025090920

2-1 This is the fourth comment letter provided by San Francisco Bay Regional Water Quality Control Board (Water Board) staff on proposals to develop a residential subdivision at 178 Twin Oaks Drive in the Town of Los Gatos (Project). We provided comments on the Draft Environmental Impact Report (DEIR) on October 8, 2015, comments on a recirculated DEIR on June 12, 2017, and comments on the Initial Study / Mitigated Negative Declaration (ISMND) on October 6, 2025. The *Surrey Farms Estates Subdivision Project, Recirculated Initial Study / Mitigated Negative Declaration,* (Recirculated ISMND) acknowledges that waters of the State subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife (CDFW) will be impacted by the Project. However, the Recirculated ISMND does not acknowledge the presence of riparian vegetation along the ephemeral channel. In addition, the Recirculated ISMND does not quantify the Project's impacts on waters of the State or demonstrate that it is feasible to mitigate the Project's impacts to waters of the State to a less than significant level.

Comment 1. The ISMND acknowledges that the Project will impact a creek that is subject to the jurisdiction of the Water Board and CDFW.
The Recirculated ISMND acknowledges the Project's proposed impacts on jurisdictional waters of the State on page 7.

2-2 In response to public comments and input at the Planning Commission hearing, on February 12, 2026, Live Oak Associates conducted additional on-site field investigation of the ephemeral feature located on the project site after a storm event when water was flowing in the on-site ephemeral feature. This follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the IS/MND has been revised and recirculated

to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and include new mitigation measures under question IV-b,c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11). Additional Town-initiated changes have been made consistent with the errata sheet included as Exhibit 14 of the Town's December 17, 2025, Planning Commission Staff Report.

2-2, cont. We appreciate the additional field work that was conducted to establish that the Project will impact jurisdictional waters of the State. The Recirculated ISMND notes that the northern end of the ephemeral creek channel has areas with an incised channel and areas without an incised channel. We consider areas without an incised channel that lie between areas with an incised channel to be portions of the jurisdictional creek, since water clearly flows between the incised reaches. Therefore, the complete flow path of the ephemeral creek to its northernmost incised channel is a water of the State. All impacts to this water of the State require mitigation. However, as discussed below in Comment 3, the mitigation measures in the Recirculated ISMND fail to establish that the Project's impacts to waters of the State can be mitigated to a less than significant level.

Comment 2. The definition of riparian areas in Section IV b,c, Biological Resources, is not consistent with the way in which the Water Board regulates riparian vegetation along ephemeral creek channels.

2-3 The definition of riparian vegetation in the Recirculated ISMND is not relevant to ephemeral creeks, which do not convey sufficient water to affect the type of vegetation growing along the creek channel. We consider vegetation that provides shade or allochthonous input to a creek channel to be riparian vegetation. We will require mitigation for any impacted vegetation along the ephemeral creek channel. The discussion of riparian vegetation does not quantify the extent of the Project's impacts to riparian vegetation and does not provide mitigation for the Project's impacts to riparian vegetation. Therefore, the Recirculated ISMND does not demonstrate that the Project's impacts to riparian vegetation can be mitigated to a less than significant level.

Comment 3. The Recirculated ISMND does not provide sufficient mitigation for the Project's impacts to waters of the State or riparian vegetation.

Proposed mitigation measures for the Project's impacts to the ephemeral creek and its associated riparian vegetation are presented on Page 53 of the Recirculated ISMND.

Mitigation Measure(s)

2-4 Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level.

IV-10. Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The

Letter 2, cont.

2-4, cont.

project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.

Minimization. *Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under the jurisdiction of both RWQCB and CDFW). Measures taken during construction activities should include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.*

Compensation. *The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced.*

It is anticipated that all compensation measures can be accommodated onsite within the existing ephemeral stream. An important consideration is to remove the existing culvert in the upper area of the stream. An on-site habitat mitigation and monitoring plan (HMMP) would need to be developed with the goal of creating, restoring, and/or enhancing the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP should include:

- *The location of all enhancement and/or restoration activities;*
- *Planting specifications;*
- *Site maintenance and management requirements;*
- *Monitoring requirements;*
- *Final success criteria; and*
- *Adaptive management procedures.*

Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

The proposed 1:1 mitigation ratio would only be sufficient if the mitigation for impacts to the ephemeral creek and its associate riparian vegetation were both in-kind and on-site. For the fill of a portion of an ephemeral creek, in-kind mitigation consists of creating or restoring an ephemeral creek channel. The Recirculated ISMND states that all compensation can be accommodated on-site within the existing ephemeral channel. This does not appear to be likely, since enhancement of an existing ephemeral creek

Letter 2, cont.

channel does not provide in-kind mitigation for filling a portion of that channel. The text of the Recirculated ISMND refers to an existing culvert over an upper portion of the ephemeral creek that could be removed as mitigation for fill of a portion of the ephemeral creek channel. Removal of a culvert from the creek may provide mitigation for the fill of a portion of the creek if the removed culvert is at least as long as the filled reach of the creek. However, the discussion of mitigation for impacts to the ephemeral creek is insufficient because the Recirculated ISMND does not provide the length of the ephemeral creek channel that will be impacted by the Project or the length of the culvert that would be removed from the creek channel.

The mitigation provided in the Recirculated ISMND consists of obtaining permits from the Water Board and CDFW. Applying for permits from the resource agencies prior to impacting jurisdictional waters is a legal requirement, but it is not a mitigation measure. The Recirculated ISMND lacks concrete proposals for mitigation. Therefore, the Recirculated ISMND fails to demonstrate that the project's impacts to waters of the State can be mitigated to less than significant levels. Without a revision that includes concrete mitigation proposals, it is likely that the Recirculated ISMND will not be adequate to support the issuance of State permits for impacts to the ephemeral creek channel.

2-4, cont.

In a CEQA document, a project's potential impacts and proposed mitigation measures should be presented in sufficient detail for readers of the CEQA document to evaluate the likelihood that the proposed remedy will actually reduce impacts to a less than significant level. CEQA requires that mitigation measures for each significant environmental effect be adequate, timely, and resolved by the lead agency. In an adequate CEQA document, mitigation measures must be feasible and fully enforceable through permit conditions, agreements, or other legally binding instruments (CEQA Guidelines Section 15126.4). Mitigation measures to be identified at some future time are not acceptable. It has been determined by court ruling that such mitigation measures would be improperly exempted from the process of public and governmental scrutiny which is required under the California Environmental Quality Act. While it is true that any impacts to waters of the State would require permit(s) from the Water Board, compliance with regulatory requirements is not in itself a mitigation measure. CEQA documents should identify impacts associated with a project and propose specific mitigation measures in sufficient detail for persons reviewing the CEQA document to assess the feasibility and adequacy of the proposed mitigation measures. This kind of assessment is not possible on the basis of the information provided in the Recirculated ISMND.

Sincerely,

Brian K. Wines

Brian Wines
Water Resource Control Engineer

LETTER 2: SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD

Response to Comment 2-1

The comment is introductory and presents the history of the commenter's letters provided on the various CEQA documentation for the project site and summarizes their concerns presented in more detail within the remainder of the letter. Please see Responses to Comments 2-2 through 2-4 for detailed responses to each of the commenter's specific concerns.

Response to Comment 2-2

Please see Response to Comment 2-4.

Response to Comment 2-3

According to Live Oak Associates (LOA), the RWQCB uses an atypical and distinct, more inclusive definition of riparian vegetation. As noted on page 51, the Recirculated IS/MND relies on a more typical definition of riparian vegetation sourced from the U.S. Fish and Wildlife Service (USFWS). The full definition is as follows:

> Riparian areas are plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways). Riparian areas are usually transitional between wetland and upland. Riparian areas have one or both of the following characteristics:
>
> 1. distinctly different vegetative species than adjacent areas.
> 2. species similar to adjacent areas but exhibiting more vigorous or robust growth forms.

While a small area of the ephemeral stream (approximately 100 to 150 feet) at the terminus of the stream would be impacted by the project, no shrubs or trees along the length of the on-site ephemeral stream would be impacted. In other words, only upland herbaceous vegetation, away from the ephemeral stream, within the proposed development areas, would be impacted by the project. Therefore, even under the RWQCB's more inclusive riparian definition, the conclusions presented in the Recirculated IS/MND would not change, as all of the shrubs and trees (e.g., RWQCB riparian) along the ephemeral stream would be retained after project buildout.

Response to Comment 2-4

The commenter states in part that "The Recirculated ISMND lacks concrete proposals for mitigation. Therefore, the Recirculated ISMND fails to demonstrate that the project's impacts to waters of the State can be mitigated to less than significant levels." This statement reflects the commenter's professional opinion, which the Town respectfully acknowledges, but it does not reflect the CEQA Guidelines, for reasons articulated in the leading publication on CEQA practice, *Practice Under the California Environmental Quality Act*, as follows:[1]

> The need to defer formulation of the specifics of a mitigation measure often arises when a regulatory agency will be issuing a permit or other approval for a project and can be expected to impose mitigation requirements independent of CEQA as a condition of approval. These requirements are ordinarily worked out through a consultation and

[1] Stephen L. Kostka and Linda C. Klein. *Practice Under the California Environmental Quality Act, Volume 1*. CEB: March 2026 Update, Section 14.12.

> approval process that takes place after the EIR is completed. In such situations, it is often desirable to defer formulation of the specifics of mitigation measures so that they can be designed to meet the regulatory agency's requirements while also providing adequate mitigation under CEQA. When it is anticipated that a regulatory agency will impose its own mitigation requirements on a project, formulation of the details of mitigation measures identified in an EIR may be deferred if the EIR requires regulatory agency review, identifies methods the agency will consider for mitigating the impact, and indicates the expected outcome.

The preceding demonstrates that Mitigation Measures IV-10 and IV-11 of the Recirculated IS/MND are adequate pursuant to CEQA as they recognize the role that the regulatory agencies will play in determining specific mitigation requirements when issuing permits. Compliance with the applicable permit requirements would ensure that the proposed project would not have a substantial adverse effect on State-protected wetlands through direct removal, filling, hydrological interruption, or other means.

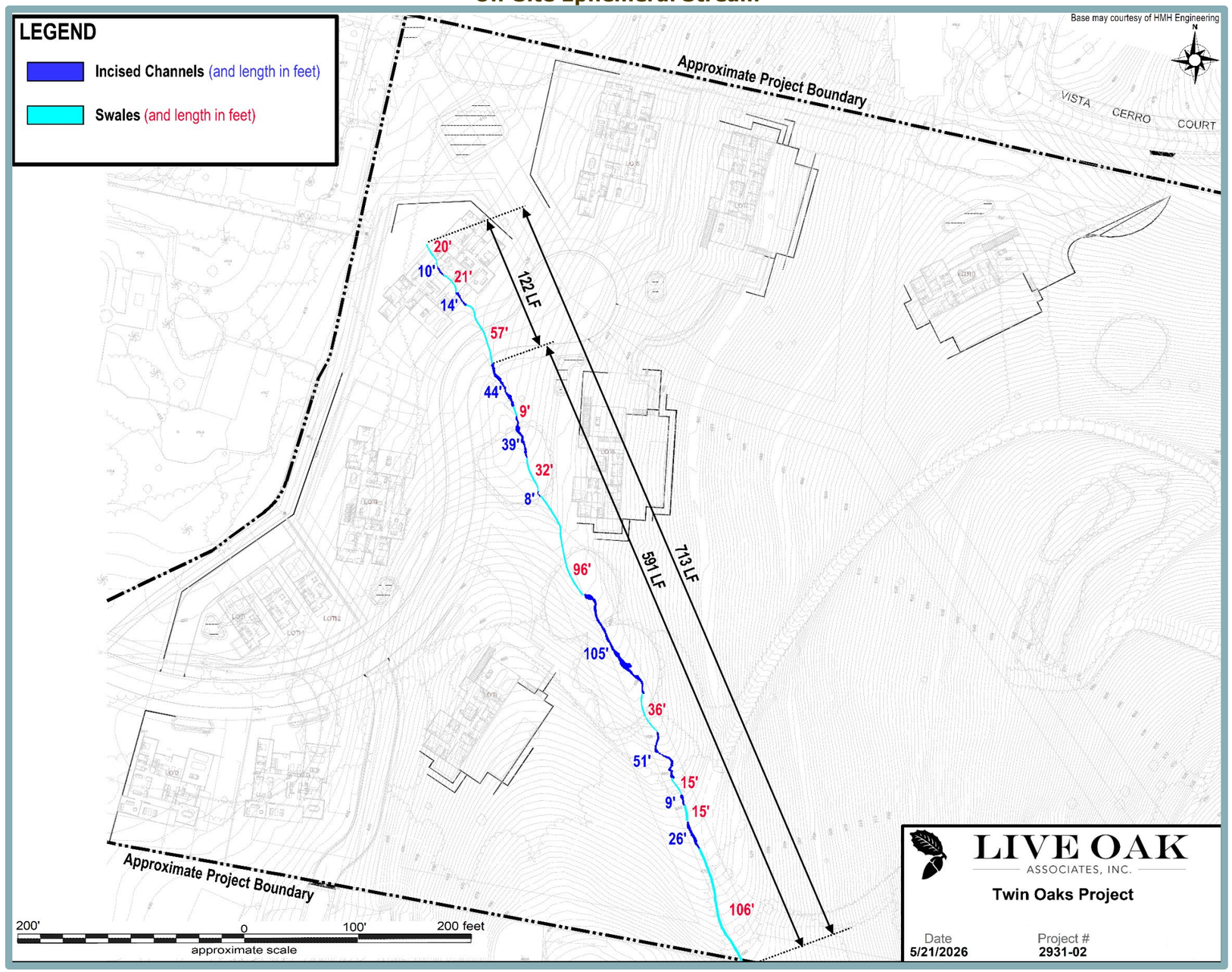
Notwithstanding the above, Mitigation Measures IV-10 and IV-11 of the Recirculated IS/MND go beyond simply requiring permits from the regulatory agencies by identifying potential ways of compensating for the portion of the ephemeral stream that would be impacted by the proposed project. The mitigation measures appropriately, however, recognize that the ultimate approach to mitigation will be determined in coordination with the regulatory agencies.

The "Compensation" portion of Mitigation Measure IV-10 requires that the project mitigate impacts through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near impacted areas at a 1:1 minimum replacement-to-loss ratio. Thus, the mitigation measure includes a clear performance standard. Mitigation Measure IV-10 further notes that it is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream, for which an important consideration is to remove the existing culvert in the upper area of the stream.

The project would impact the lower approximately 122 lineal feet of 713 lineal feet of the ephemeral stream, 24 feet of which supports two small, incised channels within the on-site ephemeral stream (see Figure 1 below). Woody vegetation (i.e., shrubs or trees) does not occur along the 24-foot reach of the swale. That portion supports only upland herbaceous vegetation. Nearly 83 percent of the ephemeral stream (591 lineal feet) would be preserved, which would include all of the woody vegetation (e.g., upland shrubs and trees) that occurs along the ephemeral stream and a total of 282 lineal feet (or 92 percent) of the incised channels.

In order to compensate for the project's impact to an estimated 122 lineal feet of the northern portion of the ephemeral stream, pursuant to Mitigation Measure IV-10, ephemeral stream habitat could be restored (i.e., removal of the existing culvert upstream [approximately 15 feet in length]) and created by establishing additional incised sections of the ephemeral stream. As noted above, the project would impact an estimated 122 lineal feet of ephemeral stream, 24 feet of which is incised, and as mitigation could remove the existing 15-foot culvert and create a minimum of 122 lineal feet of incised channel, thereby improving the connectivity of the ephemeral stream. In addition to creating suitable incised features, the project could also install woody vegetation (e.g., shrubs and trees) along the ephemeral stream to provide additional shading. The aforementioned enhancements are feasible and would be capable of meeting the performance standard of a minimum 1:1 ratio and could approach 2 to 2.5:1.

Figure 1
On-Site Ephemeral Stream



Accordingly, the mitigation measure identifies feasible options for achieving the performance standards. The exact requirements that the project would be subject to are the ultimate decision of the RWQCB and the flexibility within the mitigation measures allows for the applicant and the RWQCB to agree on other mitigation requirements.

Based on the above, because Mitigation Measure IV-10 includes specific, enforceable performance standards and identifies potential actions necessary to achieve the standard, the mitigation measure meets the requirements of the CEQA Guidelines and the Recirculated IS/MND does not inappropriately defer mitigation.

It should be noted that similar mitigation has been included in many other certified CEQA documents and is accepted as feasible and effective by regulatory agencies. An example of a project within the region that is subject to a similar mitigation measure pursuant to the certified CEQA document prepared for the project would be the Podva Property Residential Development located within the Town of Danville, California, which is also under the jurisdiction of the San Francisco Bay RWQCB. The certified EIR prepared for that project (SCH # 2012102028) identified a significant impact related to the placement of fill within two jurisdictional upland seasonal channels and the loss or degradation of associated riparian habitat value. The EIR included Mitigation Measure 4.4-10a, which required either the creation of new habitat as replacement for habitat loss or enhancement of the quality of existing habitat for native plants and wildlife. More specifically, the measure required replacement of habitat at an acceptable replacement-to-loss ratio for permanent acreage impacts, as well as reseeding or replanting of vegetation in temporarily disturbed areas. In addition, Mitigation Measure 4.10c of the EIR required the project applicant to obtain the necessary regulatory permits from the RWQCB and CDFW. As a result of implementation of Mitigation Measure 4.4-10a, on-site restoration of a section of ephemeral stream channel through culvert and concrete riprap removal and planting of willows and the elongation of a created channel within the open space of the site occurred. Based on the Year 7 (2025) Monitoring Report for the project, the created ephemeral channel and vegetation cover within the channels continue to meet success criteria.

Letter 3

May 18, 2026 *Via email*

Erin Walters, Senior Planner
ewalters@losgatosca.gov

Planning Commission
planning@losgatosca.gov

Town of Los Gatos

Re: Comments on Recirculated Initial Study/Mitigated Negative Declaration – Surrey Farms Estates Subdivision Project (SCH No. 2025090920)

Dear Ms. Walters and Members of the Planning Commission,

The Santa Clara Valley Bird Alliance (SCVBA) and the Sierra Club Loma Prieta Chapter (SCLP) submit the following comments on the Recirculated Initial Study/Mitigated Negative Declaration (Recirculated IS/MND) for the Surrey Farms Estates Subdivision Project at 178 Twin Oaks Drive, Los Gatos. These comments supplement and incorporate by reference our October 2025 comment letter on the original IS/MND[1].

3-1

The Recirculated IS/MND substantively acknowledges one of the critical issues identified in prior public and agency comments, the impact on the northerly extent of the on-site ephemeral creek from the proposed internal driveway and Lot 5 footprint. It does not resolve the broader pattern of inadequate analysis documented by the San Francisco Bay Regional Water Quality Control Board, and it does not address biological, lighting, and procedural deficiencies identified by SCVBA, SCLP, and neighboring property owners.

[1] https://www.sierraclub.org/loma-prieta/initial-study-mitigated-negative-declaration-surrey-farms-estates

Letter 3, cont.

3-1, cont.

Most significantly, the RWQCB submitted a fourth comment letter on April 26, 2026, which finds the Recirculated IS/MND fails to quantify the project's impacts to waters of the State, and fails to demonstrate that impacts to waters of the State can be mitigated to a less-than-significant level. These are not marginal concerns; they go to the heart of CEQA's requirement that a mitigated negative declaration demonstrate that all significant impacts have been reduced to less-than-significant levels.

For the reasons set forth below, an Environmental Impact Report (EIR) is required.

Under the "fair argument" standard, an EIR is mandatory wherever substantial evidence in the record supports a reasonable possibility of significant environmental effect, regardless of the lead agency's contrary determination. Expert regulatory agency findings of unmitigated significant impacts, here from the RWQCB, constitute substantial evidence supporting preparation of an EIR.

I. THE RWQCB'S APRIL 26, 2026 COMMENT LETTER INDEPENDENTLY REQUIRES PREPARATION OF AN EIR

The RWQCB's April 26, 2026 comment letter supports the conclusion that a mitigated negative declaration is legally insufficient.

A. Permit Applications Are Not Mitigation Measures

The RWQCB states directly, "Applying for permits from the resource agencies prior to impacting jurisdictional waters is a legal requirement, but it is not a mitigation measure."

3-2

Mitigation Measure IV-10, the centerpiece of the Recirculated IS/MND's response to the ephemeral creek impact, relies primarily on future submission of a 401 Water Quality Certification application to the RWQCB prior to ground disturbance. This is a regulatory prerequisite, not a defined mitigation outcome. The RWQCB concluded that the IS/MND lacks concrete mitigation proposals and fails to demonstrate that impacts can be mitigated to less-than-significant levels.

This conclusion is consistent with established CEQA law. CEQA Guidelines § 15126.4(a)(1)(B) requires mitigation measures to include specific performance standards sufficient to ensure implementation and effectiveness. Deferring the substance of mitigation to a future permitting process, without specifying the nature, scope, or criteria for that mitigation, violates CEQA's requirement that the environmental document itself, not subsequent agency permits, evaluate the feasibility and adequacy of proposed remedies.

B. The Proposed 1:1 Mitigation Ratio Is Unverifiable and Likely Infeasible

3-3

Mitigation Measure IV-10 proposes a 1:1 habitat replacement ratio for impacts to the ephemeral creek. The RWQCB finds this ratio may be insufficient and, in any event, unverifiable because the Recirculated IS/MND does not disclose: (1) the linear length of ephemeral creek channel that will be filled, or (2) the length of the existing culvert proposed for removal as in-kind compensatory mitigation.

3

Letter 3, cont.

As the RWQCB explains: "Removal of a culvert from the creek may provide mitigation for the fill of a portion of the creek if the removed culvert is at least as long as the filled reach of the creek. However, the discussion of mitigation for impacts to the ephemeral creek is insufficient because the Recirculated IS/MND does not provide the length of the ephemeral creek channel that will be impacted by the Project or the length of the culvert that would be removed."

3-3, cont.

Without these measurements, the public, the lead agency, and decision-makers cannot evaluate whether the proposed mitigation ratio is adequate, whether the proposed on-site compensation area is sufficient, or whether the mitigation is actually feasible. CEQA requires that mitigation be presented in sufficient detail to allow meaningful public scrutiny. (CEQA Guidelines § 15126.4(a)(1); *Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1125.) The RWQCB concludes: "This kind of assessment is not possible on the basis of the information provided in the Recirculated IS/MND."

Furthermore, the RWQCB notes that enhancement of an existing ephemeral creek channel does not provide in-kind mitigation for filling a portion of that channel. The IS/MND mitigation discussion appears to assume that all compensation can be accommodated within the existing on-site ephemeral channel and is therefore both analytically unsupported and likely incorrect as a matter of wetland science.

II. BIOLOGICAL RESOURCE IMPACTS REMAIN INADEQUATELY ANALYZED

A. Wildlife Movement Corridors and Cumulative Habitat Fragmentation – Conclusory Analysis Unsupported by Substantial Evidence

3-4

The IS/MND concludes in a single sentence that the project site is not within an "identified regional movement corridor or landscape linkage" and that local urban species would remain able to cross the site after buildout. This conclusion is legally insufficient under CEQA because it relies on the absence of formal regulatory designation rather than analysis of actual ecological function and is inconsistent with the Town's own General Plan policies protecting hillside open space connectivity.

3-5

The IS/MND is inconsistent with the Town's own General Plan policies protecting hillside habitat connectivity. The Los Gatos 2040 General Plan recognizes the ecological importance of hillside open space and includes Goal OSPR-2 and associated policies requiring that development protect wildlife movement corridors and habitat connectivity. The project would introduce 12 residential structures, a paved internal road system, and permanent exterior lighting immediately adjacent to this drainage corridor, altering the ecological character of the interface zone. The IS/MND does not specifically analyze consistency with these General Plan policies or explain how conversion of this undeveloped hillside oak woodland to residential development is consistent with the Town's adopted habitat connectivity objectives. Potential inconsistency with adopted General Plan conservation policies warrants further analysis.

3-6

The cumulative loss of hillside woodland and corridor function is not analyzed. Even if the site-specific corridor impact were considered acceptable in isolation, which it is not, the IS/MND fails to analyze the

Letter 3, cont.

3-6, cont.

cumulative effect of this project's woodland removal and habitat conversion within the broader pattern of hillside development in the Ross Creek watershed. Habitat connectivity and wildlife corridor function degrade cumulatively; each increment of hillside clearing, road construction, and residential lighting reduces landscape permeability in ways that are only fully significant in the aggregate. CEQA Guidelines § 15130 requires that a negative declaration analyze cumulative impacts where a project's contribution, in combination with past, present, and reasonably foreseeable projects, may be cumulatively significant. The IS/MND lists related projects in its cumulative analysis but does not include a biological connectivity assessment for any of them, and does not evaluate the combined effect of incremental hillside woodland loss on the movement interface between the Santa Cruz Mountains and the South Bay lowlands. This omission is not cured by the General Plan EIR's programmatic analysis, which does not substitute for site-specific cumulative biological assessment at the project level. (*Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 112.)

SCVBA and SCLP request that any EIR prepared for this project include a wildlife movement corridor and cumulative fragmentation analysis conducted by a qualified wildlife biologist, addressing the site's current function as a movement pathway within the regional hillside-to-riparian landscape context, the degree to which the proposed development would reduce landscape permeability, and feasible design alternatives or mitigation measures, including wildlife-friendly fencing, reduced building footprints, and lighting restrictions, that would maintain functional connectivity through and around the project site.

B. Crotch's Bumble Bee (Bombus crotchii) – California Endangered Species Act (CESA) Candidate Species: Mandatory Significance Finding Required

The Recirculated IS/MND eliminates Crotch's Bumble Bee from further analysis based on the absence of CNDDB records within three miles of the project site and a conclusion of insufficient habitat. Neither basis is sufficient under CEQA.

The California Fish and Game Commission has accepted a petition to list the species as endangered under CESA, determining that listing may be warranted and advancing it to candidate status. CESA candidate species receive legal protection during the candidacy period and warrant full CEQA impact analysis.

3-7

The absence of CNDDB records does not establish biological absence. The project site contains coast live oak woodland and annual grassland habitat that may support Crotch's Bumble Bee foraging and nesting. The IS/MND's conclusion of "insufficient habitat" is not supported by focused surveys.

The project would remove 223 mature trees and convert woodland and grassland habitat to residential development, roads, and landscaping. Ground-disturbing activities during the flying season (April through August) could impact nesting and foraging habitat. These potential impacts should be analyzed following focused surveys conducted by a CDFW-approved qualified biologist consistent with CDFW survey guidance.

SCVBA and SCLP request that the Town require:

5

Letter 3, cont.

3-7, cont.

- Focused surveys conducted during the appropriate flying season by a CDFW-approved qualified biologist,
- Submission of survey results to CDFW and the Town prior to ground disturbance,
- Coordination with CDFW and any required take authorization if the species is detected, and
- Avoidance of herbicide and pesticide use near flowering plants to reduce impacts to pollinators.

C. *Invasive Plant Species – Unanalyzed Threat to Ross Creek Watershed*

The Recirculated IS/MND does not include a landscaping planting palette or analyze the risk that residential landscaping associated with 12 new hillside homes could introduce invasive plant species into the Ross Creek corridor and adjacent oak woodland.

3-8

The project site is located at the wildland-urban interface, where residential landscaping is a documented pathway for the spread of invasive species into native habitat. Introduction of invasive species may constitute a significant biological impact under CEQA where it degrades native habitat or adversely affects special-status species. The IS/MND does not analyze this foreseeable operational impact and proposes no mitigation.

SCVBA and SCLP request that the Town require:

- A native-species-only planting palette within sensitive interface areas, and
- Prohibition on planting, seeding, or introducing species rated "moderate" or "high" invasiveness by Cal-IPC anywhere on the project site.

D. *Cumulative Woodland and Habitat Fragmentation*

3-9

The IS/MND's cumulative analysis applies reasoning appropriate to point-source impacts to biological resources, which are inherently cumulative in nature. Habitat connectivity and wildlife corridor function degrade cumulatively with each additional increment of hillside woodland clearing and development. The IS/MND does not analyze cumulative biological effects in the Ross Creek watershed context, as required where a project contributes to a pattern of loss that is only significant in the aggregate. (CEQA Guidelines § 15130; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98.)

III. OPERATIONAL IMPACTS: ARTIFICIAL LIGHTING AND BIRD-GLASS COLLISIONS

A. Artificial Light At Night (ALAN)

3-10

The IS/MND evaluates exterior lighting solely as an aesthetic and glare issue. It does not analyze lighting as a biological resource impact, notwithstanding that the Town's 2040 General Plan Policy ENV-7.11 expressly directs: "Require the design of building, street, landscape, and parking area lighting to improve safety, energy efficiency, protection of the night skies (dark sky protections), **biological resources**, and environmental soundness" (emphasis added.)

Letter 3, cont.

3-10, cont. At this hillside wildland-urban interface site, lighting from residences, roads, and landscaping could affect habitat used by owls, bats, migrating birds, and nocturnal pollinators. Artificial nighttime lighting is known to affect wildlife behavior and ecological processes and should be analyzed and mitigated under CEQA.

B. Bird-Glass Collision Mortality

3-11 The Town's 2040 General Plan Policy ENV-7.10 commits to requiring bird-safe building design and to adopting a Bird Safety Ordinance. Despite this adopted policy direction, the IS/MND contains no analysis of bird-glass collision risk and proposes no mitigation or design elements to reduce hazards to birds. Hillside and riparian-edge developments of this type can cause elevated collision mortality from expansive reflective glazing facing woodland canopy and drainage corridors, parallel transparent facades, and glass balcony railings. This is a foreseeable long-term operational impact to migratory birds. The IS/MND's inconsistency with General Plan bird-safe design policies warrants further analysis under CEQA.

IV. CONCLUSION AND REQUESTS

3-12 The Recirculated IS/MND for the Surrey Farms Estates Subdivision Project does not satisfy CEQA's requirements for a mitigated negative declaration. The San Francisco Bay Regional Water Quality Control Board, a responsible agency with regulatory jurisdiction over the project's most significant unresolved impacts, has submitted several comment letters, finding that this project's environmental analysis is inadequate with respect to waters of the State. Its April 26, 2026 letter concludes explicitly that the Recirculated IS/MND fails to demonstrate that impacts to waters of the State can be reduced to less-than-significant levels. That conclusion constitutes substantial evidence supporting a fair argument that an EIR is required.

SCVBA and SCLP respectfully request the following from the Town of Los Gatos:

3-13
- Withdraw the Recirculated Mitigated Negative Declaration and prepare a full Environmental Impact Report consistent with CEQA's fair argument standard,

3-14
- Require the EIR to fully quantify and analyze impacts to the ephemeral creek, riparian resources, oak woodland, wildlife movement and habitat connectivity. Please include cumulative fragmentation effects and identify specific, feasible, and enforceable mitigation measures with defined performance standards,

3-15
- Require focused protocol-level surveys and impact analysis for special-status species and sensitive biological resources, including Crotch's Bumble Bee, nesting birds, raptors, bats, and other wildlife with potential to use the site or adjacent corridor habitats,

3-16
- Require analysis of operational impacts associated with residential development at this wildland-urban interface location, including Artificial Light At Night, bird-glass collision mortality, invasive species introduction, and long-term habitat degradation, together with enforceable wildlife-sensitive design standards, and

7

Letter 3, cont.

3-17

- Require evaluation of a reasonable range of alternatives, including a reduced-density alternative that avoids or minimizes impacts to the ephemeral creek corridor, wildlife connectivity, and mature oak woodland.

3-18

SCVBA and SCLP incorporate by reference all prior comments submitted on this project and request that they be made part of the administrative record. We appreciate the Town's continued engagement and remain available to provide consultation on biological survey design and wildlife-sensitive project alternatives.

Respectfully submitted,

Shani Kleinhaus, Ph.D.
Environmental Advocate
Santa Clara Valley Bird Alliance

Katja Irvin, AICP
Guadalupe Group Conservation Chair
Sierra Club Loma Prieta Chapter

8

LETTER 3: SANTA CLARA VALLEY BIRD ALLIANCE AND SIERRA CLUB LOMA PRIETA CHAPTER

Response to Comment 3-1
The comment is introductory and includes a summary of the commenter's concerns presented in more detail within the remainder of the letter. Please see Responses to Comments 3-2 through 3-18 for detailed responses to each of the commenter's specific concerns. Please see Response to Comment 5-2 regarding the fair argument standard.

Response to Comment 3-2
Please see Response to Comment 2-4 for further information regarding compliance with a regulatory permit or other similar process as mitigation.

Response to Comment 3-3
Please see Response to Comment 2-4.

Response to Comment 3-4
According to LOA, the proposed project would result in a small loss of habitat for the various wildlife species that occur regionally. Many of the species currently using the site would continue to use the site for movement or daily activities, as less than half of the site would be impacted, and less than half of the on-site woodlands would be impacted. Therefore, while some on-site oak woodland would be impacted, the amount is negligible on a regional scale; those species currently using woodland habitat within the impact area would be able to use woodland habitat in the unimpacted areas of the site or elsewhere regionally. Furthermore, the CEQA threshold for determining whether a project would have a significant impact to wildlife movement corridors is not whether any disruption of movements would occur, but rather the project must "interfere *substantially* with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors…" (emphasis added) (See CEQA Guidelines, Appendix G, Section IV, Biological Resources, Question d). The commenter provides no substantial evidence that the proposed project would substantially interfere with wildlife movement.

Response to Comment 3-5
Please see Response to Comment 3-4.

Response to Comment 3-6
Please see Responses to Comments 3-4 and 3-10. As stated in the Recirculated IS/MND, the project site is not within an identified regional movement corridor or landscape linkage. In addition, the project site is surrounded by developed areas of the Town, with the primary exception being the expansive foothills area to the east, much of which contains oak woodland, though large lot estates punctuate this foothill landscape. The proposed project would impact only 5.38 acres of an area that contains expansive movement corridors to the east/southeast/northeast, and even the project site itself would continue to allow wildlife movement through the ephemeral stream and upslope areas of the project site.

Cumulative impacts are discussed within the Recirculated IS/MND under Question XXI-b within Section XXI, Mandatory Findings of Significance. As discussed therein:

> … it is important to understand that CEQA allows for a project's incremental contribution to a significant cumulative impact to be found less than cumulatively considerable. For a cumulative impact analysis pursuant to CEQA Guidelines Section 15130, the lead agency should generally undertake a two-step analysis. The first question is whether the *combined* effects from *both* the proposed project *and* other projects would be cumulatively significant. If the agency answers this inquiry in the affirmative, the second question is whether "the proposed project's *incremental* effects are cumulatively considerable." (*Communities for a Better Environment, supra,* 103 Cal.App.4th at p. 120 [emphasis added]) In other words, it is possible that the "cumulative impact" of multiple projects would be significant, but that the incremental contribution to that impact from a particular project may not itself be "cumulatively considerable." Thus, CEQA Guidelines Section 15064, subdivision (h)(5), states that "[t]he mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable." In conclusion, it is not necessarily true that, even where cumulative impacts are significant, any level of incremental contribution must be deemed cumulatively considerable. (*Communities for a Better Environment, supra*, 103 Cal.App.4th at p. 120.)
>
> Based on the results of the preceding analysis, and the foregoing additional cumulative discussion, this 12-unit residential project is not anticipated to have a cumulatively considerable incremental contribution to significant cumulative impacts that may otherwise be caused by pending and approved projects.

Response to Comment 3-7

Suitable habitat and nectar plants for Crotch's bumble bee is considered absent from the project site, as the site typically undergoes annual disturbance from mowing for fire abatement up to approximately 15 feet from the property line. According to LOA, numerous surveys are currently ongoing at sites that support potentially suitable habitat throughout the Bay Area, most of which return negative results. The Santa Clara County Habitat Plan 2026 Amendment Update found, based on a considerable number of surveys over the last three years, that primary habitat for the Crotch's bumble bee is in the undeveloped areas of the east and west foothills of the Santa Clara Valley. The project site is located in an urban area, surrounded by existing development, and the site itself is disturbed in such a manner that the site is considered unsuitable for the Crotch's bumble bee. The lack of sightings regionally based on the results of the California Natural Diversity Database (CNDDB) query conducted as part of the Biological Evaluation, as well as the database compiled by the Xerces Society for Invertebrate Conservation, provides further justification to infer absence of the species on the site, in addition to the field characteristics of the site.

Response to Comment 3-8

The only portion of Ross Creek within the project site is located in the southwestern corner, which would be avoided entirely as part of the proposed project. Page 51 of the Recirculated IS/MND includes the following discussion:

> … consistent with the Town's Standards and Guidelines for Land Use Near Streams, the proposed project would include a 25-foot riparian setback from the top-of-bank of Ross Creek and incorporate the 100- to 110-foot flood easement from Ross Creek. As such, according to the site plan prepared for the proposed project, development within the riparian woodland area is not proposed, and Ross Creek would not be directly impacted by the proposed project.

Thus, although the Biological Evaluation identified riparian woodland in the vicinity of Ross Creek in the site's southwest corner, the proposed project would not involve any disturbance in the vicinity of Ross Creek or associated riparian woodland area. Further, the Town has determined that the proposed project would comply with the landscape design concepts from the Hillside Development Standards and Guidelines related to the use of native species indigenous to the immediate area, which is evidenced by the various native and adaptive plant species included in the planting notes provided to the Town. Overall, the proposed project would not be expected to introduce invasive plant species and would not result in any impacts related to such.

Response to Comment 3-9

Please see Response to Comment 3-6 above.

Response to Comment 3-10

Impacts related to lighting are discussed under Question I-d within Section I, Aesthetics, of the Recirculated IS/MND. As stated on page 31 therein:

> According to the project applicant, all exterior lighting (i.e., both building-mounted and landscape lighting) would be designed consistent with the Hillside Design Standards and Guidelines outdoor lighting standards, which require the minimum lighting required for pedestrian safety and require compliance with the Town's Municipal Code. To reduce the potential for disturbance due to nighttime lighting, the project would comply with Town Code Section 29.10.09015, which requires all permanent exterior light fixtures to use shields so that bulbs are not visible and to ensure that light is directed to the ground surface and does not spill onto neighboring parcels or produce glare when seen from nearby homes. As such, the proposed project would comply with both the Town's Municipal Code and policies within the Hillside Design Standards and Guidelines.

The standards referenced above would ensure that project lighting would be shielded and directed downward, among other requirements.

In addition, as stated on page 30 of the Recirculated IS/MND, existing sources of light and glare including, but not limited to, headlights on cars and trucks travelling along nearby roadways and private driveways, exterior light fixtures, and interior light spilling through windows, are present within the project vicinity. Therefore, while the development of the project site with 12 single-family residences would add new sources of light and glare to the site, such sources would be similar in nature to the existing surrounding conditions. Based on such, wildlife species in the vicinity would be expected to be somewhat urban-adapted, particularly to existing lighting in the vicinity.

The comment does not provide any substantial evidence that additional lighting at the site that is designed consistent with the Town's Municipal Code and policies within the Hillside Design Standards and Guidelines would affect the breeding behavior of any special-status species to a degree that would preclude them from productive breeding. Therefore, substantial evidence that a direct significant impact would occur to any special-status species as a result of project lighting has not been provided.

Response to Comment 3-11

The comment does not present substantial evidence of a direct significant impact to any special-status species. Urban-adapted and common birds are the most likely to collide with windows due to their higher frequency of occurrence and likelihood of interaction along the built environment

interface. Moreover, as reported in the San Francisco Standards for Bird Safe Buildings[2] and other documents, the typical bird strike zone is from grade to 60 feet, the primary concern is with any uninterrupted glazing 24 square feet or larger in size, and the likelihood of strike depends on various factors, including the glazing used, the angle of the glass, the orientation of the building, and landscaping. Although the proposed residences would include windows, the features listed within the comment (expansive glass, transparent facades, glass balcony railings, corner glazing, and atriums) are not anticipated to be included within the proposed residences. In addition, based on the architectural design sheets for the proposed project, the proposed building facades would include many materials other than glass that are visible to birds. Such materials would include wood siding and stone veneer. Further, the elevations also feature forms of architectural relief (overhangs, spatially offset adjacent faces), as well as varied (opaque) materials and colors. All of the aforementioned architectural design features would serve to minimize operation impacts related to the risk of bird strikes.

Response to Comment 3-12

Please see Responses to Comments 2-1 through 2-4, as well as 5-2.

Response to Comment 3-13

Please see Response to Comment 3-1.

Response to Comment 3-14

Please see Responses to Comments 2-3, 2-4, 3-4, 3-6, and 3-8. Impacts related to the removal of on-site trees considered protected under the Town's Tree Protection Ordinance, including mixed oak woodland, are presented in the Recirculated IS/MND on pages 56 and 57.

Response to Comment 3-15

The Recirculated IS/MND addresses impacts to special-status species and sensitive biological resources within Section IV, Biological Resources, including related to nesting birds, raptors, bats, and other wildlife. Mitigation measures are set forth in the Recirculated IS/MND, including pre-construction surveys and appropriate protocol to be followed should the surveys result in positive identification of any species, sufficient to ensure impacts would be reduced to a less-than-significant level. Please see Response to Comment 3-7 related to Crotch's bumble bee.

Response to Comment 3-16

Please see Responses to Comments 3-6, 3-10, and 3-11.

Response to Comment 3-17

The purpose of an alternatives analysis pursuant to CEQA is to identify alternatives to a project that would feasibly attain the project's objectives while reducing the significant environmental impacts resulting from the proposed project. CEQA does not require the evaluation of project alternatives in an IS/MND, as the IS/MND concludes that, with incorporation of mitigation, all potentially significant impacts resulting from the proposed project could be fully mitigated to less-than-significant levels. Therefore, an alternatives analysis is not required to be provided for the IS/MND.

[2] San Francisco Planning Department. 2011. *Standards for bird-safe buildings*. San Francisco Planning Department, City and County of San Francisco, California.

Response to Comment 3-18

The comment does not address the adequacy of the Recirculated IS/MND. The SCVBA and SCLP comment letter dated October 17, 2025 was included within Exhibit 11 of the staff report for the Planning Commission hearing on December 17, 2025. Pursuant to CEQA and additionally because the letter was not received during the public comment period for the IS/MND, written responses to the SCVBA and SCLP letter are not required. Nonetheless, written responses to the late letter were prepared and were also available as Addendum 2 to the staff report for the decision-makers consideration. The staff report and addenda for the December 17, 2025 Planning Commission hearing are available at https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-special-2. As such, the prior comments and responses to the prior comments are part of the administrative record.

Letter 4

From: Jill Fordyce <[redacted]>
Sent: Monday, May 4, 2026 5:04 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce <[redacted]>; Bill Meleyco [redacted];
Jon Witkin [redacted]>
Subject: 178 Twin Oaks - Questions re: Recirculated MND

[EXTERNAL SENDER]

Hi Erin,

I have a few questions regarding the Recirculated MND.

4-1 What does it mean that there are now required approvals from the California Department of Fish and Wildlife (CDFW) and San Francisco Bay Regional Water Quality Control Board (SFRWQCB)? Have these approvals been obtained? What are the criteria for these approvals? (p. 2)

4-2 What are the mitigation measures being proposed to compensate for the ephemeral feature extending into the proposed internal driveway and Lot 5 development footprint? (pp. 7-8)

4-3 Why is the on-site ephemeral "drainage channel" now referred to as a "stream"? What does that distinction mean? (p. 13)

4-4 Can you identify on one of the project maps where the new proposed open space and future trail easements are proposed? (p. 15)

Can you identify on one of the project maps where the new proposed five-foot earth/concrete swale along the project site boundary are proposed? (p. 15)

4-5 How did the amount of impervious surface grow from 62,224 sf to 97,386 sf? (p. 78)

If it is simpler to meet about these items, I would be happy to do so. Thank you for your assistance in this matter.

Kind regards,

Jill Fordyce

Letter 4, cont.

From: Jill Fordyce [redacted]
Sent: Monday, May 4, 2026 5:30 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce [redacted] Bill Meleyco [redacted]
Jon Witkin [redacted]>
Subject: 178 Twin Oaks Drive - Vector Control Issues

[EXTERNAL SENDER]

Hi Erin,

4-6 Apologies for the multiple emails. In February, my neighbor Dr. Chris Bajorek reached out to the Town and requested that it involve the Santa Clara County Mosquito and Vector Control District in the review of this project. Can you let me know if the Town has requested the involvement of the District? If so, what has their involvement been? And if not, why not?

Thank you,

Jill Fordyce

LETTER 4: JILL FORDYCE (1 OF 2)

Response to Comment 4-1
Mitigation Measures IV-10 and IV-11, as shown on pages 53 and 55 of the Recirculated IS/MND, require the project applicant to obtain a Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Permit from the RWQCB and Lake or Streambed Alteration Agreement (LSAA), if determined necessary by the California Department of Fish and Wildlife (CDFW), as well as to comply with all permit provisions. Such permits are obtained through a separate process between the project applicant and each agency. The CEQA process must be completed and a Notice of Determination filed with the County Clerk's Office before the regulatory permits may be issued. Regulatory agencies are not able to issue permits prior to certification of a CEQA document. Please see Response to Comment 2-4 for further information regarding compliance with a regulatory permit or other similar process as mitigation.

Response to Comment 4-2
Mitigation Measures IV-10 and IV-11 are required to ensure that the proposed project's impacts to the northerly extent of the ephemeral stream, which is presumed to be a water of the State, are fully reduced to a less-than-significant level. Please see Responses to Comments 2-4 and 4-1.

Response to Comment 4-3
As discussed on page 52 of the Recirculated IS/MND:

> The on-site ephemeral feature historically supports water only during and shortly after storm events. The Town of Los Gatos follows the Guidelines and Standards for Land Use By Streams document ("Guidelines and Standards"). The Town Council adopted a resolution implementing the Guidelines and Standards at its meeting on February 20, 2007. What had previously been identified in this IS/MND as an "ephemeral drainage" has portions with an incised channel and portions without. According to the definition of a stream in the Guidelines and Standards (Chapter 2, subsection E), only the portions of the feature having a channel meet the definition of a stream, and therefore, only those portions need a buffer. Notwithstanding, for purposes of this recirculated environmental document, the entire on-site feature will be referred to as an ephemeral stream.

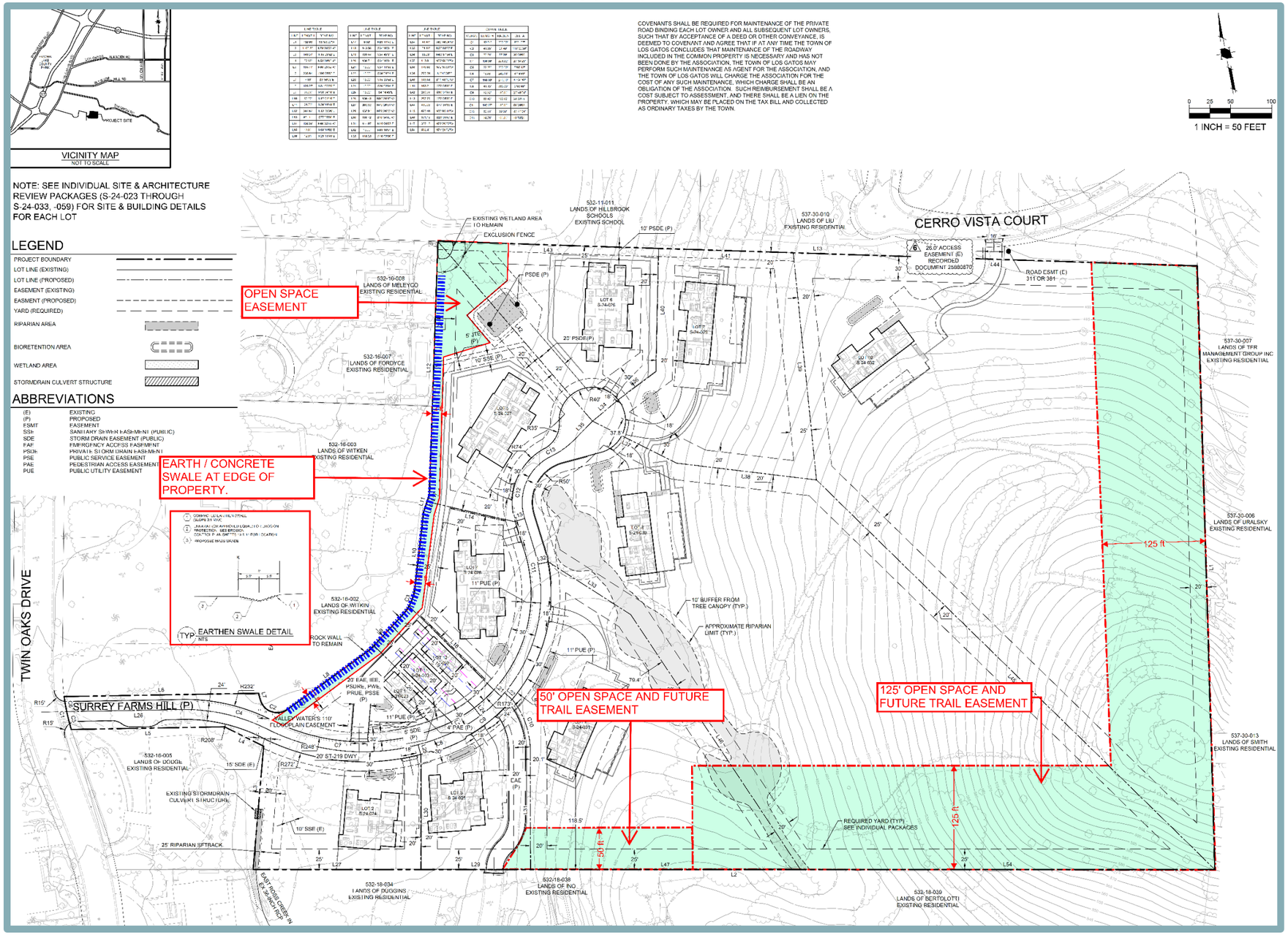
The use of the term "stream" is specifically associated the Town's adopted Guidelines and Standards for Land Use by Streams.

Response to Comment 4-4
The locations of the proposed easements and earth/concrete swale are shown in Figure 2.

Response to Comment 4-5
Please see Response to Comment 8-14.

Response to Comment 4-6
The comment does not address the adequacy of the Recirculated IS/MND.

Figure 2
Easement and Swale Locations



Letter 5

Dear Chair and Members of the Los Gatos Planning Commission,

Our family has lived at [redacted] Longmeadow Drive since 1999. Our home is at the end of the cul de sac, immediately downhill from the project site. Lot 5, which appears to include a home constructed on top of the ephemeral stream, is located directly behind our house (see Figure 16 in the Recirculated MND). While we still have a vast number of concerns regarding this project as a whole, this letter specifically addresses the newly discovered information in the Recirculated MND dated April 2026.

To aid in understanding of the physical site, we urge the Planning Commission to please view the photos of the ephemeral stream included herein, as well as the video evidence linked here: https://bit.ly/178TwinOaksEphemeralStreamVideos

5-1 Additionally, we ask that the Planning Commission please refer to and consider our previously submitted letters dated October 8, 2025 and December 17, 2025, attached hereto and incorporated by reference into this record, which list all of our other concerns in detail, specifically: (1) The IS/MND is inadequate and an EIR is required; (2) The proposed project creates a specific, adverse impact to the public health and safety of our community; and (3) The proposed project does not abide by the Los Gatos Below Market Price regulations.

THE RECIRCULATED MND CONFIRMS THAT AN EIR IS REQUIRED

The Recirculated IS/MND identifies a newly recognized significant impact associated with the project's intrusion into a jurisdictional ephemeral stream, particularly in the area of proposed Lot 5. The Recirculation itself confirms that the original environmental analysis was incomplete. Following additional wet-weather field investigations conducted in February 2026, the Town acknowledged that "the northerly limits of the ephemeral feature extend into the

Letter 5, cont.

proposed internal driveway and Lot 5 development footprint." This materially differs from earlier project representations that the subdivision had been designed to avoid impacts to the ephemeral swale located in the center of the site.

5-1, cont.

At the December 19, 2025 Planning Commission meeting, several commissioners raised concerns regarding the ephemeral stream going through the site and the drainage issue. When the applicant was asked at this hearing whether anyone conducted analysis with regard to plant species, wetlands, and jurisdictions (in response to concerns raised by the Regional Water Quality Control Board ("RWQCB")), he stated they had "follow up conversations with Brian on zoom and completely avoided the area." We know now that this is not accurate. The area is directly and substantially impeded.

5-2

At this same meeting, Commissioners Burnett and Burch posed questions regarding the necessity of EIR, noting that it is a very involved project, that there are many unanswered questions, and potentially significant impacts. Commissioner Burch specifically noted the importance of the concerns raised by the Santa Clara Valley Bird Alliance ("SCVBA") and the Sierra Club. Commissioner Burnett noted that, because of the documents from multiple agencies, neighbor concerns, the Regional Water Quality Control Board ("RWQCB") letter, sophisticated reports, and a lot of questions regarding the water basins, trees, hillside slides, drainage, etc., it seemed that the fair argument standard under CEQA had been met, and an EIR may be required. Community Development Director Paulsen dismissed these concerns, advising that the IS/MND checklist has *same criteria, threshold, and there would be same exact conclusions as if there were an EIR. There would be "alternatives to project, which also aren't really necessary."* This conclusion is inaccurate. A full EIR presents the opportunity for study and evaluation that the IS/MND admittedly did not provide, and alternatives to the project would be an important and

Letter 5, cont.

5-2, cont.

necessary component to this process. An EIR might have evaluated the project, for example, without Lot 5, which seems to be at least one logical alternative.

According to the Recirculated MND, Lot 5 is Constructed on Top of the Ephemeral Stream, Causing a Significant Environmental Impact

A review of pages 51-56 details what has changed since the most recent field visit, raising significant questions as to the quality of all previous studies. Specifically, the previous MND concluded that "only the presence of Ross Creek qualifies the surrounding vegetation as riparian." The Recirculated MND concludes only that: "distinctive riparian vegetation is absent along this portion of Ross Creek, but present elsewhere along the creek corridor." Further, it is very confusing as to whether there is State or Federal jurisdiction of these riparian wetlands, as the following conclusion from the MND has been stricken from the Recirculated MND: "The onsite ephemeral drainage with swales was determined not to be considered jurisdictional water of the U.S. or the State." Does that mean that jurisdiction is still undetermined? Or that it is considered jurisdictional water of the U.S.? Or the State?

5-3

The conclusion as to the environmental impact of this proposed project on the ephemeral stream has also changed. What was previously held to have *no adverse effect* now has a *substantial adverse effect*; what was previously concluded to have *no impact*, now has a *significant impact*. The Recirculated MND concluded that the proposed project would have "*a substantial adverse effect* on any [sic] riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS, or have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and a significant impact would occur." Indeed, in Figure 16, we can see that there are a home and roadway directly on top of the ephemeral stream. (p. 54).

Letter 5, cont.

Housing Law Does Not Reduce or Waive CEQA Review

As argued in our previous submissions to the Town, the fate of an undeveloped rural Los Gatos hillside—home to protected trees, species, and an ephemeral stream—requires, at a minimum, a detailed understanding of the environmental impact of the proposed development. In this case, we have not been given the information necessary to have such an understanding—and the Recirculated MND confirms this. *Housing law does not waive or reduce CEQA review.* Compliance with CEQA is mandatory and independent of zoning or housing authorization. Under CEQA, a Mitigated Negative Declaration can only be adopted if the lead agency determines that all potential significant environmental impacts can be reduced to a less-than-significant level through mitigation measures. If there is a "fair argument," supported by substantial evidence, that the project may have a significant environmental impact, then the agency is required to prepare a full EIR instead.

5-4

In its previous joint letter to the Town, the SCVBA and the Sierra Club stated that compliance with CEQA requires withdrawal of the IS/MND, recirculation of the environmental document to incorporate agency concerns and hydrologic and biological analysis, and preparation of a full EIR that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed. The organizations noted that the EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat. The Recirculated MND only provided further concerns and impacts, without appropriate study or mitigation.

The Recirculated MND fails to adequately quantify the extent of impacts, relies upon speculative future mitigation measures, and lacks sufficient evidence demonstrating that impacts could be mitigated to a less-than-significant level. Future permitting alone does not constitute

Letter 5, cont.

5-4, cont.

mitigation. There is a failure to identify concrete mitigation proposals, including the precise amount of impacted channel, the scope of any culvert removal, the amount and location of habitat replacement, or enforceable restoration performance standards. Instead, these issues are deferred to future permitting and to a future Habitat Mitigation and Monitoring Plan that has not yet been prepared.

The Intrusion Into the Ephemeral Stream Will Affect Stormwater Conveyance, Hydrological, Erosional, and Geologic Functions

The deficiencies in the Recirculated IS/MND are particularly concerning because ephemeral streams are not merely "biological features"; they are active stormwater conveyance systems that perform important hydrologic, erosional, and geologic functions during precipitation events. In other words, the revised delineation is significant because it establishes that the proposed development no longer presents merely a proximity issue; it presents a direct fill, grading, and disturbance issue requiring state regulatory authorization and mitigation.

5-5

Even when dry for much of the year, ephemeral drainages convey concentrated stormwater flows, dissipate runoff energy, allow infiltration, and stabilize hillside drainage patterns. Disturbance, filling, culverting, grading, or construction within such features can fundamentally alter the behavior of water on a hillside site. Construction directly within or atop an ephemeral drainage corridor can create substantial risks, including: concentration and acceleration of stormwater runoff; erosion and scour; slope destabilization; increased hydrostatic pressure in downhill soils; undermining of engineered fill; differential settlement; culvert dependency and failure risk; redirection of surface or subsurface drainage flows. These concerns are amplified on steep hillside terrain, where ephemeral drainages often coincide with natural zones of seasonal saturation and slope weakness. Placement of homes, driveways, retaining

Letter 5, cont.

5-5, cont.

structures, or fill within such areas may alter historic drainage patterns and transfer hydrologic impacts downhill onto neighboring properties.

The Recirculated IS/MND Identifies a Direct Health and Safety Risk to Our Home and the Homes of Our Neighbors

As mentioned above, our home is directly downhill from the ephemeral stream identified in the Recirculated IS/MND. Our neighbors, Kathy & Bill Meleyco also reside immediately downhill from the stream. As such, the project raises serious concerns regarding potential damage to our health and safety resulting from alteration of the natural drainage corridor. If the ephemeral stream is filled, constricted, rerouted, buried beneath infrastructure, or otherwise modified to accommodate Lot 5 and the internal roadway, stormwater flows may become more concentrated and discharge at increased velocity toward downhill properties. Potential consequences include increased flooding or ponding; erosion and gullying; destabilization of slopes; saturation of soils; damage to retaining structures, landscaping, or foundations; sediment deposition; and long-term drainage failures associated with engineered culverts or drainage systems.

These risks are not speculative. Once a natural drainage feature is replaced with engineered infrastructure, downhill properties become dependent on the long-term performance and maintenance of culverts, storm drains, retaining systems, and graded slopes. During significant storm events, clogging, overtopping, infrastructure failure, or altered runoff patterns may cause concentrated flows to escape into downhill residential areas. The Recirculated IS/MND does not meaningfully evaluate these downstream risks or analyze whether modification of the drainage feature could adversely affect adjacent and downhill properties. Nor does the document appear to adequately analyze whether the project would alter the historic drainage pattern of the site, increase erosion potential, redirect subsurface water movement, or

Letter 5, cont.

5-5, cont.

increase instability on downhill slopes. Instead, the document largely relies on future agency permitting and undefined future mitigation measures without providing concrete evidence demonstrating that these impacts can, in fact, be reduced to a less-than-significant level.

The Recirculated IS/MND therefore identifies a new potentially significant impact that was not adequately disclosed or analyzed in the original IS/MND: namely, the direct intrusion of development into a jurisdictional ephemeral drainage feature extending into the Lot 5 development footprint and internal roadway system, together with the associated hydrologic, geologic, erosion, slope stability, and downstream property risks resulting from alteration of that natural drainage corridor. At minimum, the revised information supports a fair argument that the project's impacts to waters of the State, hillside drainage conditions, and adjacent/downhill properties may remain significant and inadequately mitigated under CEQA.

All Previous Environmental Reports Cannot Be Relied Upon as They Were Based on Inaccurate Information Regarding the Ephemeral Stream

5-6

All previous studies relied upon in the IS/MND and the Recirculated MND predate the February 2026 fieldwork that identified the significant impact caused by the intrusion into the ephemeral stream. Specifically, the Biological Evaluation Report (Appendix B) is from May 2025; The Bay Area Hydrology Model Report (Appendix C) is from July 2025; The Revised Arborist Report (Appendix D) is from December 2024; the Geotechnical and Geological Hazard Investigation (Appendix E) is from October 2024. Because these reports predate the revised delineation, the data is unreliable. Importantly, the project's stormwater calculations assumed the stream would remain undisturbed. It is, in fact, directly impeded. The revised delineation appears to materially alter the project's hydrologic, drainage, geotechnical, and slope-stability context. The newly identified intrusion of the ephemeral drainage feature into the Lot 5 development footprint and internal roadway system may have implications extending well beyond biological

Letter 5, cont.

5-6, cont.

resources, including downstream flooding, erosion, slope instability, drainage concentration, infrastructure dependency, and impacts to adjacent downhill properties. Because the studies were not revised after the new delineation findings, the recirculated analysis is unreliable and incomplete.

All Previous Environmental Reports Cannot Be Relied Upon as the Amount of Impervious Surface Has Increased by 56%

5-7

The increase in the project's residential square footage—from approximately 62,000 square feet in the prior proposal to more than 97,000 square feet in the Recirculated MND—is a substantial change in the scale and intensity of the proposed development and raises serious concerns regarding the adequacy of the environmental review conducted under CEQA. This represents an increase of more than 35,000 square feet, or approximately 56%, over the most recent prior proposal. Under CEQA, environmental review must analyze the actual project being proposed, including reasonably foreseeable buildout and associated impacts. An increase of this magnitude is not a minor refinement or insignificant design adjustment. Rather, it materially alters the project's environmental footprint and the severity of potential impacts associated with hillside residential development.

The substantial increase in square footage raises serious questions regarding the continued validity of the technical studies underlying the environmental review. Technical analyses are only reliable if they are based upon an accurate and stable project description. (It should also be noted that the MND relies in part on an uncertified 2017 EIR, which was analyzing a project that was 76% smaller than the current project).

At a minimum, the expanded buildout warrants updated or supplemental technical analysis in the following areas:

Letter 5, cont.

5-7, cont.

Hydrology and Drainage

Updated runoff calculations and drainage modeling should evaluate the impacts of the substantially increased impervious surface area and development intensity, including downstream impacts to adjacent properties.

Geotechnical and Slope Stability

Additional analysis should assess whether the enlarged building envelopes, grading activity, retaining walls, and concentrated structural loads—particularly near the ephemeral drainage corridor—create new or intensified risks of slope instability, erosion, settlement, or failure.

Biological Resources

Because ephemeral streams and associated drainage corridors support sensitive biological functions, expanded disturbance areas require reevaluation of biological impacts and potential regulatory jurisdiction.

Grading and Construction Impacts

The increase in impervious surface square footage likely requires significantly greater grading, excavation, retaining structures, export/import activity, and construction disturbance than previously analyzed.

The substantial increase in impervious surface square footage constitutes substantial evidence supporting a fair argument that the project may result in significant environmental impacts beyond those previously analyzed. CEQA requires environmental review based on the actual project proposed—not an earlier, materially smaller version of the project. Accordingly, the Town should not rely upon outdated technical assumptions or prior analyses prepared for a significantly less intensive development proposal.

Letter 5, cont.

Additional Unanswered Questions and Concerns

The following questions were submitted to Erin Walters via email on May 4, 2026, and we have not received responses to these questions. We urge the Planning Commission to raise these same questions, all of which arose from the Recirculated MND.

-What does it mean that there are now required approvals from the California Department of Fish and Wildlife (CDFW) and San Francisco Bay Regional Water Quality Control Board (SFRWQCB)? Have these approvals been obtained? What are the criteria for these approvals? (p. 2)

-What are the mitigation measures being proposed to compensate for the ephemeral feature extending into the proposed internal driveway and Lot 5 development footprint? (pp. 7-8)

-Why is the on-site ephemeral "drainage channel" now referred to as a "stream"? What does that distinction mean? (p. 13)

5-8

-Can you identify on one of the project maps where the new proposed open space and future trail easements are proposed? (p. 15)

-Can you identify on one of the project maps where the new proposed five-foot earth/concrete swale along the project site boundary are proposed? (p. 15)

-How did the amount of impervious surface grow from 62,224 sf to 97,386 sf? (p. 78)

-In February, our neighbor Dr. Chris Bajorek reached out to the Town and requested that it involve the Santa Clara County Mosquito and Vector Control District in the review of this project. Has the Town has requested the involvement of the District? If so, what has their involvement been? And if not, why not?

As indicated above, all of these questions came about as a result of the Recirculated MND, and none have been answered.

Letter 5, cont.

5-9

We respectfully request that the Planning Commission deny this project based on an insufficient environmental review, noncompliance with applicable regulations, and the risk to the health and safety of our community.

Very truly yours,

Jill & Craig Fordyce
[redacted]Longmeadow Drive
May 18, 2026

Letter 5, cont.



12

Letter 5, cont.



13

Letter 5, cont.



Letter 5, cont.



15

Letter 5, cont.



16

Letter 5, cont.

OCTOBER 2025 FORDYCE LETTER

Dear Ms. Walters and Town of Los Gatos Planning Commission,

We have lived in Surrey Farms since 1999 and raised our five children in our home at the end of Longmeadow Drive. We are immediate adjacent neighbors to the proposed project, and as various development plans have come before the town over the last decade, we have consistently voiced our support for preservation of the rural hillside and the Surrey Farms neighborhood. We are now writing in response to the Notice of Intent to adopt a Mitigated Negative Declaration

5-10 (MND) for the proposed 178 Twin Oaks, Surrey Farms Subdivision Project. This project, as detailed in the MND was submitted under SB 330 "Builder's Remedy." Specifically, we are writing to encourage the town to: (1) Prepare a full Environmental Impact Report (EIR) to study the vast environmental effects of this proposed project, including harm to aesthetics, air quality, biological resources, geology and soils, hydrology and water quality, noise, and wildfire risk; and (2) To require the applicant to comply with all objective federal, state, and local guidelines and standards.

After reviewing the Initial Study/MND, we believe the Town cannot lawfully adopt an MND under the California Environmental Quality Act (CEQA) because substantial evidence supports a fair argument that the project may have environmental impacts. The proposed

5-11 development of twelve homes on a rural hillside poses several environmental impacts that cumulatively cannot be reduced to a less-than-significant level through mitigation measures. CEQA therefore requires preparation of an EIR. (It should be noted that when this proposed project came before the town in 2016 for a proposed ten homes, the Town required an EIR.)

In the Letter of Justification dated January 10, 2025, the applicant states that it is

5-12 requesting 153 waivers (9-16 per lot) from the town development standards. Specifically, the applicant requests waivers relative to grading and tree removal to accommodate the development

1

Letter 5, cont.

5-12, cont.

of homes ranging in size from 5775 SF to 6170 SF. In addition, waivers are requested for reduction in lot sizes, increase in home size (including square footage and height), reduced setbacks, unquantified exceptions to cut and fill, removal of protected trees, exceptions regarding grading and construction within the dripline of trees, grading within areas that are greater than 25%, and exceptions to the LRDA. (A list of the requested exceptions is attached hereto as Exhibit A).

5-13

Los Gatos has a right, and indeed a duty, to require adherence to all applicable objective standards. Given the applicant's reliance on Builder's Remedy to construct a twelve-home subdivision on a hillside that has been Resource Conservation Space since 1975, there is even more reason to require strict adherence to all objective standards and codes. Compliance with these standards and codes are the only way to ensure that the Town, the environment, and the neighborhood are protected.

I. Summary of Argument

In an effort to be comprehensive, we have submitted lengthy comments herein. Here is a brief summary of some of the issues we consider most important, all of which are more thoroughly discussed below.

5-14

Fire Risk: According to the SCCFD, the project is in a Very High Fire Hazard Severity Zone (VHFHSZ). Ingress/egress, evacuation routes, and increased risk of fire associated with development are key issues. The SCCFD has not yet approved site access or water supply. The IS/MND misclassifies the site as being located in an HFHSZ, thereby calling into question reliance on any of its findings relative to fire risk.

5-15

Removal of Trees: The arborist report indicates that there are 546 on-site trees that qualify for protection under the Los Gatos Tree Protection Ordinance. The applicant is proposing

Letter 5, cont.

5-15, cont. to remove 223 of those protected trees in violation of that ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Under the ordinance, the applicant would be required to plant 551 replacement trees. Applicant proposes to plant 85 replacement trees and pay in-lieu fees for the remainder.

5-16 **Protected Species Will Lose Their Habitat:** Due to the grading, construction, and removal of trees, multiple protected species will be harmed or displaced, including the California red-legged fog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl.

5-17 **Multiple Lot Size, Building Height, and Setback Exceptions are Requested:** The applicant is asking for reduced lot size and increased home size throughout the project. Most notably, one of the three homes directly visible from the end of Longmeadow is proposed to be nearly 41' tall, when the maximum height is 25 feet under the Hillside Design Standards & Guidelines.

5-18 **Grading and Erosion Issues:** Although the site is located in a county Geologic Hazard Zone, with risks of landslide, liquefaction, and potentially compression soils and fault rupture hazard areas, the applicant requests multiple cut, fill, and grading exceptions. According to the IS/MND a final erosion and sediment control plan has yet to be prepared in conjunction with the project. There is, therefore, currently no plan to protect us from the potential risks to health and safety associated with the excessive grading, cut, fill, and construction on steep slopes in a Geologic Hazard Zone.

5-19 **Drainage and Water Issues:** We already have drainage issues at the end of Longmeadow. The project will introduce 62,224 sf of impervious surfaces. The project proposes various bioretention areas, including one large one to be located directly adjacent to Hillbrook

Letter 5, cont.

5-19, cont.

School, and the Fordyce and Meleyco homes. The drainage issues have also not been fully analyzed because of the lack of a final erosion and sediment control plan. In addition to our concern regarding flooding and erosion, we are also concerned with the safety issues and hazards related to the introduction of a bioretention pond adjacent to the school and our homes.

5-20

Noise and Traffic: Construction is expected to go on for at least two years. During that time, there will be an unmitigable increase in noise and traffic, creating health and safety issues for Surrey Farms residents and Hillbrook School. After construction, there will be twelve additional households using Twin Oaks, Longmeadow, and Kennedy for ingress and egress. Traffic in the Kennedy corridor is already a significant issue.

II. History of Surrey Farms Neighborhood and Previous Development Proposals for This Site

5-21

In 1956, the original Surrey Farms Development CC&Rs were recorded. In the mid-1970's, the last four houses on Longmeadow (185-191) were built. Around this same time, the Town was considering making Longmeadow a through-street, connecting to Kennedy and Shannon. That project was ultimately denied, primarily due to neighborhood resistance to the idea of transforming the quiet, closed Surrey Farms neighborhood into a thoroughfare. Around this time, it appears that similar proposals to extend Cerro Vista and Brooke Acres were also denied, making all three of these neighborhoods "cul de sac neighborhoods."

In September 1974, residents of the Surrey Farms neighborhood submitted a petition regarding "the future of Longmeadow Drive as it affects Surrey Farm." Discussing the proposed development of the last four homes on the street, Mrs. Lila June McGrath wrote: "If this proposed development assures the termination (i.e., deadend) of the road added onto Longmeadow Drive in the vicinity of Ross Creek, our grievance is diminished. This was the plan originally submitted by the developers with the blessing of the town government. If, on the other

Letter 5 cont.

hand, this added-on road, at Longmeadow Dr. paves the way to ultimately turning Longmeadow Drive into a through-way from Kennedy Road to Shannon Road, the residents of Surrey Farm would strongly oppose the attachment of any public road..."

Mrs. McGrath sites three areas of concern held by the Surrey Farms residents of the mid-1970s: *"(1) the possible destruction of Surrey Farm as we now enjoy it and as we were assured it would remain; (2) the potential increase in pedestrian and traffic hazard; (3) A thought that the termination of Longmeadow Drive at Ross Creek might be a wholesome, intelligent and most logical place to call a halt to this never ending maze of interlocking roadway, and to this checkerboard square mentality we seem to be facing."*

5-21, cont.

Ultimately, the Town agreed with Mrs. McGrath, and our home ([redacted] Longmeadow Drive) and the Meleyco home ([redacted] Longmeadow) became the end of Longmeadow, in a cul de sac, terminating any thought that Longmeadow—and indeed Surrey Farms—would have a connecting street.

On February 2, 1975, Bob and Dorothy Dodge and the Town of Los Gatos entered into a Land Conservation Contract with regard to the property in question, which now constituted the backdrop of the entire, and fully-developed Surrey Farms neighborhood. The contract itself stated that*: "The property is located in an agricultural preserve established by the Town."* The intent of the original Land Conservation Contract was to preserve the rural quality of the land, recognizing that the maintenance of open space and land of rural character holds significant value. It also gave a significant tax benefit to the landowner. This property has never been used for agricultural purposes, at least since 1948 (according to the Town), which pre-dates the Williamson Act contract.

Letter 5 cont.

5-21, cont.

On March 19, 1975, just after the Land Conservation Contract was signed and the decision to terminate Longmeadow was made, the Town Council approved the four-lot subdivision at the end of Longmeadow.

On May 8, 1975, a Cerro Vista Court extension road was denied by the Planning Commission. Thereafter, residents of Brooke Acres reasoned there would no longer be a road to connect to, and requested that Brooke Acres also be developed as a cul de sac "for the health, safety and welfare of the surrounding neighborhood, also by reasons of Sec. 1.4 Purpose of Ord. 867 (Zoning)."

On June 16, 1975, an ordinance was passed by the Town Council to rezone the hillside from HR-1:20 to RC.

In 1975, 187 Longmeadow was built.

On January 1, 1976, the first term of the Williamson commenced.

In 1976, 185, 189 and 191 Longmeadow were built.

These last four residences were constructed to end Longmeadow Drive in a manner that would assure that Surrey Farms would not encroach on Ross Creek and the floodplain and would not have a through street; and the proposal to create roads from Cerro Vista and Brooke Acres were denied and, thus all three surrounding neighborhoods became landlocked.

Prior to purchasing our home at [redacted] Longmeadow Drive in February 1999, we went to the Town and inquired as to the likelihood of the hill (proposed project site) being developed. Noting that it was Resource Conservation space, the clerk told us "not in your lifetime." In 2016, the applicant herein submitted an application to cancel the Williamson Act Contract and to approve a ten-home planned development on the site. In August 2017, the Town prepared an EIR on the proposed project. According to the IS/MND, "although the project has since changed and

Letter 5, cont.

the EIR was never certified by the Town, the setting of the site has remained the same and, thus, a number of the technical reports associated with the former project and 2017 EIR remain applicable to the proposed project." (IS/MND p. 6)

On October 9, 2016, we submitted comments in response to the DEIR, which discussed all of the problems with regard to the project. Those comments are incorporated into the EIR as "Letter D - Fordyce Family" (pages 2-44 to 2-92). (The Town's response to our comments can be found in the EIR at pages 2-93 to 2-108). We also submitted a response to the RDEIR on June 19, 2017, and to the Final EIR on February 28, 2018. Given that a number of the technical reports associated with the former project are relied upon for the current project, we request that those documents, as well the entirety of the previous EIR be included in the record herein.

5-21, cont.

On May 1, 2018, the Town Council voted unanimously to decline a request to cancel the Williamson Act contract, thereby rejecting the proposed project. In reaching this decision, the Town Council acknowledged that the Williamson Act contract would expire in April 2025 and expressed a desire to find a way to permanently preserve the hill as open space and/or create a development plan that preserves a majority of the hillside as open space. The Town Council also specifically acknowledged that rural hillsides like this are part of the Town's essential identity and should be preserved.

In 2023, Robson Homes submitted a proposal to subdivide this same property into 12 parcels and construct 11 detached single family residences, 11 ADU's, and 2 BMP units in the form of attached single-family residential units to the town's Conceptual Development Advisory Committee (Application CD-23-001). In response to a notification and call for comments by the Conceptual Development Advisory Committee, we provided our 2018 submission in opposition to the previous proposed development, which outlined many of the issues confronting *any*

Letter 5, cont.

5-21, cont.

proposed development of the property. The Conceptual Development Committee expressed the following concerns regarding the proposed Robson project: too many homes; the potential for even more structures with ADUs; the increase in traffic; fire access; the potential for increased water runoff; the loss of open space; the need for hillside preservation and wildlife corridors; overall impacts to environment and existing neighborhood; impact of increased density on fire safety and rain/erosion; a single ingress and egress. One commissioner noted that in 2023, the project has to be evaluated differently than in 2018 because of SB 9 and ADU's, noting that there would have to be a fair amount of less units. Another stated that there must be fewer homes for many reasons including ingress/egress/access, the "real burden" on the neighborhood, and the water and drainage issues. Another summarized the recommendations of the Conceptual Design Committee as follows: the number of units proposed is excessive; the fire risk is severe; there should be the bare minimum for density; and the development needs to comply with hillside standards and guidelines. (Conceptual Development Advisory Committee Meeting April 12, 2023).

It should also be noted that before the proposed Robson development was before the Conceptual Design Advisory Committee, we were approached by Robson Homes to determine what they could do to mitigate the effects of the proposed project on the neighborhood. This included, among other things, discussion of a grove of trees in between the proposed development and the property lines along Longmeadow and Twin Oaks, and the possibility of deeding a portion of land to adjacent properties to ensure privacy.

To date, we have not been approached by the developer of the current proposed project to determine what, if anything, could be done to lessen the impact on the neighborhood and specifically, the homes directly adjacent to the site. We are unaware of this current proposed

Letter 5, cont.

5-21, cont.

project going before the Conceptual Development Advisory Committee; therefore, this is our first opportunity to formally present our concerns with regard to the current proposed project to the Town.

III. The Town is Required to Apply All Appropriate Objective Standards to the Proposed Project

Pursuant to SB 330, while the Town cannot deny the project solely for zoning inconsistency if the project meets affordability thresholds, Builder's Remedy does not override building codes, fire codes, CEQA, the Hillside Standards & Guidelines (HDS&G) or objective health and safety standards.

Pursuant to Ca. Govt Code s. 65589.5 (j)(1): A local agency shall not disapprove a housing development project…unless it makes written findings based upon a preponderance of the evidence in the record that: (A) The housing development project would have a specific, adverse impact upon the public health or safety; and (B) There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the project or the reduction of density.

5-22

"Specific, adverse impact" is defined as: "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

"Feasible" means "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Gov't Code s. 65589.5 (d)(2); Pub. Res. Code s. 21061.1). A project is not considered infeasible under the HAA if it is merely less profitable. The California Department of Housing and Community Development (HCD), in its 2024 Builder's Remedy and

Letter 5, cont.

HAA guidance, stated: "Infeasibility means the project cannot reasonably proceed, not merely that it would yield lower profits or returns." (HCD, Builder's Remedy FAQ (2024 update), p. 6).

It is well-documented that the applicable building and fire codes, the HDS&G, CEQA, and Los Gatos Tree Protection Ordinance exist to protect and promote the health and safety of our community. The location of the project in a Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA) requires compliance with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code. (SCCFD Developmental Review Comments dated 8/12/25).

The HDS&G Protects the Health & Safety of the Community

5-22, cont.

Specifically, the HDS&G's objectives include:

1. Minimize risk of geologic failure, fire, and floods.
2. Ensure projects fit the site and avoid physical hazards.
3. Maintain safe access and emergency service standards.
4. Preserve drainage and vegetation to prevent erosion and flood hazards.

The Town has identified the following key hazards in hillside zones: wildfire, landslides and erosion, seismic shaking and fault rupture, and flooding from hillside drainage. The following HDS&G standards are tied directly to health and safety: Chapter 2 includes standards embedded in constraints mapping, including identification of hazard areas. Chapter 3 includes Site Planning standards relating to grading/ cut & fill, drainage, driveways & parking; fire/ safety (HDS&G p. 20-23). Chapter 5 includes Architectural Design standards relating to fire safety, height and setback, and structural/noncombustible material constraints. (HDS&G p. 32-35).

Letter 5, cont.

5-22, cont.

The Tree Protection Ordinance Protects the Health & Safety of the Community

The proposed project is subject to the town's Tree Protection Ordinance (Chapter 29), the stated objective of which is as follows: "Tree protection preservation is necessary for the health and welfare of the citizens of the Town of Los Gatos in order to … minimize spread of disease to healthy trees, conserve scenic beauty, prevent erosion of topsoil, protect against flood hazards, counteract pollutants in the air, and generally maintain the climatic and ecological balance of the area." (From Ordinance 2332, amending Chapter 29; Los Gatos Municipal Code, Section 29.10.0950). Preservation of trees protects the community by:

1. Mitigation of physical hazards (erosion, landslides, flooding).
2. Fire risk reduction.
3. Preservation of air quality (air pollutant removal, climate moderation).
4. Safety from wind forces.

CEQA Protects the Health & Safety of the Community

The stated objective of CEQA is to ensure that public agencies and the public are informed about the potential environmental effects of proposed projects before decisions are made and actions are taken. Several of CEQA's foundational policies explicitly relate to preserving health, safety, and welfare of the community, including:

1. Preventing the elimination of fish and wildlife habitats essential to human welfare.
2. Ensuring that major consideration is given to preventing environmental damage to life-supporting natural systems.
3. Safeguarding the environment to maintain the health, safety, and comfort of people living in California.

(CA Public Resources Code section 21001-02).

Letter 5, cont.

5-22, cont.

By preserving natural systems (air, water, soil, biological communities), CEQA aims to maintain the environmental conditions necessary for human health, clean air, and safe water supplies. Environmental degradation directly impacts respiratory, waterborne, and ecosystem-related health risks.

Grading and height limits, required setbacks, tree protection, height and ridgeline protection, retaining walls, site elements, landscaping, tree protection, erosion control, and fire safety codes are all objective, quantifiable standards that were adopted to protect the health and safety of our community. Accordingly, the Town can and should insist that the proposed project comply with these standards.

IV. The Proposed Project Will Cause Significant Environmental Effects and Requires Preparation of an EIR

The MND lists the environmental factors that are potentially affected by the proposed development as: Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, Cultural Resources, Transportation, Air Quality, and Tribal Cultural Resources. Notably, it does not include Aesthetics or Wildfire as potentially affected factors. CEQA establishes a low threshold for requiring an EIR: if there is substantial evidence, including reasonable inferences,

5-23

supporting a fair argument that a project may cause a significant environmental effect, an EIR is mandatory (CA Pub. Res. Code s. 21080, 21082.2; CEQA Guidelines s. 15064 (f)(1)). The "fair argument" standard is intentionally low, designed to ensure environmental impacts are fully studied. The factors are addressed below in the order they were presented in the Environmental Checklist in the IS/MND as follows: Aesthetics, Air Quality, Biological Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services, Transportation, Wildfire, and Mandatory Findings of Significance (Cumulative Impacts).

Letter 5, cont.

The Proposed Project Will Significantly Impact the Aesthetics of the Site and the Surrounding Neighborhoods

The IS/MND found less than significant impact as to aesthetics with the proposed development. According to the IS/MND, "Multiple aspects of the project are not in compliance with the Hillside Development Standards and Guidelines, such as the extent of grading and maximum heights." As to the noncompliance with the maximum height limitations "…it should be noted that seven of the residential lots would only exceed the maximum heigh of 25 feet by approximately 1-2 feet….." (IS/MND p. 21).

Figure 11 depicts the existing view of the project site in comparison to the view of the project site with the proposed development. The view from Longmeadow Drive with the proposed development is altered from a rural landscape to three towering homes above the already existing neighborhood. Lot 5, in particular, proposes a home over 40 feet high (more than 15 feet over the maximum height) directly behind and above our home, the Meleyco home, and the Witkin home. These new, large homes will dominate the landscape and the foreground at the end of Longmeadow Drive.

5-24

According to the IS/MND, "[t]he majority of the project site would remain screened by existing trees and vegetation. The proposed project would not conflict with existing regulations related to view of the Hillside Area from Longmeadow Drive. Because the proposed project would not substantially affect view of the Hillside are from Longmeadow Drive, the proposed project would not conflict with applicable Hillside Development Standards and Guidelines regulations governing scenic quality." (IS/MND p.23-4). We strongly encourage Town staff, planning commissioners, and council members to view not only Figure 11, but to view the property in person to understand the effect of constructing three large homes directly behind the already existing homes at the end of Longmeadow. Privacy and views are completely eliminated,

Letter 5, cont.

5-24, cont.

and there is no screening and/or vegetation proposed to protect the neighbors at the end of Longmeadow and Twin Oaks.

5-25

Additionally, the aesthetics of the large bioretention pond directly adjacent to our home, the Meleyco home, and Hillbrook School should also be considered and is not discussed herein. (See discussion of possible bioretention pond hazards herein at pp. 23-24).

5-26

The hillside does not contain any current unnatural source of light; construction of a neighborhood on the hill will create multiple new sources of substantial light and glare. The IS/MND states that the project site is currently undeveloped and surrounded by existing residences and the Hillbrook School. "Therefore, existing sources of light and glare including, but not limited to, headlights on cars and trucks travelling along nearby roadways and private driveways, exterior light fixtures, and interior light spilling through windows, are present with in the project vicinity. Therefore, while the development of the project site with 12 single-family residences would add new sources of light and glare to the site, such sources would be similar in nature to the existing surrounding conditions and would not adversely affect day or nighttime view in the area." (IS/MND p. 28).

Further, it states that, because the homes must comply with the Town's building codes and HDS&G, there will minimal aesthetic harm from sources of light. However, this fails to take into account that the site is and has always been a natural hill that is currently 100% dark at night, so all new sources of light will be prominent; the town code cannot control car lights, which will shine directly into our homes at the base of the hill; and the homes and streets of the proposed development, with all of their interior and exterior lighting, are located directly above our homes.

Letter 5, cont.

5-27 Because the entire backdrop to Surrey Farms would be changed from an open, grassy hill, to a neighborhood with twelve homes, the potential for as many ADUs, cars, lights, streets, and other infrastructure, the proposed project will substantially impact scenic vistas, damage scenic resources, and degrade the visual character of the site and its surroundings.

The Proposed Project Will Adversely Affect the Air Quality in the Area

According to the IS/MND the proposed project will have a less than significant impact with mitigation incorporated on air quality. (IS/MND 31). The project anticipated commencing in September 2025, with construction taking place over approximately two years. During grading, a total of 10,878 cubic yards (CY) of soil would be exported from the site and 21,082 CY would be imported. (IS/MND p. 32). The combined emissions of the on-site and off-site construction activities could exceed the BAAQMD threshold of significance for NOx.

5-28 The mitigation proposed to prevent this outpouring of pollutants and dust into the neighborhood below is to water exposed areas two times a day, to require all haul trucks to be covered, to limit the vehicle speed to 15 mph on unpaved roads, to limit idling time, to maintain construction equipment, and to post a sign of who to call with dust complaints. (IS/MND p. 33-4). These mitigation efforts will at best minimally reduce what we expect that will be a constant source of dust, pollution, and runoff in our backyard for at least a period of two years. We already have drainage issues at the base of the hill, and now to mitigate dust, the solution proposed is to water twice a day. What will happen to the new, constant runoff down the hill and onto our properties and into our neighborhood is not addressed in the IS/MND.

Additionally, it is noted that the construction activities will be occurring within 50 feet of the Hillbrook School, the population of which (children) are particularly vulnerable. The major pollutants of concern are localized carbon monoxide emissions and TAC emissions. (IS/MND p.

Letter 5, cont.

5-28, cont.

35-6). The IS/MND concludes, however, that because the emissions would not adversely affect "a substantial number of people", a less than significant impact would result. The current enrollment at Hillbrook School is over 400 students. The Hillbrook sports field is directly adjacent to the site.

The Proposed Project Will Irrevocably Harm Biological Resources

According to the IS/MND, the project will have a "less than significant impact with mitigation incorporated" as it relates to: "habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service" and

5-29

"conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance." The Project was deemed to have a less than significant impact on "any riparian habitat", "federally protected wetlands", and interference with "movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors." (IS/MND p. 39).

Protected Species Will Be Harmed and Displaced

According to the IS/MND, the proposed project has a potential to result in adverse effects to nine special-status wildlife species, as well as additional nesting raptors and migratory birds (California red-legged frog, white-tailed kite, golden eagle, purple martin, pallid bat, Townsend's

5-30

big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl.) As with all the wildlife affected or potentially affected by this proposed development, the destruction of their natural habitat cannot be mitigated. 223 trees will be removed and countless others "impacted" by the development.

Letter 5, cont.

5-31 The California red-legged frog is a California "species of special concern." Ross Creek may be suitable for dispersal and foraging habitat for the species and, given the potential for the frog to be present within the site, on-site construction activities could result in a potentially significant adverse impact. (IS/MND p. 43).

5-32 The white-tailed kite and golden eagle are both California Fully Protected species. The purple martin is a California "species of special concern." According to the Biological Evaluation, the project site provides suitable foraging habitat for both species. "In addition to the suitable foraging habitat provided by the project site for white-tailed kite, golden eagle, and purple martin, as well as the marginally suitable nesting habitat for the white-tailed kite, the site contains existing trees that could provide nesting habitat for raptors and migratory birds protected by MBTA. Construction activities that adversely affect the nesting success of raptors and migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds constitute a violation of State and federal laws. Thus, if such species occur on-site during the breeding season, project construction activities could result in an adverse effect to species protected under the MBTA. (IS/MND p. 43-4).

5-33 The San Francisco dusky-footed woodrat is a California "species of special concern." During the field survey conducted as part of the Biological Evaluation, San Francisco dusky-footed woodrat nests were observed on-site, within the "oak woodland understory in the north portion of the site." As such, if construction activities were to occur within this habitat, the project could result in adverse impacts to the San Francisco dusky-footed woodrat. (IS/MND p. 44).

5-34 It should be noted that in the previous DEIR on this property, ten target species were determined to have the potential to occur within the study area. Those include one federally

Letter 5, cont.

5-34, cont.

listed species (California red-legged frog), one State fully protected species (white-tailed kite), and eight other special-status species (foothill yellow legged frog, Cooper's hawk, sharp shined hawk, Bell's sage sparrow, loggerhead shrike, Nuttall's woodpecker, Allen's hummingbird, pallid bat). One large stick nest was observed on the project site, potentially belonging to a great–horned owl and two barn owls were also observed. Both are protected raptor species. Furthermore, according to the previous DEIR, although they are not expected to occur on site, the presence of an additional 16 target species could not be entirely ruled out.

5-35

The mitigation measures include surveying for presence of any of the protected species by a qualified biologist prior to commencement of "ground disturbing activities", tree removal, or vegetation clearing. Mitigation also includes ceasing activities until the protected species "moves out" or is "relocated." It is unclear how these mitigation measures can compensate for the essential destruction of the habitat of these special species who live among the oaks and woodlands on the site. None of the mitigation measures can reduce the impact of the habitat being altered and destroyed. There is notably no effort to preserve the habitat.

The Proposed Project Requires the Removal of 223 Protected Trees

5-36

The Arborist Report determined there are 603 on-site trees measuring four inches or greater in diameter, consisting of 26 species. 546 of the on-site trees qualify for protection under the town's Tree Protection ordinance. "According to the proposed Tree Mitigation and Protection Plan, 223 protected trees would be removed, which would require a total of 551 replacement trees to be planted on-site pursuant to the Town of Los Gatos Tree Protection Ordinance. A total of 85 trees are proposed to be planted on-site, which would not meet the on-site tree replacement requirements." (IS/MND p. 50). Given that the proposed project would result in the removal of protected trees, including mixed oak woodland, and would not meet the on-site tree replacement

Letter 5, cont.

5-36, cont.

requirements, a potentially significant impact could occur related, in particular, to tree preservation.

In order to mitigate the damage caused by the removal of 223 protected trees, the applicant proposes the following: applicant shall obtain a permit to remove protected trees and if the tree is in good condition, they will pay for removal and the planting of replacement trees. Because the applicant does not intend to meet the tree replacement requirement, they will pay appropriate in-lieu fees (IS/MND p. 50-1). Therefore, the proposed development would remove over 40% of the protected trees on the property. Although the ordinance would require applicant to "replace" those trees by planting 551 new trees, the applicant proposes to only add 85 (about 15% of what would be required.) As indicated above, protected species rely on these trees for nesting, food, and habitat. The sheer volume of the removal coupled with the minimal replacement cannot be mitigated by the payment of fees. The trees and the species that rely on them will be irrevocably harmed. Additionally, the stability of the geology and soils, will also be called into question once this long-existing vegetation is cleared.

In *Save the Agoura Cornell Knoll v. City of Agoura*, 46 Cal. App. 5th 665 (2020), the court held that there was substantial evidence that the city's MND did not adequately analyze the significant impacts that the subject project may have on the site's oak trees, nor did it effectively mitigate those potential impacts to a less than significant level. In that case, the court noted that native oak trees are considered a valuable resource by the California Department of Fish and Wildlife and were protected by Agoura Hills' Oak Tree Ordinance. (*Id.* at p. 16) The Agoura ordinance is comparable to the Los Gatos ordinance, in that it provides for the protection and replacement of oak trees that are disturbed or removed by development. In the Agoura case, the city adopted an MND, concluding that the project would have significant impacts on the site's

Letter 5, cont.

5-36, cont.

oak trees, but that such impacts would be reduced to less than significant with two mitigation measures. One provided for the replacement of oak trees removed during the project development, and where onsite replacement is not feasible, it allowed for an in-lieu fee to be paid to the city to acquire land to plant new oak trees.

Prior to the issuance of a grading permit, Agoura's Oak Tree Consultant and Appellant's landscape architect each described the risk that the mass grading would result in a water deficit to the oak trees at the project site. A tree advocacy group objected to the in-lieu fee option noting that this mitigation would allow the applicant to pay a fee in lieu of replacement of destroyed trees, which would be a "tremendous loss to your community." It urged the city to reconsider the measure because it would allow eliminating 59% of the city protected Valley Oak and Coast Live Oak trees on this site simply by paying a fee. They further noted that this "does not mitigate the loss of oak woodlands on the site and will result in a new loss of oak trees. Even if trees are replanted, grading and drainage alterations to the site will reduce the ability of replanted oak trees to survive…" (Id. at 17).

The appellant in *Agoura* contended that an EIR was not necessary to consider the project's potential impacts to native oak trees because the mitigation measures were effective. The court, however, disagreed. (Id. at 17-18). Specifically, the court pointed to the ineffectiveness of replanting trees on the site where there were both risks of mass grading and no provision for mitigating the loss of water for the retained or replacement trees. Additionally, there was substantial evidence that once these woodland areas are destroyed, they cannot be restored. "To date, there have been no successful restorations of oak woodlands. It is relatively easy to plant oak trees, but the extensive ecological network and soils that make a forest from

Letter 5, cont.

those trees has thus far been impossible to recreate." (*Id.* at 18, quoting letter from Resource Conservation District of the Santa Monica Mountains).

The court noted that, in addition to the loss of the trees, the flora and fauna that are part of the oak forest are also lost. The court further pointed out that even though the city allowed for in-lieu fees, it does not relieve the city of its obligation to analyze the in-lieu fee measure under CEQA to determine if it adequately mitigates this project's impacts to a point where clearly no significant effect on the environment would occur. (Id. at 19).

5-36, cont.

In addition to the CEQA cause of action, the petition alleged a cause of action for violation of the city's Oak Tree Ordinance. The trial court granted the petition, concluding that the oak tree permit issued by the city violated the ordinance's prohibition on the removal of more than 10% of the total estimated tree canopy. (*Id.* at 21).

The *Agoura* case is instructive to the case herein. The facts are remarkably similar. There is a tree protection ordinance that is violated. There is an inadequate analysis under CEQA as to the impact of the removal of those trees. The mitigation measures herein are limited to a fraction of the replanting obligations, and payment of in-lieu fees. As in *Agoura*, the mitigation is insufficient to compensate for the loss of the trees, the loss of the habitat the trees provide, and the alteration of the geology and soils due to the removal of vegetation. As the expert noted in *Agoura*, once these trees are removed, the ecological network and soils cannot be recreated.

The Proposed Project Will Have a Detrimental Effect on the Site Geology and Soils, Including the Potential for Landslides

5-37

The IS/MND indicates that there is less than significant impact with mitigation incorporated as to the following issues: seismic-related ground failure, including liquefaction; landslides; and unstable soil, creating substantial direct or indirect risks to life or property. (IS/MND p. 59). The California Geological Survey (CGS) Mapping shows that all or a portion of

Letter 5, cont.

5-37, cont.

the site lies within a landslide hazard area, and hazard mapping by Santa Clara County indicates that the eastern half of the site is within a county landslide hazard zone; USGS mapping shows that there were "many landslides" in the area containing the project site. (IS/MND p. 61).

The proposed project requests multiple waivers in order to exceed the maximum allowable grading, cut and fill pursuant to the HDS&G. According to IS/MND Section 6 of the Geotechnical and Geologic Hazard Investigation (GGHI), discusses various requirements related to earthwork, including temporary and permanent cut and fill slopes, subgrade preparation, wet soil stabilization material for fill, compaction requirements and backfill. "Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing including slopes could cause a significant impact related to slope instability." (IS/MND p. 61).

Undocumented fill was encountered in the southwestern section of the site, the presence of which could cause settlement due to the variable nature and consistency of undocumented fills. Therefore, potential adverse impacts related to subsidence/settlement could occur. (IS/MND p. 61). The GGHI further concluded that moderately expansive soils generally blanket the project site, resulting in potential hazards or risks related to expansive soils. The study concludes that the proposed project could result in potential hazards or risks related to landslides, lateral spreading, subsidence, and/or soil expansion, and a potentially significant impact could occur.

To mitigate these potential impacts, prior to approval of any grading or improvement plans, a licensed engineer shall review the plans to ensure the engineering recommendations are adequately incorporated to the satisfaction of the Town's Engineer. (IS/MND p. 63). Given the excess of grading and fill requested for this project, in contravention of the standards identified by the HDS&G, it is unclear what this proffered mitigation actually provides. It appears to be a

Letter 5, cont.

5-37, cont.

"future determined" mitigation. It is clearly stated in the IS/MND that there are inherent risks to construction of a project on this site. The applicant is asking for exceptions to these standards, which are designed to protect us from these risks. We are requesting that the Town abide by its objective and necessary standards relative to grading and fill.

According to the map of Santa Clara County Geologic Hazard Zones (Twin Oaks / Los Gatos), the project parcel lies within designated Geologic Hazard Zones, including landslide, liquefaction, and potentially compressible soils and fault rupture hazard areas. Under Santa Clara County policy, development within these zones requires geologic review and site-specific investigation. The presence of multiple overlapping hazards constitutes substantial evidence that the project may result in significant environmental impacts, triggering the requirement for a full EIR under CEQA. The property sits on steep slopes in a region with documented landslide and erosion hazards (see USGS and Santa Clara County hazard maps.) The site's steep slopes create elevated risks of slope instability, erosion, and mass movement, especially under grading and vegetation removal. The IS/MND fails to adequately evaluate slope stability under grading, vegetation removal, and increased stormwater runoff. These hazards and the failure to mitigate them in a meaningful way represents substantial evidence of potentially significant environmental effects, requiring full evaluation in an EIR.

Drainage is a Pre-existing Problem That Will Be Made Worse by This Project

5-38

In January 1975, when the last four homes on Longmeadow were constructed, the Assistant Planning Director acknowledged that this four lot subdivision at the end of Longmeadow included lots of varying sizes due to the flood plain area required by Ross Creek, which lies directly behind what is now our home ([redacted] Longmeadow) and the Meleyco home ([redacted] Longmeadow). Ross Creek is identified in the IS/MND as part of the riparian woodland.

Letter 5, cont.

According to the IS/MND, "consistent with the Town's Standards and Guidelines for Land Use Near Streams, the proposed project would include a 25-foot riparian setback from the top-of-bank of Ross Creek and incorporate the 100-110 foot flood easement from Ross Creek. As such according to the site plan prepared for the proposed project, development with the riparian woodland area is not proposed, and Ross Creek would not be directly impacted by the proposed project." (IS/MND p. 48).

Approximately 62,224 square feet of the project site will be covered by impervious surfaces. The Town requires projects that create or alter 10,000 or more square feet of impervious area to contain and treat all stormwater runoff from the project site. Stormwater runoff would be directed into various bioretention areas, one of which is located at the base of the hill in between our home, the Meleyco home, and Hillbrook School.

5-38, cont.

The conclusion of the initial study as it relates to hydrology and water quality is: "…because a final erosion and sediment control plan has not yet been prepared for the proposed project, the proposed project could result in the violation of water quality standards or degradation of water quality during construction, and a potentially significant impact would occur." (IS/MND p. 73) The mitigation measure is essentially to prepare and submit this plan. This is insufficient. What if the plan is prepared and does result in the violation of water quality standards? What then is the mitigation? This issue is not sufficiently evaluated, as it relies on further study as a mitigation measure.

There is No Plan for Sediment and Erosion Control During Construction

5-39

According to the IS/MND, during construction, topsoil will be exposed, and the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality downstream. The SWRCV regulates

Letter 5, cont.

stormwater discharges associated with construction activities where clearing, grading or excavation results in a land disturbance of one or more acres. The project is required to show coverage under the State's General Protection Permit, which in turn, requires applicant to prepare a Storm Water Pollution Prevention Plan. (IS/MND p. 71). The project is also required to comply with Chapter 12 of the Town's Municipal Code, which includes standards for managing stormwater runoff during "construction and operation."

5-39, cont.

Approval of an erosion and sediment control plan by the Town Engineer is required. Final erosion and sediment control plans would be required to comply with the recommendations of the civil engineer, engineering geologist, or landscape architect involved in preparation for the town grading plans, as well as any and all standards and specifications adopted by the Town Engineer for the control of erosion and sedimentation. "*Because a final erosion and sediment control plan has not yet been prepared for the proposed project, proper compliance with the aforementioned regulations cannot be ensured at this time, and the proposed project could discharge sediment or urban pollutants through soil erosion, violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction."* (IS/MND p. 72) Again, there is not enough information due to the lack of a final erosion and sediment control plan. This is significant because it defers any actual mitigation to a known environmental impact—one that has the potential to directly affect the health and safety of the adjacent neighbors, including a school.

There is No Plan for Sediment and Erosion Control During Operation

5-40

Following the buildout of the proposed twelve homes and associated roadways and infrastructure, approximately 62,224 sf of the project site would be covered by impervious surfaces; the remaining 702,502 sf of the project site would remain unpaved. The project would

Letter 5, cont.

install an on-site stormwater drainage system to collect and treat the on-site runoff. The project is subject to both County and Town standards. Applicant proposes multiple bioretention areas, including a large one in the corner of the property adjacent to Hillbrook School, the Meleyco home, and our home. Because a final erosion and sediment control plan has not yet been prepared for the proposed project, the project could result in the violation of water quality standards or degradation of water quality during construction, and a *potentially significant* impact would occur. (IS/MND p. 73). Again, the mitigation measure proposed is only preparation of the required plan.

While the IS/MND lays out possible interim erosion, sediment control, and stormwater runoff measures, there is no plan; currently, there are retaining walls and bioretention ponds, and a "stormwater drainage system to capture and treat on site runoff", all of which create their own problems. The conclusion of the IS/MND is that because a compliant plan will ultimately be required, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation or flooding, exceed stormwater capacity or create additional sources of potential runoff. As mentioned above, drainage is a pre-existing problem in Surrey Farms. Water naturally runs from the hillside into the neighborhoods, and can be quite substantial after significant rains, as shown in this video taken after a rainstorm in February 2019. Link to water flow video.

5-40, cont.

In addition to the increased volume of water coming down the hill due to the introduction of grading and impervious surfaces, we have concerns about the health and safety of having a bioretention basin at the base of the hill adjacent to Hillbrook School, the Meleyco home, and our home. We don't understand how this works, i.e., where does the water ultimately go? What happens if the basin fills? Where is the water redirected? Who is maintaining the basin? As the

5-41

Letter 5, cont.

5-41, cont.

proposed plan has not yet been prepared, we don't understand exactly how it functions. How is water treated on-site? Does that involve additional mechanical/noise/pollution impacts that are not addressed in the IS/MND? And what are the remedies if this new system fails, and/or the water is directed into our yards or the adjacent schoolyard? What safety measures will be employed to protect the neighborhood and the school from the potential dangers inherent in a body of water? Another fundamental question that has not been answered by the IS/MND, is how significantly the grading of the hillside, the construction of homes and roads, and the removal of vegetation will affect the amount of water accumulating in the northwestern portion of the property. We are gravely concerned about the potential for flooding and mudslides. These issues are not adequately addressed by the MND. The applicant has not provided an adequate solution to protect our neighborhood from flooding, erosion, drainage issues, and proposed consequences to health and safety caused by the grading, construction, and removal of natural vegetation in an environment where drainage is already a significant issue.

5-42

The Project Will Significantly Increase the Noise in the Surrounding Areas

According to section XIII of the IS/MND, the Town has concluded that there is "a less than significant impact with mitigation incorporated" as to the generation of increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (and) generation of excessive groundborne vibration or groundborne noise levels. "Sensitive noise receptors" in proximity of the site include residences and schools. (IS/MND p. 79). According to Section 16.20.035 of the Town's Municipal Code, between the hours of 8:00 a.m. and 6:00 p.m. weekdays, and 9:00 a.m. and 4:00 p.m. Saturdays, construction is allowed if it meets one of the following noise limitations: (1) no individual piece of equipment shall produce a noise level exceeding 85 dba at

Letter 5, cont.

5-42, cont.

25 feet; (2) the noise level at any point outside the property plane shall not exceed 85 dba. The Town's General Plan establishes a maximum outdoor noise limit of 55 dB for residential land uses within the Town.

The project construction noise will include the use of heavy equipment as well as noise generated by increased truck traffic in neighborhood roadways. At a distance of 25 feet, construction of the project will generate noise levels up to 94 db. As a result, the proposed project would not meet the first noise limitation. As for the second noise limitation, because there are sensitive receptors located approximately 50 feet from the project site boundaries, noise levels at the existing single-family residences could exceed 85 dba during construction activities. (IS/MND p. 81). Without the limitations required by Mitigation Measure N-1 in the General Plan EIR, the proposed construction activities could result in the generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local noise ordinance.

The IS/MND finds no substantial noise increase beyond that created during construction because the proposed residences would be compatible with adjacent existing residential uses. The IS/MND concludes that a potentially significant impact would occur because of the construction noise. (IS/MND p. 82). The mitigation measure proposed is "construction staging areas to create distance between construction-related noise sources and noise-sensitive receptors" and "additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/condition phases of construction". Proposed on-site construction activities would occur at a distance of approximately 50 feet from the nearest residence to the west of the site. (IS/MND p. 84). Table 7 indicates the effects of the vibrations on people and buildings, concluding that the proposed project could expose people to or generate excessive groundborne

Letter 5, cont.

5-42, cont. vibration or groundborne noise levels, and a potentially significant impact could occur. (IS/MND p. 84). The mitigation measure proposed to reduce this impact appears to only relate to the off-site improvement areas and proposes "preconstruction crack documentation and construction vibration monitoring."

5-43 While it is a given that the project will cause an increase in noise and vibration during construction (for two years or more), it will also increase noise and vibration after the new neighborhood is constructed. Instead of hearing birds, frogs, and other wildlife, we will hear cars, alarms, cars, people, phones, radios, televisions, parties, and possibly a water treatment facility. According to the IS/MND, it will be comparable to current residential noise. It must be recognized, however, that there is no noise from "residential activities" at the end of Longmeadow and the homes along Twin Oaks. Other than wildlife, the only noise we typically hear is children on the field at Hillbrook School, and occasionally, because of the way sound travels down the hill, we can hear telephones and people speaking from the one house on Cerro Vista directly above Hillbrook and visible from our yard. To go from essentially no noise to a neighborhood full of noise, with sound that travels downhill, will impact all the homes at the end of Longmeadow, along Twin Oaks, and I expect Cerro Vista and Brooke Acres, as well.

5-44 Construction of the project will affect our home and our way of life in Surrey Farms. The construction will not create havoc for a few months, but for years. The mitigation measures provide no relief. Construction, with its accompanying dirt, dust, pollution, and noise are allowed for ten hours a day on weekdays, and eight hours a day on weekends. It appears that nearly every waking hour of the day our home life will be exposed to construction noise, for an indefinite period of time. This will prevent use of our backyard by our family, including our grandchildren who should not be exposed to the dust, noise, and pollution. Whereas many of us in the

Letter 5, cont.

5-44, cont. neighborhood also work from home, there will be virtually no respite from the noise, dust, and pollution and the activities of both daily homelife, and work will be disrupted.

The Proposed Project Will Likely Have an Impact on Public Services

The IS/MND concludes that there is a less than significant impact on public services, including schools, fire protection, and police protection because there are only twelve new homes proposed, which would result in "an increase of approximately 29 residents." (IS/MND p. 89). It is unclear where this figure comes from but seems to be a miscalculation based even on simply the size of the homes. Is the presumption that these homes would have an average of only 2.42 people? This seems to be an unreasonable presumption given that nine of these homes are between 5775 SF to 6170 SF and offsite parking includes room for 86 additional vehicles. To adequately study the impacts on public services, importantly those that directly impact health and safety, this presumption must be further evaluated by the Town.

5-45

The Proposed Project Conflicts with CEQA Guidelines Relative to Transportation

The proposed project is expected to exceed the applicable VMT (vehicle miles traveled) threshold required under the Town threshold and CEQA, creating a potential significant impact. To counteract this excess in VMT, the applicant is required to submit off-site improvement plans for the construction of new sidewalks on Blossom Hill Road and Fisher Avenue. It is unclear how these off-site improvements mitigate the increase in VMT. Access for emergency equipment is achieved through a connection to Twin Oaks Drive known as Surrey Farms Hill. There is a proposed EVA from Brook Acres Drive. In order to access either of these, emergency vehicles will be required to traverse Kennedy Road and Longmeadow Drive, both of which are two lane roads.

5-46

Letter 5, cont.

5-47 The traffic analysis does not account for the cumulative projects recently proposed in Los Gatos. Even without these future developments, it should be noted that there are already summer days when the beach traffic creates gridlock on Kennedy, Shannon, Englewood, Los Gatos Boulevard, and Highway 9, preventing and/or delaying a simple outing to the grocery store or pharmacy from Surrey Farms. On a regular school day, if you leave at the wrong time, you can sit for four or five lights at Kennedy and Los Gatos Boulevard. Evacuation and daily traffic impacts must be analyzed together, taking into consideration all of the current pending projects.

5-48 We also ask the town to consider the effects of construction traffic on our neighborhood. We anticipate that development of the infrastructure and twelve individual homes would result in years of trucks, dust, pollution, and traffic up and down Longmeadow all day every day, changing the landscape of our neighborhood for this generation of residents.

This Proposed Project Will Increase the Risk of Wildfire in a Very High Fire Hazard Severity Zone

5-49 According to section XX of the IS/MND, there is a less than significant impact to wildfire risks. According to the Cal Fire–designated Fire Hazard Severity Zone map, the project parcel is located within a Very High Fire Hazard Severity Zone (VHFHSZ). In the SCCFD Developmental Review Comments, the project was approved with the following conditions: "Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes." (SCC Fire Department Developmental Review Comments, August 12, 2025). The IS/MND misclassifies the site as being located in an HFHSZ, thereby calling into question reliance on any of its findings relative to fire risk. ("…the project site is not located within an SRA; however, the site is located within a High FHSZ") (IS/MND at p. 102).

Letter 5 cont.

5-49, cont.

According to the SCCFD Developmental Review Comments, the site is in both a VHFHSZ and an LRA.

Development in VHFHSZ areas pose increased wildfire ignition, spread, and evacuation risks. CEQA requires analysis of emergency access, fire response capacity, and evacuation feasibility, which cannot be adequately addressed through an MND. The site is served by Twin Oaks, Longmeadow Drive, and Kennedy Road, which is narrow, winding, and already congested during peak hours.

In February 2025, Cal Fire updated fire hazard severity maps for the first time since 2011 and Los Gatos' fire risk has spiked since 2011, with more than 1,000 acres in the red. (Freimarck, San Jose Spotlight, March 29, 2025). Vice Mayor Rob Moore is quoted in the article stating that, although Builder's Remedy takes away a lot of discretion from the local government, "There are still important regulations that remote developments have to comply with, and I hope that anything that is proposed in a very high fire zone understands Los Gatos' position as a community that is deeply concerned about our risk of wildfire."

A site inside the VHFHSZ is subject to California Building Code Ch. 7A (wildfire resistant construction); Defensible space vegetation management requirements (Ca. Pub. Res. Code s. 4290-91); and emergency access standards (road width, slope, fire truck turnarounds, water supply for firefighting). There will also be insurance implications, i.e., will the homes that are developed even be able to obtain fire insurance? The risk of wildfire increases with the introduction of a population into a rural environment, as most fires are caused by humans. The likelihood of fire in this VHFHSZ is increased by the proposed project.

State law and fire hazard mapping require that new subdivisions in High Fire Zones have multiple evacuation routes, adequate water infrastructure, fuel breaks, defensible space around

Letter 5, cont.

5-49, cont.

structures, etc. There are 70+ homes in Surrey Farms. There are significantly more homes along Kennedy Road between Surrey Farms and Los Gatos Boulevard. In the event of wildfire, all of these homes would need to be evacuated and the exit routes from the new development would be insufficient. The condition listed in the SCCFD Developmental Review Comments indicates that is unclear whether the proposed project meets any of the requirements listed therein, including access and water supply. A full EIR is required to analyze wildfire evacuation, water supply/fire flow, and cumulative safety risks. The Town cannot lawfully approve a project with unavoidable wildfire risks under HAA's health and safety exception.

The Proposed Project Will Add to Significant Cumulative Impacts in the Town

5-50

CEQA requires evaluation of cumulative impacts, not just the project in isolation. The MND ignores cumulative wildfire evacuation, traffic congestion, and infrastructure strain from multiple projects under review in Los Gatos. Under SB 330, there are currently three approved projects and twelve pending applications for a total of 1611 proposed residential units in Los Gatos, in addition to the twelve proposed by this project. At a minimum, some of these projects will increase the flow of traffic in the Kennedy corridor. We request that an EIR examine the proposed project in conjunction with the additional projects approved and pending to fully understand the scope of the impact on the Town, the environment, and our neighborhood.

The Mitigation Measures Are Uncertain and Insufficient

5-51

Many mitigation measures included in the IS/MND are insufficient, lack performance standards, and/or are deferred to future studies and plans. CEQA prohibits deferring or weakening mitigation. Given the lack of plans with regard to erosion, drainage, soils, and wildfire planning, it also calls into question whether this application was properly deemed complete. For these reasons, we believe the MND is legally inadequate, and we request that the

Letter 5, cont.

5-51, cont.

Town prepare a full EIR to thoroughly analyze these issues, evaluate feasible alternatives, and identify enforceable mitigation. Further, we request that the Town decline the multiple exceptions and waivers requested by the applicant and enforce all objective standards relative to the proposed project.

Very truly yours,

Jill & Craig Fordyce

[redacted]

October 8, 2025

Letter 5, cont.

EXHIBIT A

Combined List of Exceptions Requested by Applicant

Here is the list of the exceptions the applicant is requesting as to each specific lot. We could not locate a list of exceptions as to the entirety of the project, including infrastructure, roads, drainage, utilities, etc., so this only covers the exceptions requested for the individual lots. This information is taken from the twelve individual "Development Standards Matrix" submitted by applicant.

Lot 1:

Reduce minimum required lot size

Requesting additional height to 27'7"

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill*

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"**

Grading within areas that are greater than 25%

Lot 2:

Reduce minimum required lot size

Requesting additional height to 32'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced rear setback

Requesting reduced side setback

Exceeding cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Letter 5, cont.

Lot 3:

Reduce minimum required lot size

Requesting additional height to 38'

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Exception from LRDA for 30% slope

Lot 4:

Reduce minimum required lot size

Requesting additional height to 37'3"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Lot 5:

Reduce minimum required lot size

Requesting additional height to 40'10"***

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Letter 5, cont.

Requesting reduced front setback

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 6:

Reduce minimum required lot size

Requesting additional height to 33'10"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced rear setback

Requesting reduced off street parking count

Exception from LRDA for 30% slope

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 7:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Proposed driveway exceeds 15% max

Portion of pool within area greater than 30% slope

Letter 5, cont.

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of building/motorcourt/yard are within areas greater than 30% slope and landslide hazard areas

Grading within areas that are greater than 25%

Lot 8:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Proposed driveway exceeds 15% max

Portion of pool within area greater than 30% slope

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Grading within areas that are greater than 25%

Lot 9:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of building/motor court/yard are within areas greater than 30% slope and landslide hazard areas

Grading within areas that are greater than 25%

Letter 5, cont.

Lot 10:

Reduce minimum required lot size

Requesting additional height to 27'6"

Requesting exception from lower level at no more than 3' above existing grade

Requesting additional floor area

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Site needs exception from LRDA; portion of house is within areas greater than 30% slope and landslide hazard area, portion of driveway in area over 30% slope

Lot 11:

Reduce minimum required lot size

Requesting additional height to 27'8"

Requesting additional floor area

Requesting reduced side setbacks

Requesting reduced off street parking count

Exceeding minimum cut and fill

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

Lot 12:

Reduce minimum required lot size

Requesting additional height to 27'4"

Requesting additional floor area

Requesting reduced front setback

Requesting reduced side setbacks

Exceeding minimum cut and fill

Letter 5, cont.

Unclear as to number of trees removed; exception requested to "no grading or construction within dripline of tree"

*The Development Standards Matrix for multiple lots state that the developer is "exceeding the minimum cut and fill from Table 1, page 20 HDSG. The site development strategy and road alignment servicing lots 1-9, 11 and 12 requires fill." Further it states that items S2-S10 "intend to be met and will provide more detail once construction document (sic) are prepared." We don't understand what this means; it appears to be an unquantified request.

**The Development Standards Matrix for Lots 1-12 each state that "visual impact of tree removal shall be submitted with plans" and "plans note an exception to 'no grading or construction within dripline of tree.'" This is another unquantified request.

***Lot 5 is directly above/behind our home. It is the tallest home by far at over 40 feet and will be looking directly down into our home and yard.

Letter 5, cont.

DECEMBER 2025 FORDYCE LETTER

Dear Chair and Members of the Los Gatos Planning Commission,

We are supplementing our previous letter dated October 8, 2025, to provide updated information with regard to three specific arguments in opposition to the proposed development: (1) The IS/MND is inadequate and an EIR is required; (2) The proposed project creates a specific, adverse impact upon the public health and safety of our community; (3) The proposed project does not abide by the Los Gatos Below Market Price regulations.

5-52

An EIR is Required

The fate of an undeveloped rural Los Gatos hillside—home to protected trees, species, and a riparian corridor—requires, at a minimum, a detailed understanding of the environmental impact of the proposed development. In this case, we have not been given the information necessary to have such an understanding. Housing law does not waive or reduce CEQA review. Compliance with CEQA is mandatory and independent of zoning or housing authorization. "The IS/MND's approach suggests environmental review is secondary to entitlement, which is legally incorrect." (Letter dated October 17, 2025 from the Santa Clara Valley Bird Alliance ("SCVBA") and the Sierra Club at p. 11).

5-53

First, instead of conducting new studies commensurate with both the current project and the current state of the environment, the IS/MND relies on an outdated, uncertified EIR from 2017. Natural environments change over the course of years; species appear and disappear and are not fixed in time. Furthermore, the proposal for development before the Planning Commission is not the same proposal as the one considered in 2018. One key difference is the scope of the development. The current application asks to develop approximately 62,000 square

Letter 5, cont.

5-53, cont.

feet. The previous proposal was for 55,000 square feet (a 13% increase). The lots are different; the number of homes is different; the homesites are different; the ingress and egress are different.

Under CEQA, a Mitigated Negative Declaration can only be adopted if the lead agency determines that all potential significant environmental impacts can be reduced to a less-than-significant level through mitigation measures. If there is a "fair argument," supported by substantial evidence, that the project may have a significant environmental impact, then the agency is required to prepare a full Environmental Impact Report (EIR) instead.

5-54

The Sierra Club, the SCVBA, and the San Francisco Bay Regional Water Quality Control Board ("RQWCB") have submitted letters in opposition to this project. The SCVBA and the Sierra Club note that, because the project is located within an ecologically sensitive transition zone between existing development and natural hillside habitat, a preparation of an EIR is essential. The Sierra Club and SCVBA found "substantial evidence that the project may result in significant hydrological and biological impacts that are not adequately disclosed, analyzed, or mitigated." The RWQCB notes that the IS/MND fails to address the jurisdictional status of an on-site ephemeral drainage, potential dewatering of riparian habitat, habitat fragmentation for wildlife, impacts from lighting and collision hazards to birds, and procedural conflicts with CEQA's fair argument standard. (Letter dated October 17, 2025, from the SCVBA and the Sierra Club; Letter dated October 6, 2025 from the RWQCB). The SCVBA and the Sierra Club also note that long-term maintenance is deferred to a future HOA without identifying responsibility for inspection and repair of stormwater infrastructure, funding mechanisms for hydrologic mitigation, or standards for performance over time. Deferred mitigation violates CEQA guidelines, which prohibits mitigation dependent on undefined future actions.

Letter 5, cont.

5-54, cont.

The Sierra Club/SCVBA have supplied a "fair argument" that the project may have a significant environmental impact, including the following issues:

-The IS/MND fails to adequately assess significant and irreversible impacts to biological resources, including native woodland habitat, wildlife movement corridors, nesting birds, and special-status pollinators, and the Ross Creek watershed, an area known to support raptors, migratory songbirds, and oak-associated wildlife.

-The IS/MND removes a substantial number of mature coast live oaks and associated understory vegetation. It does not quantify total tree loss, assess habitat fragmentation, or evaluate impacts to wildlife corridor functionality across the Ross Creek drainage interface. Fragmentation of woodland habitat at this location "poses long-term ecological consequences." (SCVBA/Sierra Club at p. 8).

-The IS/MND incorrectly concludes that there will be no biological impact on the ephemeral drainage. "As documented by the RWQCB, the project's stormwater design would redirect runoff away from the drainage, depriving the riparian system of seasonal hydrology: 'Stormwater runoff that currently supports riparian vegetation…would be diverted…. This could deprive riparian vegetation of sufficient water to sustain the vegetation. The biological effects of hydrologic alteration, loss of vegetative cover, reduced insect prey availability, and increased temperature exposed were not analyzed." (Id.)

-The IS/MND "repeatedly defers mitigation to future plans, HOA oversight, or permitting processes, without defined performance standards or enforceable obligations. This violates CEQA, which prohibits reliance on unspecified or future mitigation, particularly where long-term resource impacts are involved, (e.g., habitat loss, hydrology modification.)" (Id. at p. 9). Examples of impermissible deferral include the following: stormwater operation and

Letter 5, cont.

maintenance left to an undefined HOA; lack of binding commitments to preserve riparian flow or tree canopy; and absence of defined mitigation ratios for habitat or tree removal.

The SCVBA/Sierra Club letter concludes that compliance with CEQA requires withdrawal of the IS/MND, recirculation of the environmental document to incorporate agency concerns and hydrologic and biological analysis, and preparation of a full EIR that evaluates project alternatives, hydrologic modifications, biological resource impacts, lighting effects, and cumulative conditions within the Ross Creek watershed. The EIR must also include a reasonable range of alternatives that would reduce impacts to hydrology, wildlife corridors, and hillside habitat.

The RQWCB raises a number of concerns, including:

5-54, cont.

-The topographic map of the Project site indicates that the ephemeral creek channel appears to extend upstream from the uppermost cluster of vegetation. Based on the map, the footprint of the access road may fill the upper portion of the ephemeral creek. (RQWCB letter at p. 2).

-The proposed stormwater treatment infrastructure appears to divert the runoff that currently sustains the ephemeral creek into the bioretention areas and pervious pavement, depriving the ephemeral creek of the hydrology necessary to sustain the preserved vegetation along the creek. (Id.)

-The proposed use of pervious pavement may not be appropriate at the Project site due to steep topography portions of the site.

-The IS/MND does not identify responsible party for the operation and maintenance of the stormwater treatment infrastructure of the treatment proposed to mitigate the impact of hydrography modification.

Letter 5, cont.

-The bioretention areas should be visible from public roadways.

-The proposed stormwater treatment measures will dewater the preserved ephemeral creek channel, causing significant impact to the creek. (Id. at p. 12).

5-54, cont.

-The IS/MND does not acknowledge the potential need to obtain approvals from the Water Board and the CDFW.

-As there is no documentation that State has assessed the jurisdictional status of the ephemeral creek, the Project should assume that the ephemeral creek is a water of the State.

The RQWCB disagrees with the conclusion of the IS/MND that the proposed project would not have a substantial adverse effect on the riparian habitat and other sensitive natural community. (Id.)

5-55

Patrick Kobernus, Principal Biologist of Coast Ridge Ecology, Inc., concluded that the IS/MND is deficient under CEQA for a variety of reasons, including reliance on an outdated floristic survey (over 14 years old); failure to address sensitive plant communities in accordance with CDFW protocols; inadequate mitigation to protect Burrowing Owls; failure to identify potential impacts to special status amphibian and reptile species and mitigate for those impacts; failure to include habitat assessment to address impact on bats; failure to include a detailed survey and mapping of active woodrat middens and a woodrat relocation plan; failure to identify impacts on the western bumble bee and Crotch's bumble bee and mitigate for those impacts; and concluding without factual support that there would be no impact to wildlife corridors. (See Exhibit C to Letter dated December 15, 2025, from Camus J. Steinmetz.)

5-56

In addition to the deficiencies noted above, the environmental conclusions in the IS/MND are expressly or implicitly derived from an earlier EIR that was never certified and therefore has no legal force. ("…although the EIR was never certified by the Town, the setting of the site has

Letter 5, cont.

5-56, cont.

remained the same, and thus, a number of the technical reports associated with the former project and 2017 EIR remain applicable to the proposed project.") (IS/MND at p. 6). Under CEQA, an uncertified EIR is legally equivalent to no EIR at all and may not be relied upon to negate the possibility of significant environmental impacts or to support adoption of an MND. (CEQA Guidelines §§ 15070, 15090; *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 92–94.)

Here, the record reflects that potentially significant impacts were previously identified and analyzed in the 2017 EIR. The applicant may not now bootstrap that uncertified analysis to conclude that impacts are less than significant or mitigable through an MND. Where substantial evidence in the record—including prior environmental analysis prepared for the project site—supports a fair argument that the project may have significant environmental effects, CEQA mandates preparation of an EIR. (Pub. Res. Code § 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306–307.) The decision to proceed with an IS/MND violates CEQA as a matter of law. Additionally, the land, the project, and housing laws (e.g., allowance of split lots and ADUs) have all changed since this uncertified EIR.

Finally, in order for an MND to be sufficient, it must contain specific mitigation to anticipated environmental harms. The IS/MND for this project contains vague, unspecified, and deferred mitigation. This is discussed below in conjunction with the health and safety risks inherent in this project.

The Health & Safety of Our Community is at Risk

5-57

In addition to the grave effects on the land and natural resources, the development of this hillside presents a risk to the health and safety of the community, and particularly, the adjacent neighbors, which include long-established residential neighborhoods and a school. Specifically,

Letter 5, cont.

we have noted the risks to health and safety caused by impeding the surrounding neighborhood's evacuation in the event of a wildfire or other emergency; the possibility for erosion, mudslide, and landslide on the project site; and exposing the surrounding area to risk of flooding, water quality degradation, water pollution, harms associated with the proposed bioretention pond. (Fordyce letter dated October 8, 2025, at pp. 21-33).

Despite the existence of all these risks, the proposed mitigation measures are uncertain, vague, deferred, and potentially unenforceable. For example, while the project is in a Hydrologic Hazard Zone, an erosion and sediment control plan has not even been prepared. The risk is identified, but the mitigation is deferred. The IS/MND states: "Because a final erosion and sediment control plan has not yet been prepared for the proposed project, proper compliance with the aforementioned regulations cannot be ensured at the time and the proposed project could discharge sediment or urban pollutants through soil erosion violate water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction." (IS/MND p. 72). The IS/MND concludes that the proposed project "could result in the violation of water quality standards or degradation of water during construction, and a potentially significant impact would occur." (IS/MND p. 73) The mitigation measure is to prepare the final erosion and sediment control plan. This is a future, vague, uncertain mitigation measure.

5-57, cont.

Based on the scope of the construction, grading, fill, and watering, it is conceivable that all of us who reside below the hillside will end up with homes and yards significantly impacted. According to the IS/MND, "Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing slopes could cause a significant impact related to slope instability." (IS/MND, p. 61). The proposed project could

5-58

Letter 5, cont.

5-58, cont.

result in potential hazards or risks related to landslides, lateral spreading, subsidence, and/or soil expansion, and a potentially significant impact could occur. The mitigation measure is: "prior to approval of any grading or improvement plans, a licensed engineer shall review the plans to ensure the engineering recommendations are adequately incorporated to the satisfaction of the Town Engineer." (IS/MND p. 63). This is a deferred, potentially unenforceable mitigation that does nothing to assure that the risk will be diminished.

5-59

We anticipate that yards will be unusable due to the dirt, dust, pollution, and water; that the dirt and dust will seep into our homes; the noise will be constant. It is not difficult to imagine the bioretention pond flooding our yards and creating other health hazards. There is also a risk of more harmful impacts, such as mudslides and landslides. Importantly, we do not know who is responsible if and when any of these impacts occur. It appears that will be a future, as yet undetermined HOA, which is insufficient to protect the health and safety of the neighborhood. The HDS&G, CEQA, the Los Gatos Tree Protection Ordinance all exist to protect and promote the health and safety of our community and the objective standards provided therein must be followed.

5-60

State law and fire hazard mapping require that new subdivisions in High Fire Zones have multiple evacuation routes, adequate water infrastructure, fuel breaks, defensible space. It is unclear whether the SCCFD has approved site access or water supply and the mitigation relies upon both exceptions, and "roadway and other improvements, for fire safety that will be required as a result of this coordination with SCCFD.)" (Staff report at p. 27). According to the staff report, PRC 4290 requires modifications to the "width of existing roads, existing road surfaces, fire truck turnarounds, and the lengths of dead-end roads. An Alternative Materials, Methods of Construction, or Modification of Code was approved by the SCCFD for Lot 10 to meet the PRC

Letter 5, cont.

5-60, cont.

4290 requirements to mitigate deficiencies of the 20-foot roadway width on a 10-foot in length segment of roadway on Cerro Vista Drive. In order to mitigate the noncompliant roadway width, the approved AMMR requires an upgraded sprinkler system for the proposed residence at Lot 10. The recommended Conditions of Approval (Exhibit 3) include roadway and other improvements for fire safety that will be required as a result of this coordination with SCCFD." (Staff Report at p. 27). What is the mitigation for the other lots? What specific plan is there for evacuation, turnaround, water supply, ingress and egress in the event of an emergency? This is deferred mitigation of a critical health and safety issue—the potential for wildfire in a high fire hazard zone—and it will impact us all.

The Project Belies the Legislative Intent of the Below Market Housing Law

Finally, it must be noted that much of the leeway given legislatively to the developer comes from the notion that it is providing affordable housing. This proposed development does not comply with the Los Gatos BMP regulations, which require the BMPs to be similar in size and spread throughout the development.

5-61

Pursuant to the Los Gatos Below Market Price (BMP) Housing Program Guidelines: "BMP dwelling units should… be consistent with the market rate units in the project" and "should be provided proportionately in the same unit type mix (number of bedrooms) as the market rate units" with the goal being "seamless integration." The "BMP units shall be dispersed throughout the development, to the extent feasible, in all buildings, on each floor, and in each project phase," and that concentrating them "will generally not be allowed."

The applicant's justification letter for 178 Twin Oaks admits a deviation from the BMP Guidelines "section III A regarding unit size," and states the market-rate homes are 5,775–6,170 square feet while the BMP "townhomes" are 1,630 square feet. The three proposed BMP

Letter 5, cont.

5-61, cont.

units are all three-bedroom homes, whereas the market-rate units range from four to six bedrooms — so they are not proportionate in mix or size under the BMP Guidelines. All three BMP units are shown on the site plan as being grouped together (on Lots 1, 11, and 12) with a shared private driveway and turnaround, rather than distributed among the other market-rate lots.

This provision of BMP housing is being utilized to obtain exceptions to regulations and laws in existence to protect the land, biological resources, and neighborhoods. The facts are that this is a large luxury home development. The provision of three small units placed at the bottom of the development with a shared driveway, is not what was intended by the BMP law.

We respectfully request that the Planning Commission deny this project based on an insufficient environmental review, noncompliance with applicable regulations, and the risk to the health and safety of our community.

Very truly yours,

Jill & Craig Fordyce
[redacted]Longmeadow Drive

December 17, 2025

LETTER 5: JILL FORDYCE (2 OF 2)

Response to Comment 5-1

The comment is introductory and presents the history of the commenter's letters provided on the various CEQA documentation for the project site and summarizes their concerns presented in more detail within the remainder of the letter. Please see Responses to Comments 5-2 through 5-61 for detailed responses to each of the commenter's specific concerns.

Response to Comment 5-2

Please see Responses to Comments 3-1 through 3-18, which respond to the comments submitted by the SCVBA, and Responses to Comments 2-1 through 2-4, which respond to the comments submitted by the RWQCB.

The commenter misunderstands CEQA and its Guidelines as to when EIRs are required. According to Practice Under the California Environmental Quality Act,[3]

> The CEQA Guidelines strongly encourage mitigated negative declarations as a means of reducing delay and paperwork. They recommend that public agencies urge applicants to revise projects, either before or after an application is filed, to eliminate potentially significant environmental effects, allowing a negative declaration rather than an EIR to be prepared.
>
> […] A mitigated negative declaration is appropriate if significant impacts will be avoided, or mitigated to the extent that "clearly no significant effect on the environment would occur," and there is no substantial evidence in the agency record "that the project, as revised, may have a significant effect on the environment."
>
> […] If environmental problems are discovered after an application has been submitted, the applicant can modify the project to mitigate or avoid them. The applicant then need not spend time and money on an EIR, and the significant effects on the environmental that would otherwise be addressed in an EIR will have been eliminated…The initial study supporting a mitigated negative declaration must include a "discussion" of ways to mitigate the significant effects that are identified.
>
> […] Mitigated negative declarations can simplify the CEQA review process and reduce expenses, while ensuring maximum environmental protection because all potential impacts must be mitigated to a level of insignificance…Well-designed mitigation measures can ensure that the environment will be fully protected.
>
> […] In the absence of substantial evidence in the record showing that significant adverse impacts will remain after mitigation, a court will presume that the conditions adopted by the agency in a mitigated negative declaration will be effective and will ensure that impacts are mitigated to an acceptable level…In other words, the burden is on the petitioner to demonstrate that there is substantial evidence in the record supporting a fair argument that the proposed project may have a significant effect even if mitigation measures are implemented.

As can be clearly seen, an EIR is required if significant impacts cannot be fully mitigated by the imposition of feasible mitigation measures. The Recirculated IS/MND provides substantial

[3] Stephen L. Kostka and Linda C. Klein. *Practice Under the California Environmental Quality Act, Volume 1*. CEB: March 2026 Update, Sections 6.60 and 6.68.

evidence that all of the project's potentially significant impacts can be fully mitigated through the mitigation measures included in the document, and the applicant has agreed to implement all mitigation measures. The commenter provides no substantial evidence supporting a fair argument that the proposed project may have a significant effect *even if mitigation measures are implemented* (emphasis added).

Response to Comment 5-3

Contrary to the comment, the Recirculated IS/MND is clear as to the jurisdictional status of the ephemeral stream. Page 52 states that the USACE jurisdiction only extends to the 342-square-foot (sf) concrete-lined drainage considered a seasonal wetland in the northwestern corner of the project site and that the ephemeral stream would be considered a water of the State under the jurisdiction of the RWQCB.

Response to Comment 5-4

Again, the commenter misconstrues CEQA. CEQA does not require that "If there is a "fair argument", supported by substantial evidence, that the project may have a significant environmental impact, then the agency is required to prepare a full EIR instead." This ignores the above explained guidelines (see Response to Comment 5-2) that the substantial evidence must support a fair argument that the proposed project may have a significant effect *even if mitigation measures are implemented* (emphasis added). The commenter provides no such substantial evidence. The mitigation measures in the Recirculated IS/MND are both entirely feasible and effective in fully reducing the project's potentially significant environmental impacts to a less-than-significant level.

Response to Comment 5-5

As shown on the project plans (e.g., Figure 4 of the Recirculated IS/MND), runoff collected via the existing ephemeral stream would be directed to a proposed field inlet located south the proposed internal road. Water would then be directed to the proposed underground storm drain system that connects to the existing 27-inch storm drain line at the northwest corner of the project. This engineering approach to accommodating temporary runoff within the ephemeral stream upon project development did not change in light of the additional biological information provided in the Recirculated IS/MND, nor does it need to. The partial filling of the terminus of the ephemeral stream, as acknowledged in the Recirculated IS/MND, is inconsequential to this matter given that the temporary runoff within the ephemeral stream will be captured by the on-site drainage system before the water reaches the filled in portion of the ephemeral stream.

In addition, please see Responses to Comments 8-14 and 8-15 related to the specific neighboring property mentioned by the comment.

Response to Comment 5-6

Please see Response to Comment 5-5 above.

Response to Comment 5-7

Please see Response to Comment 8-14. It should be noted that the Recirculated IS/MND does not include "enlarged building envelopes" from what was described in the initial circulation.

Response to Comment 5-8

Please see Responses to Comments 4-1 through 4-6.

Response to Comment 5-9

The comment is conclusionary and reiterates comments addressed in Responses to Comments 5-2 through 5-8.

Response to Comment 5-10

The comment is introductory and does not address the adequacy of the initially circulated IS/MND, for which this same comment letter was submitted. The commenter's letter was included as Letter 5 and responded to within the Responses to Comments document associated with the first circulation, which was Exhibit 13 to the staff report for the Planning Commission hearing on December 17, 2025, for the decision-makers consideration, available at https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-special-2.

Please see the following responses to specific comments, which have been minorly updated to refer to the page numbers and revisions of the Recirculated IS/MND.

Response to Comment 5-11

Please see Response to Comment 5-2.

Response to Comment 5-12

The comment identifies the waivers being requested for the project but does not provide any substantial evidence how the waivers result in significant environmental impacts.

Response to Comment 5-13

Pursuant to Government Code Section 65589.5, the Town can impose objective development standards so long as those standards meet the following criteria:

1) Appropriate to, and consistent with, meeting the local agency's share of its Regional Housing Needs Allocation;
2) Applied to facilitate and accommodate development at the density permitted on the site and proposed by the applicant; and
3) Meet the definition of "objective" in that they involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the applicant and the public official.

In addition, no objective standard can be applied if it will render the project "infeasible" (unless the project will have a specific adverse impact on public health or safety and there is no feasible method to mitigate or avoid the impact). The statute defines "feasible" as capable of being accomplished successfully within a reasonable period, considering economic, environmental, social, and technological factors. The Town decision-makers, at a public hearing, will consider whether the project will have a specific adverse impact on public health or safety and whether there is no feasible method to mitigate or avoid the impact. The IS/MND prepared for the project provides substantial evidence that all potentially significant project-related environmental impacts can be mitigated.

In an effort to clarify, the following revision was made to page 16 of the Recirculated IS/MND:

> Architecture and Site Plan Review
> The Town's ~~Building Division~~ Community Development Department is responsible for a plan review of all new construction, additions, and remodels for both commercial and

> residential properties, as well as construction inspection services for projects including electrical, plumbing and mechanical installations. Plan review ensures compliance with applicable State and local codes, policies, guidelines, and standards of all residential and commercial structures within the Town limits, including the Hillside Development Standards and Guidelines. As described in the Town's Code, the purpose of Architecture and Site Plan Review through the Planning Division is to regulate the height, width, shape, proportion, siting, exterior construction and design of buildings to ensure that they are architecturally compatible with their surroundings. Section 29.20.150 of the Town Code lists the matters that the Town must consider when reviewing applications for Architecture and Site Approval. ~~The Town's review is limited to objective standards only, pursuant to SB 330 and Builder's Remedy.~~

The above revision is intended to clarify the Town's authority and does not affect the conclusions of the IS/MND.

Response to Comment 5-14

As noted on page 13 of the Recirculated IS/MND, the Builder's Remedy status of the project allows the project vested rights to be subject only to the applicable ordinances, policies, and standards in place at the time the project application was submitted. While the site is currently identified by the California Department of Forestry and Fire Protection (CAL FIRE) as being within a High Fire Hazard Severity Zone (FHSZ), at the time of project application, the site was mapped within a Very High FHSZ. The Recirculated IS/MND was revised accordingly, as shown on page 76, as well as pages 109 and 110.

As noted within Section XX, Wildfire, of the IS/MND, development of the proposed residential uses would include the clearing of on-site fuel sources and is therefore not anticipated to increase wildfire risks relative to the existing site conditions. In addition, the Recirculated IS/MND notes that the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's Emergency Operation Plan (EOP), particularly with any emergency evacuation routes. Further, in addition to the proposed access points from Twin Oaks Drive and Cerro Vista Court (for Lot 10 only), as noted on page 76 of the Recirculated IS/MND, the proposed project would include a 20-foot-wide emergency vehicle access (EVA) route extending south from the site to connect to Brooke Acres Drive. Following construction of the EVA route, construction trips could use the roadway. During project operations, the EVA route could also be used for egress during evacuation scenarios. Furthermore, the project improvement plans would be submitted to the Town for review by the Town, which would ensure compliance with the California Fire Code (CFC) and California Building Code (CBC).

With respect to water supply, page 99 of the IS/MND includes the following discussion:

> As discussed in Section X, Hydrology and Water Quality, of this IS/MND, while the on-site development of 12 proposed single-family residences would increase water usage beyond the current on-site water demand, the relatively minor increase in water usage would not be considered substantial, as the Santa Clara Subbasin has an operational storage capacity of approximately 350,000 AF per year, and both SCWVD and SJW have sufficient water supplies through 2045. The project would also comply with Chapter 26.40 of the Town's Municipal Code, which contains the Town's Water Efficient Landscape Ordinance.

Fire water would be included within the project's anticipated water supplies.

Response to Comment 5-15

Removal of trees does not violate the Town's Tree Protection Ordinance. The Ordinance allows for tree removal, provided that certain conditions are met. The discussion under Question IV-e of the IS/MND acknowledges that the proposed project would not meet the on-site tree replacement requirements. As a result, the IS/MND includes a mitigation measure (IV-9) requiring compliance with the Town of Los Gatos Tree Protection Ordinance. For example, the mitigation requires the project applicant to pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code.

Please see Response to Comment 3-4.

Response to Comment 5-16

Please see Response to Comment 5-15.

Response to Comment 5-17

Please see Response to Comment 5-14.

Response to Comment 5-18

Engineering level detail, such as a final erosion and sediment control plan, is not required as part of CEQA review (*Dry Creek Citizens Coalition v. County of Tulare* (1999) 70 Cal.App.4th 20, 26.).

Pursuant to Mitigation Measure X-1, a final erosion and sediment control plan would be reviewed and approved by the Town of Los Gatos Engineering Division prior to any ground-disturbing activities. In addition, a SWPPP must be approved by the RWQCB and is submitted after project approval before operations begin, not for review during the CEQA process.

Response to Comment 5-19

Please see Response to Comment 8-14 related to the proposed impervious surfaces. As discussed under Question X-c.i-iii on page 82 of the Recirculated IS/MND, the proposed on-site stormwater infrastructure would be sized to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations, consistent with Provision C.3.g of the County's Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) permit. Therefore, the new impervious surfaces are not anticipated to result in significant impacts related to altering the drainage pattern of the site.

With respect to the proposed bioretention basins, each bioretention area has been designed in accordance with the standard design criteria outlined in the County C.3 Stormwater Handbook. Town personnel would be able to access each bioretention area periodically as required for inspection purposes. Therefore, the bioretention basins are not anticipated to create any safety issues or hazards.

Response to Comment 5-20

Project construction noise is evaluated on pages 87 through 89 within Question XIII-a of the Recirculated IS/MND. As discussed therein, noise levels associated with project construction at the nearest existing single-family residences could exceed the applicable noise level standards. Mitigation Measure XIII-1 requires the project implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume instead of using a fixed

volume. Such measures are consistent with Mitigation Measure N-1 in the Town's General Plan EIR and would reduce potential impacts related to construction noise to a less-than-significant level.

With respect to ingress and egress routes, as well as roadway safety, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's EOP. Increased traffic from project construction would be temporary and cease upon buildout of the proposed project. As presented on page 89 of the Recirculated IS/MND, generally, a doubling in traffic volumes is required to increase traffic noise levels by 3.0 dB, which is the level at which an increase in noise is generally perceptible. The proposed project would generate approximately 113 trips per day. Although traffic volume data for the roadways adjacent to the project site is not available, an average of 799 daily trips were recorded during the Spring 2024 trimester at Hillbrook School near the site's northwestern corner. Even under the conservative assumption that the traffic volumes at Hillbrook School are representative of the traffic on the nearest roadways in the project vicinity, the proposed project would not double traffic volumes on local roadways and, thus, would not substantially increase traffic noise in the project vicinity.

Response to Comment 5-21

The comment does not address the adequacy of the IS/MND and has been noted for the record. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 5-22

Please see Response to Comment 5-13.

Response to Comment 5-23

Please see Response to Comment 5-2.

Response to Comment 5-24

As shown in Figure 11 of the Recirculated IS/MND, existing trees along Longmeadow Drive currently obscure views of the site. Because the trees are not proposed for removal as part of the proposed project, such screening effects would be maintained, and the Recirculated IS/MND's conclusion is accurate. Notwithstanding, substantial degradation of views of the site is not the relevant question as that would be the appropriate inquiry, pursuant to Appendix G, Section I c., if the site were within a non-urbanized area. Furthermore, privacy and private views are not protected pursuant to CEQA as noted in Footnote 6 on page 25 of the Recirculated IS/MND.

As noted on page 25 of the Recirculated IS/MND, the project site is within an urbanized area, and thus, the relevant threshold is whether the project would conflict with applicable zoning and other regulations governing scenic quality. As noted on page 25 of the Recirculated IS/MND:

> From an aesthetics perspective, it is reasonable to conclude that not every conflict with a scenic regulation would result in a significant aesthetic impact, pursuant to CEQA. Because the Hillside Development Standards and Guidelines contain standards related to preserving views of hillsides, computer-generated photo simulations of the project were prepared from public viewpoints. Although the simulated public viewpoints do not coincide with the Town's designated Hillside Area viewing areas, the simulations were prepared to meet the Town's Height Pole, Flagging, Netting, and Signage Policy For Additions and New Construction Policy and are used herein to facilitate an understanding as to whether

the project's deviations from Hillside Development Standards are consequential from an aesthetics perspective. Potential views of the project site from public spaces were determined to include views from Longmeadow Drive (Figure 11, View #1), which is located west of the project site; from the Hillbrook School campus north of the site (Figure 12, View #2); from Cerro Vista Court (Figure 13, View #3); and from Brooke Acres Drive, south of the project site (Figure 14, View #4).

Figure 11 presents the existing view of the project site in comparison to the view of the project site with development of the proposed project from View #1. As shown in the figure, the existing view of the site from Longmeadow Drive consists of the street frontages and existing trees associated with the existing single-family residences, as well as the existing vegetation on the project site in the background. With the proposed project, the view from Longmeadow Drive would include a partial view of three of the 12 proposed single-family residences in the background. The majority of the project site would remain screened by the existing trees and vegetation. The proposed project would not conflict with existing regulations related to views of the Hillside Area from Longmeadow Drive. Because the proposed project would not substantially affect views of the Hillside Area from Longmeadow Drive, the proposed project would not conflict with the applicable Hillside Development Standards and Guidelines regulations governing scenic quality.

Response to Comment 5-25

The existing visual character or quality of public views of the site and its surroundings would not be substantially degraded by bioretention basins, which are standard features of development projects and generally appear coherent with the rest of a developed site.

Response to Comment 5-26

The relevant threshold pursuant to Appendix G, Section I d. is whether the project would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. The Town acknowledges that the project would increase lighting in the area, including lighting from headlights. However, there is no substantial evidence showing that vehicle trips from 12 new homes would be considered substantial, and furthermore, the CEQA threshold is focused on protecting nighttime views of the area, not interior private living spaces of adjacent homes.

Response to Comment 5-27

Please see Responses to Comments 5-24 and 5-26.

As discussed on page 22 of the IS/MND:

Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The General Plan EIR identifies southward views of the Santa Cruz Mountains and ridgelines as the primary protected scenic vistas within the Town. Due to the heavily-wooded nature of the Town, scenic views are most prominent from the southbound lanes of the Town's major north-south running streets. The project site is located in an area of the Town that is heavily obscured from view due to intervening topography and vegetation. Therefore, views of the Santa Cruz Mountains would not be obstructed by project development. In addition, due to the intervening topography and vegetation described above, views of any other potential ridgelines beyond the project site are not visible from the surrounding roadways.

At a local level, the Town does not identify any roadways as scenic routes. In addition, while State Route (SR) 17 is designated as eligible for listing as a State Scenic Highway, State Scenic Highways are not located within the Town of Los Gatos.[5] The project site is located approximately 1.06 miles east of SR 17 and is obscured from view through various natural features and existing development. Therefore, the proposed project would not have the potential to damage scenic resources within the vicinity of a State Scenic Highway.

Response to Comment 5-28

The impact related to oxides of nitrogen (NO_X) would only occur if the off-site sidewalk improvements were constructed concurrently with the on-site project components. Mitigation Measure III-1 address this by restricting construction of the off-site sidewalk from occurring simultaneously with the on-site construction of the proposed project, or alternatively, ensuring that all construction equipment greater than 50 horsepower to be used in construction of the off-site sidewalk improvements shall be Tier 4 final off-road construction equipment.

The measures listed by the comment to manage construction dust emissions are standard measures implemented by all projects within the Bay Area Air Quality Management District (BAAQMD).[4] The BAAQMD Basic Construction Mitigation Measures (BCMMs) were developed to ensure continued attainment of ambient air quality standards (AAQS) or to work towards attainment of AAQS for which the area is currently designated nonattainment. The watering of exposed surfaces does not involve sufficient amounts of water to generate runoff, but is a standard procedure intended to dampen surfaces enough to reduce dust generation when such surfaces are disturbed during project construction.

With respect to pollutants of concern, as discussed under Question III-c of the IS/MND, the proposed project meets the screening criteria for localized carbon monoxide (CO) emissions established by BAAQMD. As discussed on page 37 of the IS/MND, toxic air contaminants (TACs) generally result in health risks when populations are exposed to high concentrations over extension periods of time (e.g., 30 years or greater). Despite the proximity of the Hillbrook School, the construction period would be temporary and would occur over a short duration as compared to the length of time required for health risks to occur. In addition, all construction equipment and operation thereof would be regulated by the California Air Resources Board (CARB) and their In-Use Off-Road Diesel Vehicle Regulation, which would reduce emissions associated with off-road diesel vehicles and equipment.

Response to Comment 5-29

The comment summarizes the findings of the initial circulation of the IS/MND and does not address the adequacy of the document. The Recirculated IS/MND provides additional information and analysis of the on-site ephemeral stream, including identification of a new significant impact to the northern portion of the ephemeral stream, and incorporation of feasible mitigation to fully reduce the potential impact to a less-than-significant level. Please refer to Section IV, Biological Resources, of the Recirculated IS/MND, for further detail.

[4] It should be noted that BAAQMD is now currently referred to as the Bay Area Air District (BAAD). However, the originally circulated IS/MND was released for public review prior to the rebranding, and due to the insubstantial nature of the name change with regard to the analysis and conclusions of the IS/MND, revisions related to such were not made as part of the Recirculated IS/MND. For the purposes of consistency with the originally circulated IS/MND and the Recirculated IS/MND, BAAD is referred to as BAAQMD throughout this document.

Response to Comment 5-30

Mitigation Measures IV-1 through IV-9 would reduce the potential impacts to the species listed within the comment by ensuring thorough surveys for the presence of the species are conducted (as well as avoidance and minimization steps to take if the species are identified). In addition, the IS/MND includes a mitigation measure requiring compliance with the Town's Tree Protection Ordinance. Payment of in-lieu fees to the Town Tree Replacement Fund is allowed by the ordinance. Pursuant to Section 29.10.0985 of the Town's Municipal Code, the funds generated by payment of such fees would be used at the Town's discretion to add or replace trees on public property in the vicinity of the project site; add or replace trees or landscaping on other Town property; or support the Town's urban forestry management program.

Response to Comment 5-31

The comment summarizes the findings of the initial circulation of the IS/MND and does not address the adequacy of the document. Mitigation Measures IV-1 through IV-3, which are included in the Recirculated IS/MND, address potential impacts to the California red-legged frog. Therefore, further response is not necessary.

Response to Comment 5-32

The comment summarizes the findings of the initial circulation of the IS/MND and does not address the adequacy of the document. Mitigation Measure IV-4, which is included in the Recirculated IS/MND, addresses potential impacts to protected raptor and migratory bird species. Therefore, further response is not necessary.

Response to Comment 5-33

The comment summarizes the findings of the initial circulation of the IS/MND and does not address the adequacy of the document. Mitigation Measure IV-7, which is included in the Recirculated IS/MND, addresses potential impacts to protected San Francisco dusky-footed woodrat. Therefore, further response is not necessary.

Response to Comment 5-34

The analysis of special-status wildlife species, which starts on page 45 of the Recirculated IS/MND, was informed by the Biological Evaluation prepared for the proposed project. The EIR prepared for the project site referred to by the comment was prepared in August 2017, more than eight years ago from the time of the IS/MND. A field survey of the project site was conducted on December 19, 2024, as part of the Biological Evaluation to identify on-site habitats and to determine the likelihood of any occurrences of special-status species. An additional site visit was conducted on May 14, 2025, to confirm the characteristics of the on-site ephemeral drainage. A literature review of various biological databases was also conducted to assess the suitability of on-site habitats.

In addition, the mitigation measures included within the Recirculated IS/MND would provide protection to the species listed in the comment. Although the species listed within the comment were not specifically identified as having a high potential to occur on-site by the Biological Evaluation and, thus, were not specifically analyzed under Question IV-a, the required measures within Mitigation Measures IV-3 and IV-4 through IV-6 would also reduce any potential impacts to any unlikely occurrences of the species.

Response to Comment 5-35

Please see Response to Comment 5-15.

Response to Comment 5-36

Please see Response to Comment 5-15.

The proposed project does not include mass grading, nor does the site include forest land as defined in PRC Section 12220(g). The standards of a tree protection ordinance of a separate city from the Town, such as the City of Agoura Hills, would not apply to the proposed project.

The arborist report was revised during the public review period, during which the total number of on-site trees and the project's potential impacts were revised. According to the revised Arborist Report, the new inventory identified a total of 673 individual trees over four inches in diameter, 630 of which qualify for some level of protection under the Town's tree protection ordinance and 43 of which are exempted.[5] Of the total, 244 trees would be removed (223 of which would qualify as protected) and 371 trees would be retained. Page 57 of the Recirculated IS/MND was revised accordingly and reflected the findings of the revised Arborist Report.

Because the number of protected trees proposed for removal did not change, further revisions to the initial circulation of the IS/MND were not necessary. As discussed therein, compliance with the project's Tree Mitigation and Protection Plan and the mitigation measures within the IS/MND would ensure that significant impacts related to conflicts with the Town's tree ordinance do not occur.

Response to Comment 5-37

Please see Response to Comment 8-14 related to the proposed impervious surfaces.

As shown in Figure 17 of the Recirculated IS/MND, the proposed project locates the residences outside of the areas of the site with the steepest slopes. Such siting significantly reduces the potential for the effects discussed by the comment.

In addition, the GGHI was included in the Recirculated IS/MND as Appendix E. The GGHI was subject to a Geologic and Geotechnical Peer Review conducted by the Town's consulting geotechnical firm, Cotton, Shires, and Associates, Inc. (CSA), and Cornerstone subsequently prepared an Interim Response to Geotechnical Peer Review to respond to the comments and resolve identified concerns. The GGHI included review of geotechnical literature and available conceptual layouts, a site visit in August 2024, the drilling of six test borings to depths between 10 and 20 feet, and the excavation of six test pits.

The Recirculated IS/MND also includes the following analysis on page 67:

> During the excavation of test pits, evidence of either shallow or deep-seated landslide deposits were not observed, and field features indicative of slope failure and instability were not observed during the site reconnaissance. As such, the GGHI concluded that the underlying slopes of the project site are relatively stable and, thus, the landslide hazard is considered low to moderate. In addition, the peer review of the GGHI notes that the majority of the proposed residences (i.e., Lots 1, 2, 4, 5, 8, 9, 10, 11, and 12) are outside of the indicated on-site slopes (see Figure 17). While the proposed lots would exceed the maximum allowable graded cut or fill for each lot pursuant to the Hillside Development Standards and Guidelines, the proposed earthwork activities are accounted for in the analysis of the project-specific GGHI. Specifically, Section 6 of the GGHI discusses various

[5] McClintock Landscape Horticultural Services. *Certified Arborist Report, Tree Preservation Plan, Surrey Farms, Project #4185.10, Los Gatos, CA 95032*. October 16, 2025, Revision 5.

> requirements related to earthwork, including, but not limited to, temporary and permanent cut and fill slopes, subgrade preparation, wet soil stabilization, material for fill, compaction requirements, and trench backfill. Compliance with such requirements would ensure that the earthwork activities associated with the proposed project would be acceptable and would lead to instability. Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing inclined slopes could cause a significant impact related to slope instability.

Mitigation Measure VII-1 has been included in the Recirculated IS/MND to ensure that all geotechnical recommendations in the GGHI are incorporated into grading and improvement plans. It is not necessary to list all recommendations in the mitigation measure. The summary nature of Mitigation Measure VII-1 is a standard approach intended to eliminate excessively technical details from the text of the IS/MND and/or the Recirculated IS/MND. The measure relies upon the authority of the Town as the lead agency, as well as all applicable CBSC standards, the combination of which would ensure potential impacts related to geological and soil hazards are reduced to a less-than-significant level.

Response to Comment 5-38

Please see Responses to Comments 5-18, 5-19, and 8-14.

Response to Comment 5-39

Please see Response to Comment 5-18.

Response to Comment 5-40

Please see Response to Comment 5-18.

Response to Comment 5-41

Bioretention is a way to clean and filter stormwater runoff naturally through percolation, or the slow movement of water through the pores in soil or permeable rock. As noted on page 15 of the Recirculated IS/MND, the stormwater bioretention basins would be sized and designed to meet the Town's C.3 Stormwater Standards design criteria. Such standards are intended to ensure new development controls stormwater runoff pollutant discharges. Following on-site treatment, stormwater flows would be metered out from the bioretention areas into the existing 27- and 36-inch storm drains located north and west of the site, respectively. A maintenance agreement would be put in place between the Town and the future property owners requiring the owners to operate and maintain all the stormwater treatment infrastructure. The maintenance agreement will include language allowing Town personnel to access each bioretention area periodically as required for inspection purposes.

Potential impacts related to flooding are analyzed within Question X-c.i-iii. Based on the design of the bioretention areas, as well as the proposed retaining walls, which would serve to prevent erosion, the Recirculated IS/MND concluded that the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner which would result in erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff.

Response to Comment 5-42

The comment summarizes the findings of the initial circulation of the IS/MND and does not address the adequacy of the document. Mitigation Measure XIII-1 includes the requirements of the Town's General Plan EIR's Mitigation Measure N-1. Therefore, further response is not necessary.

Response to Comment 5-43

A water treatment facility is not proposed as part of the project; therefore, noise or vibration from such a source would not occur at the site or surrounding areas.

It is acknowledged that noise would result from residential activity, but there is no evidence to suggest that residential noise from the project would be any different from the residential noise associated with the surrounding residential neighborhoods. Further, any level of increased noise is not the relevant CEQA threshold used to determine impact significance. The Town of Los Gatos has numerical noise thresholds, and substantial evidence supports that these levels would not be exceeded by the operation of the proposed project.

Response to Comment 5-44

As discussed under Response to Comment 5-28, the proposed project would implement the BAAQMD BCMMs to reduce dust generation and manage pollutant emissions.

With respect to construction noise, Mitigation Measure XIII-1 requires multiple measures to reduce noise at the existing sensitive receptors. Specifically, any construction proposed within 25 feet of a noise-sensitive receptor would be required to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools, which create less noise than non-electric; and use mobile construction equipment with smart back-up alarms, which automatically adjust their volume instead of using a fixed volume. In addition, the project would implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors.

Response to Comment 5-45

As discussed on page 93 of the Recirculated IS/MND within Section XIV, Population and Housing, the analysis used the average household size as estimated by the Town's 2040 General Plan (2.4 persons per household). Using this average household size, the proposed project would result in a maximum increase of 29 residents within the Town (2.4 persons per household x 12 proposed residences = 28.8 residents). Such figures are consistent with the Town's approach to estimating population increases.

It should be noted that the 86 total on-site parking spaces include both off-street parking and 27 garage parking spaces. Parking is not generally an indication of the number of residents associated with the project.

Response to Comment 5-46

The methods used to determine Mitigation Measure XVII-1 are discussed on page 101 of the Recirculated IS/MND. As discussed therein, the VMT Technical Memorandum coordinated with Town staff and identified the off-site improvement locations where feasible pedestrian network improvements could occur as part of the proposed project. The foregoing sidewalk connection

improvements would be consistent with the planned improvements identified within the Town's 2020 Bicycle and Pedestrian Master Plan.

In order to assess the VMT reduction potential associated with the, the VMT Technical Memorandum included a quantitative analysis using the California Air Pollution Control Officers Association (CAPCOA) Handbook (Measure T-17: Provide Pedestrian Network Improvements). The Handbook provides methods to assess potential benefits of different climate vulnerability reduction measures, as well as measures that can be implemented to improve health and equity. In the case of the proposed project, the associated off-site sidewalk improvements would encourage alternative modes of travel, thereby reducing VMT.

Response to Comment 5-47

Contrary to the comment, cumulative impacts to traffic are discussed within the Recirculated IS/MND on page 112 under Question XXI-b, as follows:

> With respect to cumulative transportation impacts, public concerns have been raised about increased congestion, particularly along Los Gatos Boulevard, where several of the SB 330 projects are located. Pursuant to the CEQA Guidelines Section 15064.3, environmental analysis documents must use VMT rather than LOS as the metric to analyze transportation impacts. Section 21099(b)(2) of the California PRC states that "automobile delay, as described solely by level of service or similar measures of vehicle capacity or traffic congestion, shall not be considered a significant impact on the environment." The State's requirement to transition from LOS to VMT is instead aimed at promoting infill development, public health through active transportation, and a reduction in GHG emissions. Overall, the transition from LOS alters the focus of CEQA analysis from congestion to more physical impacts on the environment related to vehicle trips. Accordingly, impacts related to traffic congestion are not required to be evaluated pursuant to CEQA, and thus, are appropriately not addressed herein.

In addition, potential impacts to evacuation are discussed under Question IX-f within Section IX, Hazards and Hazardous Materials, as well as under Section XX, Wildfire. As discussed therein, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's adopted EOP, particularly with any emergency evacuation routes.

Response to Comment 5-48

The comment is conclusory and does not address the adequacy of the initial circulation of the IS/MND. Please see Responses to Comments 5-28 and 5-46 for further discussion. The comment has been noted for the record and will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 5-49

Please see Response to Comment 5-14. In addition, the roadways noted within the comment were all designed consistent with the Town standards, which accommodate for emergency vehicles. Further, as noted on page 76 of the Recirculated IS/MND, the proposed project would include a 20-foot-wide EVA route extending south from the site to connect to Brooke Acres Drive. The EVA route would result in an additional point of access reserved specifically for emergency response vehicles.

With respect to regulations applicable to the proposed project, as noted on page 109 of the Recirculated IS/MND, the proposed project would be required to comply with all applicable requirements of the CFC, including the installation of fire sprinkler systems, fire hydrants, and other applicable requirements, as well as the requirements of Chapter 7A of the CBC, including the use of ignition-resistant materials and glazed exterior windows and doors. The Builder's Remedy status of the project does not affect the applicability of the foregoing requirements, which would reduce potential impacts related to wildfire.

Contrary to the comment, the likelihood of wildfire would be reduced by development of the project due to the clearing of on-site fuel sources (i.e., vegetation and trees). The proposed project would also be situated near existing roads, water lines, and other utilities, which would reduce risks related to wildfire.

Emergency evacuation scenarios are discussed under Question IX-f within Section IX, Hazards and Hazardous Materials, as well as under Section XX, Wildfire. As discussed therein, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's adopted EOP, particularly with any emergency evacuation routes.

Response to Comment 5-50

The comment does not address the adequacy of the initial circulation of the IS/MND. Cumulative impacts are discussed within the Recirculated IS/MND under Question XXI-b within Section XXI, Mandatory Findings of Significance. Please see Response to Comment 5-47.

Response to Comment 5-51

The comment states that many mitigation measures included in the IS/MND are insufficient, lack performance standards, and/or are deferred to future studies and plans, but provides no substantial evidence to support this position. Please see Responses to Comments 5-18, 5-37, 5-39, and 5-49.

Response to Comment 5-52

The comment is introductory and presents a summary of the commenter's concerns presented in more detail within the remainder of the letter.

Response to Comment 5-53

Please see Response to Comment 5-2.

Response to Comment 5-54

The Town has responded to both the letters referred to by the commenter, which were submitted during or immediately after the public review period for the initial circulation of the IS/MND. The responses are available as exhibits to the staff report for the Planning Commission hearing on December 17, 2025, available at https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-special-2. Please also see Responses to Comments 2-1 through 2-4.

In addition, the Recirculated IS/MND provides additional information and analysis of the on-site ephemeral stream, including identification of a new significant impact to the northern portion of the ephemeral stream, and incorporation of feasible mitigation to fully reduce the potential impact to a

less-than-significant level. Please refer to Section IV, Biological Resources, of the Recirculated IS/MND, for further detail.

Response to Comment 5-55

Please see Response to Comment 8-7 related to the previously conducted floristic surveys, Response to Comment 3-4 related to wildlife corridors, and Response to Comment 3-7 related to Crotch's bumble bee. Similar to Crotch's bumble bee, the Biological Evaluation considered the western bumble bee absent from the site due to lack of suitable habitat and nectar plants.

The Recirculated IS/MND includes an analysis of the project site and the site's potential to contain special-status plant species, roosting habitat for special-status bat species, and burrowing owls. Mitigation Measure IV-9, which requires pre-construction surveys for burrowing owls consistent with CDFW guidelines, identifies performance standards and includes the specific criteria the agency will apply in determining that the impact will be mitigated. Mitigation Measure IV-7 includes the same elements related to potential impacts to the San Francisco dusky-footed woodrat; the level of detail requested by the comment is not required for CEQA analysis.

With respect to special-status plant species, a field survey of the project site was conducted in December 2024 to identify on-site habitats which could potentially support special-status species, and to determine the likelihood of any occurrences of special-status species. Such plant species were not identified within the project site.

The potential for special-status amphibian and reptile species is included within the Biological Evaluation prepared for the proposed project. As shown within Tables 2A and 2B and discussed therein, the only species with the potential to occur on-site is the California red-legged frog. As a result, the Recirculated IS/MND includes Mitigation Measures IV-1 through IV-3.

Response to Comment 5-56

Please see Response to Comment 5-2.

Response to Comment 5-57

Please see Responses to Comments 5-37 through 5-50 related to the letter's previous comments.

In addition, as discussed throughout this document and pursuant to CEQA Guidelines Section 15126.4(B), specific details of a mitigation measure may be developed after project approval when it is impractical or infeasible to include those details during the project's environmental review provided that the agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard. Compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards.

In addition, a lead agency may defer formulation of the details of a mitigation measure pending further study when necessary to do so, if the lead agency describes the mitigation actions that will be considered, adopts clear performance standards for measuring the effectiveness of the measures selected, and commits the agency to the mitigation plan. A mitigation performance standard is sufficient if the mitigation identifies specific criteria the agency will apply in determining that the impact will be mitigated (See *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 525).

Mitigation Measure X-1 identifies specific performance standards related to the erosion and sediment control plan, including the specific permits required, various erosion control measures, and monitoring methods. As such, Mitigation Measure X-1 is not considered deferred mitigation.

Response to Comment 5-58

Please see Response to Comment 5-37.

Response to Comment 5-59

The comment presents concerns discussed at length throughout the comment letter. Please see Responses to Comments 5-5, 5-22, 5-28, 5-37, 5-41, and 5-43.

Response to Comment 5-60

Please see Response to Comment 5-49.

Response to Comment 5-61

The comment pertains to the Town's Below Market Price Housing Program Guidelines, which does not relate to physical impacts on the environment and, thus, is outside the scope of CEQA. The comment has been forwarded to the decision-makers for their consideration.

Letter 6

From: Lotfi Herzi [redacted]>
Sent: Monday, May 18, 2026 4:31 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Monica Herzi [redacted]>
Subject: Public Comment Opposing the Proposed 12-Home Subdivision at 178 Twin Oaks Dr. – Request for a Full Environmental Impact Report (EIR)

[EXTERNAL SENDER]

Dear Ms. WALTERS,

To the Town of Los Gatos Planning Commission and Community Development Department,

We are writing as residents of the Surrey Farms neighborhood to express our strong opposition to the proposed twelve-home subdivision on the rural hillside backing our community. We are deeply concerned by the Town's issuance of a Recirculated Mitigated Negative Declaration (MND) for this project. Because there is a clear "fair argument" supported by substantial evidence that this development will cause significant, unmitigated environmental and safety impacts, I respectfully request that the Town reject the MND and mandate a full Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA).

6-1

The "fair argument" standard under CEQA is intentionally low to ensure that sensitive environments are fully studied before irreversible damage occurs. A project of this scope, situated on a vulnerable, rural hillside, poses numerous critical risks that a simple MND cannot adequately address. I ask that a full EIR be required to comprehensively evaluate the following areas of concern:

1. Health and Safety Hazards

- Geological and Wildfire Risks: The hillside location inherently presents elevated risks for landslides, earthquake vulnerability, and wildfires. A comprehensive EIR is required to evaluate evacuation routes and the exacerbation of fire hazards in a high-risk zone.

6-2

- Drainage, Flooding, and Disease Abatement: The development threatens to alter natural drainage patterns, creating flooding hazards for adjacent lower-lying properties and Hillbrook School. Furthermore, the proposed use of retention ponds

6-3

Letter 6, cont.

6-3, cont. adjacent to residential homes poses severe mosquito and vector-borne disease risks that have not been adequately mitigated.

6-4
- Pollution and Infrastructure Strain: The project will introduce substantial light, air, water, and noise pollution to a quiet, rural ecosystem. Additionally, it will generate a permanent increase in traffic congestion through the Surrey Farms neighborhood and the critical Kennedy Road corridor, compromising pedestrian and motorist safety.

2. Irreparable Environmental Harm

6-5
- Biological Resources and Wetlands: The project site encroaches upon protected wetlands and directly interferes with the Riparian Habitat of Ross Creek. A full EIR must evaluate the long-term degradation of these aquatic resources, as well as the immediate harm to protected wildlife species and their migratory corridors.

6-6
- Hillside Degradation and Tree Removal: The proposed subdivision requires the removal of numerous protected trees and extensive grading that fundamentally conflicts with the Town's own Hillside Development Standards and the Hillside Specific Plan. The permanent scarring of this landmark hillside cannot be overlooked.

6-7 3. Inadequacy of Prior Documentation The Recirculated MND heavily relies on data from a 2017 EIR that was never formally adopted or certified by the Town. Relying on an uncertified, outdated document to bypass a formal environmental review for a project of this magnitude undermines the integrity of the CEQA process.

6-8 Given the substantial evidence that this project threatens our community's safety, violates hillside preservation standards, and endangers vital biological resources, a Mitigated Negative Declaration is legally and practically insufficient. The community and the environment deserve the rigorous, transparent analysis that only a full Environmental Impact Report can provide.

We urge the Planning Commission to reject the MND and require a full EIR before taking any further action on this development.

6-9 Also note that beyond the disruption of the construction and increased traffic on our streets, from a safety perspective, I would like the Town Panning Commission and Community Development Department to reconsider providing another route access to the planned units in addition to Twin Oaks Dr.

Thank you for your time, consideration, and dedication to protecting the unique character and safety of Los Gatos.

Letter 6, cont.

Sincerely,

Lotfi and Monica Herzi

[redacted]Longmeadow drive

Los Gatos, CA 95032

[redacted]

LETTER 6: LOTFI AND MONICA HERZI

Response to Comment 6-1
Please see Response to Comment 5-2.

Response to Comment 6-2
According to CEQA Guidelines Section 15088, "The level of detail contained in the response, however, may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment." Thus, when a commenter expresses general concerns, such as the proposed project would result in "more traffic", "effects on water quality", or "increased noise", a specific response is not offered. Rather, the commenter is referred to the sections where the referenced general concern is evaluated in detail. The comment does not provide specific comments regarding the adequacy of the analysis within the Recirculated IS/MND.

Impacts related to landslides and earthquakes are addressed under Section VII, Geology and Soils, of the Recirculated IS/MND. As concluded therein, all identified impacts related to geology and soils could be reduced to less-than-significant levels with incorporation of the mitigation measures set forth within the Recirculated IS/MND. Potential impacts related to wildfire are evaluated under Section XX of the Recirculated IS/MND, including the proposed project's potential to exacerbate fire hazards within a FHSZ and affect emergency evacuation routes. Emergency access is also discussed under Question IX-f on page 76 of the Recirculated IS/MND and Question XVII-c,d on page 102. As noted under Question IX-f, the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not include land uses or operations that could impair implementation of the Town's EOP nor physically interfere with the EOP, particularly with any emergency evacuation routes. In addition, the proposed project would include a 20-foot-wide EVA route and would not result in inadequate emergency access.

Please see Response to Comment 5-2.

Response to Comment 6-3
Bioretention basins are standard features of development projects and, as noted on page 15 of the Recirculated IS/MND, would be sized and designed to meet the Town's C.3 Stormwater Standards design criteria. Such standards require new development to manage stormwater flows such that post-development runoff does not exceed pre-project runoff rates and durations, thereby ensuring flooding would not occur. Please see Response to Comment 8-14. Although the proposed basin would temporarily store stormwater and release at a controlled rate to match existing pre-development conditions, the system would be designed for active flow-through, rather than long-term water storage. Thus, long-term standing water that could be used as a mosquito breeding site would not occur and the proposed basins would not result in any associated health or safety concerns.

Response to Comment 6-4
Please see Response to Comment 6-2. Project-related impacts related to light pollution are discussed under Section I, Aesthetics, of the Recirculated IS/MND; potential impacts related to air pollutant emissions associated with the proposed project are discussed under Section III, Air Quality, of the Recirculated IS/MND; potential impacts related to water are discussed under

Section X, Hydrology and Water Quality, of the Recirculated IS/MND; and impacts related to noise are addressed under Section XIII, Noise, of the Recirculated IS/MND.

As discussed in the Recirculated IS/MND and reiterated in Response to Comment 5-47, impacts related to traffic congestion are not required to be evaluated pursuant to CEQA. Potential impacts related to hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) and emergency access are discussed under Section XVII, Transportation, of the Recirculated IS/MND

Response to Comment 6-5

Please see Responses to Comments 5-2 and 6-2. Potential impacts of the proposed project on wetlands, riparian habitat, including associated with Ross Creek, and special-status species are addressed in Section IV, Biological Resources, of the Recirculated IS/MND. As presented therein, all identified impacts could be mitigated to a less-than-significant level.

Response to Comment 6-6

As discussed under Question IV-e within Section IV, Biological Resources, of the Recirculated IS/MND, the proposed project would not meet the on-site tree replacement requirements. As a result, the Recirculated IS/MND includes Mitigation Measure IV-12, which requires compliance with the Town's Tree Protection Ordinance. The Town's adopted Tree Protection Ordinance includes standards for in-lieu fees within Division II of Chapter 29.10 of the Town's Municipal Code. Removal of trees does not violate the Town's Tree Protection Ordinance. Payment of in-lieu fees is a standard practice of the Town and is considered sufficient mitigation.

With respect to Builder's Remedy, page seven of the IS/MND includes the following discussion:

> Because the project is subject to Builder's Remedy, compliance with all of the Town's guidelines, policies, or programs is not required unless noncompliance would constitute a significant health or safety risk. Although not legally required, the proposed project would comply with many of the Town's Hillside Development Standards and Guidelines, such as standards related to lot configuration and building locations within the proposed lots.

The proposed project does not propose development on the steepest parts of the site, thereby preserving substantial amounts of the existing hillside.

Response to Comment 6-7

As stated on page six of the 2025 initial circulation of the IS/MND, a Draft EIR was prepared for the project site in 2015, followed by a Partial Recirculated Draft EIR in 2017, for a residential project of the same name, but the EIR was never certified by the Town. Although the project has since changed, the setting of the site has generally remained the same and, thus, certain information associated with the former EIR remains applicable to the current Recirculated IS/MND analysis. Importantly, several project-specific technical reports were also prepared for the currently proposed project and form the basis of several technical sections of the Recirculated IS/MND; all such recently completed technical reports used in the preparation of the IS/MND were attached as appendices.

The primary technical report prepared in support of the EIR that was also used for the IS/MND analysis was the Cultural Resource Study prepared for the site by Holman & Associates Archeological Consultants, dated January 2013. Historic and archaeological resources typically reflect periods of earlier California history, and thus, the results of a cultural resources study

completed in 2013 would not change over the course of the last 12 years (2013 to 2025). As a result, reliance upon the Holman & Associates report is justified for the current Recirculated IS/MND. Notwithstanding, an updated search of the California Historic Resources Information System (CHRIS) records was conducted to determine whether any new cultural resources have been discovered in the project area since 2013. No new resources have been identified.

In addition, where environmental setting information has the potential to change over time, contemporary information was used.

A Recirculated IS/MND has been prepared for the proposed project and, thus, a formal environmental review has been conducted and has not been bypassed.

Response to Comment 6-8

Please see Responses to Comments 5-2 and 6-2 through 6-6.

Response to Comment 6-9

The IS/MND states the following on page 95:

> Construction traffic associated with the proposed project would include heavy-duty vehicles which would share the area roadways with normal vehicle traffic, as well as transport of construction materials, and daily construction employee trips to and from the site. However, such heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed project.

The Town would impose standard conditions of approval upon the project related to traffic safety during construction. Please see Responses to Comments 6-4 related to traffic congestion.

As presented in the Recirculated IS/MND, in addition to the proposed access point from Twin Oaks Drive, the proposed project would also include access from Cerro Vista Court (for Lot 10 only) and a 20-foot-wide emergency vehicle access (EVA) route extending south from the site to connect to Brooke Acres Drive. The comment will be forwarded to the decision-makers for their consideration.

Letter 7

April 18, 2026

Erin Walters, Senior Planner

Town of Los Gatos Community Development Department

110 East Main Street

Los Gatos, CA 95030

EWalters@losgatosca.gov

Re: Comments on Recirculated Initial Study/Mitigated Negative Declaration — 178 Twin Oaks Drive, Surrey Farms Estates Subdivision Project (SCH No. 2025090920); Request That the Town Prepare a Full Environmental Impact Report

Dear Ms. Walters:

I submit these comments during the April 17 – May 18, 2026 public review period for the Recirculated Initial Study and Mitigated Negative Declaration (IS/MND) for the Surrey Farms Estates Subdivision Project (Project) at 178 Twin Oaks Drive. After reviewing the Recirculated IS/MND and the record of prior environmental review for this site — which includes a Draft Environmental Impact Report (DEIR) prepared in 2015, a Partially Recirculated DEIR in 2017, and now a third round of public review in 2025-2026 — **I respectfully urge the Town to rescind the MND determination and prepare a full Environmental Impact Report (EIR).**

7-1

Under CEQA, a lead agency must prepare an EIR whenever substantial evidence in the record supports a *fair argument* that a project may have a significant effect on the environment. (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68; CEQA Guidelines §15064(f)(1).) The fair argument standard is an intentionally low threshold: if any substantial evidence supports potential significance — even where other evidence contradicts it — an EIR is required. (*Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903.) The record here readily clears that bar across multiple issue areas.

I. Project Overview and CEQA History

The Project proposes to subdivide a 17.55-acre undeveloped hillside in the Resource Conservation zone into 12 residential lots, grading a 17.55-acre site to accommodate 9 market-rate homes (5,775–6,170 square feet each), 3 affordable townhomes, a new private road off Twin Oaks Drive, a separate access route to Lot 10 from Cerro Vista Court, extensive grading, significant tree removal, and new stormwater infrastructure — all on a hillside containing an ephemeral creek tributary to Ross Creek, within the Town's 1978 Hillside Specific Plan area.

7-2

Letter 7, cont.

7-3 What is most significant from a CEQA standpoint is not the project itself but its history. This site was previously analyzed under CEQA beginning in 2012 under SCH No. 2012072027 as a Planned Development project. A full DEIR was prepared and circulated in 2015. A Partially Recirculated DEIR was issued in 2017. That EIR process — spanning at least six years — was **never certified.** The Town's own prior CEQA determination was that this project required EIR-level analysis. The current IS/MND does not explain why the same site, with a similar development program, now qualifies for a lesser level of review. That regression in CEQA documentation requires justification that the IS/MND does not provide.

II. Water Quality and Biological Resources: Fair Argument of Significant Impact

The San Francisco Bay Regional Water Quality Control Board (Water Board) has submitted three comment letters on environmental documents for this site: October 8, 2015 (on the DEIR), June 12, 2017 (on the Partially Recirculated DEIR), and October 6, 2025 (on the current IS/MND). In each letter, the Water Board raised the same fundamental concern: the jurisdictional status of the ephemeral creek on the project site has not been confirmed by the Water Board or the California Department of Fish and Wildlife (CDFW), and the project's proposed stormwater treatment system will likely harm that creek.

7-4 The Water Board's 2025 letter — responding directly to this IS/MND — states explicitly:

"At this time, we disagree with the conclusion presented on page 49 of the ISMND, that asserts that the proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community."

This is not a marginal concern from a generalist commenter. This is a direct contradiction of the IS/MND's no-significant-impact conclusion by the state agency with permitting jurisdiction over State waters. Under the fair argument standard, that objection alone is sufficient to require an EIR. Specific unresolved concerns include:

7-5
- **Unconfirmed jurisdictional status of the ephemeral creek.** The IS/MND asserts the ephemeral drainage is not a water of the U.S. or State, relying on a 2016 Army Corps determination of minimal federal jurisdiction (0.008 acres). But the Water Board has never confirmed that the creek is not a water of the State. The IS/MND states at page 48 that the creek 'was determined not to be considered jurisdictional water of the U.S. or the State' without providing any documentation from the Water Board or CDFW confirming that conclusion. Until State agencies confirm the creek's status, the IS/MND's conclusion of no significant impact to State waters is not supported by substantial evidence.

7-6
- **The stormwater system will dewater the ephemeral creek.** The Water Board's 2025 letter identifies a new concern not adequately addressed in the IS/MND: the proposed stormwater treatment system — bioretention areas and pervious pavement — would capture and redirect to municipal storm drains the runoff that currently sustains the ephemeral creek and its riparian vegetation. Diverting this hydrology would deprive the preserved creek of water needed to sustain its vegetation. The Water Board explicitly characterizes this as a 'significant impact to the creek.' This is a potential significant hydrological and biological impact that

Letter 7, cont.

7-6, cont. cannot be mitigated to less than significant through conditions that have not yet been designed.

7-7

- **Mitigation measures deferred to future permitting are legally inadequate under CEQA.** The prior DEIRs were criticized — in 2015, 2017, and again in 2025 — for proposing mitigation that amounts to 'obtain permits from resource agencies' rather than identifying concrete, feasible, enforceable mitigation measures. CEQA Guidelines Section 15126.4 requires that mitigation be specific and enforceable. Mitigation to be determined at a future date is impermissible 'deferral of mitigation.' The recirculated IS/MND repeats this pattern. Deferred mitigation for impacts to potential State waters cannot support an MND.

7-8

- **Pervious pavement on steep slopes raises unresolved questions.** The Water Board raises a new technical concern about the use of pervious pavement on slopes that may exceed the 5% threshold (without underdrains) or 16% (with underdrains) for effective pervious pavement performance. The IS/MND does not provide slope data for the proposed pavement areas or soil permeability data to support the conclusion that pervious pavement is appropriate here. An EIR could require full geotechnical and hydrological analysis as part of the record, not as a deferred condition.

7-9

- **No hydromodification management analysis.** The Water Board notes the IS/MND entirely lacks a discussion of hydromodification management measures required under the Municipal Regional Stormwater NPDES Permit (MRP, Order No. R2-2022-0018). This is not a minor gap — hydromodification management is a substantive regulatory requirement for new subdivisions and the absence of any analysis of whether the project complies renders the IS/MND incomplete.

III. Hillside Development: Geology, Soils, Grading, and Wildfire

7-10 The project site is an undeveloped hillside within the Town's 1978 Hillside Specific Plan area. Development of 12 lots across a 17.55-acre hillside — including cutting new roads, extensive grading, and construction of homes ranging from approximately 5,775 to 6,170 square feet — raises significant geology, soils, erosion, and slope stability concerns that a brief IS/MND cannot adequately address.

7-11

- **Hillside grading at scale warrants EIR-level analysis.** The Hillside Specific Plan was adopted specifically because hillside development in Los Gatos requires enhanced scrutiny. Grading a 17.55-acre undeveloped site — with grades ranging from moderate to steep — for a new road, 12 building pads, and stormwater infrastructure involves cut-and-fill operations that could destabilize slopes and affect downstream properties. The IS/MND's treatment of geology and soils as mitigatable to less than significant is not supported by a site-specific geotechnical analysis adequate to support that conclusion.

7-12

- **Wildfire risk in the Hillside area is a significant impact.** The project site is in a hillside area with documented wildfire risk. The IS/MND does not adequately analyze the project's contribution to wildfire fuel loads, evacuation route capacity from a 12-lot subdivision connected to Cerro Vista Court and Twin Oaks Drive, or compliance with defensible space requirements during construction. In light of

Letter 7, cont.

7-12, cont. recent catastrophic wildfire events in California communities with similar topographic and vegetative profiles, hillside subdivisions now require more rigorous fire risk analysis than was standard when prior DEIRs were prepared.

- **Dual access routes raise cumulative evacuation concerns.** The project proposes two access points — a new private road off Twin Oaks Drive and a separate connection to Cerro Vista Court for Lot 10. Cerro Vista Court residents have historically objected to through traffic. Whether the Cerro Vista Court connection would function as a viable emergency access route without creating its own impacts to existing residents has not been adequately analyzed. **7-13**

IV. Tree Removal and Biological Resources Beyond the Creek

The project requires Town approval of a Tree Removal Permit — indicating significant tree removal on the hillside site. Oak woodlands are a sensitive biological community in the Los Gatos hillside area. The IS/MND's treatment of tree removal impacts should reflect the full scale of grading and construction across all 12 lots, not just the lots directly adjacent to the ephemeral creek. A comprehensive biological survey, updated to reflect current conditions on the 17.55-acre site, is warranted before the Town can conclude that tree removal and habitat impacts are less than significant with mitigation. **7-14**

V. The Hillside Specific Plan: "Voluntary" Compliance Is Insufficient

The IS/MND notes that the applicant 'proposes voluntary compliance' with several Hillside Development Standards and Guidelines, including lot configuration and building location. A project on an undeveloped hillside within the Hillside Specific Plan area that characterizes compliance with the Plan's standards as optional raises significant land use consistency questions. If the project is a builder's remedy application invoking SB 330, the Town retains the right to apply objective standards — including objective Hillside Specific Plan standards — to the extent those standards do not render the project infeasible. The IS/MND should identify which Hillside Specific Plan standards apply as objective standards, which are discretionary, and how the project responds to each. A vague representation of 'voluntary compliance' does not constitute meaningful CEQA analysis of land use consistency. **7-15**

VI. The Recirculation Itself Signals Inadequacy — and Calls for Upgrading to an EIR

CEQA Guidelines Section 15073.5 requires recirculation of an IS/MND when 'the initial study as revised contains new information of substantial importance' that 'shows (1) a new significant environmental impact would result from the project ... (2) a substantial increase in the severity of an environmental impact would occur.' The Town has determined recirculation is required — meaning the original IS/MND contained deficiencies serious enough to warrant a second public comment period. In such circumstances, the burden is on the lead agency to demonstrate why the new analysis now supports an MND rather than triggering the threshold that requires an EIR. The Recirculated IS/MND does not meet that burden. The new information provided — including the Water Board's explicit disagreement with the no-impact conclusion, the stormwater dewatering concern, and the unresolved jurisdictional status of the **7-16**

Letter 7, cont.

7-16, cont. ephemeral creek — each individually rises to the level of a potentially significant environmental effect that an EIR is designed to analyze.

VII. Summary of Requested Actions

7-17 I respectfully request that the Town take the following actions:

- Rescind the IS/MND determination and issue a Notice of Preparation for a full Environmental Impact Report, consistent with the level of analysis this project received under prior SCH No. 2012072027.

7-18

- Prior to issuing a Notice of Preparation, require the applicant to obtain written confirmation from the Water Board and CDFW regarding the jurisdictional status of the ephemeral creek on the project site — a step the Water Board has requested since 2015 and that remains unresolved.

7-19

- In any EIR, require analysis of: (a) full hydromodification management compliance under the MRP; (b) stormwater system design that avoids dewatering the ephemeral creek; (c) concrete, enforceable mitigation for any impacts to State waters; (d) wildfire risk and evacuation analysis; and (e) Hillside Specific Plan compliance, identifying which standards are applied as objective standards.

7-20

- The Planning Commission hearing should not be scheduled until the CEQA determination is settled. Scheduling a June 11, 2026 hearing while the CEQA document is subject to a legal challenge — or before the Town has responded to the Water Board's substantive objections — creates additional procedural risk.

7-21 This project has been in the Town's planning process since at least 2012. Three rounds of environmental review spanning over a decade have failed to resolve fundamental questions about the project's impacts on a State-jurisdictional waterway. An MND — the most streamlined CEQA tool available — is not the appropriate instrument to close out a project with this record. **A full EIR, with its mandatory response-to-comments, alternatives analysis, and comprehensive mitigation program, is the correct path.**

Thank you for your consideration of these comments.

Respectfully submitted,

Jim Lyon

cc: Planning Commission, Town of Los Gatos

Joel Paulson, Community Development Director

Brian Wines, SF Bay RWQCB (brian.wines@waterboards.ca.gov)

LETTER 7: JIM LYON

Response to Comment 7-1
Please see Response to Comment 5-2.

Response to Comment 7-2
The comment provides a summary of the project and does not address the adequacy of the Recirculated IS/MND.

Response to Comment 7-3
Please see Response to Comment 5-2.

Response to Comment 7-4
Responses to the RWQCB comments on the IS/MND dated October 6, 2025, were prepared and included as part of the staff report for the for the Planning Commission hearing on December 17, 2025, for the decision-makers consideration. In addition, as stated on page seven of the Recirculated IS/MND:

> Following the public review period, the Town prepared responses to public comments pertaining to the environmental analysis and the project was considered by Planning Commission on December 17, 2025. In response to public comments and input at the Planning Commission hearing, on February 12, 2026, Live Oak Associates conducted additional on-site field investigation of the ephemeral feature located on the project site after a storm event when water was flowing in the on-site ephemeral feature. This follow-on assessment resulted in the determination that the northerly limits of the ephemeral feature extend into the proposed internal driveway and Lot 5 development footprint. As a result, consistent with CEQA Guidelines Section 15073.5, the IS/MND has been revised and recirculated to identify a new potentially significant impact related to having a substantial adverse effect on aquatic features, and include new mitigation measures under question IV-b,c to reduce the newly identified impact to a less-than-significant level (Mitigation Measures IV-10 and -11).

The Recirculated IS/MND directly addresses concerns brought forth by the RWQCB. Please also see Responses to Comments 2-1 through 2-4, which respond to the comments submitted by the RWQCB on the Recirculated IS/MND. Please see Response to Comment 5-2 regarding the fair argument standard and requirement for preparation of an EIR.

Response to Comment 7-5
The comment's description of the analysis is an accurate description of the first circulation of the IS/MND; however, as discussed above in Response to Comment 7-4 and as shown throughout the Recirculated IS/MND, the current analysis of the ephemeral stream has been revised. As stated on page 53 of the Recirculated IS/MND, the ephemeral stream is presumed to be a water of the State.

Response to Comment 7-6
Please see Response to Comment 8-8.

Response to Comment 7-7
Please see Response to Comment 2-4.

Response to Comment 7-8

Section 6.13.1 of the GGHI prepared for the proposed project includes the possibility of using pervious pavement when discussing stormwater treatment designs. Except for Lots 7, 8, and 10, the maximum slope of the proposed pervious pavement areas is 3.5 percent. The lots include pervious pavers on the private driveways and are shown with a maximum slope of 15 percent on the grading plan. According to the GGHI, underdrains are required for all pervious paver installations, with which the proposed project would comply. The GGHI was included as Appendix E to the Recirculated IS/MND and as Appendix D to the first circulation. Overall, as stated on page 79 of the Recirculated IS/MND, the proposed project would comply with the requirements of the SWRCB and the RWQCB, and would meet C.3 Standards related to stormwater treatment, which would be ensured through a condition of approval and as part of the Town's review of final project plans.

Response to Comment 7-9

Hydromodification management for the project site was discussed under Question c.i-iii within Section X, Hydrology and Water Quality, of the IS/MND. A BAHM report was prepared for the proposed project by Balance Hydrologics (see Appendix C to the Recirculated IS/MND), which was submitted to, and reviewed by, the Town. Page 82 of the Recirculated IS/MND was revised to incorporate additional details from the BAHM report.

Response to Comment 7-10

Please see Response to Comment 6-2. The comment does not provide further detail or any substantial evidence of any significant geology, soils, erosion, and slope stability concerns that are not adequately addressed. Potential impacts of the proposed project related to the aforementioned concerns are addressed in Section VII, Geology and Soils, of the Recirculated IS/MND. As concluded therein, all identified impacts related to geology and soils could be reduced to less-than-significant levels with incorporation of the mitigation measures set forth within the Recirculated IS/MND.

Response to Comment 7-11

Please see Response to Comment 7-10. The comment does not provide substantial evidence of how the project could "destabilize slopes and affect downstream properties." The analysis within the Recirculated IS/MND is informed by the GGHI prepared for the proposed project by Cornerstone, which was included as Appendix E to the Recirculated IS/MND. As noted on page 65 of the Recirculated IS/MND, the GGHI was subject to a Geologic and Geotechnical Peer Review conducted by the Town's consulting geotechnical firm, CSA, and Cornerstone subsequently prepared an Interim Response to Geotechnical Peer Review to respond to the comments and resolve identified concerns. The aforementioned materials represent an adequate site-specific geotechnical analysis.

Response to Comment 7-12

Please see Responses to Comments 5-14 and 6-2. The comment does not provide further details or substantial evidence of why the analysis in Recirculated IS/MND of the noted concerns is not adequate.

Response to Comment 7-13

As discussed on page 102 of the Recirculated IS/MND, the emergency access to Lot 10 provided by the new connection to Cerro Vista Court would be subject to review and approval by the Santa Clara County Fire Department (SCCFD). Whether emergency access is available from Cerro

Vista Court would not affect emergency access to Lots 1 through 9, 11 and 12, or any off-site areas. As shown in Figure 18 of the Recirculated IS/MND, the new internal roadway would be 24 feet wide and would provide sufficient turnaround space for emergency vehicles. Therefore, the proposed project would not cause or result in inadequate emergency access to any areas within the Town.

Response to Comment 7-14

A comprehensive Arborist Report was prepared for the site by McClintock Landscape Horticultural Services (McClintock). Following a peer review by Monarch Consulting Arborists, the Arborist Report was revised during July 2025 and was included as Appendix D to the Recirculated IS/MND and Appendix C to the initial circulation. Question IV-e of the Recirculated IS/MND discusses the findings of the Tree Mitigation and Protection Plan prepared for the proposed project, which evaluates the entire project site. As discussed therein, 223 protected trees would be removed and a total of 551 replacement trees would be required to be planted on-site. Because the 85 trees proposed to be planted on-site would not meet the on-site tree replacement requirements, payment of in-lieu fees consistent with Division II of Chapter 29.10 of the Town's Municipal Code would be required to mitigate for the shortfall in on-site tree replacement.

Response to Comment 7-15

Please see Response to Comment 5-13.

Response to Comment 7-16

Please see Response to Comment 5-2.

Response to Comment 7-17

Please see Response to Comment 5-2.

Response to Comment 7-18

Please see Response to Comment 5-3.

Response to Comment 7-19

Please see Responses to Comments 2-4, 5-14, 7-9, 7-15, and 8-8.

Response to Comment 7-20

Under CEQA, a legal challenge can only be made on a discretionary decision made by the lead agency. Thus, contrary to the comment, the CEQA document is not currently subject to a legal challenge. As demonstrated in the Recirculated IS/MND, this Responses to Comments document, and all supporting documents in the record, the Recirculated IS/MND meets the requirements of CEQA.

Response to Comment 7-21

Please see Response to Comment 5-2.

Letter 8

William and Kathy Meleyco
[redacted] Longmeadow Drive
Los Gatos, CA 95032
[redacted]

May 12, 2026

To:
Erin Walters, Senior Planner
Town of Los Gatos Community Development Department
110 E. Main Street, Los Gatos, CA 95030
[redacted]

Re: Formal Written Comments in Opposition: Surrey Farms Estates Subdivision Project (178 Twin Oaks Drive), Recirculated Initial Study/Mitigated Negative Declaration (April 2026) | Case Nos. S-24-023 to 033, S-24-059, M-24-013, ND-24-001 | Comment Deadline: May 18, 2026, 5:00 PM

Dear Senior Planner Walters, Planning Commissioners, and Town Council Members,

We are William and Kathryn Meleyco. We have resided at [redacted] Longmeadow Drive, Los Gatos, for 42 years. Our property directly abuts the proposed Surrey Farms Estates subdivision. Our rear property line borders **Lot 5** of the proposed development. The project's entire drainage system flows downhill toward the catch basin at the rear corner of our property. We are among the most directly and measurably impacted neighbors of this proposal.

8-1

We previously submitted a comment letter dated December 14, 2025, in opposition to this project prior to the December 17, 2025 Planning Commission hearing. We now supplement that submission with these comments on the Recirculated IS/MND (April 2026). We write to oppose the project on the following grounds:

- The Recirculated IS/MND is legally inadequate; a full Environmental Impact Report (EIR) is required under CEQA
- The April 2026 recirculation confirms the original environmental baseline was fundamentally incomplete, raising serious questions about what else has been missed
- The project creates specific, documented threats to the health, safety, and property of adjacent residents, including our household
- The Builder's Remedy is being misused for a luxury hillside subdivision, and the project violates the Town's Below Market Price (BMP) distribution and comparability requirements
- Multiple state agency approvals remain outstanding and unresolved, precluding adoption of a negative declaration

8-2

1

Letter 8, cont.

8-2, cont.

These comments are submitted to exhaust administrative remedies on each issue raised herein, consistent with Public Resources Code Section 21177, and to preserve all rights available to us and our neighbors in subsequent proceedings.

SUMMARY OF OBJECTIONS: 12 INDEPENDENT GROUNDS FOR DENIAL OR FULL EIR

The developer's own April 2026 recirculation is an admission that the original environmental review was incomplete. A stream on Lot 5, the lot directly behind our home, was missed entirely. It was discovered only during a storm event after more than a year of review and public pressure. Each of the 12 issues below raises the same question: *what else was missed?*

Each issue below is detailed in the sections that follow. Each constitutes an independent basis for requiring a full EIR or denying the project in its current form. All are raised to exhaust administrative remedies.

1. INCOMPLETE ENVIRONMENTAL BASELINE: The original surveys were conducted in dry conditions and missed an entire stream on Lot 5. The recirculation proves the methodology was structurally inadequate. What else was missed? (Section I)

2. STATE AGENCY APPROVALS NOT OBTAINED: Required CDFW and RWQCB approvals are outstanding. The RWQCB has flagged jurisdiction concerns since 2015. The IS/MND cannot be finalized before these agencies act. (Section II)

3. OUR PROPERTY WILL FLOOD: The catch basin at our rear property line already runs at 80% capacity. The project adds 97,386 sf of impervious surface draining toward it. A proposed retention pond sits 6 feet above our yard. (Section III)

4. 56% IMPERVIOUS SURFACE INCREASE INVALIDATES ALL TECHNICAL REPORTS: Impervious surface grew from 62,224 sf to 97,386 sf with no explanation. Every engineering report (hydrology, geotechnical, stormwater, air quality) was calculated against the wrong project. All must be redone. (Section IV)

5. AIR QUALITY MODEL SELECTED ZERO MITIGATION MEASURES: The CalEEMod model was run entirely unmitigated. The IS/MND's less-than-significant conclusion is based on no mitigation being applied during 2-3 years of construction adjacent to Hillbrook School. (Section V)

6. FIRE, EVACUATION, AND LANDSLIDE: The site is in a Very High Fire Hazard Severity Zone with single-access hillside ingress. No CAL FIRE access review has been completed. 21,082 cubic yards of fill proposed on a mapped landslide zone. (Section VI)

7. 223 PROTECTED TREES REMOVED: 35% of all protected trees destroyed. Only 85 of 551 required replacement trees planted on-site. Seven protected trees directly behind our home on Lot 6 eliminated. In-lieu fees do not replace ecological function. (Section VII)

Letter 8, cont.

8-2, cont.

8. BUILDER'S REMEDY MISUSE AND BMP VIOLATIONS: 58 waivers requested for luxury hillside homes. All 3 affordable units clustered in one corner in violation of Town BMP distribution rules. Waiver requested for comparable unit size, directly undermining affordable housing law. (Section VIII)

9. ACTIVE WILDLIFE HABITAT, PHOTOGRAPHICALLY DOCUMENTED: Deer, coyotes, wild turkeys, raptors, woodpeckers, and owls observed year-round. A Great Blue Heron (MBTA/AB 454 protected) was photographed hunting on Lot 5 for several hours on March 6, 2023. Not mentioned anywhere in the IS/MND. (Section IX)

10. GREAT BLUE HERON ON LOT 5 IS A STANDALONE FEDERAL VIOLATION: Protected species actively foraging in the exact water feature the IS/MND admitted missing. No survey protocol. No mitigation. Potential MBTA and AB 454 violation unaddressed in environmental review. (Section IX-E)

11. MOSQUITO/PUBLIC HEALTH, DEFERRED MITIGATION, NOISE, AND LIGHTING: Bioretention ponds adjacent to Hillbrook School create West Nile risk. Mitigation repeatedly deferred to post-approval. Cumulative noise already at threshold. Nighttime lighting impacts on nocturnal wildlife unanalyzed. (Section X)

12. RELIANCE ON 2017 UNCERTIFIED EIR: The IS/MND relies on a never-adopted 2017 environmental document as its baseline. Natural environments change; species appear and disappear. The current project is materially different from the 2017 proposal it relies upon. (Section X)

I. THE APRIL 2026 RECIRCULATION PROVES THE ORIGINAL ENVIRONMENTAL ANALYSIS WAS FUNDAMENTALLY INCOMPLETE: WHAT ELSE WAS MISSED?

8-3

The most important argument in our letter is one the Town's own recirculation makes for us. The Recirculated IS/MND was necessitated because, on **February 12, 2026**, Live Oak Associates conducted an additional field investigation **after a storm event, when water was actively flowing in the ephemeral feature**. That single wet-weather visit revealed something the original surveys, conducted under dry conditions, had entirely missed: the northerly limits of the ephemeral stream extend directly into the **Lot 5 development footprint and the internal driveway**. This is not a minor clerical correction. This is a new, potentially significant environmental impact that required formal recirculation under CEQA Guidelines Section 15073.5.

The legal and scientific implication of this discovery is profound: **the original survey methodology was structurally incapable of detecting active hydrology.** Surveys conducted during dry conditions cannot characterize a site's full hydrological and biological condition. The question the Town must confront, which the Recirculated IS/MND does not answer, is: *if the survey missed an entire stream extension into a development footprint, what else did it miss?*

Consider what the Recirculated IS/MND itself discloses about survey timing and methodology:

Letter 8, cont.

8-3, cont.

- **Primary biological field survey: December 19, 2024**: a dry winter day with no storm activity
- **Secondary site visit: May 14, 2025**: conducted to confirm characteristics of the ephemeral drainage, yet despite this visit, the stream's full extent into Lot 5 was still not detected
- **The definitive discovery: February 12, 2026**: discovered only during an active storm event, more than a year into the review process, and only after public pressure at the December 2025 Planning Commission hearing

8-4

The Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter submitted a detailed comment letter (October 17, 2025, Exhibit 28/29) noting exactly this deficiency: that the IS/MND relied on surveys that may have been conducted during seasonal windows structurally inadequate to detect sensitive biological and hydrological conditions. The RWQCB stated, as quoted in neighbor comments in the administrative record: *"Ten years after our initial comment letter, we remain concerned that the extent of waters subject to the jurisdiction of the Water Board and the California Department of Fish and Wildlife… has not been confirmed."*

8-5

8-6

Given this track record, we submit that the Town cannot reasonably conclude the environmental analysis is now complete. The following questions remain open and unanswered:

- Are there additional reaches of the on-site ephemeral stream that extend into other lot development footprints, particularly Lots 6, 7, or 8, which are upslope of Lot 5 and drain toward it?

8-7

- Have any wet-season surveys been conducted for special-status plant species? The IS/MND relies on dry-season surveys from 2012 and 2013 (over 10 years ago) and a December 2024 visit, yet acknowledges that species such as Santa Clara red ribbons require three-season floristic surveys that have not been conducted for this project as proposed

8-8

- Has the full extent of the seasonal wetland in the northwestern corner of the site been characterized under wet-weather conditions? The IS/MND identifies a 342 square-foot jurisdictional seasonal wetland, mapped using only a decade-old 2016 USACE determination
- Has any investigation been conducted into whether the stormwater bioretention system's proposed diversion of runoff away from the ephemeral stream will cause the dewatering and loss of riparian vegetation, as the RWQCB specifically warned?

8-9

- Are there bat roost trees, raptor nest trees, or dusky-footed woodrat habitat features that were not detected because preconstruction surveys are designed to occur immediately before construction — not during the environmental review that determines whether the project should be approved at all?

8-10

The standard for requiring an EIR is not proof of harm; it is a fair argument that harm may occur. The discovery of an entirely new aquatic feature during the recirculation process, more than a year into review, is itself substantial evidence that the baseline environmental conditions are not fully understood. Under CEQA, a Mitigated Negative Declaration cannot be adopted when substantial evidence supports a fair argument of significant impact. That threshold is met here many times over.

Letter 8, cont.

II. UNRESOLVED STATE AGENCY JURISDICTION: THE IS/MND CANNOT BE FINALIZED

8-11 The Recirculated IS/MND now acknowledges that required approvals from **CDFW and the San Francisco Bay Regional Water Quality Control Board (SFRWQCB)** must be obtained. The Town's own Notice of Intent lists these as required agency approvals. Yet as of the close of this comment period, neither has been secured.

8-12 Mitigation Measure IV-10 requires submission of a Section 401 Water Quality Certification application to SFRWQCB *prior to ground disturbance*. Mitigation Measure IV-11 requires notification to CDFW to determine whether a Lake or Streambed Alteration Agreement (LSAA) is required, also *prior to ground disturbance*. These are not conditions that can be satisfied after project approval. The IS/MND additionally notes that an on-site Habitat Mitigation and Monitoring Plan (HMMP) must be developed, yet the document provides no parameters, no defined success criteria, and no timeline. **This is precisely the kind of deferred mitigation that CEQA Guidelines Section 15126.4(a)(1)(B) prohibits**.

8-13 The RWQCB has been raising concerns about this project's water jurisdiction since **at least 2015**: over a decade. The IS/MND still has not obtained a definitive state jurisdictional determination. The proposed project impacts a feature that the RWQCB considers a potential water of the State, and CDFW has jurisdiction over the bed and banks of any stream under Fish and Game Code Section 1602. The Town cannot adopt a Mitigated Negative Declaration without knowing what conditions CDFW and RWQCB will impose — or whether they will require modifications that fundamentally alter the project's design or feasibility.

Furthermore, the IS/MND continues to rely on a **2016 USACE jurisdictional determination letter**, now a decade old and predating the Supreme Court's 2023 decision in *Sackett v. EPA*, which substantially narrowed federal wetlands jurisdiction. The IS/MND uses the federal non-jurisdictional conclusion to also dismiss state jurisdiction. These are legally separate analyses. California's Porter-Cologne Act and Fish & Game Code Section 1602 establish independent state authority over waters and streambeds that is not contingent on federal CWA jurisdiction. The IS/MND does not adequately analyze state jurisdiction independently.

III. DIRECT AND DOCUMENTED FLOODING AND DRAINAGE THREATS TO OUR PROPERTY

8-14 Our property is the direct downstream recipient of this project's entire stormwater drainage system. The Recirculated IS/MND now acknowledges that the project would create **97,386 square feet of new impervious surface**, a 56% increase over the 62,224 square feet disclosed in the original IS/MND. No explanation for this 35,162 square-foot increase is provided anywhere in the Recirculated IS/MND. Our neighbor Jill Fordyce raised this discrepancy directly with Senior Planner Walters in her May 4, 2026 inquiry.

Letter 8, cont.

Every square foot of this impervious surface, including rooftops, driveways, roadways, and patios, sheds stormwater that flows downhill toward the catch basin at the rear corner of our property. We state the following as documented facts based on direct personal observation:

- **Existing catch basin capacity:** During heavy rain events, the catch basin at the rear of our property already operates at approximately 80% of its design capacity. It cannot absorb a 56% increase in contributing impervious surface.
- **Existing groundwater saturation:** We have already been required to install an independent drainage system on our lot to manage groundwater intrusion from the hillside. Despite this system, our backyard soil remains soft even during summer months, outside of rainy season. This reflects baseline conditions on this hillside even before any development.
- **Elevation differential with proposed retention pond:** Our yard sits approximately six feet below the bottom of the developer's proposed bioretention pond, which is sited uphill and adjacent to our property line. Water percolating through that pond will migrate downslope and re-emerge on our lower-elevation property. The IS/MND does not analyze this groundwater seepage pathway at all.
- **The ephemeral stream in Lot 5:** The newly confirmed stream runs directly through the lot immediately behind our home. The IS/MND concedes that full avoidance of this stream is "not possible" (Mitigation Measure IV-10). The stream carries runoff directly toward our property.

8-14, cont.

The IS/MND dismisses flooding concerns by noting the site is not within a FEMA floodplain. This is a legally irrelevant response. FEMA floodplains address riverine flooding from mapped watercourses, not hillside stormwater runoff and groundwater seepage from newly developed impervious surfaces immediately uphill of neighboring residential properties. These are categorically different hydrological processes, and the IS/MND's failure to distinguish them reflects an inadequate analysis.

The IS/MND also proposes a five-foot earth/concrete swale along the western project site boundary, adjacent to our property line, to manage site drainage. The document notes the swale will not extend into the seasonal wetland in the northwestern corner of the site. This is half way across our rear property line leaving the other half exposed to this newly directed flow. However, the IS/MND provides no analysis of how this swale will perform under extreme precipitation events, what happens if it overtops, or what its effect will be on existing drainage patterns on adjacent parcels including our property.

We formally request the following as conditions of any approval: (1) an independent, Town-commissioned hydrology study specifically analyzing downstream impacts to adjacent properties including 189 Longmeadow Drive under multiple storm scenarios; (2) a groundwater seepage analysis for the area between the proposed bioretention pond and our property; (3) binding conditions guaranteeing no increase in peak stormwater or groundwater discharge to adjacent properties; and (4) a complete written explanation of the 35,162 square-foot increase in impervious surface and revised stormwater calculations that reflect the actual project footprint.

6

Letter 8, cont.

IV. THE 56% INCREASE IN IMPERVIOUS SURFACE INVALIDATES EVERY TECHNICAL REPORT SUBMITTED. ALL MUST BE REDONE.

This section addresses what we believe is the single most consequential and overlooked deficiency in the Recirculated IS/MND. The unexplained growth in impervious surface from **62,224 square feet to 97,386 square feet**, an increase of **35,162 square feet, or 56%** is not merely a disclosure error. It is a fundamental change to the project description that retroactively invalidates the technical conclusions of every engineering and environmental report submitted in support of this application.

Every technical study was scoped, modeled, and calibrated to a project that generates 62,224 square feet of impervious surface. The actual project generates 97,386 square feet. These are not the same project. The following reports must each be redone, peer-reviewed, and recirculated for public comment before any approval can proceed:

8-15

- **Bay Area Hydrology Model (BAHM) Report, Appendix C of the IS/MND:** This is the most directly affected report. All stormwater runoff volumes, peak flow rates, bioretention basin sizing, and downstream drainage capacity analyses were calculated using 62,224 sf of impervious surface. A 56% increase in impervious cover produces materially higher runoff volumes and peak flows. The bioretention basins were sized to treat the wrong amount of water. The downstream infrastructure — including the catch basin at the rear corner of our property — was evaluated against the wrong runoff load. These calculations must be entirely rerun using the correct 97,386 sf figure, and the revised results must be made available for public comment.
- **Geotechnical and Geologic Hazard Investigation by Cornerstone Earth Group:** The geotechnical report analyzed grading, cut and fill volumes, slope stability, and foundation design for the original development footprint. A larger impervious area means a larger graded area, altered cut/fill volumes, different slope configurations, and changed drainage patterns across the site. The geotechnical stability conclusions — already drawn on a site with documented historic landslide activity — were based on a materially different project. The report must be updated to reflect the actual development footprint and resubmitted for peer review.
- **Cotton, Shires and Associates Geotechnical Peer Review (January 2025):** The Town's own peer reviewer evaluated the applicant's geotechnical conclusions against the original project description. If the project footprint has grown by 56% in impervious cover, the peer review is no longer valid. It reviewed a different project. A new peer review must be conducted on the updated geotechnical report.
- **Stormwater Control Plan and C.3 Compliance Analysis:** The project's C.3 Stormwater Standards compliance, which governs treatment requirements for new impervious surface, was calculated based on 62,224 sf. At 97,386 sf, the treatment requirements are substantially higher. The bioretention basins, pervious pavement areas, and drainage management areas (DMAs) shown in the project plans were designed for a smaller impervious footprint. The entire stormwater control plan must be redesigned and resubmitted based on the correct impervious surface area.
- **Erosion and Sediment Control Plan (Required by Mitigation Measure X-1):** The IS/MND's own MMRP (April 2026) acknowledges that a final erosion and sediment

Letter 8, cont.

control plan has not yet been prepared. This plan must be based on the actual project footprint. Given that the project footprint was materially understated in the original IS/MND, any erosion control plan prepared under the original figures would be inadequate. This plan must be completed, publicly reviewed, and approved before any ground disturbance.

- **Air Quality and GHG Modeling, CalEEMod Report Appendix A:** The CalEEMod model was calibrated to a project with 5.38 acres of lot area and 23,400 sf of building area. A larger impervious footprint implies larger buildings, larger paved areas, and greater construction activity — all of which increase emissions. The modeling must be updated to reflect the actual project scope.

8-15, cont.

The Town cannot lawfully adopt a Mitigated Negative Declaration based on technical reports that analyzed a materially different and smaller project. CEQA requires that the environmental analysis reflect the project *as actually proposed*. A project with 97,386 sf of impervious surface is not the same project as one with 62,224 sf. The IS/MND's entire technical foundation must be rebuilt on the correct project description before any further approvals can be considered.

We also note that the Recirculated IS/MND provides **no explanation whatsoever** for this 56% increase. The document simply strikes through the old number and inserts the new one. The public, the Planning Commission, and the Town Council deserve to know: What changed in the project design between the original IS/MND and the recirculated version? Was the original number a calculation error? Did the project footprint expand? Were additional roadways, driveways, or structures added? The answer to this question is material to understanding whether the Recirculated IS/MND accurately and completely describes the project being approved.

V. THE AIR QUALITY ANALYSIS IS LEGALLY INADEQUATE: AN ADMITTED THRESHOLD EXCEEDANCE, AN UNENFORCEABLE MITIGATION MEASURE, AND A MODEL THAT WAS NEVER RUN WITH ANY MITIGATION APPLIED

A. The IS/MND Admits a Significant Air Quality Impact

The IS/MND does not hide this problem. Table 2 of the Air Quality section shows the combined construction emissions of the on-site project and the required off-site sidewalk improvements would produce **64.40 lbs/day of nitrogen oxides (NOx)**, which exceeds the Bay Area Air Quality Management District (BAAQMD) significance threshold of **54 lbs/day.** The IS/MND states directly: "the combined emissions of the on-site and the off-site construction activities would exceed the BAAQMD threshold of significance for NOX" and concludes that "a potentially significant impact could occur."

8-16

This is the IS/MND's own finding. It is not a disputed number. The project, as modeled, generates construction emissions that exceed the applicable air quality standard. The only question under CEQA is whether the proposed mitigation is adequate to bring that impact below the threshold. We submit that it is not, for the following reasons.

8-17

B. The CalEEMod Model Was Run With Zero Emission Reduction Measures Selected

Letter 8, cont.

8-17, cont.

The project's CalEEMod Air Quality and Greenhouse Gas Modeling Report (Appendix A, dated February 5, 2025) contains a striking disclosure under Section 1.3, titled "User-Selected Emission Reduction Measures by Emissions Sector": **"No measures selected."** The modeling was run entirely in the unmitigated state for all construction phases. No Tier 4 equipment requirements were modeled. No phase separation was modeled. No dust suppression beyond the mandatory BAAQMD Basic Construction Mitigation Measures (BCMMs) was modeled. The model was simply run as if nothing would be done to reduce emissions beyond the legal minimum.

This creates a fundamental structural flaw in the IS/MND's air quality conclusion. Under CEQA, a Mitigated Negative Declaration must demonstrate that identified mitigation measures will reduce a potentially significant impact to a less-than-significant level. The IS/MND identified a significant NOx impact. The model used to analyze that impact incorporated no mitigation. The IS/MND cannot simultaneously claim the impact is mitigated and present a model in which no mitigation was applied.

C. The Sole Mitigation Measure Is Conditional, Unverifiable, and Internally Contradictory

The IS/MND's only response to the NOx threshold exceedance is Mitigation Measure III-1, which states:

"Prior to the issuance of any grading or building permits, the applicant shall ensure that construction of the on-site project components and the off-site sidewalk improvements occur at separate times OR that higher-tiered heavy-duty equipment is used during construction of the off-site improvements."

This measure has four independent legal and technical deficiencies:

8-18

- **The word 'OR' makes the mitigation unenforceable.** Mitigation Measure III-1 gives the applicant a binary choice between two options with no requirement to declare in advance which option will be used, by when, or before which permit. A building inspector, a Town planner, or a neighboring resident has no way to determine which option the applicant has chosen or whether they are complying with it. CEQA requires mitigation measures to be specific, enforceable, and verifiable. A measure that says 'do A or B, your choice' without any mechanism to select, record, monitor, or enforce the chosen option fails that standard.

- **Option A — phase separation — was never modeled.** The IS/MND modeled Option B: using higher-tier Tier 4 equipment during sidewalk construction, which reduces NOx to a claimed 38.55 lbs/day. But Option A, separating the construction phases entirely in time, was never run through CalEEMod. We do not know what the emissions would be under Option A because no analysis of that scenario was ever performed. The IS/MND presents Option A as equivalent mitigation, but it has no quantified basis for that conclusion.

- **Option A — phase separation — has no monitoring mechanism.** If the applicant chooses to separate construction phases in time, there is no requirement to submit a construction schedule in advance, no designated Town inspector to verify phase

Letter 8, cont.

8-18, cont.

separation in the field, no defined threshold for what constitutes 'simultaneous' versus 'separate' construction, and no consequence if phases overlap. The measure is aspirational, not enforceable.

- **Option B — higher-tier equipment — has no verification requirement.** 'Higher-tiered' refers to EPA Tier 4 diesel engine standards. If the applicant chooses Option B, there is no requirement to submit equipment certifications before construction begins, no designated inspector to verify engine tier ratings in the field, and no protocol for what happens if non-compliant equipment arrives on site. The IS/MND simply states the applicant 'shall ensure' Tier 4 equipment is used, with no mechanism to confirm that this occurs.

Taken together, these deficiencies mean that **Mitigation Measure III-1 does not constitute adequate mitigation under CEQA.** It is a scheduling suggestion with two unquantified options, no advance disclosure requirement, no monitoring mechanism, and no enforcement consequence. CEQA Guidelines Section 15126.4(a)(1)(B) requires that mitigation measures be fully enforceable through permit conditions, agreements, or other legally binding instruments. Mitigation Measure III-1 meets none of these criteria.

D. The IS/MND's Own Language Reveals the Conditionality Problem

8-19

The IS/MND's framing of the threshold exceedance is itself telling. The document states: "*if the off-site sidewalk improvements were constructed concurrently with the on-site project components, the proposed project could conflict with or obstruct implementation of the applicable air quality plans.*" The word 'if' implies that concurrent construction is a contingency to be avoided, not the baseline assumption. But the modeling itself assumed concurrent construction in order to capture the worst-case scenario. The IS/MND therefore simultaneously treats concurrency as the likely scenario for modeling purposes and as an avoidable contingency for mitigation purposes. It cannot be both.

The correct approach under CEQA would be to either: (1) commit unconditionally to phase separation, model that scenario, and demonstrate the resulting emissions are below the threshold; or (2) commit unconditionally to Tier 4 equipment, model that scenario with the mitigation applied in CalEEMod, and demonstrate the resulting emissions are below the threshold. The IS/MND does neither. It models the worst case, identifies a threshold exceedance, proposes an optional fix, and declares the impact mitigated.

E. The Basic Construction Mitigation Measures Were Claimed as Mitigation but Not Modeled

8-20

The IS/MND lists eight mandatory BAAQMD Basic Construction Mitigation Measures (BCMMs), including watering exposed surfaces twice daily, covering haul trucks, and limiting vehicle speeds. It states these measures "would help to further minimize construction-related emissions" and that their implementation "would reduce fugitive dust emissions resulting from project construction."

However, these measures were not quantified in CalEEMod. The model was run with "no measures selected" in the emission reduction section. The IS/MND is claiming emission

Letter 8, cont.

8-20, cont.

reductions from measures it never modeled. Under CEQA, a less-than-significant conclusion must be supported by substantial evidence, which means quantified analysis. Asserting that mandatory BCMMs will reduce emissions without modeling their actual effect does not constitute substantial evidence.

F. Hillbrook School Is a Sensitive Receptor That the Air Quality Analysis Ignores

Hillbrook School is a K-8 campus located **adjacent** from the project site. BAAQMD CEQA guidelines specifically require analysis of health risk and nuisance impacts on sensitive receptors, with schools identified as the most sensitive receptor category. Children's respiratory systems are uniquely vulnerable to NOx and fine particulate matter (PM2.5) because their lungs are still developing and they breathe more air per unit of body weight than adults.

8-21

The IS/MND acknowledges Hillbrook School's proximity in other sections of the document, including the noise analysis. Yet the air quality section contains no health risk assessment for the school, no analysis of PM2.5 concentrations at the school property line during construction, no assessment of cumulative exposure over the two-to-three year construction period, and no consideration of the school's outdoor activity schedule relative to construction hours. The absence of this analysis is an independent deficiency in the IS/MND's air quality section, regardless of whether the NOx threshold exceedance is resolved.

G. The 56% Impervious Surface Increase Means the Emissions Model Is Wrong

As discussed in Section IV of these comments, the project's impervious surface area grew from 62,224 sf to 97,386 sf between the original IS/MND and the recirculation, a 56% increase. The CalEEMod model was run assuming a disturbance area of **5.38 acres** and construction of 12 residences at the original project scale. A 56% larger impervious footprint means more grading,

8-22

more equipment operating hours, more concrete and asphalt poured, more haul truck trips importing the 21,082 cubic yards of fill, and more construction workers driving to and from the site each day. Every one of these activities generates additional NOx and PM2.5 emissions. The modeled emissions of 64.40 lbs/day NOx were calculated against the smaller, incorrect project. The actual emissions from the larger project were never calculated.

We request that the Town require the CalEEMod model to be rerun using: (1) the correct 97,386 sf impervious surface area and corresponding disturbance acreage; (2) a specific, binding

8-23

mitigation option selected in advance and modeled in CalEEMod rather than offered as an unquantified alternative; (3) a health risk assessment for Hillbrook School as a sensitive receptor; and (4) results made available for public comment before any approval is granted.

VI. FIRE SAFETY, LANDSLIDE RISK, AND EMERGENCY ACCESS

A. Very High Fire Hazard Severity Zone: Analysis Is Superficial and Legally Insufficient

The project site is designated a Very High Fire Hazard Severity Zone (VHFHSZ) by CAL FIRE.

8-24

The IS/MND argues that clearing native vegetation *reduces* wildfire risk. This conclusion is facially inadequate. Replacing intact native oak woodland with 12 occupied residential structures introduces permanent new ignition sources including gas lines, electrical service, and vehicles on driveways. It also introduces continuous year-round human habitation and exterior lighting. The IS/MND does not acknowledge or analyze any of these new risk factors.

Letter 8, cont.

8-24, cont.

The project is required by Government Code Section 66474.02 to make findings to the State Board of Forestry and Fire Protection for any tentative map approved in a VHFHSZ. The Town's own staff report acknowledges this requirement. We request that the full findings and any CAL FIRE review be made part of the public record before any approval is granted.

B. Single-Access Hillside: Evacuation Analysis Is Missing

8-25

The project provides primary access via a single new private driveway from Twin Oaks Drive, with a separate emergency vehicle access (EVA) route connecting to Brooke Acres Drive. At the December 17, 2025 Planning Commission hearing, multiple neighbors and a member of the public with environmental review experience raised the single-access issue. As Planning Commissioner attendee Lee Quintana — who noted 15 years of environmental review experience with the City of San Jose, stated publicly that conducting studies and obtaining agency consultations *after* approval limits what can be done, and full mitigation may not be achievable. The fire access question is exactly such a study that must be completed before approval, not deferred until after.

We request a formal fire access review by the Santa Clara County Fire Department confirming that the proposed driveway meets VHFHSZ access width, grade, and turnaround standards for emergency vehicles, and that the EVA route meets code requirements as a functional emergency egress for 12 residences simultaneously evacuating.

C. Massive Fill on a Mapped Landslide Zone

8-26

The IS/MND acknowledges the project site is within: (a) a CGS-mapped landslide hazard zone; (b) a Santa Clara County mapped landslide hazard zone; and (c) a USGS "Many Landslides" area. Despite this, the project imports **21,082 cubic yards of fill** onto hillside slopes with documented historic landslide activity. This is an extraordinary volume of earthmoving for a site with this geological history.

The IS/MND's "low to moderate" landslide risk conclusion is based on the applicant's own Cornerstone Earth Group geotechnical report and a peer review by Cotton, Shires and Associates (January 2025). The peer review and any points of disagreement between the two geotechnical firms have not been made fully available to the public. We request that the complete Cotton, Shires peer review, including all correspondence between the two firms and any unresolved points of disagreement, be included in the public administrative record.

VII. REMOVAL OF 223 PROTECTED TREES, INCLUDING SEVEN DIRECTLY BEHIND OUR HOME

8-27

The project's arborist report identified **630 protected trees** on the 17.55-acre site. The project proposes removing **223 of those trees (35% of the total)**. The Town's Tree Protection Ordinance requires 551 replacement trees; the applicant proposes only 85 on-site and proposes to pay in-lieu fees for the remaining 466 trees.

In-lieu fees do not replace the ecological functions these trees perform on this specific hillside: slope stabilization, water infiltration, erosion control, carbon sequestration, and habitat for

Letter 8, cont.

8-27, cont.

protected species including raptors, bats, and dusky-footed woodrats. These functions cannot be replicated at a different location through fee payment. The MMRP itself (April 2026) acknowledges this: it confirms that the project "would not meet the required on-site tree replacement requirement" (Mitigation Measure IV-12). **This is an admission that the project conflicts with the Town's Tree Protection Ordinance, which is an objective development standard.**

8-28

Of direct personal significance to us: located within **Lot 6**, immediately behind our home, are **seven protected trees** that currently provide sound buffering, visual privacy screening, and light filtering between our property and the homes above on Cerro Vista. At the December 17, 2025 Planning Commission hearing, we raised the specific discrepancy between the applicant's visual rendering — which showed 35 new trees to be installed — and the actual plans, which showed only 7 new trees. This discrepancy was not resolved at the hearing. We request that it be addressed on the public record.

VIII. BUILDER'S REMEDY IS BEING MISUSED: THIS IS A LUXURY HILLSIDE SUBDIVISION, NOT AN AFFORDABLE HOUSING PROJECT

The applicant invokes Builder's Remedy to bypass the Town's General Plan designation, zoning, density limits, and virtually every applicable development standard. The project requests **58 separate waivers** from Town development standards, including: exceeding maximum building height on **all 12 lots**; exceeding maximum gross floor area on multiple lots; building outside the Least Restrictive Development Area; exceeding maximum cut and fill depths on **all lots**; and allowing swimming pools on slopes exceeding 30%.

8-29

The three affordable units, Lots 1, 11, and 12, are **clustered together in one corner of the development**, physically separated from the eight market-rate homes. The applicant has requested a waiver from "Comparable Bed/Bath Size of BMPs," explicitly acknowledging that the affordable units will be smaller and less equivalent than the market-rate homes. **This directly violates the Town's Below Market Price (BMP) program requirements, which mandate**:

- BMP units must be distributed throughout the project, not concentrated in one area
- BMP units must be of comparable size, quality, and finish to market-rate units
- BMP units must be indistinguishable in exterior appearance from market-rate units

As stated in Jill Fordyce's December 17, 2025 letter (Exhibit 31): *"The project sites all affordable units together in one corner of the development. The Town's own Below Market Price (BMP) guidelines require affordable homes to be spread throughout the project and be of similar size and quality to the market-rate units. Exempting the project from BMP standards would undermine the intended public good of affordable housing."*

8-30

Builder's Remedy does not shield a project from applicable objective standards where those standards safeguard public health and safety (Gov. Code § 65589.5(d)). The Town retains the authority — and the obligation — to deny concessions and waivers that create specific adverse impacts to public health and safety. This project's fire risk, landslide risk, drainage impacts, and

Letter 8, cont.

8-30, cont.

failure to meet BMP standards provide multiple independent bases for the Town to impose conditions or deny the scope of exceptions requested.

IX. THE HILLSIDE IS AN ACTIVE, THRIVING WILDLIFE HABITAT. THE IS/MND SYSTEMATICALLY UNDERSTATES ITS ECOLOGICAL VALUE.

A. Direct Personal Testimony: Wildlife Observed From Our Property Year-Round

We submit the following as lay witness testimony in the administrative record under CEQA. As residents of [redacted] Longmeadow Drive for 42 years, with a property line abutting Lot 5 of the proposed development, we have direct, continuous, year-round observation of the wildlife that uses this hillside:

- **Mule deer:** Herds of deer are visible from our backyard on a regular basis throughout all seasons, actively using the hillside immediately behind our home for foraging, movement, and shelter. As we write these comments, three deer are currently visible from our back yard.
- **Wild turkey:** Flocks of wild turkey are regularly observed foraging across the hillside and adjacent properties throughout the year. Six turkeys are currently visible from our back yard as we write.
- **Coyote:** Coyotes are heard and seen regularly from our back yard. The night before submitting these comments, coyotes were heard howling directly behind our property. Coyotes are apex predators requiring large, connected habitat areas to sustain their territories and prey base. Their consistent presence is direct evidence of a functioning ecological community on this hillside.

8-31

- **Raptors and birds of prey:** We regularly observe hawks and owls hunting over the hillside from our property. These include what appear to be red-tailed hawks, Cooper's hawks, and owls active at dusk and dawn, species consistent with those documented in the applicant's own biological survey.
- **Woodpeckers:** Woodpeckers, including what appear to be acorn woodpeckers and northern flickers, are frequently observed and heard in the oak woodland directly behind our home. These are oak-dependent species that require standing mature trees for foraging and nesting cavities.
- **Great Blue Heron (Ardea herodias), Photographically Documented on Lot 5 (Exhibit A):** We have personally and repeatedly observed a Great Blue Heron (Ardea herodias) standing and actively hunting on the ground on Lot 5 of the proposed development — the precise lot where the February 2026 field investigation discovered the previously uncharacterized ephemeral stream. On one occasion, the heron remained on Lot 5 for several hours, walking and actively foraging, consistent with hunting fish, frogs, and aquatic invertebrates in shallow water. We have photographed this bird on Lot 5 and submit that photograph as Exhibit A to these comments. The Great Blue Heron is a federally protected migratory species under the Migratory Bird Treaty Act (MBTA), 16 U.S.C. § 703. It is exclusively a wetland and riparian forager — it does not hunt in dry grassland. Its sustained, repeated presence on Lot 5, hunting in place for hours at a time, is direct photographic evidence that the ephemeral stream and associated wet habitat on Lot 5 support active aquatic foraging by a protected species. This is not a bird passing through. This bird was using the specific water feature as a regular food source. The

Letter 8, cont.

Great Blue Heron does not appear anywhere in the applicant's biological evaluation, the IS/MND species inventory, or the Mitigation Monitoring and Reporting Program. There is no survey protocol for this species, no analysis of its use of the Lot 5 water feature, and no mitigation for the destruction of the habitat it actively depends on. The development of Lot 5 will destroy this bird's foraging habitat in direct violation of MBTA protections and without any environmental analysis under CEQA.

- **Abundant songbirds and migratory species:** The hillside supports a diverse and clearly audible bird community throughout the year, including migratory species during spring and fall passage, consistent with the site's position adjacent to the Ross Creek watershed.

8-31, cont.

Under CEQA, firsthand observations by members of the public constitute substantial evidence in the administrative record. Our 42 years of continuous observation at this specific location — with our rear property line abutting Lot 5 — provides a baseline understanding of wildlife use that no single-day biological survey conducted during dry conditions can replicate. The photographic documentation of a Great Blue Heron actively foraging on Lot 5 for several hours (Exhibit A) is particularly significant: it is a protected species, documented by photograph, using the specific lot and water feature that the IS/MND failed to characterize until forced by recirculation. We submit all of these observations as substantial evidence that this hillside functions as active, productive, legally protected wildlife habitat — and that the IS/MND's conclusion of less-than-significant biological impact is not supported by the facts on the ground.

B. The Applicant's Own Biologist Documented This Wildlife, Then Dismissed Its Significance

The applicant's Biological Evaluation (Live Oak Associates, May 2025) documented the following wildlife directly on the 178 Twin Oaks project site during a single December 2024 field visit: coyote and gray fox scat; California slender salamander; acorn woodpecker; Nuttall's woodpecker; northern flicker; California scrub-jay; chestnut-backed chickadee; oak titmouse; ruby-crowned kinglet; white-breasted nuthatch; Bewick's wren; western bluebird; hermit thrush; American robin; house finch; lesser goldfinch; white-crowned sparrow; California towhee; yellow-rumped warbler; and San Francisco dusky-footed woodrat nests in the oak woodland understory.

8-32

That is a remarkable diversity of species documented during a single dry-season visit. The biological evaluation also identified the following state and federally protected species as having potential to occur on the site: white-tailed kite (California Fully Protected), golden eagle (California Fully Protected), pallid bat (California Species of Special Concern), Townsend's big-eared bat (California Species of Special Concern), San Francisco dusky-footed woodrat (California Species of Special Concern), American badger (California Species of Special Concern), California red-legged frog, and purple martin. The grassland habitat was specifically identified as foraging habitat for raptors.

Despite documenting this rich biological community, the IS/MND concludes the project's impact on wildlife is less than significant — a conclusion the Town's own biological peer reviewer (Coast Ridge Ecology, Patrick Kobernus, December 8, 2025) directly challenged. The peer reviewer specifically recommended that the biological report be amended to describe measures to prevent impacts to *"local urban wildlife species currently traversing the site,"* and

Letter 8, cont.

8-32, cont.

further identified additional species not analyzed in the original biological report, including the obscure bumble bee and the large marble butterfly, a species currently under federal listing review by USFWS.

C. The IS/MND Dismisses Wildlife Corridor Function Without Evidence

8-33

The IS/MND states the project site is "not within a local linkage or known wildlife corridor" and concludes there is no significant impact on wildlife movement. This conclusion is unsupported and contradicted by the evidence. A mapped corridor designation is not required for a site to serve active wildlife movement functions. Our direct, year-round observations of deer herds, coyote packs, turkey flocks, and diverse raptors confirm that this hillside serves as a functional movement zone connecting the Ross Creek watershed below to the hillside habitat above, regardless of how it is classified on a regional linkage map.

The Santa Clara Valley Bird Alliance and Sierra Club specifically identified this deficiency: the IS/MND fails to analyze habitat fragmentation, loss of canopy continuity for species movement, and disruption of the connection between hillside and riparian zones. The Town's biological peer reviewer further noted that the biological report does not address whether fencing will be installed — a critical question, since fencing creates a hard barrier to wildlife movement that would permanently sever the hillside habitat from the downslope corridor connecting to Ross Creek.

D. Nocturnal Wildlife and Nighttime Lighting: An Unanalyzed Impact

8-34

The IS/MND does not analyze the impact of permanent residential nighttime lighting on the nocturnal wildlife community that actively uses this hillside. The Town's own 2040 General Plan explicitly calls for a Bird Safety Ordinance and requires that new development reduce hazardous building and architectural elements for birds. The SCVBA/Sierra Club letter documented the ecological harm of artificial light at night (ALAN) at the urban-wildland interface, including: disorientation of migratory birds navigating by starlight; disruption of predator-prey dynamics for owls, bats, and coyotes; reduction of insect populations that sustain birds and bats; and suppression of melatonin and circadian disruption in nocturnal mammals.

Our personal observations of owls and coyotes active at night in the immediate vicinity of the proposed development footprint are direct evidence that the nocturnal wildlife community will be materially affected by 12 new residential structures with exterior lighting on a hillside that is currently entirely dark. This impact is not analyzed anywhere in the IS/MND.

E. The Great Blue Heron on Lot 5 Is a Standalone CEQA and Federal Legal Issue

8-35

We wish to make the legal significance of the Great Blue Heron observation unmistakably clear to the Town, the Planning Commission, and the Town Council. This is not simply a wildlife anecdote. It is a documented intersection of a federally protected species, a specific development lot, and a water feature whose environmental significance the applicant's own recirculation admitted was missed in the original review.

Consider what the record now shows in combination:

Letter 8, cont.

- The original IS/MND failed to characterize the full extent of the ephemeral stream on Lot 5, as confirmed by the February 2026 recirculation.
- The recirculated IS/MND acknowledges that development of Lot 5 will impact this stream and that full avoidance is not possible (Mitigation Measure IV-10).
- A Great Blue Heron, a species protected under the federal Migratory Bird Treaty Act that forages exclusively in shallow water, has been photographically documented actively hunting on Lot 5, in the area of that stream, for multiple hours at a time.
- The Great Blue Heron does not appear anywhere in the applicant's biological evaluation, the IS/MND, or the MMRP. No survey for this species was conducted. No mitigation for impacts to its foraging habitat was proposed.

8-35, cont.

The conclusion is unavoidable. The IS/MND approved construction on a lot containing active foraging habitat for a federally protected migratory bird, without identifying that species, analyzing the impact on it, or proposing any mitigation. Under the Migratory Bird Treaty Act, any construction activity that results in the harm, disturbance, or mortality of a Great Blue Heron or destruction of an active nest is a federal violation — regardless of what the IS/MND says. Under CEQA, the failure to identify and analyze a known, documented impact on a protected species is an independent basis for finding the IS/MND legally inadequate.

We formally request that the Town require a supplemental biological survey specifically assessing Great Blue Heron use of Lot 5 and the associated water features, and that no grading or ground disturbance be permitted on Lot 5 until that survey is complete, its findings are disclosed, and appropriate mitigation under both CEQA, the MBTA, and California Assembly Bill 454 is determined.

The RWQCB has raised concerns about this project's water jurisdiction since at least 2015. Photographic documentation of a Great Blue Heron — an obligate wetland forager — actively hunting on Lot 5 for several hours is precisely the type of evidence these agencies rely upon when determining whether a water feature is biologically significant and whether state permits are required. Under California's no net loss wetland policy, any project that fills or degrades a functioning wetland must demonstrate avoidance or compensatory mitigation. A Great Blue Heron hunting in a water feature for hours is direct evidence that the feature is functioning, and its loss cannot simply be dismissed as less than significant.

X. ADDITIONAL ENVIRONMENTAL CONCERNS RAISED IN THE PUBLIC RECORD

8-36

The following concerns have been raised by neighbors, conservation organizations, and responsible agencies in the administrative record and are incorporated into these comments by reference:

- **Dewatering of riparian vegetation:** The RWQCB warned that the project's bioretention basins and pervious pavement divert stormwater that currently supports riparian vegetation along the ephemeral stream into storm drains. This could deprive the riparian system of the hydrology it depends on. No hydromodification management analysis has been conducted.

17

Letter 8, cont.

8-37
- **Mosquito and public health hazard:** Multiple neighbors raised concerns at the December 17, 2025 hearing about standing water in the proposed bioretention ponds adjacent to Hillbrook School and residential properties. West Nile Virus is an active public health concern in Santa Clara County. The IS/MND does not analyze mosquito breeding risk or long-term maintenance obligations for the retention ponds.

8-38
- **Reliance on a 2017 uncertified EIR:** As noted by neighbors and the Sierra Club/SCVBA, the IS/MND incorporates by reference a 2017 EIR that was never adopted or certified by the Town. An uncertified EIR is not a valid CEQA document. Natural environments and species populations change over time; relying on environmental baselines from a decade-old, never-adopted document does not satisfy CEQA.

8-39
- **Deferred mitigation throughout:** The MMRP (April 2026) contains numerous mitigation measures that are explicitly conditioned on future events, future plan development, or future agency action — including the HMMP, the CDFW LSAA determination, the erosion and sediment control plan, and the ongoing stormwater management. CEQA Guidelines Section 15126.4(a)(1)(B) prohibits reliance on unspecified or undefined future mitigation.

8-40
- **Noise cumulative impact:** At the December 17, 2025 hearing, we raised the fact that noise studies conducted for Hillbrook School's Conditional Use Permit found that sound levels at our home were already at the threshold of unacceptable. The cumulative noise from both Hillbrook School operations and the proposed residential development will push sound levels above that threshold for our property. The IS/MND does not analyze cumulative noise impact.

8-41
- **Light and glare into adjacent residences:** The proposed homes will be positioned uphill from and looking directly down into our backyard and windows. The IS/MND does not analyze residential light and glare impacts on neighboring downslope properties.

XI. FORMAL PROCEDURAL REQUESTS

We formally request the Town to take the following actions:

8-42
- Require preparation of a full Environmental Impact Report (EIR) prior to any further project approvals, consistent with the "fair argument" standard under CEQA Guidelines Sections 15064 and 15065
- Suspend consideration of the Recirculated IS/MND until CDFW has determined whether a Lake or Streambed Alteration Agreement is required and SFRWQCB has issued or denied the Section 401 Water Quality Certification, with the conditions of those approvals made available for public comment
- Require supplemental biological field surveys conducted during wet-season conditions, including three-season floristic surveys for special-status plant species and wet-weather hydrological mapping of the full extent of the ephemeral stream and seasonal wetland
- Make the complete geotechnical peer review by Cotton, Shires and Associates (January 2025), including all correspondence with the applicant's geotechnical firm, available in the public administrative record
- Require an independent, Town-commissioned hydrology and drainage study specifically analyzing the downstream impact on adjacent residential properties, including 189 Longmeadow Drive, under multiple precipitation scenarios

Letter 8, cont.

8-42, cont.

- Require a groundwater seepage analysis for the area between the proposed bioretention pond and our property
- Provide a written explanation of the 35,162 square-foot increase in impervious surface between the original IS/MND (62,224 sf) and the Recirculated IS/MND (97,386 sf), and require updated stormwater calculations reflecting this change
- Require the air quality CalEEMod modeling to be re-run with feasible emission reduction measures incorporated, and make the results available for public comment
- Require a formal fire access review by the Santa Clara County Fire Department confirming compliance with VHFHSZ access standards for all 12 residential units
- Deny the requested waiver from "Comparable Bed/Bath Size of BMPs" and enforce the Town's BMP distribution and comparability requirements. Affordable units must be integrated throughout the project, not clustered, and must be of comparable size and quality to market-rate units
- Deny or withhold approval of the scope of Builder's Remedy exceptions requested, on the grounds that the project as proposed creates specific adverse impacts to public health and safety that the Town is not required to approve under Gov. Code § 65589.5(d)
- Include all technical studies, all agency correspondence (CDFW, RWQCB, USACE, CAL FIRE), and all public comments in the administrative record
- Require a supplemental biological survey specifically assessing Great Blue Heron (Ardea herodias) use of Lot 5 and the associated ephemeral stream water features, consistent with Migratory Bird Treaty Act obligations; prohibit grading or ground disturbance on Lot 5 until that survey is complete and its findings publicly disclosed
- Accept and enter into the administrative record the photographic documentation of a Great Blue Heron actively foraging on Lot 5 submitted as Exhibit A with these comments

XII. CONCLUSION

We are 42-year residents of Los Gatos. As we write these final words, we can see three deer and six wild turkeys from our back yard. Last night we heard coyotes howling behind our property. This morning we watched woodpeckers working the oaks on the hillside that would be graded away. These are not abstract ecological concerns. They are the living reality of what this hillside is, right now, today.

We support responsible housing development. We do not support this project, which uses Builder's Remedy, a law intended to serve working families, to build large luxury homes on an ecologically sensitive, actively used wildlife hillside that will flood our backyard, destroy a documented riparian corridor, remove 223 protected trees, fragment active wildlife habitat, create documented fire and landslide hazards, and expose Hillbrook School children to years of construction emissions with no mitigation measures modeled. Every technical report submitted in support of this project was calculated against a materially wrong project footprint. The environmental baseline was demonstrably incomplete when the review began and required recirculation to partially correct it. The state agencies with jurisdiction over the site's waterways have not yet issued required approvals.

The April 2026 recirculation did not cure the IS/MND's fundamental deficiencies. It confirmed them. The discovery of a previously unknown stream in the development footprint of the lot

Letter 8, cont.

8-42, cont.

directly behind our home, more than a year into environmental review, is proof that the site's environmental conditions are not yet adequately understood. Under CEQA, that uncertainty requires a full Environmental Impact Report. Anything less fails the public, fails the law, and fails our community.

We respectfully urge the Planning Commission and Town Council to require a full EIR, withhold approval of this project in its current form, and enforce the Town's applicable objective standards, including the BMP requirements that give affordable housing its meaning.

Respectfully submitted,

William and Kathryn Meleyco
[redacted] Longmeadow Drive
Los Gatos, CA 95032
[redacted]

20

Letter 8, cont.

EXHIBIT A

Photographic Documentation of Great Blue Heron (Ardea herodias)
Actively Foraging on Lot 5, 178 Twin Oaks Drive, Los Gatos, CA
Date: March 6, 2023



Great Blue Heron (Ardea herodias) standing on the ground on Lot 5 of the proposed Surrey Farms Estates development site, actively foraging in the area of the ephemeral stream whose existence was not disclosed in the original IS/MND (September 2025) and was discovered only after an active storm event on February 12, 2026. The heron remained on Lot 5 for several hours. Great Blue Herons are obligate wetland and riparian foragers that do not hunt in dry grassland. This bird's sustained presence on Lot 5 is direct evidence that the ephemeral stream and associated water feature support active aquatic foraging by a federally protected species.

Protected under: Migratory Bird Treaty Act (MBTA), 16 U.S.C. § 703 | California Assembly Bill 454 (2019) | California Fish and Game Code

Not identified, surveyed, or analyzed anywhere in the applicant's Biological Evaluation, IS/MND, or Mitigation Monitoring and Reporting Program.

21

LETTER 8: WILLIAM AND KATHY MELEYCO

Response to Comment 8-1
The comment is introductory and does not address the adequacy of the Recirculated IS/MND. It should be noted that the commenter's previous letter was included as Letter 15 and responded to within the Responses to Comments document associated with the first circulation, which was Exhibit 13 to the staff report for the Planning Commission hearing on December 17, 2025, available at the following address: https://losgatos-ca.municodemeetings.com/bc-pc/page/planning-commission-special-2.

Response to Comment 8-2
The comment summarizes the letter's additional comments, which are responded to in further detail below. Please also see Response to Comment 5-2.

Response to Comment 8-3
As noted by the comment and discussed within the Recirculated IS/MND, the addition of Mitigation Measures IV-10 and IV-11 to the IS/MND necessitated recirculation. Additional changes were not required due to new information. The commenter appears to suggest that because one error was found in the biological resources section of the IS/MND, then other items must have been missed. This is a logical fallacy that overestimates, without substantial evidence, the number of errors in the document because one error was found. Instead, the one error that was identified has been adequately addressed in the Recirculated IS/MND (Question IV-b,c within Section IV, Biological Resources) and substantial evidence continues to support that the remaining sections of the IS/MND are adequate.

Response to Comment 8-4
The Town has responded to the letter authored by the SCVBA and SCLP referred to by the commenter. The responses were included within Exhibit 11 of the staff report for the Planning Commission hearing on December 17, 2025, and, thus, are available for review.

Response to Comment 8-5
Please see Response to Comment 5-3, as well as Responses to Comments 2-1 through 2-4, which respond to the comments submitted by the RWQCB.

Response to Comment 8-6
Additional reaches were not mapped on-site. As discussed in Responses to Comments 2-3 and 2-4, with respect to the extent of the on-site ephemeral stream, as recently confirmed by LOA during their site visit on February 12, 2026, after a storm event when water was flowing in the on-site ephemeral stream (Recirculated IS/MND, page seven), the project would impact the lower approximately 100 to 150 feet of the ephemeral stream.

Response to Comment 8-7
Contrary to the comment, the Recirculated IS/MND does not acknowledge that three-season floristic surveys are required for any particular species, but that such surveys were already conducted on-site.

Surveys are only conducted during the species blooming period. For example, Santa Clara red ribbons bloom between April and July; surveys for species would be timed based on conditions

that year during that window, as they were in 2012 and 2013. The project site does not support typical habitat for Santa Clara red ribbons; as noted on page 45 of the Recirculated IS/MND, the Biological Evaluation prepared for the proposed project concluded that Santa Clara red ribbons and bent-flowered fiddleneck are unlikely to occur on-site because the site supports only marginally suitable habitat for the species. In addition, the site is periodically disturbed due to annual mowing for fire abatement purposes, which typically occur throughout the site to approximately 15 feet from the property line. Full rare plant surveys in 2012 and 2013 during the various blooming periods, along with the on-going disturbance, confirmed that the site lacks suitable habitat for special status plants. Thus, the proposed project is not anticipated to result in adverse effects to special-status species and the conclusions of the Recirculated IS/MND remain adequate.

Response to Comment 8-8

The entirety of the seasonal wetland in the northwestern corner of the site would be avoided, as verified by LOA in coordination with the project engineer.

Please see Responses to Comments 2-3 and 2-4, which contain responses to the RWQCB comments submitted on the Recirculated IS/MND. In addition, according to LOA, the ephemeral stream is typical of ephemeral resources (i.e., only flows with water during or shortly after a rain event). The lack of a clear incised channel along the entire length of the ephemeral stream is a clear indication of the limited water flow most of the year. Notwithstanding, the majority of Lot 8, which is located upslope and to the east of the ephemeral stream, and that currently sheet flows towards the stream during storm events, would remain undisturbed. This upslope area is shown as DMA B in the Stormwater Control Plan sheet of the BAHM report. Similarly, much of the upslope areas on Lot 9, located on the western side of the drainage, would not be disturbed. Accordingly, development of the proposed project would not be expected to substantially alter the amount of stormwater entering the ephemeral stream during storm events, as those upslope areas that would remain undisturbed would continue to sheet flow to the ephemeral stream.

Response to Comment 8-9

The on-site field surveys adequately assessed the extent of on-site potentially suitable habitats for protected wildlife species. As noted on pages 46 and 47 of the Recirculated IS/MND, potentially suitable roosting and foraging habitat for pallid bat and Townsend's big-eared bat is present on-site, trees that could provide nesting habitat for raptors and migratory birds protected by the Migratory Bird Treaty Act (MBTA) are located on-site, and San Francisco dusky-footed woodrat nests were observed within the site. As a result, the IS/MND included Mitigation Measures IV-4 through IV-7 to reduce potential impacts to the foregoing special-status species to a less-than-significant level.

It should be noted that CEQA analysis identifies the *potential* for environmental impacts to occur, and the conclusions are intended to inform the decision-makers rather than make the ultimate conclusion related to the approval of a project. The pre-construction surveys required by the mitigation measures within the Recirculated IS/MND would occur immediately prior to commencement of on-site construction, but such timing is more appropriate than conducting surveys far in advance of construction activities, as the results of the on-site survey will capture the conditions of the site closer to the date of construction than surveys conducted for the IS/MND.

Furthermore, such surveys are not the full extent of the mitigation measure requirements related to special-status wildlife species. Pre-construction surveys are required as the first step to

conclusively identify the presence or absence of specific species, the mitigation measures included within the IS/MND specify what actions shall be taken if the surveys result in positive identification, as well as the appropriate overseeing authority.

Response to Comment 8-10

Please see Response to Comment 5-2.

Response to Comment 8-11

The CEQA process must be completed and a Notice of Determination filed with the County Clerk's Office before the regulatory permits may be issued. Regulatory agencies are not able to issue permits prior to certification of a CEQA document. Therefore, the commenter's assertions about the inadequacy of Mitigation Measures IV-10 and IV-11 are baseless.

Response to Comment 8-12

A lead agency may defer formulation of the details of a mitigation measure pending further study when necessary to do so, if the lead agency describes the mitigation actions that will be considered, adopts clear performance standards for measuring the effectiveness of the measures selected, and commits the agency to the mitigation plan. A mitigation performance standard is sufficient if the mitigation identifies specific criteria the agency will apply in determining that the impact will be mitigated (See *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 525).

Mitigation Measure IV-10, which is included in the Recirculated IS/MND to address potential impacts related to the on-site ephemeral stream, includes adequate performance standards as shown on page 55 of the Recirculated IS/MND and below:

> An on-site habitat mitigation and monitoring plan (HMMP) would need to be developed with the goal of creating, restoring, and/or enhancing the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP should include:
>
> - The location of all enhancement and/or restoration activities;
> - Planting specifications;
> - Site maintenance and management requirements;
> - Monitoring requirements;
> - Final success criteria; and
> - Adaptive management procedures.

Because Mitigation Measure IV-10 includes a specific, enforceable performance standards for the HMMP and identifies potential actions necessary to achieve the standards, Mitigation Measure IV-10 meets the requirements of Section 15126.4(a)(1)(B) of the CEQA Guidelines, and the Recirculated IS/MND does not inappropriately defer mitigation.

Response to Comment 8-13

Please see Responses to Comments 2-1 through 2-4.

The commenter incorrectly states that the Town cannot adopt a Mitigated Negative Declaration without knowing what conditions CDFW and RWQCB will impose – or whether they will require modifications that fundamentally alter the project's design or feasibility. First, there is no credible reason to think that the resource agencies will require a fundamental alteration of the project's

design given that, as demonstrated in Response to Comment 2-4, it is feasible to fully mitigate the project's impact to the ephemeral stream elsewhere on the project site.

Second, in compliance with CEQA Guidelines Section 15126.4(B), Mitigation Measures IV-10 and IV-11 include adequate performance standards and actions that would achieve such performance standards. As stated in Practice Under the California Environmental Quality Act,[6]

> The need to defer formulation of the specifics of a mitigation measure often arises when a regulatory agency will be issuing a permit or other approval for a project and can be expected to impose mitigation requirements independent of CEQA as a condition of approval. These requirements are ordinarily worked out through a consultation and approval process that takes place after the EIR is completed. In such situations, it is often desirable to defer formulation of the specifics of mitigation measures so that they can be designed to meet the regulatory agency's requirements while also providing adequate mitigation under CEQA. When it is anticipated that a regulatory agency will impose its own mitigation requirements on a project, formulation of the details of mitigation measures identified in an EIR may be deferred if the EIR requires regulatory agency review, identifies methods the agency will consider for mitigating the impact, and indicates the expected outcome.

The preceding demonstrates that Mitigation Measures IV-10 and IV-11 of the Recirculated IS/MND are adequate pursuant to CEQA as they recognize the role that the regulatory agencies will play in determining specific mitigation requirements when issuing permits. Compliance with the applicable permit requirements would ensure that the proposed project would not have a substantial adverse effect on state protected wetlands through direct removal, filling, hydrological interruption, or other means.

Response to Comment 8-14

The impervious area calculation included in the first circulation of the IS/MND of 62,224 sf was based on information provided by the applicant team to date at that time. A calculation error was subsequently identified by the project applicant and Town after the third round of plan submittals. As a result, the previously stated increase in impervious area of 56 percent was inaccurate and inadvertently misrepresented in the earlier submittal packages. All plans, calculations, and supporting documents associated with the proposed project have since been revised accordingly. It should be noted that neither the project site boundaries nor the overall disturbance area of the site have changed.

The proposed project is not expected to increase stormwater impacts to the adjacent downhill properties along the western edge of the site. While the development will add approximately 97,000 sf of new impervious area, the project also includes a new storm drainage system specifically designed to capture, slow down, treat, and control stormwater runoff before the runoff leaves the site, in accordance with applicable State and local stormwater regulations.

Under existing conditions, stormwater from approximately 14 acres of undeveloped hillside flows across the ground surface toward the western edge of the property and eventually drains to the existing inlet located near the northwest corner of the site. Because the site is currently undeveloped, much of this runoff travels as uncontrolled surface flow before reaching the inlet. With the proposed development, the majority of the runoff would instead be intercepted earlier,

[6] Stephen L. Kostka and Linda C. Klein. *Practice Under the California Environmental Quality Act, Volume 1*. CEB: March 2026 Update, Section 14.12.

through new storm drain inlets and underground pipes, that would collect and convey stormwater directly into the proposed storm drainage system. As a result, the amount of land area draining across the western edge of the site would be significantly reduced. In post-project conditions, the existing inlet at the northwest corner of the site would receive runoff from approximately 1.5 acres, compared to approximately 14 acres today.

In other words, although the project introduces additional paved and developed areas, the proposed development would include a much more controlled drainage system that would reduce the amount of uncontrolled surface water flowing toward the existing downhill properties.

The proposed stormwater treatment system/detention basin would further help manage runoff by temporarily storing and slowly releasing stormwater at controlled rates that would be designed to match existing pre-development conditions. The basin would collect runoff from approximately one acre of the developed site, which is substantially smaller than the existing tributary area currently draining toward the western property edge. The basin also includes an impermeable liner; as such, the basin would be designed to temporarily hold and meter water through the storm drain system, rather than allow water to infiltrate into the ground.

Overall, the proposed project replaces a large amount of existing uncontrolled surface drainage with a managed stormwater collection and detention system intended to reduce surface runoff along the western property boundary and maintain controlled discharge rates consistent with existing conditions.

Response to Comment 8-15

Please see Response to Comment 8-14.

The most recent BAHM report submitted to the Town (included as Appendix C to the Recirculated IS/MND) reflects the corrected post-project impervious area of 96,894 sf, as shown in Table 1 on page four of the BAHM report. In addition, all stormwater calculations and supporting BAHM model documentation associated with this revision have been updated and incorporated into the latest plan sets submitted to the Town. This updated analysis also reflects the proposed stormwater treatment and detention measures designed to control runoff rates and maintain post-project discharge conditions consistent with existing pre-development conditions.

With respect to the air quality modeling conducted for the proposed project, please see Response to Comment 8-22 below.

Response to Comment 8-16

The comment provides a summary of the construction-related criteria pollutant emissions analysis presented in the Recirculated IS/MND and also generally alleges that the mitigation measure included in the Recirculated IS/MND to reduce construction-related emissions is inadequate. As shown in the detailed responses below, the commenter's allegation is incorrect. Thus, the analysis presented within the Recirculated IS/MND is adequate. Please see Responses to Comments 8-17 through 8-22 below.

Response to Comment 8-17

Please see Responses to Comments 8-18 and 8-20.

Response to Comment 8-18

Section 15097 of CEQA requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared for the proposed project. The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Recirculated IS/MND, including Mitigation Measure III-1. The MMRP would be used by Town staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation and will provide for monitoring of construction activities and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the Town of Los Gatos. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The Town will be responsible for monitoring compliance.

In addition, as stated in Mitigation Measure III-1, conformance with the requirements of Mitigation Measure III-1 shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.

The commenter is incorrect in stating that the on-site project components and off-site sidewalk improvements were not modeled separately. Such modeling was conducted, and the emissions for the on- and off-site project components are presented separately within Table 2 of the Recirculated IS/MND. In addition, mitigated modeling was conducted using CalEEMod to analyze the reduction in emissions that would occur through the use of higher-tiered heavy-duty equipment during construction of the off-site improvements. However, the CalEEMod results reports for both the unmitigated and the mitigated modeling conducted to analyze the emissions associated with the off-site sidewalk improvements were erroneously omitted from Appendix A of the Recirculated IS/MND. Such reports are attached to this Responses to Comments document as Appendix A, and the emissions presented therein are consistent with the emissions presented within the Recirculated IS/MND. Thus, the Recirculated IS/MND adequately demonstrates that Mitigation Measure III-1 would reduce construction-related NO_X emissions to below the applicable threshold of significance, and a less-than-significant impact would occur.

Response to Comment 8-19

As discussed on pages 34 and 35 of the Recirculated IS/MND, although the timing of the off-site sidewalk improvements is unknown, in order to provide a conservative analysis, both off-site improvements are considered to occur concurrently with the on-site project construction. Nonetheless, separate modeling was conducted using CalEEMod to estimate the emissions associated with construction of the off-site sidewalk improvements. In addition, emissions for the on- and off-site project components are presented separately within Table 2 of the Recirculated IS/MND. Mitigated modeling was also conducted using CalEEMod to analyze the reduction in emissions that would occur through the use of higher-tiered heavy-duty equipment during construction of the off-site improvements. Both scenarios were determined to adequately reduce construction-related NO_X emissions to below the applicable BAAQMD threshold of significance. Thus, both options included in Mitigation Measure III-1 would be adequate to reduce the identified impact to a less-than-significant level.

Please see Response to Comment 8-18 regarding enforcement of Mitigation Measure III-1.

Response to Comment 8-20

As noted by the commenter, the BAAQMD BCMMs were listed in the Recirculated IS/MND. In addition, the commenter is correct that the Recirculated IS/MND states that the proposed project's required implementation of the BAAQMD's BCMMs would help to further minimize construction-related emissions, and that implementation of the BAAQMD BCMMs would reduce fugitive dust emissions resulting from project construction.

The commenter's claim that, "the IS/MND is claiming emission reductions from measures it never modeled," is false. The modeling conducted for the proposed project did not include implementation of the BAAQMD BCMMs in order to present a conservative, worst-case scenario emissions estimate. Emission reductions that would occur through implementation of the BAAQMD BCMMs were not accounted for in either the maximum unmitigated construction emissions estimates presented in Table 2 of the Recirculated IS/MND or the mitigated NO_X emissions estimate presented on page 37 of the Recirculated IS/MND. Even without considering implementation of the BAAQMD BCMMs, the construction-related ROG, PM_{10}, and $PM_{2.5}$ emissions were determined to be below the applicable BAAQMD thresholds of significance, and implementation of Mitigation Measure III-1 would be adequate to reduce construction-related NO_X emissions to below the applicable BAAQMD threshold of significance. Accordingly, the BAAQMD BCMMs are not necessary or required to reduce construction-related criteria pollutant emissions to a less-than-significant level and would result in further emissions reductions from what is presented in the Recirculated IS/MND.

Response to Comment 8-21

The commenter's claim that "Hillbrook School is a sensitive receptor that the air quality analysis ignores" is false. As stated on page 38 of the Recirculated IS/MND, "the nearest existing sensitive receptors to the project site are the Hillbrook School, which includes sport fields adjacent to the northern project site boundary, and the hillside residences surrounding the project site."

In addition, health risks associated with TACs generated by the proposed project were analyzed on page 39 of the Recirculated IS/MND. As stated therein, the proposed project would not involve any land uses or operations that would be considered major sources of TACs, including diesel particulate matter (DPM). As such, the project would not generate any substantial pollutant concentrations during operations. With regard to health risks associated with project construction, health risks resulting from exposure to TACs are dependent both on dosage and the exposure period. Both factors were considered when assessing the potential impacts resulting from emission of DPM during project construction. Page 39 of the Recirculated IS/MND presents a discussion of the limited duration of potential exposure, as well as the existing regulations that would reduce the emission of DPM. For instance, project construction would be limited to approximately two years, and all off-road equipment operating at the site would be subject to the In-Use Off-Road Diesel Vehicle Regulation, which requires increasingly stringent emissions standards be met by off-road equipment. Thus, nearby receptors, including Hillbrook School, would not be exposed to emissions from on-site construction equipment for a substantial amount of time, and emissions from on-site construction equipment must be reduced in compliance with the existing statewide regulations related to off-road diesel vehicles.

A common surrogate for DPM is fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), which was estimated as part of the CalEEMod emissions estimates prepared for the Recirculated

IS/MND. As demonstrated in Table 2 of the Recirculated IS/MND, exhaust emissions of $PM_{2.5}$ would be released at a maximum rate of 13.22 pounds per day (lbs/day), which is far below the BAAQMD's thresholds for significance for exhaust-related $PM_{2.5}$. While BAAQMD's threshold of significance is not necessarily meant to serve as a threshold for DPM emissions, the fact that total exhaust related $PM_{2.5}$ emissions would be far below the BAAQMD's thresholds of significance provides an indication of the comparative scope of emissions that would occur due to the proposed project. Based on the above, the amount of DPM emitted during on-site construction activity would be low, and given the dispersive nature of DPM, the ultimate dosage at any nearby receptor location would be limited. Furthermore, the period of time during which DPM emissions would occur is also relatively limited.

Because health risks are a result of dosage and exposure duration, the Recirculated IS/MND concluded that the proposed project would not result in significant health risks related to project construction. Because the project was determined not to result in the substantial release of TACs, the project would not have the potential to result in health risks to nearby receptors, and a detailed health risk analysis is not warranted.

Response to Comment 8-22

As presented on page 34 of the Recirculated IS/MND, the CalEEMod modeling prepared for the proposed project assumed a disturbance area of 5.38 acres, which was based on the project's total disturbance area of 234,538 sf per the Preliminary Grading and Drainage Plan (see Figure 4 of the Recirculated IS/MND). The 234,538 sf (5.38 acre) disturbance area assumed within the CalEEMod modeling included both pervious and impervious surfaces, and was larger than both the 62,225 sf or the 97,386 sf of impervious surfaces noted in the comment.

In addition, CalEEMod bases grading, equipment operation, concrete/asphalt, and construction worker trip assumptions on the full disturbance area acreage, not on whether surfaces within the disturbance area would be pervious or impervious. Similarly, haul truck trips are based on the total amount of soil import/export anticipated to occur, not the amount of anticipated pervious/impervious surfaces on-site. Thus, the construction emissions estimated within the CalEEMod modeling prepared for the proposed project and presented within the Recirculated IS/MND are accurate, and would not change due to the increase in impervious surfaces noted within the comment.

Response to Comment 8-23

The comment is a summary of Comments 8-16 through 8-22. Please see Response to Comments 8-16 through 8-22 accordingly.

Response to Comment 8-24

While urbanized areas contain development that is technically flammable, the rapid spread of active wildfires is most prominent in undeveloped and vegetated areas. Therefore, the removal of on-site vegetation (i.e., wildfire fuel sources) would reduce wildfire spread. In addition, residential areas are located throughout Very High FHSZs and outside of FHSZs in equal measure; such development and the associated factors, such as standard lighting features, are not considered wildfire risks. The proposed project would also be situated near existing roads, water lines, and other utilities, which would reduce risks related to wildfire.

In addition, as noted within Section VIII, Greenhouse Gas Emissions, of the Recirculated IS/MND, the proposed project would be required to include all electric (i.e., no natural gas) appliances and

plumbing in order to comply with BAAQMD thresholds of significance. The proposed project would include undergrounding of the existing overhead electrical lines. In addition, in accordance with the Town's requirements, all new or relocated electric power lines would be installed underground. Thus, the electricity lines associated with the proposed project would not present a fire risk.

The proposed project would also be required to comply with all applicable State standards and regulations associated with prevention of wildfire hazards, including the CFC. As discussed on page 109 of the Recirculated IS/MND and reiterated in Response to Comment 5-49, the proposed project would be required to install fire sprinkler systems, fire hydrants, and other applicable requirements, as well as the requirements of Chapter 7A of the CBC, including the use of ignition-resistant materials and glazed exterior windows and doors. The Builder's Remedy status of the project does not affect the applicability of the foregoing requirements, which would significantly assist in reducing the threat of a wildfire spreading from undeveloped land to the proposed structures, as well as the potential of fire spreading from the site to surrounding areas.

Response to Comment 8-25

Contrary to the comment, potential impacts to evacuation are discussed under Question IX-f within Section IX, Hazards and Hazardous Materials, as well as under Section XX, Wildfire, of the Recirculated IS/MND.

In particular, the Recirculated IS/MND notes that the proposed project would not result in any substantial modifications to the existing roadway system and, thus, would not physically interfere with the Town's EOP, particularly with any emergency evacuation routes. Further, in addition to the proposed access points from Twin Oaks Drive and Cerro Vista Court (for Lot 10 only), as noted on page 76 of the Recirculated IS/MND, the proposed project would include a 20-foot-wide EVA route extending south from the site to connect to Brooke Acres Drive. Following construction of the EVA route, construction trips could use the roadway. During project operations, the EVA route could also be used for egress during evacuation scenarios. Furthermore, the project improvement plans would be submitted to the Town for review by the Town, which would ensure compliance with the CFC and CBC.

Response to Comment 8-26

The peer review of the GGHI identified seven points of recommended clarification.[7] The identified items of clarification are as follows:

1. Consider providing a maximum fill thickness differential across building pads to reduce the potential for differential fill settlement under shallow foundations;
2. Provide recommendations regarding how terraced walls should be designed and clarify how to evaluate if they are surcharging the lower terraced retaining wall;
3. Provide vehicle surcharge loads (including garbage trucks) to retaining walls located adjacent to driveways, streets and garages;
4. Prepare a geologic cross section through Borings EB-6, EB-5 and Test Pit TP-6, and revise the geologic contacts on Figure 2, accordingly;
5. Discuss the stability of 15-foot to 20-foot-high terraced retaining walls and with 2:1 slopes;
6. Provide clarification where the recommended subdrains should be placed; and
7. Prepare a plan showing the estimated limits of undocumented fill.

[7] Cotton, Shires and Associates, Inc. *Geologic and Geotechnical Peer Review.* January 6, 2025.

Cornerstone confirmed the above factors would be addressed once project grading and improvement plans were finalized.[8]

Response to Comment 8-27

Mitigation Measure IV-12 within the Recirculated IS/MND requires compliance with the Town's Tree Protection Ordinance, which includes standards for in-lieu fees within Division II of Chapter 29.10 of the Town's Municipal Code. Removal of trees does not violate the Town's Tree Protection Ordinance. Payment of in-lieu fees is a standard practice of the Town and is considered sufficient mitigation.

Response to Comment 8-28

The comment in part pertains to private views, which are not protected pursuant to CEQA. Further, seven trees would not provide appreciable sound buffering, as published sources, such as from the U.S. Forest Service,[9] have noted that an 100-foot-wide planted buffer is needed to reduce noise by a noticeable level (e.g., five to eight decibels). The planted buffer must be dense with trees and shrubs to prevent gaps (e.g., if you can see through the trees or between gaps, sound can pass through). The comment does not address the adequacy of the Recirculated IS/MND and has been noted for the record.

Response to Comment 8-29

The comment pertains to the Town's Below Market Price Housing Program, which does not relate to physical impacts on the environment and, thus, is outside the scope of CEQA. The comment has been forwarded to the decision-makers for their consideration.

Response to Comment 8-30

The comment summarizes previous comments. For the reasons discussed within the original circulation of the IS/MND, the Recirculated IS/MND, and Responses to Comments 8-24 through 8-26 and 8-29, the proposed project would not have an unmitigated significant impact related to fire risk, landslide risk, and drainage impacts.

Response to Comment 8-31

The wildlife species listed by the comment are not exclusively special-status species. Please see Response to Comment 8-35.

While the Biological Evaluation prepared for the proposed project may not address impacts to every common wildlife species that may use the site, and although all species play an important role in the environment, CEQA assigns priority to special-status species. As such, special-status species must be one of the primary focal points of a CEQA-level biological analysis. Under CEQA, many species listed on California's Taxa to Watch List, continental and region-specific USFWS Birds of Conservation Concern lists, and naturally rare species (such as raptors protected under California's Birds of Prey laws) are not required to be assessed, and mitigation for potential project impacts associated with such species is not warranted.

[8] Cornerstone Earth Group. *Interim Response to Geotechnical Peer Review.* March 5, 2025.

[9] U.S. Department of Agriculture, Forst Service, Southern Research Station. *General Technical Report SRS-109: Conservation Buffers, Design Guidelines for Buffers, Corridors, and Greenways*. September 2008.

As discussed on pages 41 and 42 of the Recirculated IS/MND, for purposes of the analysis for CEQA, special-status species include the following:

- Plant and wildlife species that have been formally listed as threatened or endangered, or are candidates for such listing by the USFWS or National Marine Fisheries (NMFS);
- Plant and wildlife species that have been listed as threatened or endangered or are candidates for such listing by the CDFW;
- CDFW Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue;
- CDFW Fully Protected Species; and
- Species on CNPS Lists 1 and 2, which are considered to be rare, threatened, or endangered in California by the CNPS and CDFW.

Furthermore, common birds and raptors found throughout California are protected under California Fish and Game Code Sections 3503, 3503.5, 3511, and 3513, which prohibit the "take, possession, or destruction of birds, their nests, or eggs," and also protected under the federal MBTA. Nesting-bird surveys are recommended if work activities are scheduled during the nesting season to protect any and all nesting birds. Mitigation Measure IV-4 within the Recirculated IS/MND would ensure additional surveying is conducted accordingly and active on-site nests are not disturbed by project construction. However, the commenter's characterization of special-status species reflects a personal interpretation and does not align with the criteria used in CEQA review.

Response to Comment 8-32

Please see Response to Comment 8-31. In addition, the special-status wildlife species listed by the commenter are discussed throughout pages 45 through 51 of the Recirculated IS/MND. As discussed therein, Mitigation Measures IV-1 through IV-8 would reduce potentially significant impacts to the foregoing wildlife species to a less-than-significant level.

With respect to the obscure bumble bee and large marble butterfly, the foregoing insect species are described as requiring suitable grassland and open habitats. Such habitats are similar in nature to the habitat required by Crotch's bumble bee and western bumble bee, which are noted in the Biological Evaluation as requiring meadow and grassland habitats. Because the Crotch's bumble bee and western bumble bee were considered absent from the site due to lack of suitable habitat and nectar plants, a similar conclusion would likely be reached for the obscure bumble bee and large marble butterfly. Please also see Response to Comment 3-7.

The commenter also refers to the "Town's own biological peer reviewer (Coast Ridge Ecology, Patrick Kobernus, December 8, 2025)" and indicates that Coast Ridge Ecology directly challenged the IS/MND. This statement is inaccurate and misleading as the Town does not have a contract with Coast Ridge Ecology for peer review services.

Response to Comment 8-33

Please see Response to Comment 3-4.

Response to Comment 8-34

Please see Response to Comment 3-10.

The comment does not provide any substantial evidence that additional lighting at the site that is designed consistent with the Town's Municipal Code and policies within the Hillside Design Standards and Guidelines would affect the breeding behavior of any special-status species to a degree that would preclude them from productive breeding. Therefore, substantial evidence that a direct significant impact would occur to any special-status species as a result of project lighting has not been provided.

Response to Comment 8-35

Please see Response to Comment 8-31.

The great blue heron is not a special-status species, due to its rarity, but rather a bird that is protected by the federal MBTA. There are several other migratory birds and nesting raptors that could occur on the project site, which is precisely why the IS/MND includes Mitigation Measure IV-4. Mitigation Measure IV-4 specifies that such surveying shall be conducted by a qualified biologist within seven days prior to tree removal or ground disturbing activities if such activities are scheduled to commence during the nesting season (February 1st through August 31st), when such impacts would be considered significant under CEQA. Mitigation Measure IV-4 would protect great blue heron should they be found nesting on-site, which is unlikely, as they typically nest in colonies in tall trees, often in close proximity to water (e.g., Vasona Park). While the project site may provide foraging opportunities for great blue heron, foraging habitat for this species, which is locally common, is not protected by federal or State law. Therefore, the commenter's claim that the Recirculated IS/MND did not identify nor mitigate for an impact related to protected bird species is false.

With respect to the RWQCB, please see Response to Comment 2-3 and 2-4.

Response to Comment 8-36

Please see Responses to Comments 2-3 and 8-8.

Response to Comment 8-37

Please see Response to Comment 6-3.

Response to Comment 8-38

Please see Response to Comment 5-2.

Response to Comment 8-39

Please see Responses to Comments 4-1, 5-18, 8-8, 8-12, and 8-13.

Response to Comment 8-40

Cumulative impacts are discussed within the Recirculated IS/MND under Question XXI-b within Section XXI, Mandatory Findings of Significance. Cumulative noise is evaluated on page 113 of the Recirculated IS/MND, as follows:

> With respect to cumulative noise impacts, the primary concern related to cumulative noise levels is increased traffic noise. As previously discussed, a doubling in traffic volumes is generally required to noticeably increase traffic noise levels. The project site is located in an area that is already developed; any proposed or anticipated projects located near the project site only involve the redevelopment of already-developed parcels rather than any development of vacant sites. For example, a parcel to the east of the project site at 15995

> Cerro Vista Drive has applied for site improvements requiring a grading permit, and a project located at 16005 Shannon Road north of the project site has requested approval for the demolition of an existing single-family residence and construction of a new single-family residence with reduced setbacks. As such, undeveloped parcels in the project vicinity that could be developed to double traffic volumes on surrounding roadways do not exist. Thus, the project's increase in vehicle trips in addition to cumulative development within the Town would not combine to cause a significant impact not already identified in the Town's General Plan.

It is unclear what type of project-related noise the commenter is concerned about. The project is residential in nature and would not generate operational noise that is any different from the commenter's own home. The commenter provides no substantial evidence that this residential project would create an adverse operational noise impact.

Response to Comment 8-41

Contrary to the comment, the Recirculated IS/MND evaluates whether the project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area under Question I-d on pages 30 and 31.

In addition, the Town acknowledges that the project would increase lighting in the area, including lighting from headlights. However, there is no substantial evidence showing that vehicle trips from 12 new homes would be considered substantial (see Appendix G, Section I, Question d), and furthermore, the CEQA threshold is focused on protecting nighttime views of the area, not interior private living spaces of adjacent homes.

Response to Comment 8-42

The comment is conclusionary and summarizes the letter's previous comments. Please see Responses to Comments 8-3 through 8-41 above.

Letter 9

From: George Montanari [redacted]
Sent: Monday, May 18, 2026 8:11 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Proposed Development of 178 Twin Oaks:

[EXTERNAL SENDER]

To: Los Gatos Planning Department

9-1

I wish to be clear that my concerns of the project has nothing to do with Jim Foley.
He is a friend and I have the highest respect.

Concerns:

9-2

1- 12 Homes and 12 ADU's could mean 3 cars per lot.
That is 72 cars, at least 2 trips a day up and back...thats an additional 288 cars per day driving past our home at a minimum.
That is not counting the landscapers, pool cleaners, house cleaners, family and friends ....etc

9-3

2- The 2-3 year construction and sales cycle will be a very taxing and will impact our quality of life, that brings no value to our little neighborhood.

3- As far as I can tell, he has access on Cerro Vista and is using it for only one house?
It would help all of us if he would split the access and impact.

9-4

4-I think the reason he is not sharing the impact and load away from our neighborhood is twofold, in my opinion only:
A- Its cheaper to over load the Surrey Farms neighborhood due to change in land elevations when coming in from Cerro Vista.
B- Major push back from Cerro Vista neighbors and he has a much friendlier group of neighbors in Surrey Farms.
C- Bringing in infrastructure is more costly from Cerro Visa due to distance.

5- Also I see no neighborhood access to the open space with trails and paths. Again there is no value to our neighborhood, while we bear the full load of the hillside side being developed.

Letter 9, cont.

9-4, cont.

Forcing the homeowners on Longmeadow to bear the brunt of the impact now and forever is wrong and frankly not what this town stands for. Yes growth is inevitable but the reduction of quality of life must be fair.

Thank you
George and Jill Montanari
[redacted] Longmeadow Dr
Los Gatos Ca 95032

George Montanari
Compass
The Premier Real Estate Company
Top producer since 1980
Nationally 1% Wall Street Journal
DRE# 00780027
[redacted]

State/National Ranking

Learn how George can help sell your home faster and for a higher price with Concierge

LETTER 9: GEORGE MONTANARI

Response to Comment 9-1
The comment is introductory and does not address the adequacy of the Recirculated IS/MND.

Response to Comment 9-2
Please see Response to Comment 6-2. The comment does not specifically address the adequacy of the Recirculated IS/MND. As noted on page 89 of the Recirculated IS/MND and based off of the CalEEMod results (see Appendix A to the Recirculated IS/MND), the proposed project is anticipated to generate approximately 113 trips per day.

Response to Comment 9-3
In *Preserve Poway v. City of Poway* (2016) 245 Cal.App.4th 560, the Appellate Court evaluated whether community character is a consideration in CEQA and whether changes to community character or social impacts constitute an environmental impact under CEQA. The Court determined CEQA does not require an analysis of subjective psychological feelings or social impacts. Rather, CEQA's overriding and primary goal is to protect the physical environment. CEQA defines a "significant effect on the environment" as "substantial, or potentially substantial, adverse changes in physical conditions ...." (PRC section 21100. subd. [d]). Therefore, comments concerning potential social or economic effects of the project, including quality of life comments, need not be analyzed or addressed further. Nonetheless, the comment has been noted for the record and will be forwarded to the decision-makers as part of their consideration of the proposed project.

Response to Comment 9-4
Please see Responses to Comments 6-2, 8-25, and 9-3. The commenter does not provide further details or substantial evidence regarding what CEQA impacts would occur to the homeowners on Longmeadow Drive. The Recirculated IS/MND provides substantial evidence that all of the project's potentially significant impacts can be fully mitigated through the mitigation measures included in the document. Regarding access to the open space with trails and paths, as stated on page 15 of the Recirculated IS/MND, the proposed project would maintain open space and future trail easements within and along the southern and eastern boundaries of the site (see Figure 2 herein). The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.

Letter 10

-----Original Message-----
From: Philip Shanker [redacted]
Sent: Monday, May 4, 2026 11:30 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farms

[EXTERNAL SENDER]

Hello,

10-1 Given the scope of this project it is my understanding that a full EIR report is not only indicated but legally required. The entire neighborhood is opposed to the scope of this project on this hillside. The developers refuse to significantly decrease the scope. The property was passed from the original owners to the family after the parents died. Since that time the family has tried through several attempts to pursue the project despite the entire affected neighborhood objections.

Regards,

Philip J Shanker,DVM

[redacted]

Sent from my iPhone

LETTER 10: PHILIP SHANKER

Response to Comment 10-1

Please see Response to Comment 5-2.

Letter 11

From: Camas J. Steinmetz [redacted]
Sent: Friday, May 15, 2026 5:04 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Jon Witkin [redacted]
Subject: RE: CEQA Public Review -Notice of Intent - Recirculated IS/MND for 178 Twin Oaks Subdivision Project

[EXTERNAL SENDER]

Hello Erin,

Please see and consider my attached letter on the Recirculated IS/ MND submitted on behalf of my client Jon Witkin.

Kind regards,

Camas

Camas J. Steinmetz, Esq.
Jorgenson, Siegel, McClure & Flegel, LLP
[redacted]

Letter 11, cont.

JORGENSON, SIEGEL, McCLURE & FLEGEL, LLP

WILLIAM L. McCLURE
JOHN L. FLEGEL
DAN K. SIEGEL
JENNIFER H. FRIEDMAN
MINDIE S. ROMANOWSKY
GREGORY K. KLINGSPORN
NICOLAS A. FLEGEL
KRISTINA A. FENTON
KIMBERLY J. BRUMMER
CAMAS J. STEINMETZ
PHILIP S. SOUSA
JEFFREY A. SNYDER

BRITTNEY L. STANDLEY
AMELIA S. FORSBERG
LILIAN R. WINTERS
MATTHEW C. DUNLAP

ATTORNEYS AT LAW
1100 ALMA STREET, SUITE 210
MENLO PARK, CALIFORNIA 94025-3392
(650) 324-9300
FACSIMILE (650) 324-0227
www.jsmf.com

OF COUNSEL
KENT MITCHELL
ROBERT D. THOMAS

RETIRED
MARGARET A. SLOAN
DIANE S. GREENBERG
DAVID L. ACH

DECEASED
JOHN D. JORGENSON
(1925-2025)
MARVIN S. SIEGEL
(1936 - 2012)
JOHN R.COSGROVE
(1932 - 2017)

May 18, 2026

Erin Walters, Senior Planner
Town of Los Gatos, Community Development Department
110 E. Main Street Los Gatos, CA 95030
Email: EWalters@losgatosca.gov

Via Email

Re: 178 Twin Oaks, Surrey Farms Estates Subdivision Project Recirculated Initial Study and Mitigated Negative Declaration

Dear Ms. Walters:

These comments on the Recirculated Initial Study and Mitigated Negative Declaration for the proposed 178 Twin Oaks, Surrey Farms Estates Subdivision Project ("Project") are submitted on behalf of my client Jon Witkin and follows our letter dated October 9, 2025 commenting on the original Initial Study and Mitigated Negative Declaration for the Project ("IS/MND") circulated on September 19, 2025.

11-1

We appreciate that that the Town took the public comments and input at the February 12, 2026 hearing seriously enough to conduct an additional on-site field investigation of the site and correct the IS/ MND determinations with respect to the Project's impact on biological resources and conclude that the Project will indeed have a potentially significant impact on riparian habitat and protected wetlands. However, we disagree that the mitigation measures identified will reduce these identified impacts to a less-than-significant level. The compensation structure proposed in Mitigation Measure IV-10 lack clear performance standards, success criteria, long-

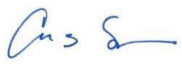
Letter 11, cont.

11-1, cont. term management and enforcement to ensure that these impacts will be reduced to a less-than significant level under the California Environmental Quality Act ("CEQA").

Moreover, the Recirculated IS/MND fails to address the serious deficiencies set forth in my October 9, 2025 letter. Accordingly, the comments set forth in that letter still stand. In summary, there is fair argument supported by substantial evidence in the record that the Project may have a significant adverse impact on the environment. Further, the IS/MND fails to adequately describe the Project, fails to adequately analyze the Project's significant environmental impacts under the California Environmental Quality Act ("CEQA"), and fails to identify feasible mitigation measures that reduce the impacts that are identified.

11-2 CEQA therefore mandates that an environmental impact report ("EIR") be prepared for the Project to ensure that the significant impacts of this Project are fully disclosed, analyzed, and mitigated and a full range of alternatives to the Project are identified and analyzed. We therefore request that Town Planning staff direct the environmental consultant to prepare an EIR and delay the Planning Commission's consideration of this Project until the EIR is prepared as required by CEQA.

Sincerely,



Camas J. Steinmetz, Esq.

LETTER 11: CAMAS STEINMETZ

Response to Comment 11-1
Please see Response to Comment 2-4.

Response to Comment 11-2
Please see Response to Comment 5-2.

Letter 12

Erin Walters, Senior Planner
Town of Los Gatos Community Development Department
110 Ease Main Street, Los Gatos, Ca 95030

RE: 178 Twin Oaks Drive, Surrey Farms Comments
Via Email

Ms. Walters

I believe we need to proceed with further studies. We can't ignore apparent safety and infrastructure deficiencies. I believe there is a big rush for housing and the planning commission are not fully taking into account the effects on current residents.

12-1 At the last meeting the town's environmental consultant did not seem very concerned with the county generated landslide map for the hillside. Two brief visits see did not see any scaring in the middle of the hillside. Although that may be covered over with weeds there was scaring in the middle of the hillside. After the 1989 Loma Prieta earthquake our family spent over $200,000.00 on home repair. Mostly foundation issues. The commissioners were more concerned with the unknown developer backing out of a previous commitment to construct a connecting neighborhood bike trail. I felt they easily dismissed any other issues.

12-2 With construction creating more quantity of water to be diverted off the hillside it is curious how all other similar subdivisions need storm drainage directed into a culvert and piped systems approved by the waterboards. A ponding basin was acceptable when the land was zoned agricultural and in the Williamson act. The proposed ponding basin creates many neighborhood issues as mosquito propagation. The Foley proposed berm will be washed away in a season. Paving over a stream bed / riparian corridor is receiving no special attention.

I knew Bob Dodge personally and he would never agree to this type of development as you are approving. He would develop in a careful, respectful manner. The land is only being entitled to be maximized and sold to the higher home builder bidder. We will also be subject to SB 9 and ADU further lot splits and building. Over the last few years we have seen massive failures in Los Angeles County with the Palisades fire and in Santa Barbara county with the Montecito flooding. We are in a designated high fire zone area. This type of overbuilding in a sensitive environmental areas always ends in disaster and we have to live through it. We currently do not have wide streets, sidewalks and night lightning. This parcel should be limited to one home per five acres or four homes maximum.

12-3 We really need to spend time to understand the ramifications of what we are creating for our town and neighbors. We can't turn over our future responsibilities to mis aligned consultants and special interest groups. Let's keep the neighborhood character and safety our prime concern.

Respectfully submitted
and Marsha Witkin
[redacted] twin Oaks Drive
70 year resident

LETTER 12: JON AND MARSHA WITKIN

Response to Comment 12-1

Potential impacts related to geology and soils, including the risks of landslide, are discussed in Section VII of the IS/MND. As discussed therein and shown in Figure 17 of the Recirculated IS/MND, the Recirculated IS/MND acknowledges that the California Geological Survey (CGS) mapping shows that all or a portion of the site lies within a landslide hazard area, and hazard mapping by Santa Clara County indicates that the eastern half of the site is within a County landslide hazard zone; USGS mapping shows that there were "Many Landslides" in the area containing the project site. However, the GGHI states that most active landslides have been observed to the south of the site, as evidenced by the State of California Landslide Inventory, and the stie is not within an area of active landslide hazard. According to the GGHI, most slopes steeper than 3:1 (horizontal:vertical) may experience some soil creep or localized shallow movement within colluvial soils that mantle the hillsides during periods of heavy rain and, thus, the GGHI includes recommendations for hillside grading requirements. The Recirculated IS/MND also includes the following analysis on page 67:

> During the excavation of test pits, evidence of either shallow or deep-seated landslide deposits were not observed, and field features indicative of slope failure and instability were not observed during the site reconnaissance. As such, the GGHI concluded that the underlying slopes of the project site are relatively stable and, thus, the landslide hazard is considered low to moderate. In addition, the peer review of the GGHI notes that the majority of the proposed residences (i.e., Lots 1, 2, 4, 5, 8, 9, 10, 11, and 12) are outside of the indicated on-site slopes (see Figure 17). While the proposed lots would exceed the maximum allowable graded cut or fill for each lot pursuant to the Hillside Development Standards and Guidelines, the proposed earthwork activities are accounted for in the analysis of the project-specific GGHI. Specifically, Section 6 of the GGHI discusses various requirements related to earthwork, including, but not limited to, temporary and permanent cut and fill slopes, subgrade preparation, wet soil stabilization, material for fill, compaction requirements, and trench backfill. Compliance with such requirements would ensure that the earthwork activities associated with the proposed project would be acceptable and would not lead to instability. Without incorporating the recommendations included within the GGHI, new fill placed for the planned structures and streets on existing inclined slopes could cause a significant impact related to slope instability.

Accordingly, Mitigation Measure VII-1, requiring compliance with the engineering recommendations of the GGHI, would ensure impacts related to soil instability would be reduced to a less-than-significant level.

Response to Comment 12-2

Please see Responses to Comments 2-4, 5-19, 6-3, and 8-8.

Response to Comment 12-3

Please see Response to Comment 6-2. The comment does not specifically address the adequacy of the Recirculated IS/MND, but expresses opinions generally in opposition of the proposed project. The comment will be forwarded to the decision-makers for their consideration.

Letter 13

From: Zamudio, Grant <[redacted]>
Sent: Monday, May 18, 2026 2:10 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Survey Farms Development Objection

[EXTERNAL SENDER]

Hi Erin,

I am writing to object to the proposed project. The grounds for my objection are below

Health & Safety Issues:

-fire, flooding, earthquake, and landslide hazards

-drainage and flooding of adjacent properties

-mosquito/disease abatement (due to retention ponds adjacent to our homes and Hillbrook School)

-pollution (light, air, water, noise)

-increased traffic through Surrey Farms and Kennedy corridor

13-1

Irreparable Environmental Harm Issues:

-harm to biological resources, protected species, and wildlife

-degradation of the hillside/ noncompliance with Hillside Development Standards and Hillside Specific Plan

-removal of protected trees

-interference with the Riparian Habitat (Ross Creek)

-detrimental effect on site geology and soils

-encroachment on protected wetlands

EIR Issue:

13-2

Additionally, we believe that a development of this scope and size on a rural hillside requires a formal EIR. Pursuant to CEQA, if there is substantial evidence, including reasonable inferences, supporting a *fair argument that a project may cause a significant environmental effect*, an EIR is mandatory. The "fair argument" standard is intentionally

Letter 13, cont.

13-2, cont.

low, designed to ensure environmental impacts are fully studied. *(It should be noted that the MND cites a 2017 EIR that was never adopted and certified by the Town.)*

Grant

Grant Zamudio, MCR

Vice Chair

Global Brokerage & Strategy

[redacted]

LETTER 13: GRANT ZAMUDIO

Response to Comment 13-1
Please see Responses to Comments 5-41, 6-2 through 6-4, 6-6, and 8-14.

Response to Comment 13-2
Please see Responses to Comments 5-2 and 6-7.

APPENDIX A

AIR QUALITY AND GREENHOUSE GAS MODELING RESULTS FOR OFF-SITE IMPROVEMENTS

ITEM NO. 1.

Twin Oaks Lots 1-12 (Surrey Farms) Off-Site Improvements Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

3.3. Linear, Grading & Excavation (2025) - Unmitigated

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

3.7. Linear, Paving (2025) - Unmitigated

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

Page 1748

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5 tation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Twin Oaks Lots 1-12 (Surrey Farms) Off-Site Improvements
Construction Start Date	9/1/2025
Lead Agency	Town of Los Gatos
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	12.8
Location	37.225321111983384, -121.95178138638185
County	Santa Clara
City	Los Gatos
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1946
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Widening	0.48	Mile	0.29	0.00	0.00	—	—	—

ITEM NO. 1.

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.53	3.82	32.7	38.4	0.07	1.46	4.03	5.49	1.35	0.48	1.82	—	7,993	7,993	0.32	0.08	1.34	8,026
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.12	0.10	0.84	1.01	< 0.005	0.04	0.09	0.13	0.03	0.01	0.05	—	204	204	0.01	< 0.005	0.02	205
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.02	0.02	0.15	0.18	< 0.005	0.01	0.02	0.02	0.01	< 0.005	0.01	—	33.8	33.8	< 0.005	< 0.005	< 0.005	33.9

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.53	3.82	32.7	38.4	0.07	1.46	4.03	5.49	1.35	0.48	1.82	—	7,993	7,993	0.32	0.08	1.34	8,026
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Av Da		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	0.12	0.10	0.84	1.01	< 0.005	0.04	0.09	0.13	0.03	0.01	0.05	—	204	204	0.01	< 0.005	0.02	205
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.02	0.02	0.15	0.18	< 0.005	0.01	0.02	0.02	0.01	< 0.005	0.01	—	33.8	33.8	< 0.005	< 0.005	< 0.005	33.9

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.58	0.49	4.22	4.50	0.01	0.24	—	0.24	0.22	—	0.22	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.46	3.46	< 0.005	< 0.005	—	3.47

Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.57	0.57	< 0.005	< 0.005	—	0.58
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.31	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	64.3	64.3	< 0.005	< 0.005	0.25	65.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wo	5	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.05	0.05	< 0.005	< 0.005	< 0.005	0.06

ITEM NO. 1.

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Linear, Grading & Excavation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.39	3.69	32.6	36.9	0.07	1.46	—	1.46	1.35	—	1.35	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	—	3.71	3.71	—	0.40	0.40	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.54	0.61	< 0.005	0.02	—	0.02	0.02	—	0.02	—	126	126	0.01	< 0.005	—	126
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.10	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.8	20.8	< 0.005	< 0.005	—	20.9
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.12	0.09	1.53	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	321	321	0.01	0.01	1.27	326
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.0	27.0	< 0.005	< 0.005	0.07	28.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.95	4.95	< 0.005	< 0.005	0.01	5.02
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.44	0.44	< 0.005	< 0.005	< 0.005	0.46
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.82	0.82	< 0.005	< 0.005	< 0.005	0.83
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.08
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.25	1.88	17.2	19.9	0.04	0.69	—	0.69	0.64	—	0.64	—	4,090	4,090	0.17	0.03	—	4,104
Dust From Material Movement	—	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.24	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.0	56.0	< 0.005	< 0.005	—	56.2
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.28	9.28	< 0.005	< 0.005	—	9.31

Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.06	1.02	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	214	214	< 0.005	0.01	0.85	218
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.75	2.75	< 0.005	< 0.005	0.01	2.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Linear, Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.02	0.86	7.92	11.7	0.02	0.34	—	0.34	0.31	—	0.31	—	1,769	1,769	0.07	0.01	—	1,775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.69	9.69	< 0.005	< 0.005	—	9.72
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.60	1.60	< 0.005	< 0.005	—	1.61
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	150	150	< 0.005	0.01	0.59	152
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

ITEM NO. 1.

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tot		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Page 1760

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	9/1/2025	9/3/2025	5.00	2.00	—
Lin Ex	Linear, Grading & Excavation	9/4/2025	9/12/2025	5.00	6.00	—

Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	9/13/2025	9/20/2025	5.00	5.00	—
Linear, Paving	Linear, Paving	9/21/2025	9/23/2025	5.00	2.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	1.00	8.00	423	0.48

Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear, Paving	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	7.50	11.7	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	8.40	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT

Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	37.5	11.7	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	8.40	HHDT,MHDT
Linear, Grading & Excavation	Hauling	0.00	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	25.0	11.7	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	8.40	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	8.40	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Fugitive Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Linear, Grubbing & Land Clearing	—	—	0.29	0.00	—
Linear, Grading & Excavation	—	—	0.29	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	0.29	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Widening	0.29	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to represent overall disturbance area associated with the proposed project.
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Demolition not required for the proposed project. Vertical Construction (Land Use Development) phase timing adjusted based on project-specific information provided by the project applicant.
Operations: Hearths	Based on applicant provided information, all 12 units would include electric fireplaces.

ITEM NO. 1.

Twin Oaks Lots 1-12 (Surrey Farms) Off-Site Improvements Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

3.2. Linear, Grubbing & Land Clearing (2025) - Mitigated

3.3. Linear, Grading & Excavation (2025) - Unmitigated

3.4. Linear, Grading & Excavation (2025) - Mitigated

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Page 1768

3.6. Linear, Drainage, Utilities, & Sub-Grade (2025) - Mitigated

3.7. Linear, Paving (2025) - Unmitigated

3.8. Linear, Paving (2025) - Mitigated

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

nmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

.1. Unmitigated

5.18.2.2. Mitigated

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Twin Oaks Lots 1-12 (Surrey Farms) Off-Site Improvements
Construction Start Date	9/1/2025
Lead Agency	Town of Los Gatos
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	12.8
Location	37.225321111983384, -121.95178138638185
County	Santa Clara
City	Los Gatos
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1946
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Road Widening	0.48	Mile	0.29	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-5	Use Advanced Engine Tiers

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mit.	0.90	0.89	6.85	47.1	0.07	0.14	4.03	4.17	0.14	0.48	0.62	—	7,993	7,993	0.32	0.08	1.34	8,026
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mit.	0.03	0.03	0.19	1.21	< 0.005	< 0.005	0.09	0.10	< 0.005	0.01	0.02	—	204	204	0.01	< 0.005	0.02	205
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mit.	< 0.005	< 0.005	0.04	0.22	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	33.8	33.8	< 0.005	< 0.005	< 0.005	33.9
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.90	0.89	6.85	47.1	0.07	0.14	4.03	4.17	0.14	0.48	0.62	—	7,993	7,993	0.32	0.08	1.34	8,026
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.03	0.03	0.19	1.21	< 0.005	< 0.005	0.09	0.10	< 0.005	0.01	0.02	—	204	204	0.01	< 0.005	0.02	205
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	< 0.005	< 0.005	0.04	0.22	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	33.8	33.8	< 0.005	< 0.005	< 0.005	33.9

3. Construction Emissions Details

3.1. Linear, Grubbing & Land Clearing (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.2. Linear, Grubbing & Land Clearing (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road	0.08	0.08	1.50	4.42	0.01	0.01	—	0.01	0.01	—	0.01	—	632	632	0.03	0.01	—	634
Dust From Material Movement	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.46	3.46	< 0.005	< 0.005	—	3.47
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.57	0.57	< 0.005	< 0.005	—	0.58
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ITEM NO. 1.

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.31	0.00	0.00	0.06	0.06	0.00	0.01	0.01	—	64.3	64.3	< 0.005	< 0.005	0.25	65.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.05	0.05	< 0.005	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Linear, Grading & Excavation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Page 1777

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.4. Linear, Grading & Excavation (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.76	0.76	6.73	45.6	0.07	0.14	—	0.14	0.14	—	0.14	—	7,645	7,645	0.31	0.06	—	7,671
Dust From Material Movement	—	—	—	—	—	—	3.71	3.71	—	0.40	0.40	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	0.01	0.01	0.11	0.75	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	126	126	0.01	< 0.005	—	126
Dust From Material Movement	—	—	—	—	—	—	0.06	0.06	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.8	20.8	< 0.005	< 0.005	—	20.9
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.12	0.09	1.53	0.00	0.00	0.31	0.31	0.00	0.07	0.07	—	321	321	0.01	0.01	1.27	326
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.0	27.0	< 0.005	< 0.005	0.07	28.2
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.95	4.95	< 0.005	< 0.005	0.01	5.02
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.44	0.44	< 0.005	< 0.005	< 0.005	0.46
Ha	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

ITEM NO. 1.

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.82	0.82	< 0.005	< 0.005	< 0.005	0.83
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.07	0.07	< 0.005	< 0.005	< 0.005	0.08
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Linear, Drainage, Utilities, & Sub-Grade (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.6. Linear, Drainage, Utilities, & Sub-Grade (2025) - Mitigated

Cri tants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Page 1780

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	0.59	4.34	24.3	0.04	0.14	—	0.14	0.14	—	0.14	—	4,090	4,090	0.17	0.03	—	4,104
Dust From Material Movement	—	—	—	—	—	—	1.59	1.59	—	0.17	0.17	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.33	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	56.0	56.0	< 0.005	< 0.005	—	56.2
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.28	9.28	< 0.005	< 0.005	—	9.31

Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	0.06	1.02	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	214	214	< 0.005	0.01	0.85	218
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.75	2.75	< 0.005	< 0.005	0.01	2.79
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.46	0.46	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Linear, Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

ITEM NO. 1.

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

3.8. Linear, Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.18	2.06	12.4	0.02	0.03	—	0.03	0.03	—	0.03	—	1,769	1,769	0.07	0.01	—	1,775
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.69	9.69	< 0.005	< 0.005	—	9.72
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.60	1.60	< 0.005	< 0.005	—	1.61
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.72	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	150	150	< 0.005	0.01	0.59	152
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
An	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tot		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Cri tants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Av	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Linear, Grubbing & Land Clearing	Linear, Grubbing & Land Clearing	9/1/2025	9/3/2025	5.00	2.00	—
Linear, Grading & Excavation	Linear, Grading & Excavation	9/4/2025	9/12/2025	5.00	6.00	—
Linear, Drainage, Utilities, & Sub-Grade	Linear, Drainage, Utilities, & Sub-Grade	9/13/2025	9/20/2025	5.00	5.00	—
Lin	Linear, Paving	9/21/2025	9/23/2025	5.00	2.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Graders	Diesel	Average	2.00	8.00	148	0.41
Linear, Grading & Excavation	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Average	1.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Average	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Lin Uti	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82

Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Average	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Linear, Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Linear, Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Linear, Paving	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Linear, Grubbing & Land Clearing	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grubbing & Land Clearing	Crawler Tractors	Diesel	Tier 4 Final	1.00	8.00	87.0	0.43
Linear, Grubbing & Land Clearing	Excavators	Diesel	Tier 4 Final	2.00	8.00	36.0	0.38
Linear, Grading & Excavation	Excavators	Diesel	Tier 4 Final	3.00	8.00	36.0	0.38
Linear, Grading & Excavation	Crawler Tractors	Diesel	Tier 4 Final	1.00	8.00	87.0	0.43
Linear, Grading & Excavation	Graders	Diesel	Tier 4 Final	2.00	8.00	148	0.41
Lin & Ex	Rollers	Diesel	Tier 4 Final	2.00	8.00	36.0	0.38

Linear, Grading & Excavation	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Grading & Excavation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	4.00	8.00	84.0	0.37
Linear, Grading & Excavation	Rubber Tired Loaders	Diesel	Tier 4 Final	1.00	8.00	150	0.36
Linear, Grading & Excavation	Scrapers	Diesel	Tier 4 Final	2.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Scrapers	Diesel	Tier 4 Final	1.00	8.00	423	0.48
Linear, Drainage, Utilities, & Sub-Grade	Rough Terrain Forklifts	Diesel	Tier 4 Final	1.00	8.00	96.0	0.40
Linear, Drainage, Utilities, & Sub-Grade	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	8.00	84.0	0.37
Linear, Drainage, Utilities, & Sub-Grade	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82
Linear, Drainage, Utilities, & Sub-Grade	Graders	Diesel	Tier 4 Final	1.00	8.00	148	0.41
Linear, Drainage, Utilities, & Sub-Grade	Plate Compactors	Diesel	Average	1.00	8.00	8.00	0.43
Linear, Drainage, Utilities, & Sub-Grade	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Linear, Drainage, Utilities, & Sub-Grade	Air Compressors	Diesel	Tier 4 Final	1.00	8.00	37.0	0.48
Linear, Drainage, Utilities, & Sub-Grade	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Linear, Paving	Rollers	Diesel	Tier 4 Final	2.00	8.00	36.0	0.38
Linear, Paving	Paving Equipment	Diesel	Tier 4 Final	1.00	8.00	89.0	0.36
Linear, Paving	Pavers	Diesel	Tier 4 Final	1.00	8.00	81.0	0.42
Linear, Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	8.00	84.0	0.37
Linear, Paving	Signal Boards	Electric	Average	0.00	8.00	6.00	0.82

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	7.50	11.7	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	8.40	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	37.5	11.7	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	8.40	HHDT,MHDT
Linear, Grading & Excavation	Hauling	0.00	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	25.0	11.7	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	8.40	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	8.40	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Linear, Grubbing & Land Clearing	—	—	—	—
Linear, Grubbing & Land Clearing	Worker	7.50	11.7	LDA,LDT1,LDT2
Linear, Grubbing & Land Clearing	Vendor	0.00	8.40	HHDT,MHDT
Linear, Grubbing & Land Clearing	Hauling	0.00	20.0	HHDT
Linear, Grubbing & Land Clearing	Onsite truck	—	—	HHDT
Linear, Grading & Excavation	—	—	—	—
Linear, Grading & Excavation	Worker	37.5	11.7	LDA,LDT1,LDT2
Linear, Grading & Excavation	Vendor	1.00	8.40	HHDT,MHDT
Linear, Grading & Excavation	Hauling	0.00	20.0	HHDT
Linear, Grading & Excavation	Onsite truck	—	—	HHDT
Linear, Drainage, Utilities, & Sub-Grade	—	—	—	—
Linear, Drainage, Utilities, & Sub-Grade	Worker	25.0	11.7	LDA,LDT1,LDT2
Linear, Drainage, Utilities, & Sub-Grade	Vendor	0.00	8.40	HHDT,MHDT
Linear, Drainage, Utilities, & Sub-Grade	Hauling	0.00	20.0	HHDT
Linear, Drainage, Utilities, & Sub-Grade	Onsite truck	—	—	HHDT
Linear, Paving	—	—	—	—
Linear, Paving	Worker	17.5	11.7	LDA,LDT1,LDT2
Linear, Paving	Vendor	0.00	8.40	HHDT,MHDT
Linear, Paving	Hauling	0.00	20.0	HHDT
Linear, Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Linear, Grubbing & Land Clearing	—	—	0.29	0.00	—
Linear, Grading & Excavation	—	—	0.29	0.00	—
Linear, Drainage, Utilities, & Sub-Grade	—	—	0.29	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Road Widening	0.29	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Lot acreage adjusted to represent overall disturbance area associated with the proposed project.
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Demolition not required for the proposed project. Vertical Construction (Land Use Development) phase timing adjusted based on project-specific information provided by the project applicant.
Operations: Hearths	Based on applicant provided information, all 12 units would include electric fireplaces.

PLANNING COMMISSION – *December 17, 2025*
REVISED REQUIRED FINDINGS AND CONSIDERATIONS FOR:

178 Twin Oaks Drive
Architecture and Site Applications S-24-023 through -032 and S-24-059
Vesting Tentative Map Application M-24-013
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

FINDINGS

Required finding for CEQA:

- A Recirculated Initial Study and Mitigated Negative Declaration have been prepared for this project. It has been determined that this project will not have a significant impact on the environment with adoption of the Recirculated Mitigated Negative Declaration and Recirculated Mitigation Monitoring and Reporting Program to mitigate potential impacts to a less than significant level.

Required finding for consistency with the Town's General Plan:

- That the proposed project is consistent with the General Plan with the incentives, and waivers requested pursuant to State Density Bonus Law and granting of the requested exceptions to the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required findings to deny a Subdivision application:

- As required by Section 66474 of the State Subdivision Map Act the map shall be denied if any of the following findings are made: **None of the findings could be made to deny the application with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).**

  Instead, the Town Council makes the following affirmative findings:

  a. That the proposed map is consistent with all elements of the General Plan with granting of

the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, California Government Code Section 65589.5(d).

b. That the design and improvement of the proposed subdivision is consistent with all elements of the General Plan with granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).
c. That the site is physically suitable for the type of development.
d. That the site is physically suitable for the proposed density of development.
e. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat with implementation of the Mitigation Monitoring and Reporting Program and the Conditions of Approval.
f. That the design of the subdivision and type of improvements is not likely to cause serious public health problems.
g. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Required Subdivision Map Findings for the Board of Forestry and Fire Protection:

- For tentative or parcel maps approved in state responsibility areas (SRA) or very high fire hazard severity zones (VH), the following findings are required to be made to the State Board of Forestry and Fire Protection (14 CCR Section 1266.02):
  1. A finding supported by substantial evidence in the record that the subdivision is consistent with:
     a. Regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, or
     b. Consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
  2. A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
     a. A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or tother public entity.
     b. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code

§ 65589.5 (d).

Required compliance with the Town of Los Gatos Hillside Development Standards and Guidelines:

- The project meets the Town of Los Gatos Hillside Development Standards and Guidelines with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required compliance with the Town of Los Gatos Hillside Specific Plan:

- The project meets the Town of Los Gatos Hillside Specific Plan with the incentives and waivers requested pursuant to State Density Bonus Law (CA Gov. Code § 65915) and granting of the requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

Required for granting concession and waivers pursuant through State Density Bonus Law:

Concession(s) or incentive(s)

- CA Government Code § 65915:

(d) The Town shall grant concession(s) or incentive(s) requested by the applicant unless the Town makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

Waivers

- CA Government Code § 65915 (a)(2):

The Town shall grant waivers to the Town's development standards requested by the applicant unless the Town makes a written finding, based upon substantial evidence, that the development standard for which the waiver is requested would not physically preclude the construction of the development at the densities and with the concession permitted through Density Bonus Law.

Required findings to deny a project under State Builder's Remedy Law:

As required by CA Government Code § 65589.5 (d) of the California Housing Accountability Act, a qualifying housing development project invoking Builder's Remedy shall not be denied by the Town, or condition approval in a manner that renders the housing development project infeasible, including through the use of design review standards, unless it makes written findings, based on the preponderance of the evidence in the record, as to one of the following: **None of the findings could be made to deny the application.**

1. The Town did not have a certified sixth cycle Housing Element by January 31, 2023.
2. The housing development project would not have a specific, adverse impact on the public health or safety.
3. The denial of the housing development project or imposition of conditions is not required in order to comply with specific state or federal law.
4. The housing development project is not proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
5. On the date the application for the housing development project was deemed complete, the Town had not adopted a revised housing element that was in substantial compliance with California Government Code Section 65589.5(d) of the California Housing Accountability Act, and the housing development project was inconsistent with both the Town's Zoning Ordinance and General Plan Land Use Designation.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the applicable considerations in review of an Architecture and Site application were all made in reviewing this project.

PLANNING COMMISSION – *June 11, 2026 – Draft*
CONDITIONS OF APPROVAL

178 Twin Oaks Drive, Lots 1 -12
Vesting Tentative Map Application M-24-013
Architecture and Site Applications S-24-023 through S-24-033 and S-24-059
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

APPLICABLE TO ALL LOTS

1. APPROVAL: This project is vested to the ordinances, policies, and standards in effect on December 19, 2023, and these conditions of approval conform to those ordinances, policies, and standards. This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, Development Review Committee, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested, pursuant to 29.20.335.
3. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): CC&Rs must be approved by the Town and recorded with the County prior to recording of map.
4. MASTER DEVELOPER: This project shall be developed and constructed by a single Master Developer responsible for the coordinated implementation of all site improvements, infrastructure, and building construction. Individual lots within the approved subdivision or development area shall not be sold, transferred, or otherwise conveyed to separate entities or individuals for the purpose of independent development, construction, or sale prior to completion of the project as a whole. Prior to recordation of any Final Map or issuance of any building permits, the applicant shall provide documentation to the Community Development Director demonstrating that a single Master Developer is responsible for construction and delivery of the project. Prior to issuance of any Certificates of Occupancy, the Town shall verify compliance with this condition. This condition shall be printed as a note on the Final Map.

5. BELOW MARKET PRICE (BMP) UNITS: The developer shall provide three (3) BMP units (low income) for sale to be sold at a price that is affordable to the target household low-income range, as required by the Town's applicable BMP Program Guidelines and the applicable BMP Resolution. A deed restriction shall be recorded prior to the issuance of any building permits for residential units, stating that the BMP unit must be sold and maintained as a below market price unit pursuant to the Town's BMP Ordinance and Guidelines.
6. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of building permits for residential units, the developer shall enter into an Affordable Housing Agreement with the Town for provision of the required BMP units and to facilitate their sale pursuant to the BMP Program Guidelines and BMP Resolution in place at the time of building permit issuance.
7. PHASING OF THE CONSTRUCTION OF BMP UNITS: The Certificate of Occupancy for the first market rate unit shall not be issued until all three required BMP units have been constructed and Certificates of Occupancy for each BMP unit have been secured.
8. OPEN SPACE EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include open space easements on Lots ~~2, 7,~~ 1, 4, 5, 6, 8, 9, ~~and~~ 10, 11 and 12 to protect unique natural features, habitats, and movement corridors on the property, as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report. Easements lying in, on, over, under and along those certain strips of land designated and delineated as "O.S.E." (Open Space Easement). No activity or use shall be conducted in said open space easement which is not compatible with maintaining and preserving the natural or scenic character of the land. The open space easement shall be maintained by the property owner. Said easements shall be kept open and free from buildings and structures of any kind except public service structures, irrigation systems, and appurtenances thereto, lawful fences and all lawful roof overhangs.
9. PUBLIC TRAIL EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include public trail easements to the Town of Los Gatos on Lots 1, 4, 5, 6, 8,9,10, 11 and 12 as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report.
10. PUBLIC ART: The applicant shall comply with the requirements of Chapter 25, Article VII of the Town Code. The payment of the Los Gatos Public Art Fund in-lieu fee must be made prior to the issuance of any building permit for the development project.
11. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of Building and/or Grading Permits. Per Town Code Section 26.20.010 and Chapter 29, Article 1, Division 2, the developer shall obtain a tree removal permit prior to the removal of protected trees on private or Town property. The project developer shall abide by any tree replacement ratios and/or in-lieu payments, tree protection measures, and best management practices required by the tree removal permit and/or within an updated arborist report.
12. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code.
13. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.

14. ARBORIST REQUIREMENTS: Prior to issuance of Building and/or Grading Permits, the developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the Building Permit plans and completed prior to issuance of a building permit where applicable and shall remain through all phases of construction.
15. TREE FENCING: Prior to issuance of Building and/or Grading Permits, protective tree fencing and other protection measures consistent with Section 29.10.1005 of the Town Code shall be placed as shown on the Tree Protection Plan of the approved plans prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
16. TREE STAKING: Prior to final inspection, all newly planted trees shall be double staked using rubber tree ties.
17. LANDSCAPING: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway). Prior to issuance of the Certificate of Occupancy, landscaping must be installed and completed.
18. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
19. PROJECT IDENTIFICATION SIGNAGE: Project identification signage on the project site shall be removed within 30 days of final action on the applications.
20. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation.
21. LRV DEED RESTRICTION: Prior to the issuance of a building permit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the Hillside Development Standards and Guidelines.
22. PROPERTY FENCE: All new fencing shall comply with Town Code Section 29.40.0315 at building permit stage, unless an exception is granted by the Community Development Director.
23. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
24. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including

without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

25. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

ENVIRONMENTAL REVIEW MITIGATION MEASURE CONDITIONS APPLICABLE TO ALL LOTS *

26. *AIR QUALITY - III-1: The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project. Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:
    - The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.
    - Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
    - Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.

- Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Community Development Department. Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
- Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.

Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.

27. *BIOLOGICAL RESOURCES IV- 1, CALIFORNIA RED-LEGGED FROG: Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.
28. *BIOLOGICAL RESOURCES IV- 2- CALIFORNIA RED-LEGGED FROG: If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
29. *BIOLOGICAL RESOURCES IV- 3, CALIFORNIA RED-LEGGED FROG: During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
30. *BIOLOGICAL RESOURCES IV-4, WHITE-TAILED KITE AND OTHER NESTING RAPTORS AND MIGRATORY BIRDS: If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.
31. *BIOLOGICAL RESOURCES IV-5, PALLID BAT AND TOWNSEND'S BIG EARED BAT: Prior to the commencement of construction activities, a qualified biologist shall conduct a bat

habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.

32. *BIOLOGICAL RESOURCES IV-6, PALLID BAT AND TOWNSEND'S BIG-EARED BAT: If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies. If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

33. *BIOLOGICAL RESOURCES IV-7, SAN FRANCISCO DUSKY-FOOTED WOODRAT: A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet. Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department. Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

34. *BIOLOGICAL RESOURCES IV-8, AMERICAN BADGER: During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the

presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other mitigations for the protection of badgers shall not be warranted. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers. Additionally, all workers shall attend a "tailgate" training that includes a description of the species, a brief summary of the species' biology, and minimization measures and instructions on what to do if American badger is observed. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

35. * BIOLOGICAL RESOURCES IV-9, BURROWING OWL: A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary. Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

36. *BIOLOGICAL RESOURCES IV-10, WATER QUALITY CONTROL BOARD (SFRWQCB) AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW): Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.

    a. MINIMIZATION: Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under jurisdiction of both RWQCB and CDFW). Measures taken during construction activities should include placing construction fencing around the ephemeral stream to

be preserved to ensure that construction activities do not inadvertently impact these areas.

b. COMPENSATION: The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced. It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream. An important consideration is to remove the existing culvert in the upper area of the stream. An on-site habitat mitigation and monitoring plan (HMMP) would need to be developed with the goal of creating, restoring, and/or enhancing the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP should include:
   - The location of all enhancement and/or restoration activities;
   - Planting specifications;
   - Site maintenance and management requirements;
   - Monitoring requirements;
   - Final success criteria; and
   - Adaptive management procedures.

   Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

37. *BIOLOGICAL RESOURCES IV-11: The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to such areas may require a Lake or Streambed Alteration Agreement (LSAA). Prior to initiating construction activities, the project shall notify CDFW of the intentions of the project to determine if an LSAA is required. If required, mitigation may include restoration or enhancement of resources on-site as specified in Mitigation Measure IV-10. Written verification of Section 1600 LSAA or, if a LSSA is not required, written correspondence from CDFW to this effect, shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

38. * BIOLOGICAL RESOURCES IV-~~10~~12: Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance, and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of

the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.

39. *CULTURAL RESOURCES V-1: If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologists shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.

40. *CULTURAL RESOURCES V-2: If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.

41. *GEOLOGY AND SOILS VII-1: Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering

recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.

42. *HYDROLOGY AND WATER QUALITY X-1: Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e. the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Parks and Public Works Department and the Building Department shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

43. *NOISE XIII-1: For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as

temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.

44. *NOISE XIII-2: Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.

45. *TRANSPORTATION XVII-1: Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos, Parks and Public Works Departement for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:

- Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and
- Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.

The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.

APPLICABLE TO LOT 3

46. TREE PROTECTION: Prior to issuance of a grading or building permit, the grading and retaining wall plans shall be revised to ensure no work occurs within the dripline of Trees #569 and #566. The revised plans shall be reviewed and approved by the Town's Consulting Arborist, at the applicant's expense, prior to permit issuance.

APPLICABLE TO LOTS 7 AND 8

47. SWIMMING POOL: Prior to the issuance of a building permit, the proposed pool location shall be modified to ensure that the pool is located on a slope less than 30 percent, consistent with the Hillside Development Standards and Guidelines.

Building Division

APPLICABLE TO ALL LOTS

48. PERMITS REQUIRED:
    a. A Building Permit is required for the construction of each new single-family residence and attached garage.

b. Additional Building Permits will be required for retaining walls supporting a surcharge that are not part of a building foundation.
c. A separate Building Permit will be required for each swimming pool.
d. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of the Certificate of Occupancy.

49. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. Building Permit applications received after December 19, 2025, will be subject to the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
50. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
51. BUILDING AND SUITE NUMBERS: Submit requests for new building addresses to the Building Division before submitting the building permit application.
52. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
53. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
54. FOUNDATION INSPECTIONS: A pad certificate, prepared by a licensed civil engineer or land surveyor, shall be submitted to the project Building Inspector at the time of the foundation inspection. This certificate shall certify compliance with the recommendations specified in the Soils Report and confirm that the building pad elevations and on-site retaining wall locations and elevations have been prepared in accordance with the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
55. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
56. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2” x 8” minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5’x 5’ level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.

d. A door buzzer, bell or chime shall be hard wired at primary entrance.

57. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
58. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
59. WILDLAND-URBAN INTERFACE: This project is in a Wildland-Urban Interface High Fire Area and must comply with the relevant Wildland-Urban fire protection regulations in effect at the time of permit submittal.
60. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
61. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
62. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks a Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

APPLICABLE TO ALL LOTS

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

63. PAYMENT OF PARKS AND PUBLIC WORKS (“PPW”) ENGINEERING PLAN CHECK FEE AND INSPECTION FEE: At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant’s civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be

provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.

64. THIRD-PARTY PLAN CHECK FEE AND INSPECTION FEE (Special projects only): The Town will procure a third-party engineering firm to perform Plan Review and Inspection Services. Applicant shall provide an initial deposit of for consultant plan review and inspection services, plus a 20 percent deposit for staff time to process the project. This deposit and fee are required at the time of the project building permit submittal. Once this deposit is received, the Town will select the consultant and initiate the plan review process. The Applicant's deposit will be charged on a time and materials basis. A supplemental deposit will be required if the remaining deposit is expected to be exhausted prior to completion of the work. Permitted work will not be allowed to continue without available funds to complete the required inspection services. Third-party engineering services will be required for the duration of the construction and project closeout phases.

65. STORM DRAINAGE FEE: The Applicant shall pay Storm Drainage Fees in accordance with the Town's Adopted Schedule of Fees and Charges in effect at the date of Housing Crisis Act of 2019 (SB330) application for the future construction of drainage facilities serving new buildings, improvements, or structures to be constructed which substantially impair the perviousness of the surface of land. The estimated fee based on the fiscal year 2023-2024 fee schedule and various lot acreages are as follows:
    a. Lot 1 – 0.5 acres - $2,435.50.
    b. Lot 2 – 0.79 acres - $3,848.09.
    c. Lot 3 – 0.55 acres - $2,679.05.
    d. Lot 4 – 0.59 acres - $2,873.89.
    e. Lot 5 – 0.85 acres - $4,140.35.
    f. Lot 6 – 0.78 acres - $3,799.38.
    g. Lot 7 – 1.18 acres - $4,871.00.
    h. Lot 8 – 4.9 acres - $4,871.00.
    i. Lot 9 – 1.7 acres - $4,871.00.
    j. Lot 10 – 5.48 acres - $4,871.00.
    k. Lot 11 – 0.11 acres - $535.81.
    l. Lot 12 – 0.11 acres -$535.81.

66. TRAFFIC IMPACT FEES: The Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the fee schedule in place at the time of the Housing Crisis Act of 2019 (SB 330) application, in accordance with the law. The fiscal year 2023-2024 Comprehensive Fee Schedule amount for new average daily trip generated is $1,104.00. The new average daily trips generated shall be obtained from the Institute of Transportation Engineers most current trip generation data released at the time the fee is paid. The fee shall be paid before issuance of any certificate of occupancy, including any temporary certificates that may be issued.

67. CONSTRUCTION ACTIVITIES MITIGATION FEE (ORDINANCE 2189): Per the Town's Comprehensive Fee Schedule, the project is subject to the Town's Construction Activities Mitigation Fee based on the square footage of new buildings. The fee is $1.43

per square foot of new residential and non-residential building area. The fee shall be calculated based on the square footage total for all units shown on the construction plans to the approval of the Town Engineer. Payment of this fee shall pe paid prior to issuance of the first building permit.

68. PERMITS REQUIRED BY OTHER AGENCIES: The Applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The Applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Wildlife (1603), The Bay Area Joint Aquatic Resources Permit Application (JARPA), Regional Water Quality Control Board, Santa Clara County Roads and Airports, Valley Water, or Habitat Permit. If the project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to PPW prior to issuance of any required Town permits. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. A copy of these permits shall be provided to the satisfaction of the Town Engineer prior to the issuance of the first building permit.

69. GRADING PERMIT: A grading permit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid building permit. The Applicant must submit a grading permit application after the appeal period of the entitlement approval process has passed. The grading permit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the grading permit, the Applicant shall pay all fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The grading permit shall be issued prior to the issuance of the building permit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of

operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels; (6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.

70. PUBLIC IMPROVEMENTS: Prior to the approval of any permits or final map, whichever comes first, the Applicant/Owner must complete construction of public improvements listed in these conditions. Prior to any work being done in the Town's right-of-way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made in accordance to the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards and constructed prior to final map approval unless otherwise noted below. The Applicant is required to confirm the location of existing utility lines by potholing. Prior to any potholing, Applicant shall submit an Encroachment Permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right-of-way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.
Once the Public Improvement Plans have been approved, the Applicant shall submit an application for an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right-of-way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on working hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans. Right-of-way/Public improvements shall include, at a minimum, the following items:

a. BLOSSOM HILL ROAD: The Applicant shall install sidewalk along the north side of Blossom Hill Road between Regent Drive and Union Avenue.
b. FISHER AVENUE: The Applicant shall install sidewalk along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.
c. DRIVEWAY APPROACH(ES): The Applicant shall install three (3) Town Standard

driveway approaches as shown on the approved plans. The new driveway approaches shall be constructed per the Town Standard Drawing.

d. CERRO VISTA COURT: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10 frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

e. TWIN OAKS DRIVE: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10. frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

71. TREE REMOVAL PERMIT: The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a building permit or demolition building permit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.

72. NEIGHBORING RUNOFF: Revise the proposed grading to ensure that the proposed improvements do not divert runoff to the detriment of adjacent properties.

73. PHASED PERMITS: The Applicant may, with the approval of the Town Engineer, phase the permits to expedite the construction process. If this is done, each phase of the work will require a separate and complete set of plans to be submitted, reviewed, and approved prior to the issuance of the said permit. Overlapping of permits may occur, if approved by the Town Engineer. No work on the next phase of construction, in advance of the permitted work, may occur. No "at risk" work will be permitted. Only the below phased permitted work will be allowed:
    a. Clearing-Grubbing/Rough Grading
    b. Fine Grading
    c. Underground Utilities
    d. Site Improvements
    e. Off-Site Improvements
    f. Plans shall be submitted, reviewed, and approved by the Town Engineer prior to the commencement of work.

74. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS: The Grading Permit Plans and Public Improvement Plans (together referred to as "Improvement Plans") shall be submitted as a set to Parks and Public Works Department along with a title report dated no older than 30 days from the date the Improvement Plans are submitted. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and

constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.

a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website. The Improvement Plans shall include:

b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a "Table of Responsibilities" summarizing ownership, access rights, and maintenance responsibilities for each facility (streets, utilities, parks, landscaping, etc.), a sheet index including a sequential numeric page number for each sheet (i.e. "Sheet 1 of 54"), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.

c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.

d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.

e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.

f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.

g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.

h. A Photometric Lighting Plan analyzing the full-width of the adjacent right-of-way. The plan shall show the average maintained horizontal illumination in foot-candles and the average to minimum uniformity ratio. Lighting shall be in compliance with the Town's Standard Specification section 2.38.

i. A Traffic Signal Plan (as applicable) shall include a conduit schedule, conduit plan, pole locations, streetlights, intersection striping, power connection and meter locations, and as directed.

j. A Landscaping Plan for the project site and the full width of the public rights-of-way adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.

k. A Composite Plan showing civil, landscape, electrical, and joint trench locations combined on one drawing to identify potential conflicts between disciplines. The Composite Plan shall include the size, location, and details of all trenches, locations of building utility service stubs and meters, and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). A note shall be placed on the joint trench composite plans which states that the plan agrees with Town Codes and Standards and that no underground utility conflict exists.

l. General Notes found in the Town of Los Gatos General Guidelines.

m. A statement in the general notes indicating the need to obtain a Caltrans Oversized/Overweight Vehicles Transportation Permit if oversized or overweight vehicles are expected to be used.

n. A statement that all utility boxes in vehicular pathways shall be traffic-rated.

75. STANDARD PLAN COMPLIANCE: The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.

76. EXISTING FACILITY PROTECTION AND REPAIR: All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

77. UNDERGROUND UTILITIES: All new services to the development shall be placed underground in accordance with the various utility regulations. Transformers and switch gear cabinets within designated Underground Districts shall be placed underground unless otherwise approved by the Town Engineer. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.

78. UTILITY RESPONSIBILITIES: The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in

Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.

79. UTILITY COMPANY COORDINATION: The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.

80. PREPARATION OF ELECTRICAL PLANS: All street lighting and traffic signal electrical plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit necessary stamped and signed Traffic Signal Plan with the Improvement Plans.

81. EXTERIOR SITE LIGHTING STANDARDS: The Applicant shall submit a photometric plan for on-site lighting showing lighting levels in compliance with the Town Standard Specifications section 2.38. The plan shall show the minimum maintained horizontal illumination in foot-candles and the uniformity ratio for all areas. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. Private, interior courtyards not accessible to the public are not required to meet this standard. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the Town Engineer and shall be addressed on the construction plans submitted for the first building permit. Any subsequent building permits that include any site lighting shall also meet these requirements.

82. STORM DRAINAGE STUDY: The Applicant shall submit a Storm Drainage Study for the proposed development stormwater conveyance system evaluating pre- and post-development peak discharge rates for the theoretical 2-year, 10-year, and 100-year (50-percent, 10-percent, and 1-percent annual chance) storm events including supporting hydraulic calculations for proposed pipe network. The study must address sizing and design details for the stormwater treatment systems proposed with the development. The study shall include an evaluation of the project site drainage including topography, natural drainage patterns, and existing man-made diversions (structures, raised pads, fences, etc.). If the study indicates that the theoretical water surface elevation or hydraulic grade line of the proposed development during a 10 percent annual chance storm event is above ground level at any point, the Applicant shall construct and dedicate to the Town new downstream storm drainage facilities necessary to achieve a connection point water depth no more than 80 percent full during the projected 10 percent annual chance storm event. The study must evaluate the 1 percent annual chance storm event base flood elevation. The finish floor elevations of all structures shall be constructed to be reasonable safe from flooding per Town Code Section 29.90.080(1)(c.) which is typically done by constructing finished floors at 1-foot above

base flood elevation. The Applicant shall submit the study for review and approval by the Town Engineer prior to the issuance of the first building permit.

83. STORMWATER MANAGEMENT PLAN: The Applicant shall develop a Storm Water Management Plan ("SWMP") that complies with the California Water Board regulations and delineates site design measures, source control measures, low-impact-development (LID) treatment measures, hydromodification management measures, and construction site controls as appropriate. The Plan must indicate erosion protection measures for the inlet structures (e.g., pipe outlets, pump dissipator pipes, and/or bubblers). For the Bay Area Hydrologic Modification ("BAHM") analysis, the Applicant must provide pump operations and intended routing during various runoff conditions (i.e., treatment runoff vs. Hydrologic Modification controls) and the rationale for the pump size selected relative to the treatment flow rate. The Applicant shall update the BAHM analysis to conform to project conditions to the satisfaction of the Town Engineer and include a summary of the changes made to the BAHM analysis since the entitlement plan review for review by the C3 consultant. The Applicant must select and indicate bioretention area plants capable of withstanding and surviving the higher design ponding conditions. If pumps are proposed, the Applicant must:
    a. Provide pump discharge rates that receiving bioretention areas are capable of treating, to avoid consistently overwhelming the bioretention areas.
    b. The Applicant must include an alarm system that will notify the owner or operator of a pump failure.
    c. If off-site improvements modify the quantities of regulated and unregulated off-site impervious area, the Applicant must update Section 2, item "d" and Section 8 of the C.3 Data Form to reflect those changes.
84. DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The Applicant is responsible for ensuring that all contractors including subcontractors are aware of all stormwater quality measures and implement such measures. The Applicant shall perform all construction activities in accordance with approved Improvement Plans, Los Gatos Town Code Chapter 12 – Grading, Erosion and Sediment Control, and the National Pollutant Discharge Elimination System (NPDES) General Permit. Failure to comply with these rules and regulations will result in the issuance of correction notices, citations, or a project stop order.
85. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
86. OFF-SITE DRAINAGE: The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
87. CLEAN, INSPECT, AND REPAIR STORM LINE: If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the

existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to building permit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system.

88. GRADING AND DRAINAGE WINTER MORATORIUM: All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

89. SWPPP AND EROSION CONTROL: The Applicant shall prepare and submit a comprehensive stormwater pollution prevention plan (SWPPP) inclusive of interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall ensure a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) monitors erosion and sediment control as required by the Construction General Permit. The Applicant must take measures to ensure continuous compliance with the Construction General Permit, and shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant is to implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The Applicant shall provide the Town Engineer the assigned Notice of Intent (NOI) permit number received after filing a Notice of Intent under the Construction Stormwater General Permit. The erosion control plans and SWPPP shall comply with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). All test submitted to the regional board must also be submitted to the Town Engineer. Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm

season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

90. SITE TRIANGLE AND TRAFFIC VIEW AREA: Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.

91. GEOTECHNICAL REVIEW: Prior to building permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.

92. GEOTECHNICAL ENGINEER OBSERVATION: All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.

93. FLOODPLAIN MANAGEMENT: The Applicant shall submit to the Town Engineer a letter stamped and signed by the Engineer in Charge stating that: 1) all requirements of Chapter 29, Article 9 of the Town Code have been satisfied; 2) all other required state and federal permits have been obtained; 3) the site is reasonably safe—a state where hazards and conditions leading to harm are controlled, and a person can expect an environment to be free from dangers that a reasonable person would anticipate—from flooding; and 4) the proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this article, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one (1) foot at any point. If the site is filled above the base flood elevation,

the lowest pad and floor elevations shall be certified by a California registered professional engineer or land surveyor and provided to the Town Engineer.

94. PRECONSTRUCTION MEETING: After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and
    c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
95. FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.
96. GARBAGE/RECYCLE STORAGE AND SERVICE: The Applicant shall provide adequate area for the purposes of storing garbage, composting and recycling collection containers for scheduled servicing by the Town's solid waste collection provider. The collection containers shall not be placed in the right-of-way except during the period of time necessary to allow removal of the waste. brought to the service area on the day of service and returned to the storage enclosure by the property owner that same day. The containers are not to be in public view or in the public right-of-way prior to or beyond the scheduled service times. A letter from West Valley Collection and Recycling confirming serviceability and site accessibility shall be provided to the Town Engineer for approval prior to the approval of an occupancy permit.
97. OVERHEAD UTILITY CLEARANCE: For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the Town Engineer.
98. SITE LANDSCAPING COORDINATION: The Applicant shall coordinate the overall site landscaping and the stormwater treatment area landscaping. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sanitary sewer facilities cannot be aligned through stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

99. TEMPORARY CONSTRUCTION EASEMENT: Prior to the issuance of a grading or building permit, it shall be the sole responsibility of the project to obtain any and all proposed or required easements and/or permissions necessary to perform any work on neighboring

private property herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

100. SUBDIVISION (FINAL) MAP: The Applicant shall have a subdivision map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with the Los Gatos Town Code and the Subdivision Map Act. Existing buildings shall be demolished prior to the recordation of the map if they will conflict with any newly created lot line. The Town Council must approve all Final Maps. The Town Council meeting will be scheduled after the Final Map, Public Improvement Plans, Stormwater Treatment Facilities Maintenance Agreement, Landscape Maintenance Agreement, Subdivision Improvement Agreement (if applicable) and constructed improvements (onsite and offsite) are approved by the Town Engineer. The Final Subdivision Map shall be approved by PPW and recorded by the County Recorder's Office prior to first building permit review of any market rate lots. In lieu of the Town Clerk's Office coordinating the recordation of the Final Map(s) with the County, the Applicant may submit a map guarantee by the Applicant's title company for the release of the signed Final Map to the title company for recordation. Prior to the Town's release of the Final Map, the Town Engineer may require the Applicant to submit to the Town an electronic copy of the map in the AutoCAD Version being used by the Town at the time of recordation. It is the Applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after Town approval.

101. SUBDIVISION IMPROVEMENT AGREEMENT ("SIA") – If any required subdivision or public improvements is not completed to the satisfaction of the Town Engineer before the final map is recorded or filed, the subdivider shall, prior to the approval by the Town Council of the final map and if permitted by Town Engineer, enter as a contractor into an agreement with the Town per Town Code Section 24.40.020, Gov. Code Section 66462(a), and shall arrange to provide Payment and Performance bonds each for 100 percent of the cost of subdivision and public infrastructure improvements to be constructed. These improvements shall include, but not be limited to, roadway construction, sidewalk, curb and gutter, storm lines, street lights, utilities and signal equipment. Town Standard insurance shall be provided per the terms of the agreement. The agreement will be forwarded to the Town Council for approval with project Final Map. The SIA shall be approved by the Town Council prior to Final Map approval.

102. MONUMENTS: The applicant shall arrange for the engineer to have all monuments set per recorded map. A certificate letter by the Surveyor or Engineer stating the monuments are set per plan shall be provided to the Town Engineer prior to occupancy.

103. IMPROVEMENTS AND CONDITIONS: Pursuant to Gov. Code § 66499.30 No person shall sell, lease, or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, except for model homes, or allow occupancy thereof, for which a final map is required by this division or local ordinance, until the final map thereof in full compliance with this division and any local ordinance has been filed for record by the recorder of the county in which any portion of the subdivision is located

104. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): The Applicant shall prepare and submit project Covenants, Conditions and Restrictions (CC&R) for the project. The

CC&Rs shall be submitted with the project map for review and approval of the Town Engineer, the Town Attorney, and the Planning Manager. The CC&Rs shall include relevant project Conditions of Approval and shall include language that restricts the Homeowner's Association from making changes to the CC&Rs without first obtaining approval from the Town. References to the Stormwater Treatment Facilities Maintenance Agreement obligations shall be incorporated. The CC&Rs shall be reviewed and approved prior to the Town Council approval of the Final map.

105. PLAN DEFICIENCIES: Prior to final map approval, Applicant shall remedy existing plan inconsistencies and deficiencies remaining in entitlement plans.
106. C.3. REVIEW: Owner/Applicant shall complete C.3. Stormwater Review with Town Stormwater Consultant. Outstanding comments must be addressed prior to final map approval.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

107. ELEVATION CERTIFICATE: An elevation certificate per FEMA requirements must be completed by a Land Surveyor or Civil Engineer. The elevation certificate shall be submitted and approved by the Town Engineer prior to issuance of the first building certificate of occupancy.
108. RECORD DRAWINGS: The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.
109. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.
110. STORMWATER TREATMENT FACILITIES MAINTENANCE AGREEMENT: The Applicant shall execute and record a Stormwater Treatment Facilities Maintenance Agreement to

ensure perpetual maintenance of the regulated project's treatment facilities. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The Town-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by PPW upon request. The agreement shall be executed prior to occupancy of the first building and include the following:

a. The property owner shall operate and maintain all on-site stormwater treatment facilities in good condition and promptly repair/replace any malfunctioning components.
b. The property owner shall inspect the stormwater treatment facilities at least twice per year and submit an inspection report to PPW at PPW_Stormwater@losgatosca.gov no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. Written records shall be kept of all inspections and shall include, at minimum, the following information:
    i. Site address;
    ii. Date and time of inspection;
    iii. Name of the person conducting the inspection;
    iv. List of stormwater facilities inspected;
    v. Condition of each stormwater facility inspected;
    vi. Description of any needed maintenance or repairs; and
    vii. As applicable, the need for site re-inspection.
c. The property owner shall not make any design changes to the system with the Town's approval.
d. The property owner(s) shall develop a maintenance and replacement schedule for the stormwater treatment facilities that describes maintenance frequency and responsibility. This maintenance schedule shall be included with the approved Stormwater Treatment Facilities Maintenance Agreement.
e. The property owner(s) shall reimburse the Town for the cost of site inspections required under the Municipal Regional Permit.
f. The property owner(s) shall authorize Town Staff to perform maintenance and/or repair work and to recover the costs from the property owner in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety.

111. STORMWATER MANAGEMENT FACILITIES INSPECTION: Prior to final inspection, the Applicant must facilitate the testing of all stormwater facilities by a certified QSP or QSD to confirm the facilities are meeting the minimum design infiltration rate. All tests shall be made at on 20 foot x 20 foot grid pattern over the surface of the completed stormwater facility unless otherwise approved by the Town Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50 percent safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. Sequence of construction for all stormwater

facilities(bioswales, detention/ retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of the stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

112. PROJECT CONSTRUCTION SETUP: All storage and office trailers will be kept off the public right-of-way.
113. PUBLIC WORKS CONSTRUCTION NOTICE: The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.
114. PROJECT CONSTRUCTION SCHEDULE: The contractor shall submit the project schedule in a static PDF 11”x17” format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.
115. PROJECT CONSTRUCTION HANDOUT: The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.
116. PROJECT CONSTRUCTION SUPERVISION: The Contractor shall always provide a qualified supervisor on the job site during construction.
117. PUBLIC WORKS CONSTRUCTION INSPECTION: All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.
118. PROJECT CONSTRUCTION HOURS: Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:
    a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
    b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.

c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

119. PROJECT CONSTRUCTION BEST MANAGEMENT PRACTICES: All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

120. PROJECT CONSTRUCTION EXCAVATION: The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:
a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.
c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.
d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.
e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, or at least once a day.

Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.

f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.

g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.

h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.

i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.

l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.

m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

121. MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance

shall be the responsibility of the Applicant. Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

122. PROJECT CLOSE-OUT: Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.

123. DOWNTOWN HOLIDAY CONSTRUCTION MORATORIUM: Due to concerns for business impacts during the holiday season (defined as starting the Monday of Thanksgiving week through January 1), there shall be no construction activities in the Downtown area within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the Town Engineer.

124. CONSTRUCTION WORKER PARKING: The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).

125. SITE WATER DISCHARGE: In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.
126. ACCESS EASEMENT: Owner/Applicant is responsible for securing easements necessary for access to Lot 10 and/or utility connection prior to building permit review.
127. SUBDIVISION STREET NAMES: Applicant to obtain Town Council approval for any proposed street name not present on Town approved street names list.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

128. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): Post construction storm water pollution prevention requirements shall include:
    a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant's property by Town staff will be charged to the Applicant at the Town's adopted fully-loaded hourly rates.
    b. Maintenance of the storm drain inlets "No Dumping – Drains to Bay" plaques to alert the public to the destination of storm water and to prevent direct discharge of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.
    c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.
    d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.
    e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.
    f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

APPLICABLE TO ALL LOTS

129. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
130. NOTE: The subject property is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "…adopt regulations implementing minimum fire safety standards related to defensible space" applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by **. Where a conflict exists between local and 4290 requirements, the more stringent requirement shall apply. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.08.
131. SUBDIVISION MAP FINDINGS REPORT: For tentative or parcel maps approved in Very High Fire Hazard Severity Zones (VHFHSZ), the approving body is required to make and submit two findings to the State Board of Forestry and Fire Protection (Board) within 30 days of map approval. CCR, Title 14, Sec. 1266.02. Provide copies of the two finds reports made to the State Board of Forestry and Fire Protection.
132. **WIDTH: (As Noted on Sheet 7.0) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01.

133. **ROAD SURFACES: (As Noted on Sheet 7.0) (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds. (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.02.
134. **GATE ENTRANCES: (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.09. Gate on EAE shall meet the requirement.
135. FIRE HYDRANT SYSTEMS REQUIRED: (As Noted on Sheet 7.0) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]
136. FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND REQUIRED: (As noted on sheet 7.0) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 50 feet outside and 30 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
137. FIRE APPARATUS (ENGINE) ACCESS ROADWAY REQUIRED: (As noted on sheet 7.0): Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
138. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As noted on sheet 7.0) An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet,

vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

139. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
140. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
141. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
142. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
143. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gate on EAE shall meet the requirement.
144. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other

such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

APPLICABLE TO LOT 1

145. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
146. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 1) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 2

147. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
148. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

149. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 2) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 3

150. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
151. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
152. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 3) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 4

153. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

154. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
155. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 4) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 5

156. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
157. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
158. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 5) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 6

159. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the

midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

160. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

161. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 6) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 7

162. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

163. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During building permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**

164. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
165. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 8

166. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
167. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
168. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 9

169. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be

provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

170. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During building permit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**
171. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
172. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 9) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 10

173. **TURNAROUND (LOT 10 Only): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
174. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on sheet A1.1) An approved fire apparatus turnaround is required for all dead-end access roads and driveways in excess of 150 feet. [Ref: CFC 503.2.5]. All turnarounds shall have a

maximum slope of 5% in any direction. Placement of any architectural feature within a turnaround is not permitted. All turnarounds shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turnarounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.

175. **WIDTH: (Approved PRC 4290 request of exception shown on Sheet 7.3) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter Articles 1-5, § 1273.01.

176. MODIFIED FIRE SPRINKLERS REQUIRED (Lot 10 Only): (Per Approved PRC 4290 request of exception shown on sheet 7.3) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

177. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (Approved PRC 4290 request of exception shown on sheet 7.3) Provide an access roadway with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

178. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 10) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] **Fire flow appears not to meet requirement for VB construction. Per applicant to mitigate fire flow requirement, VA construction will be proposed for the entire structure. During building permit phase, show on coversheet that VA construction type will be used as part of this planning approval condition.**

APPLICABLE TO LOT 11

179. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
180. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
181. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 11) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 12

182. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
183. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For

the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

184. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 12) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

From: Joe Mannina [redacted]
Sent: Wednesday, December 17, 2025 11:51 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 178 Twin Oaks Comments From Surrey Farms Resident

[EXTERNAL SENDER]

Hi Erin,

I live in the Surrey Farms neighborhood where the 178 Twin Oaks project proposal is located.

As part of this new development, I would like to propose consideration for a new path to connect our Surrey Farms neighborhood to the paved trail surrounding the Kennedy Court neighborhood via a connection on both ends of Brook Acres Drive.

Walking my dog on Kennedy Road has become very dangerous over the past couple of years and a new path would provide many benefits for both neighborhoods including safety.

Thanks for your consideration.

Joseph and Julie Mannina

[redacted] Los Gatos, CA 95032

EXHIBIT 43

From: [redacted]
Sent: Sunday, February 1, 2026 4:08 PM
To: Erin Walters <EWalters@losgatosca.gov>; James Watson <JWatson@losgatosca.gov>
Subject: Fw: New Ponds Proposed for Los Gatos at 178 Twin Oaks Drive

[EXTERNAL SENDER]

Erin and James,

The purpose of this note is to update you about my concerns regarding the subject ponds.

First, I thank you for clarifying the Town's process which at present **does not** practice coordination with the Santa Clara County Vector Control. This response only heightened my concerns. It led me to seek the advice of Dr. Nayer Rahiri, District Manager, Santa Clara County Mosquito and Vector Control District. Please see my letter to her and her response below.

I want to call your special attention to the second paragraph of her letter:

"Vector control can provide technical recommendations during the planning and design phase of construction projects to help prevent conditions that may support mosquito breeding, such as the creation of ponds or areas of standing water. We do not have enforcement authority, and our involvement must be initiated by the permitting agency or the city. If the City or project planners do not reach out to us for review, we are unable to require changes or impose conditions."

Given the extraordinary complexity of the subject development and its reliance on ponds with standing water to control runoff, I strongly recommend that the Town's Planning Commission immediately make a formal request to Dr. Rahiri, for review and advice regarding the design and management of the proposed ponds.

This review should include not only the physical design and operation of the ponds, but also the proposed private ownership and management structure, as well as the need for easements to access the ponds by Vector Control. My neighbors and I are very concerned about the practicality of what has been proposed so far.

Please confirm whether the Town will make this request to Dr. Rahiri.

Sincerely Yours,

Christopher Bajorek, PhD

[redacted]

Los Gatos, CA 95032

[redacted]

[redacted]

From: Zahiri, Nayer <nayer.zahiri@cep.sccgov.org>
Sent: Thursday, January 22, 2026 10:41 AM
To: [redacted]
Subject: RE: New Ponds Proposed for Los Gatos at 178 Twin Oaks Drive

Hello Dr. Bajorek,

Thank you for reaching out and for sharing your concerns regarding the new construction project in the City of Los Gatos and the potential for standing water that could become mosquito breeding sources in the future. We appreciate the community's vigilance on this important public health issue.

Vector control can provide technical recommendations during the planning and design phase of construction projects to help prevent conditions that may support mosquito breeding, such as the creation of ponds or areas of standing water. However, our role is advisory only. We do not have enforcement authority, and our involvement must be initiated by the permitting agency or the city. If the City or project planners do not reach out to us for review, we are unable to require changes or impose conditions.

For concerns related to stormwater management, water runoff, and environmental planning, we recommend contacting the appropriate City or County agencies that oversee project approvals and environmental health compliance. Specifically, you may wish to reach out to:

- The City of Los Gatos Planning Department
- Santa Clara County Department of Environmental Health
- Santa Clara County Watershed Protection Program

These agencies have the authority to review project plans, require mitigation measures, and coordinate with us as needed to address potential mosquito issues before construction is completed.

Please feel free to contact us if the City or permitting authority requests our input, or if you have additional questions about mosquito prevention and public health.

Thank you again for your concern and engagement.

Sincerely,

Nayer

Nayer Zahiri, Ph.D. Entomology

District Manager

Santa Clara County Mosquito & Vector Control District

1580 Berger Dr., San Jose, CA 95112

Office: (408) 918-3317

vector.santaclaracounty.gov

From: [redacted]
Sent: Thursday, January 22, 2026 9:39 AM
To: Zahiri, Nayer <nayer.zahiri@cep.sccgov.org>
Subject: [EXTERNAL] New Ponds Proposed for Los Gatos at 178 Twin Oaks Drive

Dear Dr. Zahiri,

I live in East Los Gatos, CA. I am writing this note on behalf of the 50 homeowners in our existing development. We are concerned about mosquito infestation from a planned extension of this community.

The purpose of this note is to seek your advice regarding the proposed housing development that plans to install several ponds to manage water runoff. The main concern centers on the design of these ponds which will cause standing water, which in turn could cause mosquito breeding and the concomitant spread of West Nile Virus disease. The largest of these ponds is to be located immediately next to the Hillbrook Elementary School. I believe it will be wise to have your organization review the design of these ponds before they are built.

The proposed development is planned at 187 Twin Oaks Drive, Los Gatos. It will consist of 12 homes plus Additional Dwelling Units on a steeply sloped parcel of land. The entire

development, including the ponds, is to remain private and to be managed by a homeowners' association. This plan is currently under review by the Town of Los Gatos Planning Commission.

The Town's planning staff indicated to me that they have no intention of having the proposed development reviewed by your team prior to construction. They plan to inform you after it is completed.

It seems to me that this would be putting the horse before the cart. We are especially concerned about the viability of the pond designs and the proposed management of the ponds.

I look forward to your advice how to best handle the review of the proposed ponds.

Sincerely Yours,

Christopher Bajorek, PhD

[redacted]

Los Gatos, CA 95032

[redacted]

From: Sameer Bidichandani [redacted]
Sent: Monday, May 18, 2026 9:27 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Shabina Mirajkar [redacted]>
Subject: development on the hill that backs Surrey Farms in Los Gatos

[EXTERNAL SENDER]

Dear Sir / Madam,

Regarding the twelve-home subdivision proposed for development on the hill that backs Surrey Farms in Los Gatos.

As with previous submissions for development on this site, we remain concerned with:

Health & Safety Issues:

-fire, flooding, earthquake, and landslide hazards

-drainage and flooding of adjacent properties

-mosquito/disease abatement (due to retention ponds adjacent to our homes and Hillbrook School)

-pollution (light, air, water, noise)

-increased traffic through Surrey Farms and Kennedy corridor

Irreparable Environmental Harm Issues:

-harm to biological resources, protected species, and wildlife

-degradation of the hillside/ noncompliance with Hillside Development Standards and Hillside Specific Plan

-removal of protected trees

-interference with the Riparian Habitat (Ross Creek)

-detrimental effect on site geology and soils

-encroachment on protected wetlands

EIR Issue:

Additionally, we believe that a development of this scope and size on a rural hillside requires a formal EIR. Pursuant to CEQA, if there is substantial evidence, including reasonable inferences, supporting a *fair argument that a project may cause a significant environmental effect*, an EIR is mandatory. The "fair argument" standard is intentionally low, designed to ensure environmental impacts are fully studied. *(It should be noted that the MND cites a 2017 EIR that was never adopted and certified by the Town.)*

thanks

Sameer Bidichandani & Shabina Mirajkar

[redacted] Twin Oaks Dr, Los Gatos, CA 95032

[redacted]

[redacted]

-----Original Message-----
From: karri greenfield [redacted]
Sent: Tuesday, May 19, 2026 12:27 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Twin Oaks proposed housing

[EXTERNAL SENDER]

Ms. Walters,

I am a homeowner in the Surrey Farms neighborhood where the proposed housing on Twin Oaks is being discussed. My main concern is fire safety. I strongly encourage the town to consider a second entry and exit to the proposed property.

Thank you,

Karri Greenfield

[redacted] Longmeadow Dr.

Sent from my iPhone

This Page Intentionally Left Blank

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/11/2026

ITEM NO: 1

ADDENDUM

DATE: June 9, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

Following publication of the staff report, the applicant provided a summary of additional neighborhood outreach, which is included as Exhibit 44.

Public comments received between 3:01 p.m., Friday, June 5, 2026, and 3:00 p.m., Tuesday, June 9, 2026, are included as Exhibit 45.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report
9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/ Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Previously Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Previously Received with the December 16, 2025, Addendum 2 Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

Previously Received with the December 17, 2025, Desk Item Report:

31. Public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025

Previously Received with the June 11, 2026, Staff Report:

32. Planning Commission Meeting Minutes, December 17, 2025

33. Applicant's Response to December 17, 2026, Planning Commission Comments
34. Technical Note, Belgard Pavers Fire Truck Loading
35. Open Space Easements and Future Trial Easements
36. Lots 5 and 6 Vegetation Buffer
37. Raney's Response to December 17, 2026, Planning Commission Comments
38. Recirculated Initial Study and Mitigated Negative Declaration with Appendices A through F (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
39. Recirculated Mitigation Monitoring and Reporting Program
40. Public Comments and Responses Regarding the Recirculated Mitigated Negative Declaration
41. Revised Required Findings and Considerations
42. Revised Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
43. Public comments received between 11:01 a.m., Wednesday, December 17, 2025, and 3:00 p.m., Friday, June 5, 2026

Received with this Addendum Report:

44. Applicant's Neighborhood Outreach
45. Public comments received between 3:01 p.m., Friday, June 5, 2026, and 3:00 p.m., Tuesday, June 9, 2026

This Page Intentionally Left Blank

From: Jim Foley [redacted]
Sent: Saturday, June 6, 2026 8:10 AM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Surrey Farms neighbor meeting

[EXTERNAL SENDER]

Hi Erin – I could not get this summery out in time for the Staff Report but perhaps it can be sent to PC as a follow up item. I met with the three neighbors adjacent to the property on the Twin Oaks/Longmeadow side (Witkin, Fordyce, Meleyco.) Our discussion seemed positive and we discussed a lot of best practices when it comes to outside agency permitting and development sensitive to the items identified in the MND. We also discussed the drainage and how the new project will capture and manage the drainage during rain events as opposed to the free flow condition of the hillside as it exists today. We also discussed the berm/swale feature planned near their property lines and will provide them further detail as for aesthetics and also specifically for Meleyco the mechanics of it to ensure we are not redirecting water towards his property. We also discussed additional screening for those neighbors and we are committed to doing that and looking into how to best accomplish that when also complying with defensible face requirements. Lastly, specifically to the Fordyces, we discussed the proximity of the conceptual placement of the home and orientation to their property. We are looking into what could potentially be done improve that condition.

We are unsure we will have this resolved by the Planning Commission hearing on 6/11, but I will report about this engagement and we are committed to following through before Town Council hearing.

Thank You,

Jim Foley

Principal/Broker-Owner

[redacted]

EXHIBIT 44

Pennant Properties

DRE # 01841825



Confidentiality Statement: This communication, including any attachments, constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the intended recipient. This communication may contain confidential and privileged material for the sole use of the intended recipient and receipt by anyone other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communication. Any review or distribution by others is strictly prohibited and is in violation of the rights of privacy provided for by the United States Constitution and the Constitution of the State of California. If you are not the intended recipient, please contact the sender and delete or destroy all copies of this communication including any attachments.

June 6, 2026

Town of Los Gatos Planning Commission
c/o Erin Walters, Project Planner
Community Development Department
110 East Main Street, Los Gatos, CA 95030

RE: Item 1 — Surrey Farms Estates, 178 Twin Oaks Drive (APN 532-16-006); Architecture & Site Applications S-24-023 through -032 and S-24-059; Vesting Tentative Map M-24-013; Mitigated Negative Declaration ND-25-001 (Recirculated IS/MND). Request to require a full Environmental Impact Report.

Dear Chair Burch and Members of the Planning Commission:

I write to urge the Commission to decline to adopt the Recirculated Mitigated Negative Declaration (ND-25-001) for the Surrey Farms Estates project and instead direct staff to prepare a full Environmental Impact Report (EIR). The administrative record now before you contains substantial evidence supporting a fair argument that this 12-lot hillside subdivision may have one or more significant effects on the environment. Under CEQA, that is the end of the inquiry: an EIR is required.

The applicable standard. An MND is permissible only where project revisions ensure that clearly no significant effect will occur and there is no substantial evidence the project may have a significant effect (Pub. Resources Code § 21080(c); CEQA Guidelines §§ 15064(f)(1), 15070). Where substantial evidence supports a fair argument of a significant effect, an EIR is mandatory even if other evidence points the other way; the lead agency may not weigh competing evidence or resolve the conflict in the project's favor (No Oil, Inc. v. City of Los Angeles (1974) 13 Cal.3d 68; Friends of "B" Street v. City of Hayward (1980) 106 Cal.App.3d 988; Mejia v. City of Los Angeles (2005) 130 Cal.App.4th 322; Pocket Protectors v. City of Sacramento (2004) 124 Cal.App.4th 903). This is a low threshold and is reviewed by a court de novo, without deference to the Town.

The Recirculated IS/MND and the Responses to Comments repeatedly invert this standard and, in doing so, supply the very evidence that compels an EIR. The following points identify the principal defects.

1. **The document applies the wrong legal test.** Responses to Comments 5-2 and 5-4 assert that commenters "misconstrue CEQA" and that an EIR is required only where evidence shows a significant effect "even if mitigation measures are implemented," and that "the burden is on the petitioner." That reframing is incorrect. The fair argument standard does not permit the agency to presume its mitigation will work or to place the burden on the public. An approval resting on a misstatement of the governing standard is independently vulnerable to reversal.

2. **Responsible-agency and expert comments are themselves substantial evidence.** The San Francisco Bay Regional Water Quality Control Board (a responsible agency), the Santa Clara

Valley Bird Alliance and Sierra Club Loma Prieta Chapter, and a former San José environmental-review professional all identified potentially significant impacts on the record. Agency comments and qualified expert opinion constitute substantial evidence supporting a fair argument (Pocket Protectors, supra). The Responses repeatedly dismiss these as "no substantial evidence" — which is precisely the improper weighing the fair argument standard forbids.

3. **The project will fill a water of the State, with mitigation deferred to later permitting.** The Recirculated IS/MND concedes the project will fill roughly 122 lineal feet of the on-site ephemeral stream — a water of the State — yet Response to Comment 5-5 calls this "inconsequential." Mitigation Measures IV-10 and IV-11 defer the actual mitigation to a future CDFW Streambed Alteration Agreement and RWQCB permit. Notably, the comparable project the Town itself cites (Podva Property, Danville; SCH #2012102028) addressed the same category of jurisdictional fill through a certified EIR, not an MND.

4. **The stream buffer was weakened relative to the prior Draft EIR, which itself cannot be relied upon.** The 2017 Draft EIR prepared for this site (never certified by the Town) required, in Mitigation Measure 4.3-8, a setback from both the top of bank and the outer oak canopy edge. The Recirculated IS/MND discards the canopy-edge component, declares there is "no riparian habitat," and recasts the setback as a mere "Slope Stability Protection Area" proxy measured only from the incised channel. Reducing protection below a prior environmental document — while leaning on that uncertified document's framework — supports a fair argument and underscores that an uncertified EIR cannot substitute for current, adequate review.

5. **The geotechnical record is unresolved and the mitigation is improperly deferred.** Response to Comment 5-37 acknowledges that the proposed lots would exceed the maximum allowable graded cut and fill under the Town's Hillside Development Standards, that the landslide hazard is "low to moderate," and that the applicant's engineer filed only an "Interim Response" to the Town peer reviewer's (Cotton Shires) geotechnical comments. Mitigation Measure VII-1 then declines to specify the controlling recommendations ("It is not necessary to list all recommendations"). Committing to unspecified future engineering is the classic improper deferral of mitigation (Communities for a Better Environment v. City of Richmond (2010) 184 Cal.App.4th 70).

6. **The wildfire and evacuation analysis is conclusory.** The site was mapped as a Very High Fire Hazard Severity Zone at the time of application. The IS/MND's conclusion that the project will not impair emergency evacuation rests entirely on the assertion that it makes "no substantial modifications to the existing roadway system" (Responses 5-14, 5-49). That framing never analyzes the effect of adding 12 homes and their residents and vehicles to constrained hillside egress served by a single 20-foot emergency vehicle access route to Brooke Acres Drive. A conclusory evacuation analysis in a high fire-hazard area supports a fair argument warranting an EIR.

7. **The biological surveys are stale and incomplete.** The special-status plant surveys relied upon date from 2012 and 2013, and the only recent botanical visit (December 2024) fell outside the blooming season and was a single date. The record acknowledges the California red-legged frog (a federally listed species) has the potential to occur, and the dismissal of Crotch's bumble bee (a

CESA candidate) is disputed by the commenting biologists. Survey adequacy and currency are squarely at issue.

8. **A pattern of deferred mitigation — and a late-discovered impact — shows the analysis is not finished.** Final erosion/sediment control and the SWPPP (MM X-1), the geotechnical recommendations (MM VII-1), and the stream mitigation (MM IV-10/-11) are all deferred to post-approval processes. That the riparian-fill impact surfaced only on recirculation — after the first IS/MND missed it — is itself evidence that the environmental review remains incomplete and cannot support the "clearly no significant effect" finding an MND requires.

Individually and especially in combination, these points establish a fair argument that the project may have significant effects on biological resources, water quality, geology and soils, and public safety in a fire-hazard area. CEQA does not ask whether those effects can eventually be permitted; it asks whether they may be significant. On this record, they may be.

The project's housing-law status does not change this. The project's posture under SB 330 and the Builder's Remedy governs the development standards the Town may apply and the manner in which the application is processed. It does not exempt the project from CEQA, and it does not raise the threshold for requiring an EIR. The level of environmental review remains governed solely by CEQA's fair argument standard. Where, as here, the record supports a fair argument that the project may have a significant effect, the Commission can and must require an EIR regardless of the project's housing-law status. The two questions are separate, and the housing laws supply no basis for proceeding on a Mitigated Negative Declaration.

For these reasons, I respectfully request that the Commission **decline to adopt Mitigated Negative Declaration ND-25-001 and direct the preparation of a full Environmental Impact Report** for the Surrey Farms Estates project. Thank you for considering these comments and for entering this letter into the record for the June 11, 2026 hearing.

Suggested motion for the Commission

"I move that the Planning Commission decline to adopt Mitigated Negative Declaration ND-25-001 for the Surrey Farms Estates project at 178 Twin Oaks Drive (APN 532-16-006); find that substantial evidence in the administrative record supports a fair argument that the project may have one or more significant effects on the environment; and direct staff to prepare a full Environmental Impact Report, and to return the Architecture & Site Applications (S-24-023 through -032 and S-24-059) and Vesting Tentative Map (M-24-013) for further consideration only after the EIR has been prepared and circulated in accordance with CEQA."

Respectfully submitted,

James (Jim) Lyon
Former Los Gatos Planning Commissioner (1998–2002)
Historic Preservation Committee member (1996–2002)

This Page Intentionally Left Blank

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/11/2026

ITEM NO: 1

DESK ITEM

DATE: June 11, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on Vacant Property Zoned RC. **Located at 178 Twin Oaks Drive.** APN 532-16-006. Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner/Applicant: Larry Dodge. Project Planner: Erin Walters.

REMARKS:

Exhibit 46 includes the Erratum to the project's Recirculated Initial Study/Mitigated Negative Declaration (IS/MND), which serves to amply the previously included performance standards of Mitigation Measure IV-10. Recirculation of the IS/MND is not required.

EXHIBITS:

Previously Received with the December 12, 2025, Staff Report:

1. Initial Study and Mitigated Negative Declaration with Appendices A through E (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
4. Location Map
5. Project Description and Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect's Report
8. Final Arborist Report

PREPARED BY: Erin M. Walters
Senior Planner

Reviewed by: Planning Manager, Community Development Director, Town Attorney

9. Consulting Arborist's Peer Review
10. Visual Renderings
11. Public comments received by 11:00 a.m., Friday, December 12, 2025
12. Mitigation Monitoring and Reporting Program
13. Public Comments and Responses Regarding the Mitigated Negative Declaration
14. Initial Study/ Mitigated Negative Declaration Errata Sheet
15. Development Plans – Subdivision
16. Development Plans – Lot 1
17. Development Plans – Lot 2
18. Development Plans – Lot 3
19. Development Plans – Lot 4
20. Development Plans – Lot 5
21. Development Plans – Lot 6
22. Development Plans – Lot 7
23. Development Plans – Lot 8
24. Development Plans – Lot 9
25. Development Plans – Lot 10
26. Development Plans – Lot 11
27. Development Plans – Lot 12

Previously Received with the December 15, 2025, Addendum Report:

28. Public comments received between 11:01 a.m., Friday, December 12, 2025, and 11:00 a.m., Monday, December 15, 2025

Previously Received with the December 16, 2025, Addendum 2 Report:

29. Responses to the Santa Clara Valley Bird Alliance and Sierra Club Loma Prieta Chapter Letter
30. Public comments received between 11:01 a.m., Monday, December 15, 2025, and 11:00 a.m., Tuesday, December 16, 2025

Previously Received with the December 17, 2025, Desk Item Report:

31. Public comments received between 11:01 a.m., Tuesday, December 16, 2025, and 11:00 a.m., Wednesday, December 17, 2025

Previously Received with the June 11, 2026, Staff Report:

32. Planning Commission Meeting Minutes, December 17, 2025
33. Applicant's Response to December 17, 2026, Planning Commission Comments
34. Technical Note, Belgard Pavers Fire Truck Loading
35. Open Space Easements and Future Trial Easements

36. Lots 5 and 6 Vegetation Buffer
37. Raney's Response to December 17, 2026, Planning Commission Comments
38. Recirculated Initial Study and Mitigated Negative Declaration with Appendices A through F (available online at **https://www.losgatosca.gov/178TwinOaksDr**)
39. Recirculated Mitigation Monitoring and Reporting Program
40. Public Comments and Responses Regarding the Recirculated Mitigated Negative Declaration
41. Revised Required Findings and Considerations
42. Revised Recommended Conditions of Approval – M-24-013, S-24-023 to -033 and S-24-059
43. Public comments received between 11:01 a.m., Wednesday, December 17, 2025, and 3:00 p.m., Friday, June 5, 2026

Previously Received with the June 9, 2026, Addendum Report:

44. Applicant's Neighborhood Outreach
45. Public comments received between 3:01 p.m., Friday, June 5, 2026, and 3:00 p.m., Tuesday, June 9, 2026

Previously Received with this Desk Item:

46. Erratum to the Recirculated Initial Study/ Mitigated Negative Declaration

This Page Intentionally Left Blank

Erratum to the Surrey Farms Estates Recirculated IS/MND

The following amplifications have been made to Mitigation Measure IV-10 of the Surrey Farms Estates Recirculated Initial Study/Mitigated Negative Declaration (April 2026). As the revisions serve to merely amplify the previously included performance standards of Mitigation Measure IV-10, recirculation of the IS/MND is not required (CEQA Guidelines Section 15073.5).

IV-10 *Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.*

Minimization. *Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under the jurisdiction of both RWQCB and CDFW). Measures taken during construction activities ~~should~~shall include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.*

Compensation. *The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced.*

It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream~~. An important consideration is to including remove~~removal of the existing culvert in the upper area of the stream and creation of new incised channel segments. In consultation with and as approved by the SFRWQCB ~~A~~an on-site habitat mitigation and monitoring plan (HMMP) ~~would need to~~ shall be developed ~~with the goal of creating, restoring, and/or enhancing~~ in order to create, restore, and/or enhance the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP ~~should~~shall include, unless otherwise specified by the SFRWQCB:

- *The location of all enhancement and/or restoration activities. The created/restored ephemeral channels shall be monitored for five years between the months of April through July during the mitigation monitoring years, and after any storm greater or equal to the 10-year rainfall event, as defined by Valley Water. The performance*

criterion for the stability and function of the ephemeral stream channels is that the bed and banks of the created channels shall be stable with no observed excessive erosion or deposition of sediment, or signs of instability;

- *Planting and irrigation specifications;*
- *Site maintenance and management requirements (weeding of invasive species, providing for supplemental water, repair of water delivery systems, etc.);*
- *Vegetation Monitoring ~~requirements~~ for five years between April and July, with the goal of ensuring the created/restored channels are adequately vegetated to stabilize surface soils and to ensure harmful invasive species are not dominating these areas. The absolute cover of herbaceous vegetative cover shall reach a minimum of 70% by year 5. Highly invasive weeds (Cal-IPC 2026) and other potentially damaging plants in the channel creation areas shall be at a minimum of less than 20% in Year 5;*
- *~~Final success criteria~~; and*
- *Adaptive management procedures, which could include replanting of restoration areas following annual monitoring surveys; channel stabilization measures; etc.*

Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Kendra Burch, Chair Susan Burnett Adam Mayer Joseph Sordi Emily Thomas
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR BURCH: I will now move to the Public Hearing portion of the meeting for Item 1. Item 1 is continued from the December 17, 2025 hearing.

Consider a request for approval for the subdivision of one lot into 12 lots with a Vesting Tentative Map, construction of a new single-family residence on each lot, site work requiring a Grading Permit, and removal of large, protected trees under Senate Bill 330 (SB 330) on a vacant property zoned RC. Located at 178 Twin Oaks Drive. APN 532-16-006. Architecture and Site Applications S-24-023 and -032, and S-24-059. Vesting Tentative Map Application M-24-013. Mitigated Negative Declaration Application ND-25-001. A recirculated Initial Study and Mitigated Negative Declaration have been prepared. The Property Owner and Applicant is Larry Dodge, and the project planner is Erin Walters.

I do believe all Commissioners have previously had an opportunity to go to the site. Is there anything that needs to be disclosed? Did you have an opportunity, Commissioner Mayer?

COMMISSIONER MAYER: Yes, I did go to the site. I just want to disclose that in a professional capacity I've worked with HMH, the landscape architect and civil engineer on the project, but I haven't spoken to anyone there about this particular project.

CHAIR BURCH: Thank you for that. Ms. Walters, will you be presenting the report this evening?

ERIN WALTERS: Yes. Good evening, Chair and Commissioners. Erin Walters, senior planner.

The 17.5-acre hillside site at 178 Twin Oaks Drive is currently vacant and proposed to be subdivided into 12 single-family residential lots, which also include three below-market price units that represents 25% of the proposed homes.

The application is being processed under Senate Bill 330 and includes requests pursuant to State Density Bonus Law and the Builder's Remedy provisions of the Housing Accountability Act.

The Planning Commission previously did consider this project on December 17th and continued the item to allow the Applicant and the Town Staff additional time to respond to questions that were raised by the Commissioners. Since that hearing, the Applicant has provided written responses addressing questions regarding pervious paving,

drainage, privacy screening, open space easement, and trail easements.

The Applicant has submitted a revised vegetation buffer plan, which can be found in Exhibit 36. In addition, the Applicant has also modified a proposal to provide private open space easements and public trail easements on multiple lots, and that can be found in Exhibit 35. However, the Applicant is still requesting an incentive under State Density Bonus Law to waive the requirement to construct and maintain the trails.

In response to questions and comments regarding biological resources, the Town's environmental consultant conducted an additional review of the onsite ephemeral drainage feature. Following a field investigation after a storm event, it was determined that a portion of the feature does extend to Lot 5.

As a result, a recirculated Initial Study and Mitigated Negative Declaration were prepared to address the impact, and this also includes two additional mitigation measures related to biological resources: Measure 410 and Measure 411. The recirculated Mitigated Negative Declaration was recirculated for 30 days for public review. The environmental document concludes that all potential impacts can be mitigated to a less than significant level

through implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program.

The Commission has received an Addendum and Desk Item containing the Applicant's public outreach, additional public comments, and clarifying language related to Mitigation Measure 410.

Staff recommends that the Commission forward the recommendation to Town Council to adopt the recirculated Mitigated Negative Declaration and approve the project's application, subject to the revised findings and Conditions of Approval.

In addition to Planning Staff this evening, Public Works Staff is here to assist with questions, and then also Angela DaRosa and Nick Pappani of Raney, the Town's environmental consultants, are here, as well as Rick Hopkins from Live Oak and Associates, who is the project biologist; they are here for questions.

At this time, I'm going to turn this over to Mr. Pappani from Raney to add any additional information regarding this recirculated entity.

NICK PAPPANI: Thank you very much. Again, Nick Pappani, Vice President with Raney Planning & Management.

Good evening, Chair and members of the Commission. A pleasure to be here.

Upon receipt of public comments when the original Initial Study and Mitigated Negative Declaration was routed, we carefully reviewed all comments, and in response to comments and feedback we worked with our consultant, Live Oak Associates—again, Rick Hopkins is here, Principal of Live Oak—to conduct additional onsite investigation, and that was during a very heavy rain event, and there was identification of an additional segment of the ephemeral stream that extended into Lot 5, as Ms. Walters mentioned.

As a result of that, when a new but avoidable impact was identified, the recirculation is required, and so we worked with Live Oak closely to identify mitigation measures to offset that impact, and we can discuss that in more detail as may be needed tonight, but approximately 122 lineal feet of that channel would be impacted by Lot 5 development, so we've developed a mitigation measure to offset that, basically creation and restoration of the onsite channel elsewhere on the project site to fully mitigate that impact.

So, at this point the document includes substantial evidence that all potential impacts would be

mitigated fully to a less than significant impact, and so an MND is an appropriate document in that case.

I'll just kind of leave it there, and we're happy to answer any further questions as we move forward.

CHAIR BURCH: All right, thank you. Are there questions of Staff? Commissioner Sordi.

COMMISSIONER SORDI: Yes, thank you. Just a quick follow-up. I'm going to have more questions down the road. I'd like to know a little more detail about the ephemeral drainage. We did get an erratum, and it addresses, I think, the compensation component to IV-410, which is a pretty important mitigation measure. It looks like almost a substantial rewrite of that, or at least a lot of text added, so could you provide a little more background on why this happened just in the last 24 hours or so, it sounds like?

NICK PAPPANI: Thank you, Commissioner. We decided, in response to public comment, to add some additional language to the performance standards that were included in that mitigation measure. You'll notice that it's mainly restricted to those bullet points where we decided to work, again, in concert with Live Oak to provide some additional performance language in terms of success criteria for the revegetation along the channel.

Essentially, we're trying to leave some flexibility open in the measure though, recognizing that it's ultimately up to negotiation with the regional board in terms of the final mitigation package, so we don't want to box the project in too much to strict criteria, because we want to allow some flexibility, but we did decide to provide some additional detail in response to public comment to show what an acceptable package should be from a biological perspective.

COMMISSIONER SORDI: Just a quick follow-up. I know this is a reference to Valley Water, which is another public agency we hadn't seen before, associated with the project and with that condition anyway, that mitigation measure. Is there a little more background on how Valley Water plays into this?

NICK PAPPANI: I think the reference is to the storm event. It's just to provide the metric as to a ten-year storm event, as defined by Valley Water. Rick, maybe you can provide some additional info, if you'd like, but that's just kind of tying the storm event that after a size storm of that nature to make sure that a qualified individual goes out and inspects that channel to make sure that there is no erosion occurring, and if so, adaptive measures could be implemented.

COMMISSIONER SORDI: Okay, thank you.

CHAIR BURCH: Are there any other questions of Staff? Commissioner Burnett.

COMMISSIONER BURNETT: Yes, thank you. My question is these mitigation measures, are they deferred until after permitting, or are they done along with the project?

NICK PAPPANI: The permits cannot be obtained until the CEQA process is complete, so permits will not be obtained until after this process, so that's why we try to have some level of flexibility. Not deferring, but having some flexibility in these measures to recognize that at the end of this, if the project does get approved, that the Applicant will have to obtain permits from the agencies, and at that point the fine details of the mitigation will be developed.

In CEQA, you have to make sure that you have performance standards in a mitigation measure. You don't have to have every detail worked out, especially when you have to get a permit from an agency, because the agency is going to have some level of input on that process, so it's acceptable to allow performance-based mitigation, making sure that we specify here's how that channel area needs to be restored elsewhere onsite to offset the impact, but the

fine details, those can be worked out with the agency down the line, so it's kind of a fine balance. Yes, you're not supposed to defer in CEQA, but you don't have to figure out every single detail when you're working with agencies to kind of determine the final package.

COMMISSIONER BURNETT: My readings, actually, that mitigation to be determined at a future date is impermissible, deferral of mitigation in terms of CEQA, so I was just wanting to know your view on that, because that's the reading.

NICK PAPPANI: I would offer that we haven't deferred mitigation. When it comes to the biological mitigation, for example, with respect to the creek, we have a requirement that the amount of channel that's being impacted has to be compensated at a one-to-one ratio, so that's the performance standard basis. That's something that will have to be met, that the equivalent amount of channel onsite that's being impacted will have to be restored elsewhere on the site, so it's not deferred. We set it forth very clearly that the equivalent amount of impacted channel has to be created and restored on the project site.

COMMISSIONER BURNETT: Okay, thank you for that.

CHAIR BURCH: Commissioner Mayer.

COMMISSIONER MAYER: Following up on my fellow Commissioner's question just now, what does that mean in practice? Let's say a project is constructed here. Does that mean culverts? What does that look like physically?

NICK PAPPANI: Thank you, Commissioner. I'll start out, and if we want to get deeper into it, certainly Rick can assist. But what we've identified is there are a couple of ways to approach it in concert, again, with Live Oak.

The first suggestion is to remove the existing culvert. We want to naturalize that channel as much as possible. There's an existing culvert that's about 15-20' long, I think, a little bit upslope in the ephemeral stream. Remove that culvert, restore that portion of the channel, and then also—which Live Oak has been involved in in other projects—the onsite ephemeral feature. It has some in-size portions where there is actually a little bit of a bed, and then it has just kind of swale areas that are more kind of just flat areas, and so creating additional incise portions of that channel, so it's kind of a more fluid, natural channel feature. There is ample room onsite to do that and exceed the amount of area that's being impacted by the project, which again, is that approximately 122 lineal feet. So, it's remove an existing culvert, naturalizing the

channel, creating more in-size portions, and there is ample room onsite to do that.

COMMISSIONER MAYER: Great. Thank you.

CHAIR BURCH: Are there any further questions of Staff at this time? Commissioner Thomas.

COMMISSIONER THOMAS: I do have a couple of questions just about the area having to do with some of the plantings and everything near Lots 5 and 6, so I'm not exactly sure who on Staff, or maybe this is something that the landscape architect should answer in a little bit. If that's the case, that's really fine, I can ask when we have the Applicant team up.

It just is about the appropriateness of some of the plants that are being planned to plant there, so I was hoping that the environmental consultants would be able to confirm that or not. Is that an appropriate question to ask of them?

ERIN WALTERS: The proposed vegetation that's being planted on the individual lots? The question is, is that appropriate to plant onsite or close to the ephemeral feature?

COMMISSIONER THOMAS: Close to the ephemeral features, yes.

DIRECTOR PAULSON: I would defer to the Applicant first, the landscape architect

COMMISSIONER THOMAS: And then follow-up?

DIRECTOR PAULSON: …and then you follow up that.

COMMISSIONER THOMAS: Perfect. Thank you.

CHAIR BURCH: All right, any further questions of Staff at this time? Seeing none, I will now open the public portion of the hearing, and I will call the Applicant to speak. Jim Foley.

JIM FOLEY: Good evening, Planning Commission and Staff. Happy to be back here. This was continued, as you heard, from our hearing in December.

There were a number of questions that came out of that hearing from the Planning Commission, and those are found in the report. I'm sure you'll have additional questions or want feedback about those, but the consultant team has answered that, I think, pretty clearly.

We also heard from several of the neighbors; many of them are here tonight. We were able to meet with a few of them, specifically the ones on Twin Oaks that are immediately adjacent to that property line, and discuss a few of the things that we had heard in the last meeting. That didn't occur until just a couple of weeks ago, and then we got some really, I guess, mortifying feedback from

them yesterday, and I think a lot of the requests that they have as follow-ups are going to be achievable, so hopefully we can work with them to satisfy that.

I know some of the items that had come up prior we sort of took a stab at along the property line as far as drainage is concerned and things like that, so I think we're happy to provide that as shown in what we have, or if there are other ways to design what we do along that property line, we're open to working with them on that. Request for additional screening, we're happy to do all these things subject to what we can do with defensible space and to your question about appropriate species and things like that.

So, I think that there's a little bit of work in progress there. We have some time before hopefully this goes to Town Council next for approval. Other than that, we're here with the team. We have a couple of people online. We have our architect, our consulting arborist, our landscape architect as well. We can answer any follow-ups you have from the last hearing or what you found in the Staff Report.

CHAIR BURCH: Thank you. Are there any questions of the Applicant? I do. I did see the letter where you reference speaking to three of the neighbors. I do realize

you probably kind of hurried to get that in to verify that you had had those conversations, and I was wondering if you would expand a bit on those conversations of what screening means, of what you talk about regarding the draining, so on our part, as this moves forward, we fully understand what those things mean and what tentative agreements you've made.

JIM FOLEY: Sure. We don't have any agreement yet. I think that from the last hearing one of the things that we heard was a lot of concerns about drainage and site drainage. We did go into it a little bit with HMH, the engineer here, about the overall plan for the site and the drainage, and I think some of the stuff got lost through that conversation, so we wanted to clarify that. That has been found in some of the comment responses that have come back to you about how that design works.

Then, on top of that, just to give assurances to those neighbors who have lived there much longer and understand how that hillside can flow or not flow and had complaints in the past about mudslides into the pool or whatnot, we worked with HMH to try to come up with like a belt and suspenders approach of what can we do along the property line.

So, that was something that we proposed and we put back in our Exhibit, along with some of the other questions from the Planning Commission regarding the open spaces easements that we hadn't necessarily planned for before, regarding some of the trail reservation that we hadn't planned for before, as a suggestion to address those.

I don't think we got specific feedback from the neighbors about we like this or we don't like this. There were some questions about it. Where does it go? How does it handle the drainage? Our original design, we think, is adequate to handle the drainage of the hillside, but again, this was something extra we wanted to provide just to be doubly sure. We're happy to continue that conversation. Is it appropriate to have it? Does it then compete with the screening that we'd like to offer them? I don't know, but we can work through that.

As far as screening, the request was let's get some taller trees there along the property line to screen some of the views of what's going to be developed on the hillside. We're happy to pursue that, and we think it's a very reasonable request, we just don't know what we can accommodate. There's a list of questions that we just got,

and just generally speaking, we haven't even had a chance to reengage with the neighbors on those specific items.

But let's say there are ten items, eight of them are a certainty, two of them we might have to look into a little bit more as far as making accommodations and working with them. But beyond that, I wish I had more specifics to share, but we just haven't had enough time to do that.

CHAIR BURCH: The ten questions came from the neighbors direct to your team then?

JIM FOLEY: Yes.

CHAIR BURCH: They're not part of our packet, so I assume.

JIM FOLEY: No.

CHAIR BURCH: All right. Are there any other questions of the Applicant? Commissioner Burnett.

COMMISSIONER BURNETT: Yes, I have a question. Somewhere I read, did the hardscape increase since it came before us in December? It seems like I read somewhere that it was quite an increase.

JIM FOLEY: That's a specific question for our civil engineer, and I think they put details in there as to what the discrepancy was about how it was originally designed, what was represented in certain versions of our submittal, and then ultimately there was an edit that

showed a larger number of impervious surfaces. If you want to get technical about it, I'll have to bring up HMH to describe to you what exactly happened there and the cadence of in what submittals that occurred, but in any event, the entire design of the drainage, the treatment, and the stormwater and all that has all been engineered and compliant with what we have designed.

COMMISSIONER BURNETT: Thank you.

CHAIR BURCH: Any other questions of the Applicant at this time?

COMMISSIONER THOMAS: Yes, I had a question. With regard to the trails, did you… I know that the current proposal includes the easement along, you know, that area, and but obviously not including the construction and/or maintenance of the trail, so the… In your Letter of Justification, you just are claiming that the… Sorry, let me find the specific. Essentially, I don't want to misquote it, but basically the project is already so expensive that any additional cost is just too much. Did you happen to look at all into how much it would cost to add the trail?

JIM FOLEY: I don't have like a rough order of magnitude or dollar figure associated with it. We've been through an exhaustive process. The soft cost budget for this over the years, and the time that it's taken, it's

just well beyond what was originally budgeted, so it's literally at a breaking point, and under the State laws we're at that point where it just is what it is.

I mean, we did our best. We came here in the last hearing to take all the feedback we can, but in that hearing it was we are not going to do this, we just can't, and now we're here, okay, we have been able to spend a lot of dollars with HMH on designing easements. There are even more dollars that have to be spent to finalize and formalize the easements, record the easements. I mean, consulting fees in the hundreds of thousands of dollars, if that helps you.

Then also on top of that, the trail, which luckily aligns with some of that, so some of that can be helpful to, hey, we're going to prepare for this.

As far as grading exercises, or whatever would be done in an ongoing maintenance program, each individual lot here, there is no common area association created in the HOA. The CC&Rs are specifically for some of the ongoing maintenance and drainage requirements they apply to each specific property owner, so there is not an entity there that could have an ongoing maintenance, assess each property owner for the trail. I don't know what I've just kind of said off the top of my head in the last five

minutes, but are we in the millions of dollars yet to do that. It's just literally impossible to accommodate the installation and maintenance of the trail.

But we thought let's at least put our best foot forward to prepare for it in case Midpeninsula Open Space or a private donor was able to come in and put that in place later, or another project somehow that needed something, that we could at least take one more step than we're able to do just on the project on its own.

COMMISSIONER THOMAS: Okay, thank you. I know that's it's been a long project process, but for us, part of our job is to make sure for any of the waivers that if we required it, it would render the project infeasible essentially, so I appreciate the information, and I appreciate the step of including the easement part, because that does a lot. Thank you.

CHAIR BURCH: Are there any further questions of the Applicant at this time? Seeing none, we'll move onto other speakers, and I'm sure we will have plenty of questions for you at the end.

JIM FOLEY: Thank you.

CHAIR BURCH: Thank you. I'm now going to call forward Cindy Clark.

CINDY CLARK: Thank you, Commissioners, for your time tonight. I know this has been a great deal of work and you've put a lot of enthusiasm in it, and I really appreciate it, and I appreciate this time to speak as well.

My name is Cindy Clark. I'm a Los Gatos resident, and I live about a mile-and-a-half away from the proposed project. Tonight I'd like to make three points.

Just going back to how this all started, you're quite aware of the California legislature, they passed bills to alleviate the State's severe affordability crisis and provide homes for working and middle-class families, and yet this 17-acre development is going to provide only three token below-market homes, and nine giant homes for the very wealthy who will probably be purchasing these as second or third houses for investment opportunities.

Number two, the loss of these 17 acres of open space and the removal of 225 established trees will cause destruction of food sources and homes for native animals, including songbirds, owls, hawks, and pollinators that the residents of Los Gatos enjoy. It will cause increased risk of runoff and flooding, and risk of damage to the ephemeral stream and its inhabitants. Neighbors and Town residents deserve an EIR to determine and address the full impact of these damages before (inaudible).

Number three, I really appreciate your Commissioner's request for clarification on whether open space easements and/or trails can be implemented on the proposed project, however, I don't think this is a very good solution. I'm an open space outdoor education docent with Midpeninsula Open Space, so I've spent a lot of time in open space. Open space usually has native trees and a place for animals to roam, and this is like two edges on the property, and I couldn't tell if the edges actually continued off so there was a trail that would connect to areas, or just like it went one way and it stopped. It looks like it stops.

And then, finally, there is no money for trails, so I just think that it was a rather weak solution for all the loss that the community is going to experience. Thank you very much.

CHAIR BURCH: Thank you. Are there any questions for the speaker? No. Thank you. Next, I have John Witkin.

JOHN WITKIN: Thank you, Commissioners. I think it should be the duty of the Planning Commission to protect its citizens from zealous over-building and subsequent safety concerns.

There is a developer gold rush to build houses for multi-millionaires, and we are disregarding the safety

components of building on a sensitive hillside with an earthquake/landslide zone. Also, we have a high fire zone, and a watershed stream running through the development at its highest building density.

We need the State mandated Environmental Impact Report to ensure the issues are dealt with properly. There was an EIR done previously. Why can't we just slow down and update and certify this plan? These issues should not be resolved during construction and be subject to mitigation by tractor. These red flag safety issues need to be fully understood and taken into account before the shovels hit the dirt.

Please reconsider a short pause and require a certified EIR before approval of this entitlement. Think of the current neighbors, landslide and fire issues, with a riparian corridor, and the ephemeral stream potential for catastrophes.

Thank you for listening. I've been really lucky to live on this property for seven years. I was born and raised there and had a chance to move back in ten years. We love our hillside, we love our neighbors, we love our neighborhood. Thank you very much.

CHAIR BURCH: Thank you. Are there any questions? Commissioner Burnett.

COMMISSIONER BURNETT: Yes, thank you. Have you spoken with…

JOHN WITKIN: We had an hour last week with Mr. Foley.

COMMISSIONER BURNETT: Have any of your issues been resolved?

JOHN WITKIN: I just think there are some issues with dealing with some of these things that haven't been resolved. I mean, it was, I think, eight years ago they did an 850-page environmental report, but it didn't really… It just needs to be certified and gone through, in my opinion.

COMMISSIONER BURNETT: Thank you,

CHAIR BURCH: Can I ask, during the time that you did meet with the Applicant, were there any specific concerns that perhaps you didn't mention tonight—I know you mentioned the landslides, fire safety—that you potentially did discuss with the Applicant that you would like us to be aware of?

JOHN WITKIN: No, we had a nice conversation with Mr. Foley. He listened.

CHAIR BURCH: Thank you. All right, Craig Fordyce.

CRAIG FORDYCE: Hello. We have lived at 191 Longmeadow Drive since 1999 and raised our five children

there. Our home is at the end of the cul de sac, immediately downhill from the project site. Lot 5, which appears to include a home constructed on top of the ephemeral stream, is located directly behind our home. Our home was one of the last four constructed on Longmeadow.

A review of the submissions to the Town Council from the 1950s and 1970s offer evidence that both the rural hillside was to remain in exchange for density given at the time, and that the Surrey Farms neighborhood would stop at the end of the cul de sac specifically to halt a development before it reached Ross Creek. Since 1975, this land has been held in the Resource Conservation space.

This development will radically affect the landscape, the environment, and the biological resources in the neighborhood. Because of the reliance on a Mitigated Negative Declaration instead of conducting a formal EIR, we believe we're not even aware of the potential impacts this development will have, because much of the mitigation is speculative, future-oriented, and to be determined. We have no security that our health and safety will not be affected.

The recirculated MND identifies a newly recognized significant impact associated with the project's intrusion into a jurisdictional ephemeral stream,

particularly in the area of proposed Lot 5. The recirculated MND also includes an increase in the project's residential square footage from 62,000 feet to more than 97,000 feet. This is a substantial change in the scale and intensity of the proposed development, and raises serious concerns regarding the adequacy of the environmental review conducted under CEQA.

Technical analyses are only reliable if they are based upon an accurate and stable project description. It should be noted that the MND relies in part on an uncertified 2017 EIR, which was analyzed in a project that was much smaller than the current proposed project. This is not addressed in the Staff Report.

A full EIR presents the opportunity for study and evaluation that the MND admittedly did not provide, one of which would be alternatives to the project that could protect both the biological resources of the rural hillside and the neighborhood below. For example, an EIR might have evaluated a project without Lot 5, which seems to be at least one logical alternative. The Applicant is relying on State housing laws to build this project.

Housing law does not reduce or waive CEQA review. Compliance with CEQA is mandatory and independent of zoning or housing authorization. The standard for conducting an

EIR is intentionally low. If there is a fair argument supported by substantial evidence that the project may have a significant environmental impact, then the agency is required to prepare a full EIR instead. We know that there will be significant environmental impacts. They have been identified by the neighbors, Santa Clara Valley Alliance, Sierra Club, and the Water Quality Board. Thank you.

CHAIR BURCH: Thank you. Please don't move. Are there any questions for the speaker? I have one. Go ahead, Commissioner Thomas. Then I'll go.

COMMISSIONER THOMAS: You go.

CHAIR BURCH: I'm going to go back to the letter that we got from Mr. Foley today that appears to reference a conversation concerning the proximity of the home to your property. Could you please share with us that conversation, what you took away from it, what your understanding was at the end of it, and what steps there may be?

JOHN WITKIN: Well, all of our conversation was just a conversation. Mr. Foley was kind to come over to our house, we all met, and we talked about the project, what was changed, and maybe some mitigation things.

For one, the home on Lot 5 is very close to our house, and we didn't know if it could be pushed off the ephemeral stream, and he was going to looking into that,

and I think it's going to be… I don't know if that's doable or not, or we just say hey, Lot 5 is off the table and we're going to do eight homes, but we talked about that.

We talked about doing a couple of rows of redwood trees, not against the property line, but a little bit farther inland. And then if you look at the plan on those Lots 5 and 6, you'll see that initially you had a lot of trees that were planted, and then the new plan, and I don't know if it's defensible space or not, but it had less trees and it had some shrubs put in there, and so one of our concerns—and I think I can speak for my neighbors—is that we're going to be looking into this huge development that is raised above us, that is going to be even raised higher when they build the homes, and it's just going to have a pretty big screening issue for all of us, so we just didn't know how to mitigate it all.

We did talk about water mitigation, and they are offering a culvert at the bottom as like a belt and suspenders option, and if that works, that's great. We don't know if it works. We think maybe an EIR could help determine that.

We talked about, there were about ten things, off the top of my head. We did talk about the size differential, which was brought up today, about the two

different… Well, about the mistake that was made that made the edit, but we still don't know the resolution of that.

It wasn't like we were argumentative or anything. It was a friendly conversation, just talking about like how do we do this, if we do it.

CHAIR BURCH: And based on that conversation, if this moves forward today, what is your understanding of next steps between you and the Applicant?

JOHN WITKIN: Jim was going to talk to his team, and then they were going to digest it, and that was from our meeting. Then Jill, my wife, subsequently we said okay, well, what are some of the things that he asked us to send to him, and we did send it to him recently—we've been traveling—and so, we forwarded that along, and he says, "We'll consider it," but there was no hard answer; it was just more of a conversation.

CHAIR BURCH: Okay, thank you. Commissioner Thomas. That was yours? Commissioner Sordi.

COMMISSIONER SORDI: I did want to follow-up on one thing you just said. You mentioned a culvert.

JOHN WITKIN: Yes.

COMMISSIONER SORDI: And I'm a little curious to know what the culvert would be for. Is it to address potential flood issues?

JOHN WITKIN: Yes, I believe. What I understand is they developed a plan that they think mitigates the water runoff, I guess. So, we weren't so sure about that, because we've had a lot of water runoff without any building up there, or any streets and roads and houses that couldn't absorb water. He showed us a plan that shows a culvert like on the, I think it's on the property line. This kind of feeds down towards the catch basin.

COMMISSIONER SORDI: That's okay; we don't have to get into it too much. I think I will have some follow-up questions for the civil engineer about it, because my understanding was that the storm drain would come down the hill, effectively be defused by the storm drain improvements and not be intended to… We're dealing with a net decrease, which I'll get into a little bit more later, but thank you.

CHAIR BURCH: Are there any further questions? Commissioner Burnett.

COMMISSIONER BURNETT: Yes, I have a question. Did it come up at all about the CC&Rs or the homeowners' responsibilities to maintain the ponds or the catch basins? Did you discuss that at all?

JOHN WITKIN: Yes, we discussed our concerns about that, meaning like who is going to manage this? If

there is a problem, who is responsible? How do you go after them? Is there like a board or an HOA? How is the HOA funded? Does it have enough money in an HOA to offset any potential risks? We talked about all those concerns.

COMMISSIONER BURNETT: And that if you had a pond on your…

JOHN WITKIN: That's on Lot 6, the pond, but we've had water intrusion from the hill.

COMMISSIONER BURNETT: Okay, thank you.

CHAIR BURCH: Any further questions? Commissioner Thomas.

COMMISSIONER THOMAS: I know that there's a lot of concerns, but I just don't want to make any assumptions, so I would say that probably the water drainage and runoff issue and potential flooding, is that pretty much your top concern, and then the second is the screening and privacy?

JOHN WITKIN: Well, I think it's a whole bucket that holds all that, including the ephemeral stream and keeping that the way it is currently, and noise mitigation, light mitigation, just all the effects that you would have from such a development.

Also, we did talk about how does the development occur, and I believe the way it's going to occur is they'll put the infrastructure in place, and then they'll build

houses over time, and so we are concerned about a "ghost town" and if it does get built or doesn't get built all the way, and then they can't build the homes, and now we're looking at a ghost town, which is even probably worse than a development.

COMMISSIONER THOMAS: Okay, thank you.

CHAIR BURCH: All right, any further questions? No. Thank you very much. Lee Quintana.

LEE QUINTANA: Good evening. First, I have to say that I'm speaking as an individual resident and not as a member of the Historic Preservation Committee. I'm going to try to talk really fast, which is not my mode, because I have a lot to say.

The first thing I want to say is that I recommend that you do not adopt the Mitigated Negative Declaration and that you forward the project to the Town Council without a recommendation, since it's impossible to approve a project if you don't have the environmental done.

I want to talk about the CC&Rs and the individual property responsibilities. I want to talk about hydrology, specifically aboveground, underground, and the importance of looking at it as a complete system, and not putting things off for further study later, particularly in response to other agencies that issue permits. If they

issue permits and you've approved the project, you actually limit their ability to impose conditions.

This project is all about water: aboveground water, belowground water, runoff, and NPDES, and it's all connected. You have an existing state, you have a proposed project, the proposed project creates impacts, which are then mitigated, but if you're not looking at everything at the same time and there is an interconnectedness between aboveground hydrology and belowground hydrology, then you can't possibly do a good job of assessing the impacts of the entire project. I think that's one of the downfalls of this Negative Declaration.

The other thing I want to talk about is the CC&Rs and the responsibility of the individual homeowners to monitor and report on the various things that are required as mitigation. This project as a whole is the subdivision, and the subdivision creates the impacts and requires the mitigation. If you just put it on the individual property owners after the subdivision, you are not treating all equally, and you're putting a greater burden on some and not on others.

In addition to that, you're creating what I would call not good governance, because you're going to have to get all these individual reports on each property rather

than one report that comes to the Town that they can consider as a whole.

I don't have time to say anything else, so I guess I'll just see if you have any questions.

CHAIR BURCH: Any questions for the speaker? I have a question. You were talking about the CC&Rs and the responsibility being on the individuals versus like an HOA or something. In your experience, do you feel if this becomes less an individual responsibility and more of a governing body, does that create a better situation?

LEE QUINTANA: I think in my experience in San Jose, there are several instances where it was put on individual properties rather than on the whole, and what happened was that it didn't get done, because it was on each individual property owner, and some of this stuff is technical, they don't know how to do that, and it didn't work; we had problems if it was on that.

And we also had problems if we approved a project before we had the permits from Fish and Game or the Water Board, because it could change the project, and sometimes since they had approval already, the Water Board and the Fish and Game couldn't get the requirements that they wanted and there was a compromise made, because the project was already approved and it limited them, because they're

permit issuing, and once you've approved the project, they're almost obliged to issue a permit and get as best mitigation as they can.

CHAIR BURCH: In an instance like that where, let's say, the other jurisdiction was able to review prior to a permit, what's an example in this of something you think they would be able to do to benefit that they wouldn't be able to do if we had already approved?

LEE QUINTANA: Well, for one thing, I've heard controversy over whether the culvert should be taken out or the culvert shouldn't be taken out. From what I read, the Water Control Board wants the culvert taken out, wants it out of the Waters of the State, and so that's one thing, and that affects other things. Especially in the hillsides where the hydrology is more complicated, you need to know ahead of time as best you can what all the impacts on the hydrology are, both aboveground and belowground. By that, I mean what mitigation is going to occur belowground and if those mitigations are going to create other impacts, which then need to be addressed, and to do that you have to coordinate it altogether, not piecemeal.

CHAIR BURCH: Understood. Thank you. Are there any other questions for the speaker? No. Thank you very much. Jill Fordyce.

JILL FORDYCE: Hi. Thank you so much for being here tonight. Because there are so many issues of public interest, the environment and safety, regarding this project, I personally have given very little time to addressing our own issues of us abutting the project, so I'm going to do that a little bit tonight.

This neighborhood is built on top of our home and the homes of our two adjacent neighbors. Literally on top, on a hillside above us, looking down into our homes and yards. All the water, dust, debris, noise, lights, pollution, both during construction and afterward, will flow downhill into our homes.

Lot 5 is the closest, directly behind us, and proposes the largest home, a 40' structure atop a retaining wall. There is currently no screening in place between Lot 5 and our home. We will go from looking out at a rural hillside to looking at an enormous structure with all of its lights, noise, and cars.

In the Staff Report, Applicant response to the request to address our privacy concerns to tree placement and buffering with native species is as follows: "HMH can add shrubs and proposed trees to create a stronger vegetative buffer in the area discussed." Staff's note is that there is minimal screening between the neighboring

rear properties and Lot 5. Indeed, there does not appear to be any between our home and the development as a whole. Shrubs are not a buffer; there needs to be more.

We have proposed to Mr. Foley rows of redwood trees, an additional area of open space or easements, or reorientation or elimination of Lot 5, and we hope that at a minimum these measures will be taken to ensure that both the existing neighborhood and the proposed new neighborhood are protected.

We've talked a lot about the ephemeral stream, and I really appreciate Ms. Quintana's comments about looking at this project holistically. When we start modifying one part, what happens to the next part aboveground and belowground? This is a newly discovered thing in February of this year, and I don't believe the study has been adequate.

One of the mitigation measures is to submit an application to the Water Quality Control Board and obtain written verification of certification before ground disturbance begins. How can the Town approve the project if there is a primary issue that has not been resolved? The Water Quality Control Board itself commented that the recirculated MND does not quantify the project's impacts on Waters of the State or demonstrate that it's feasible to

mitigate the project impacts to a less than significant level. In other words, the board acknowledged jurisdiction and questioned whether the CEQA document actually proves that the mitigation will work. So, what happens if these permits are granted?

They spoke earlier about replacing things and adding different parts to the channel and part of it is taken away, and I think this also ignores the fact that we are dealing with a natural, rural environment that has never been disturbed. It's the same thing with the trees. We've submitted evidence and reports before that say once you take away this historic oak forest, ancient oak forest, replacing the trees, the habitat will never be the same.

CHAIR BURCH: Thank you. Are there any questions for the speaker? Okay, thank you. Next is William Meleyco.

WILLIAM MELEYCO: My name is William Meleyco. I've lived at 189 Longmeadow Drive for 42 years. The developer's drainage system flows directly into my back yard. I want to raise two connected problems that will require a full Environmental Impact Report.

Number one, the paved and roof surface of this project grew by 56% between the original filing and updated version, from 62,000 to 97,000 square feet. No one has explained why. Every technical study submitted, the

drainage model, the soil stability report, and the air quality analysis, was calculated using the smaller, original number. This Commission is being asked to approve a project based on engineering studies of a much smaller project.

The environmental baseline itself is still incomplete. The stream on the lot directly behind our homes was missed entirely by the original surveys, discovered only when a biologist visited during an actual storm 14 months into the review. If a whole stream is missed, the Commission should ask what else did a dry season survey fail to find?

The developers say there is no stream, but their own environmental consultant wrote in June 2026, Exhibit 37, that the water feature being filled is, "presumed to be the Water of the State." Presumed, not confirmed. Two State agencies have independent authority here: the San Francisco Bay Regional Water Quality Control Board, which raised concerns about this property in 2015; and the California Department of Fish and Wildlife. Under California law, the ephemeral stream is protected Waters of the State. The draft conditions that put those agency reviews after tonight's vote is backwards. If either agency requires a redesign, this Commission will have approved something that

could no longer be built. Those reviews must come before, not after, your approval.

Also, please note that the air quality study and the noise study both admit that the project exceeds legal limits, but was run as if nothing could be done to fix it.

I'm asking for three things. Require a full Environmental Impact Report; require that these two agencies complete their reviews before, not after, your approval; and require a full explanation of the increase in the surface area with updated studies to match. Thank you.

CHAIR BURCH: Thank you. Don't leave yet. Are there any questions of the speaker? I do. For clarification, you mentioned the stream that was more recently found. Can you clarify when there were people onsite that…

WILLIAM MELEYCO: No, I can't. It just came from the reports.

CHAIR BURCH: Just came from the reports. Okay. My next question, I'm going to kind of go back. I know you have had some conversations with the Applicant, and some of those were about drainage and how they're going to be trying to redirect water away from your property.

WILLIAM MELEYCO: There was very little conversation about drainage. They simply proposed this

culvert along the property line between our property and theirs, suggesting that well, things will be taken care of in the future. During that meeting, there were no promises, there was we'll look into it, we'll do what we can.

CHAIR BURCH: Okay. Any other questions? Commissioner Thomas.

COMMISSIONER THOMAS: Can you just repeat your second ask again?

WILLIAM MELEYCO: My second ask?

COMMISSIONER THOMAS: From your list of three.

WILLIAM MELEYCO: Number two. That the two state agencies do their reviews before you guys approve this.

COMMISSIONER THOMAS: Okay, thank you.

CHAIR BURCH: Any other questions? No. Thank you very much. Next I have is Cathy Frazier.

CATHY FRAZIER: Hi, thank you for having the meeting. My concern remains the same as it always was, that this seems to be a very high-density development on a substandard road in a high fire danger zone, and that's my biggest concern and continues to be. I've lived in Surrey Farms, but not right next to the development, for about 30 years.

I also wanted to just make a comment on something that the developer had said at a prior meeting. He said

these huge, two-story homes fit right in with the neighborhood. Only Twin Oaks has two-story homes. All the rest of Surrey Farms is limited to one-story homes, so these really are kind of overwhelming. That's all I have to say. Thank you.

CHAIR BURCH: Thank you. Are there any questions for the speaker? No. Thank you very much. The last speaker card I have, unless somebody is holding onto one, is Dave Greenfield.

DAVE GREENFIELD: Hi, thank you, Planning Commission. I'm Dave; I live on 141 Longmeadow Drive.

As the builder mentioned, this has been going on for a lot of years, and we've been presenting a lot of the same issues for a lot of years. I totally support the EIR comments. I don't need to go into them in more depth; I think my neighbors very well articulated them.

As one of the original requesters of the trail, I do appreciate that efforts are being made here. I think they're a little bit inadequate, but thank you for a start here.

And I also want to support the fire safety concerns in terms of limited amount of traffic all funneled eventually down Kennedy and in a very constrained manner, which seems to be a concern.

An issue that's been brought up for years and years is the impact on Longmeadow and a few houses on Twin Oaks, and of this building, of all the trucks going in, all the noise, all the traffic, all the safety concerns, all going down one road. Having 11 homes and one home off a different street doesn't really equate an additional mitigation on other neighbors. It seems like everything is on Longmeadow, and 95,000 feet of hardscape and trucks going up Longmeadow scares me. I mean, it's months to years of construction traffic coming in and amplifying points that have been brought up in the past, but they don't seem to have made any difference, and I wanted to bring these up again. I know you've heard them before, but the impact on a few blocks of Longmeadow and Twin Oaks seems really, really severe. Thank you.

CHAIR BURCH: Thank you. Are there any questions for the speaker? All right, thank you very much. I do not have any more speaker cards, unless somebody at the last minute is going to want to speak. If not, the Applicant now can come back up to the podium and give any final statements, address anything that you just heard, or provide any additional information.

JIM FOLEY: Sure. Thanks for that. I appreciate a lot of these comments. There are not a lot of new comments.

We've reviewed a lot of this information in written form submitted over time. I think just the notion of the environmental document; all I'll say is we stand behind our consultants. Actually, the Town is the lead agency who then has hired Raney, who has done a very good job of analyzing what the correct documents are, what the correct technical studies are, amended them, and responded to everything thoroughly. I think there is a lot of opinion that we hear, and that's fair, because it's not everybody's everyday business to engage in these types of activities, so our approach is to help respond as much as we can.

I know it was a little short timeframe, but at least the three specific neighbors we had a chance to discuss with are right there against the property line, and our intention is to continue to work with them on the questions that you have asked them. Like we said earlier, we haven't had a lot of time, and I think if you have faith in us, and hopefully they do too, that we want to be good neighbors with this, best management practices for construction, a lot of those things over time. I know it may seem scary, but that's our intention as a thoughtful developer.

The technical questions with regard to the impervious surface, with regard to the drainage, we have

HMH here. I'm sure you have, Chair, some of those concerns, and hopefully those questions get answered for the members of the public that are raising them as well.

I think the Dodge family is a generational family, they're well intended with this project, and they have been for a long time. There may be some debate on what the issue was, but we have conflicting evidence that Bob Dodge originally did intend for this to be the final phase of Surrey Farms, and that's been stated in prior letters that we've submitted, so we just want to help see that through and finish it off in a responsible and elegant way.

We're here for more questions. Like I said before, we have our whole team here available to you.

CHAIR BURCH: Great. Are there questions of the Applicant? Commissioner Sordi.

COMMISSIONER SORDI: You might have covered this last time, but I wanted to at least ask what's the construction build-out plan starting from square one? Are you staying on as the owner, builder, contractor, or is this property going to be sold to others? Can you share some of the details?

JIM FOLEY: From an entitlement development perspective, multiple exits are always on the table. Right now, the intention is to entitle, plan, permit, build,

deliver, and sell. That's a long process, as you know. There's a lot more that goes into this. There are all the agency permits that we've talked a lot about tonight. There are all the improvement drawings and permits that need to be obtained, and that needs to get started. There is plenty of work to do that is probably going to take the better part of two years before you'll see a shovel in the ground. Maybe the improvements start a little bit early, but then we have to plan for and permit each individual home, so it's a longer rollout, which hopefully is less impactful to the neighborhood and everything else, but a subdivision of this nature definitely takes some time, and that's the plan for now, to continue down that path and stay the course and deliver it.

COMMISSIONER SORDI: Have you thought through any details? Like is there going to be a model complex and where it would be located, and any phasing?

JIM FOLEY: Model?

COMMISSIONER SORDI: Yes, a model complex. Would there be model homes?

JIM FOLEY: No, I don't think so. The character of these homes is kind of full, custom home design. We've got a cohesive planning and architecture plan for all of them, but it wouldn't be… Maybe what you're thinking of is

more like if we had a 30-40 home subdivision with a model. I don't think in this setting the model works. I think we have three home types, and then we have the affordable home types, so maybe just be more conceptual from that.

COMMISSIONER SORDI: So, there wouldn't be any sales operation onsite?

JIM FOLEY: That's not intended, no.

COMMISSIONER SORDI: Okay. Twelve lots, pretty simple to come up with a phasing plan, or at least a draft of the phasing plan. You know which ones you're going to build first, or start at the top and work down?

JIM FOLEY: We haven't quite got to that detail yet, but I know in the conditions we have to deliver the affordables, so I think that makes sense, and if you just look at the way that it's laid out, I think that coming from the bottom and continuing on is probably the likely direction. The construction logistics and all that, again, haven't really been vetted yet until we get into that phase. I don't know if I have a good answer on exactly how that sequence is going to go.

COMMISSIONER SORDI: Okay, and forgive me, because this is a little hazy. Is this a publicly dedicated street, and if not, is it in a private road maintenance agreement?

JIM FOLEY: (Inaudible).

COMMISSIONER SORDI: Okay. So, there would be a private road maintenance agreement at the very least, it sounds like, between all…

JIM FOLEY: Yes, on every lot. Private road goes over the lot.

COMMISSIONER SORDI: Okay. So, the guy at the end, is he the one that travels? Let's say, Lot 11. I know one of the lots comes off Cerro Vista, not sure of this one, but the ones…

JIM FOLEY: I know which areas…

COMMISSIONER SORDI: Is everyone equally on the hook?

JIM FOLEY: Yes.

COMMISSIONER SORDI: I guess what I'm getting at is have you guys thought through the details, not only this private road maintenance agreement, but how it might fan out to cover other features, the storm facilities, which are going to be on individual lots?

JIM FOLEY: Yes, all of that is in the CC&Rs draft. Instead of an association managing that, each home is bound by the recorded CC&Rs on their lot, which is a code enforceable obligation.

COMMISSIONER SORDI: Right.

JIM FOLEY: And then the same with maintenance of the road and participation. I mean, it's going to be between neighbors. They all own one segment of the road.

COMMISSIONER SORDI: Okay, thanks.

CHAIR BURCH: Commissioner Thomas.

COMMISSIONER THOMAS: How does that impact the affordable units?

JIM FOLEY: That's a good question.

COMMISSIONER THOMAS: Is that maybe a question for Staff? Does that impact the cost, or like the long-term? I don't know.

JIM FOLEY: I know that Los Gatos, it has house keys or whatever, that manages the affordable program. I don't know if they manage that part of it.

ERIN WALTERS: The way the lots are shown and presented is that each of the affordable units own to the center of the street in front of their home. Lot 1, I think it's Lot 1, or the first one as you approach, owns a longer stretch of land that goes all the way out to Twin Oaks. Those would all be part of the agreement for the affordable unit; they'd be responsible for that.

COMMISSIONER THOMAS: How is that financially factored into the affordability, or the cost, because

that's more of a maintenance issue than just your typical land?

DIRECTOR PAULSON: I'm happy to jump in. This is not typical from a BMP perspective. This is exactly one of the reasons why we don't do BMPs in the hillsides typically, so we will have to work through those issues. I know there is not going to be an HOA, so I don't know if there will be dues. In other typical projects, the BMPs pay the HOAs just like every other unit, so they manage those common areas. So, we'll have to work through logistics on this on the back end of what that means, from whether it's road maintenance or onsite maintenance.

CHAIR BURCH: I'm going to ask a follow-up question about that then. Would you be willing, as part of this discussion, in lieu of having Lot 1 be responsible for hundreds of feet of that road, to move some of that responsibility to like Lot 2 and Lot 3? I think when you're talking about people who are already struggling, that level of maintenance is going to be really difficult, and what will happen is the maintenance will be deferred to the point that the road will be unmanageable.

JIM FOLEY: I don't know. I can't answer or commit without understanding what it means. I was headed where Mr. Paulson was headed too, which is either a BMP or

a BMR is still subject to HOA dues. Do they get subsidized through the program? I can't answer that, so in the same regard would the program also subsidize a maintenance assessment five years down the road? If it's yes, then does that question… I know what you're getting at, but does it matter? Is it since they're going to have to do that whole segment anyway no matter who is in there, because they're all BMRs, does it not impact any individual owner? I don't know the answer to that.

CHAIR BURCH: No, but if you look at the others, the Lot 11 and Lot 12 have an equal street frontage and an equal footage on the road. It would make sense to me that Lot 1 would have an equal footage of the road, and then the balance be distributed.

JIM FOLEY: I just don't know that if it's possible that none of them are going to end up paying for that anyway.

CHAIR BURCH: No, I'm not saying they shouldn't, I'm saying if Lot 11 and Lot 12 are paying for what looks like maybe 25'-30' if I'm just scaling of street maintenance that's in front of their property, in my opinion Lot 1 should probably have the same, not what appears to be hundreds, and not just for that. We both know that maintaining roads is not cheap. That will not be done,

so if we were to try to put some language in that limited Lot 1 to be equal in responsibility to the other BMR properties.

JIM FOLEY: Yes, if you're talking about creating a condition or something, I don't think that bothers us. I mean; I guess we'd have to see after the fact. I just don't know. Those house keys say that no matter what it is, they're just going to subsidize all of that 20, 20, and 60, so then it doesn't matter to the individual lot. I just don't know. Or is it like you say? Is it pro rata to each one and it's actually coming out of the bankroll of each owner? I have no idea. I mean, we're happy to do whatever is fair.

CHAIR BURCH: Okay. Commissioner Thomas.

COMMISSIONER THOMAS: I actually have a follow-up about that road area, because the material being used is going to be permeable, correct? Is it for the entire road, all the way from Twin Oaks, or just the part that is more this portion closer to the ephemeral?

JIM FOLEY: I'd direct this to HMH to get the specific details, if you want them to come now.

COMMISSIONER THOMAS: Yes, thank you.

RAFAEL HERNANDEZ: Rafael Hernandez, HMH. The pervious pavement would go basically up to Lot 3.

COMMISSIONER THOMAS: So, would go from Lot 3 to the cul de sac?

RAFAEL HERNANDEZ: No, from Lot 3 down to Twin Oaks.

COMMISSIONER THOMAS: That's the only part that's the permeable?

RAFAEL HERNANDEZ: Along the private road, yes.

CHAIR BURCH: To clarify, that is where you're talking about the permeable concrete going from Lot 3 all the way up to Lot 6 and Lot 7; it's the standard concrete material?

RAFAEL HERNANDEZ: Correct.

COMMISSIONER THOMAS: Okay, sorry, that's not what I remember from last… Did that change from the previous?

RAFAEL HERNANDEZ: No. We had permeable pavers on the private driveways. We did eliminate some of those from the last time.

COMMISSIONER THOMAS: Okay. Which ones were swapped out, and what material are they now?

RAFAEL HERNANDEZ: I believe we had permeable pavers on Lot 9, Lot 8, and Lot 7, and we swapped that out for just standard concrete.

COMMISSIONER THOMAS: Okay. And can you explain the reason for that change?

RAFAEL HERNANDEZ: Yes, just efficiency of stormwater. There were some concerns about the grade of the driveway leading up to those homes, and after revisiting our stormwater approach and calculations, we saw opportunities to simplify the design by just proposing standard concrete and leaving pervious pavement where it was required.

COMMISSIONER THOMAS: Can you also walk us through for the road material, the reason and the choice of the permeable versus impervious?

RAFAEL HERNANDEZ: Sure. Basically, from Twin Oaks Drive…

COMMISSIONER THOMAS: Sorry, I'm actually going to interrupt you. Is it possible to have the site plan up while we're talking about this?

CHAIR BURCH: It's the overall site plan 2.0?

RAFAEL HERNANDEZ: If we can go to Sheet 5.0, we have the hatching for the permeable pavement shown, and actually I apologize, it's from Lot 2, not Lot 3.

DIRECTOR PAULSON: I for sure will not pull up the plans, because there are 45 different attachments, but

I'm trying to find a different attachment that might give us what we're looking for.

COMMISSIONER THOMAS: Thank you.

RAFAEL HERNANDEZ: Mr. Paulson, I have that available and can share it.

COMMISSIONER THOMAS: And if you want to point, you can remove the microphone, and it's also easier probably over there if you want to do it. No pressure, but if it's easier for you to talk about it that way.

RAFAEL HERNANDEZ: I think the hatch is self-explanatory. If we can just go to Sheet 5.0, it's pretty obvious. There you go, that one. So, if we can zoom into the bottom left corner there of the site, you can see the different hatching for the roadway. That would be the portion that is being proposed as pervious concrete or pavement.

COMMISSIONER THOMAS: Okay, and so then can you talk about the decision and the management of the water in those two different areas?

RAFAEL HERNANDEZ: Yes. Along the private drive there is a high point at one point. I think it's somewhere around Lot 4, there's a high point there where north of Lot 4 everything drains to the cul de sac, and south of Lot 4 it drains down the hill. So, what we were trying to

establish within that bottom portion of the roadway is how can we present a stormwater solution that is considered self-treating where we didn't have to propose bioretention areas or some other stormwater treatment measure that could be a little bit difficult to build just because of the lack of the storm drain infrastructure that's located at the bottom of the hillside?

We felt that pervious pavement for that portion of the road can be considered an acceptable way of mitigating stormwater treatment, and everything beyond that point would be collected through traditional standard inlets directed to an underground storm drain system to a bioretention area and treated as such.

COMMISSIONER THOMAS: And then the part that runs down from Lot 4, where is that water going? I think last time there was some confusion about which drain.

RAFAEL HERNANDEZ: Yes, so Lot 4, Lot 5, Lot 8, Lot 6, and Lot 7, all that is essentially…

COMMISSIONER THOMAS: The other direction.

RAFAEL HERNANDEZ: Oh, the other direction?

COMMISSIONER THOMAS: Yes, yes, the other direction.

RAFAEL HERNANDEZ: There is a bioretention area in front of Lot 1, if we can zoom in, just south of that.

Yes, there you go. That bioretention area is capturing basically the runoff that's in front of Lot 4, Lot 11, and Lot 12, and we have an inlet that is capturing the water before it goes into the pervious pavement section, directs it into a bioretention area that's placed on Lot 1.

COMMISSIONER THOMAS: Okay, and then what about Lot 2 and Lot 3, and is any water going into Ross Creek?

RAFAEL HERNANDEZ: Lot 2 and Lot 3, and the same can be said for Lot 4, Lot 5, and Lot 6, they're going to have their own treatment facility within their front yard, so all of the runoff from the proposed driveway paving, roof water, all that will be directed to their own facility onsite, and then from there it will be directed to an underground storm drain system.

COMMISSIONER THOMAS: Okay, and then for the underground storm drain system, where does that go to?

RAFAEL HERNANDEZ: There are two systems; the site is broken up into two systems. About maybe a fourth of the overall site will be draining to Ross Creek, which is essentially an underground storm drainpipe, and the rest, the other remaining portion of the site, will drain towards the northwest corner where there is another existing inlet that is connected to essentially the same system, Ross Creek, just farther downstream.

COMMISSIONER THOMAS: Okay.

CHAIR BURCH: Commissioner Sordi.

COMMISSIONER SORDI: I think this might be a good time to address the question that's come up from a couple of the speakers, and that's the apparent increase of impervious that went from something along the lines of 63,000 feet up to 90,000, if I have that right. Maybe you guys can take some time to clarify why the change.

RAFAEL HERNANDEZ: Yes, I can clarify that. It was just misrepresented early on. I think the first two submittals showed somewhere around that 60,000 square feet that was mentioned. We caught it around the third submittal, and then from the third submittal on it's been represented around 90,000 square feet, so it was just a miscalculation on our end.

We did coordinate with the hydrology consultant, which is making sure that we ensure that we're not having any impacts to the existing site and downstream of the site, so the hydrology report that we provided does take into account the 90,000 number that allegedly was determined as increased.

COMMISSIONER SORDI: When was the third submittal? Was the third submittal way back before we had a hearing in December?

RAFAEL HERNANDEZ: I'd have to go back. I think it was sometime around maybe October of last year.

COMMISSIONER SORDI: Okay, so maybe can I pivot over and ask the environmental team a question? We've had a few speakers imply not only that that change in impervious surface and that significant increase, which sounds like it's something along the lines of 50%, could affect a whole bunch of other things, environmental review, beyond just simply runoff. Somebody even implied that that would have something to do with things that could affect air quality and balloon into other impacts, so maybe you guys could address that, if you don't mind.

ANGELA DaROSA: Angela DaRosa with Raney Planning & Management. Good to see you all. Thank you. As the Applicant's team has noted, there was an error in their calculations, and that was related to the C-3 calculations and the hydro modification modeling that was conducted. The Town Public Works and Engineering has reviewed those documents and that modeling and has confirmed that it meets the appropriate requirements.

As far as the other issue areas, the analysis already assumed the correct disturbance area. It wasn't necessarily tied to the impervious surface area provided as part of that modeling. We analyzed the five point—sorry, I

can't remember exactly what it is—the five-point-something acres of the project site that would be disturbed. That includes the air quality and greenhouse gas analysis.

COMMISSIONER SORDI: So, is it safe to assume some of those other disciplines, air quality, traffic, we're not evaluating the project's environmental impact based on the square footage, for example, of impervious surface, which includes homes and paved areas, but in fact a unit count basis, and that unit count didn't change? I don't mean to lead you too much, but that would be my assumption.

ANGELA DaROSA: That's exactly right, yes. Much of the modeling was based on the number of units as well as the overall disturbance area of the site based on acreage.

COMMISSIONER SORDI: Okay, thank you.

CHAIR BURCH: Commissioner Burnett.

COMMISSIONER BURNETT: Yes, I have question, just for learning purposes. These ponds are in front of each home, like a basin to catch the water, the runoff, and then they all connect underneath? I mean, how far down is the connection? How far down is the main line that they all connect to that would lead you out the corner of, the very edge, of this development?

RAFAEL HERNANDEZ: The storm drain line is going to be about 4'-5' deep below this basin treatment facility that we have, and it's just interconnected with the main trunk line that's serving the entire development.

COMMISSIONER BURNETT: When you call it a treatment facility, what do you mean? There is probably gravel in there that…

RAFAEL HERNANDEZ: Yes, it functions two ways in this case, because the site is subject to hydro modification. So, we are developing the site; it's currently undeveloped, as we all know. When we develop sites, it increases runoff. That's the concern: how are we mitigating the extra runoff that we're going to be introducing to the site? Because we are subject to hydro modification, the purpose of hydro modification is essentially just ensuring that the post-condition mimics as close as possible to the existing.

So, the treatment facility's function is two things: storm water quality, storm water treatment, and holding the water; and then metering and releasing it at a much slower rate to mimic the existing conditions, so that way we're not impacting the existing storm drain system that's downstream.

COMMISSIONER BURNETT: How do you monitor? Is there a mechanism?

RAFAEL HERNANDEZ: The metering of it?

COMMISSIONER BURNETT: Yes, the metering of it.

RAFAEL HERNANDEZ: Simplistically, one common practice that we do is everything will drain into a box, and instead of having that box be a 12" storm drainpipe coming out, it might be a 4" hole instead, and that just allows the water to dissipate at a slower rate. So, that's one way that we can meter how much water leaves that facility, by restricting the size of the outlet structure.

COMMISSIONER BURNETT: That's very interesting. Thank you.

CHAIR BURCH: Any further questions? Commissioner Thomas.

COMMISSIONER THOMAS: In the recent conversations that have happened with some of the neighbors, there is mention of a culvert. What would be the purpose of the culvert? Where would it exist? How would it function?

RAFAEL HERNANDEZ: I believe we're talking about along the western edge, correct?

COMMISSIONER THOMAS: Yes.

RAFAEL HERNANDEZ: There are concerns of existing flooding, 14 acres of runoff coming down the hill into

these adjacent property owners. I don't believe there is a well-defined edge along that property line, and what we're really trying to help is essentially creating a berm along that edge, and then an earth swale. I wouldn't call it a culvert, I'd call it like an earth swale with a berm along the edge, and that's just an added protection against the property owner, so that in the event that we do need a channel water along that boundary, it's at least contained and conveyed north where it's supposed to go, as opposed to continuing to the west.

COMMISSIONER THOMAS: So, it wouldn't be just like a concrete culvert?

RAFAEL HERNANDEZ: It can be. It can be.

COMMISSIONER THOMAS: But, I mean, ideally it would be something that has some vegetation and like gravel and things to help with…

RAFAEL HERNANDEZ: Maybe not vegetation. It can be paved, it can be concrete, and it can be different things that are open to discussion in terms of what we think best fits those needs.

CHAIR BURCH: I'm going to ask a follow-up question about that, because there actually was a little detail provided and there is a material for the erosion control. One of my experiences with the material like this

is that it can hold onto leaves or larger pieces of matter. This may not necessarily be for you, so I'm going to ask about maintenance in a minute, but what I would like to understand is when you put together this detail, one, how deep would you propose this be to truly capture enough water to make sure the water is diverted and not overflowing, and two, in your opinion do you think the EnkaMat is the best material for helping capture matter and move it down?

RAFAEL HERNANDEZ: There are different options. In terms of the size, we're not into that level of detail yet. I think this was really intended to be a placeholder, a picture of what the intent is. There are sizing calculations that we can figure out to determine how much runoff is actually going to make it to the western boundary, and then determine the width and the depth of the swale, whether it's concrete or some other material. There are different options. There is going to be maintenance involved regardless of what material is chosen. But yes, those types of details we really haven't gone into, but we will go into farther down the road.

CHAIR BURCH: Okay. Well, can I ask a follow-up just to that to Mr. Foley? I'm going to assume, but I would rather just ask since this is running along the back of a

number of the lots, is it the individual homeowner's responsibility then to keep dense matter out of that to maintain water flow?

JIM FOLEY: Right, so something we were discussing. I guess we want to be clear without putting together the HOA, because there are not common areas. There is still a maintenance association of owners, and those are the ones that are going to have the annual meetings and ensure that the maintenance comes in and files a reporting with the State, and all the requirements and things like that. So, as far as administering all of that, the discussion on whether it's pro rata per square footage of property or it's on somebody's property and nobody else's, I think there are different categories of what the maintenance is going to be. That's all going to have to be administered by the maintenance association.

This was a suggestion, again, to help the neighbors feel more comfortable, like have us put our best food forward, because they may not necessarily understand or believe in what the civil engineer has designed as far as the site drainage. This is not a required aspect, correct? This is something additional that could be anything, and whether it's gravel or it's concrete or we need it at all, we're open to working with them on what's

best for them before the new owner comes in and takes over, right?

CHAIR BURCH: Yeah, no.

JIM FOLEY: There have been a lot of comments and an ongoing conversation with working with them on screening. Is it that we can get to the point where they are educated enough that they believe the site is going to be better off post development, and like Rafael just explained, handle the water more efficiently, that they're not going to have that, and we'd rather do plantings and screening through there instead? I think that's open for conversation.

But I think you rightly asked the priorities. What is the priority? Is it screening or drainage? Because they both seem to be aligning in the same place, we can evaluate all of that, but I just wanted to be clear on that portion of it, that we believe the initial design for the water treatment and everything that's been vetted by C3 consultants, checked by the Town, and everything else, it works, so this is additional, and maybe it's causing more trouble than it's worth.

CHAIR BURCH: No, I actually probably think it would be helpful; I just wanted to understand it better. It was just a little bit of a different material than what

I've seen used in them, so I just wanted to understand that.

All right; do we have other questions? I'll go to Commissioner Thomas, and then Commissioner Burnett.

COMMISSIONER THOMAS: I have a question for Staff about that. If this is the plan that we are forwarding as a recommendation, but know that the Applicant and the neighbors are open to alternatives, how does that affect the approval or a forwarded recommendation?

ATTORNEY WHELAN: If the Commission is interested in adding a Condition of Approval, then that would need to be part of the recommendation.

COMMISSIONER THOMAS: But isn't this included in our… Aren't we forwarding this site plan?

ATTORNEY WHELAN: I don't see that plan reflected in the current Conditions of Approval that are before the Commission.

CHAIR BURCH: I'm going to clarify. I took all kinds of information and made my own plan, so they would have to be in Conditions of Approval to capture all of it.

COMMISSIONER THOMAS: Sorry, what was that?

CHAIR BURCH: I took information from various pieces of information they gave us, and put it all on one plan for my simplicity, so we would either need to include

specific documents from their packet, or we just write a Condition of Approval that the culvert as discussed, for example.

COMMISSIONER THOMAS: Okay, yes, because this design is included in…

CHAIR BURCH: In one of these (inaudible)…

COMMISSIONER THOMAS: …in their something that we have… Okay.

CHAIR BURCH: …but not on a drawing. It's included in…

COMMISSIONER THOMAS: It's included in just a packet, okay. Thank you.

CHAIR BURCH: Yes. Commissioner Burnett, then Commissioner Sordi.

COMMISSIONER BURNETT: Yes, just a question. Did you ever consider not building house number five, because that seems to be where all the issues are? I mean, all the runoff of the homes behind it, that impacts everything, and you would look at… I mean, you have so many other acres there, you would think someone could have come up with a little bit better configuration. I know it's after the fact and all.

JIM FOLEY: The project has a long history, and there have been many plans, you've seen a lot of them, and

then each of the different iterations has different impacts. There was one with a through-road, and then there were neighbors that were upset about the lights coming down the hill. So, it's been an iterative process over time to arrive at this plan, which we think is the best version, and I know that that has different impacts on different neighbors that we're trying to do the best that we can.

So, if we take that away, then where else does it go, and then what does that cause? The cause and effect of the change. I wish I had the perfect one that satisfied everybody; that's what we're working to get to through the iterative process, and that's just where we are now.

COMMISSIONER BURNETT: Okay. I just had to ask the question. Thanks.

CHAIR BURCH: Commissioner Sordi.

COMMISSIONER SORDI: You mentioned a maintenance association, and I guess a simple question is, is that a Condition of Approval somewhere? There are so many conditions, I haven't found it.

ATTORNEY WHELAN: I did not see it in my review of the Conditions of Approval, but I'll also defer to Parks and Public Works.

DIRECTOR PAULSON: And I think it's possible as well that it would be something that would be included in

the CC&Rs, but we'd be looking for confirmation of that. If you want something more explicit, that can be part of the direction to the Council.

COMMISSIONER SORDI: Just a question for the Applicant, because a few moments ago, a few steps back, we were talking about certainly the affordables and how some of these maintenance obligations might fall pretty heavy on them, and I'm still not quite sure I understand the logistics.

I think what's happening here is the property lines are going to the center of the street in sort of a pie-shaped wedge. As you work your way up the street, the different lots have their obligation to maintain their piece. I think it comes back to the most traveled piece over the long-term, and we're talking many years from now, would suffer more wear and tear, and that might land more heavy on somebody who is at the entrance of the subdivision, so it might be smart to come up with a maintenance association and then define the scope of the shared maintenance. It would seem to be that the road would fall squarely into that, and I suppose what could happen is it could be divided up on a proportionate basis in some way, shape, or form so that it doesn't fall particularly heavy on one lot owner.

And then it does beg the question of some of the anxiety that the community has about the drainage facilities that are on the private lots, and the accountability, and the ability to fall back on a budget or an account to have those taken care of if somebody is remiss or if for some reason somebody doesn't pay. It just seems like that would be a logical thing to do. I guess my question is would you be open to that as a condition?

JIM FOLEY: Yes, I think that's kind of where I hear some of you headed, and that is whether it just accompanies the recommendation to say this condition needs to be clarified a little bit more, make sure it's in there. The draft of the CC&Rs and all these documents, which are boilerplates and templates across other developments and all that, we tailored those to Surrey Farms Estates, has gone into Parks and Public Works and been reviewed up to this point where it has become a part of it, and then the conditions are those documents are in there and done, how they're managed.

So, without flipping through the pages and figuring that out, I think your direction is the right one, which is to say if there is a concern, just recommend that that goes in there, that's a change that gets made prior to the approval or prior to the issuance of the Building

Permit or whatever the condition you're going to put on there is. Again, without page flipping on the exact logistics as to how it's laid out, I think it's more conceptual at this point as to what you want to see happen from a fairness standpoint, or the extent it's a below-market owner, I don't know.

COMMISSIONER SORDI: Yes, I think before we conclude, we'll tighten up that as a recommended condition.

CHAIR BURCH: Any other questions to the Applicant? Commissioner Thomas.

COMMISSIONER THOMAS: My questions are about the plantings. I do have some questions about some of the soil saturation and everything, and some of the choices of landscaping near the current wetland area, because the intent of them is to be screening trees, so I guess is the landscape architect available to answer questions? They're on Zoom?

JIM FOLEY: Yes, Shawn Taylor.

COMMISSIONER THOMAS: My question is that I think there are Blue Oaks and Coast Live Oaks that are planned for that northwest corner of the property to be planted as landscape trees. What is the potential for those species to struggle in that location if that soil is wet a lot of the year?

SHAWN TAYLOR: Good evening, everyone. Thanks for having me. Shawn Taylor from HMH Landscape; I'm the landscape architect on the project.

Any time we have plantings near any of the waterways, water areas, on the site, the riparian areas, we are hydroseeding with a native slope stabilizing hydroseed. I should say, first of all, that we're staying off and away per the setback, which looks like over 12' away. Then we go into a native hydroseed to stabilize slopes, and then we go into a shrub planting of mostly native, so Ceonothus, Toyon, Coffeeberry, and Manzanita, before we get into tree planting. And yes, there are quite a few native species of trees in our plant palette, and some that are nonnative, so adaptive species.

I don't think we have wet soils where we're proposing oak trees, but if that is the case when we're out there, we can adjust that to a different species on our plant palette. But an oak tree, of course, would not survive with wet feet.

COMMISSIONER THOMAS: This is one of the questions I wanted to ask and talk about with the environmental consultants, but there are some oak trees in that… Sorry, I'm just trying slide over and zoom out, I think to confirm some oak trees in that corner that

potentially could have a substantial amount of wet soil, I think, in what is typically the dry season. So, which option from the list that you have do you feel would be best to switch out?

SHAWN TAYLOR: Are you talking strictly our proposed trees, nothing existing?

COMMISSIONER THOMAS: Yes.

SHAWN TAYLOR: I think the first swap we would make if we're finding out we're too close to the water and we have that sort of condition could be our Platanus Acerifolia Columbia. Typically, its native habitat would be near waterways and river edges. It's the first go-to I would pull from our plant palette for that swap.

COMMISSIONER THOMAS: Okay, perfect. Thank you for answering that. I mean, there is technically an existing wetland in that very corner. How close to an ephemeral wetland at the very bottom, noting that this is where the water goes basically on this hillside? How close to that would you feel comfortable planting an oak?

SHAWN TAYLOR: Honestly, just scaling off our plans right now as our latest update for that corner, I'm trying to keep the majority of our trees out of Zone 3 related to CAL FIRE, Urban Wildfire Interface, so we're balancing a lot of different areas for the best locations.

Right now, it looks like we're well over 30' from where that typical water edge was demarcated, and then again, I do have other shrubs and hydroseed and all that leading up into that area as well, so short answer, roughly 30-some feet.

COMMISSIONER THOMAS: I'm sorry, you're saying 30' feet from which water feature?

SHAWN TAYLOR: I thought we were talking about the one in the northwest corner of the site.

COMMISSIONER THOMAS: Yes.

SHAWN TAYLOR: So, the back end of Lots 6 and 5?

COMMISSIONER THOMAS: Yes, the back corner of Lot 6 and Lot 5. Okay, thank you.

SHAWN TAYLOR: My pleasure.

CHAIR BURCH: Do we have any further questions for the Applicant? Commissioner Burnett.

COMMISSIONER BURNETT: Another question here. Do you have a plan to obtain written confirmation from the Water Board and the CDFW regarding the jurisdictional status of the ephemeral creek on the project site, a step that the Water Board has been requesting?

JIM FOLEY: We've had engagement with them and provided them information. I think that engagement through their questions and establishing that has largely gone

through Raney and Live Oak Associates, if they want to speak to any of that. I mean, we have to get their permit, along with the other agencies, before surveying anything out there, so they have a permit process that we have to adhere to.

But as far as taking jurisdiction over the swale, or whatever it was, I know there's been a lot of conversation about that, but I don't think I'm the right one to answer.

COMMISSIONER BURNETT: Yes, I think that's one of the biggest issues, actually.

RICK HOPKINS: (Inaudible)?

COMMISSIONER BURNETT: Yes.

RICK HOPKINS: Yes, there is some misunderstanding about how the agencies interact in this process. Some of it may be historic time. Back in the 1990s, the courts ruled that to get a streambed alteration agreement was an action under CEQA, and so at that time in the late-1990s they required that all projects, in order to get a streambed alteration agreement, and/or the Regional Board, it's a project and it requires that CEQA be approved prior to them ever engaging and preparing a permit, so there is a misunderstanding about the timing.

You do not go to the Regional Board for a permit until you have an NOD. You have to provide in your application evidence of the environmental filing fee and the NOD. If you look at the application, it says, "What form of CEQA have you done? CatEx, MND, EIR." So, it's very explicit that they won't even talk to you for a permit until you have that in place.

What they do as a responding agency, they can and do respond to MNDs and CEQA requests. Corps rarely does. CFW about 50% of the time. Regional Board a little more than the other two agencies. CFW did not respond to this EIR; the Regional Board did. So, what we've done is we've built mitigations based on experience and what's typically done for an ephemeral stream, and there is also some misunderstanding that it's an ephemeral stream.

This ephemeral stream was identified back in 2010-2012, and in 2016 the Corps came out and verified the delineation for the whole site, and at that time they disclaimed the ephemeral stream and they claimed the little section of Ross Creek and the wetland in the northwest corner. That was what was under the Army Corps of Engineers jurisdiction at that time. In fact, they don't take jurisdiction of ephemeral streams, because it's not connected to a navigable water.

So, what is misunderstood is that in the ten years since they verified the delineation, some incised sections creeped down the hill. Some water flowed down the hill and created some incised sections, so that is a 57' gap from where the Corps ended their jurisdiction to a 24' incised section, and then there is 21' or so to a 10' section.

So, over ten years, what happens with ephemeral streams, if we rank streams from water, if you will, an ephemeral stream is the lowest. It doesn't support any wetland vegetation or riparian vegetation. In other words, riparian is water loving plants. Hydrophytes are plants that evolve in wetland systems.

You asked a great question. Are upland trees going to be too close to a wetland? That's a very good question, because you don't want them too close. Thirty feet is probably a good distance, because even though the roots will get there, they do like water, but they don't like their feet wet all the time.

So, what you have is this stream. It's basically the whole thing, that water follows the path of least resistance. Ephemeral streams have water in them during and shortly after rainfall events, and then they're dry, so they're dry much of the year. It's not the appropriate

conditions to create seasonal wetlands, freshwater wetlands, or riparian habitat, because there's not enough water to support that kind of vegetation. The vegetation that is in that ephemeral stream is the exact vegetation that is on the hillside; it's upland.

So, what happened over time, as water does, it will erode further sections, and it did; over a ten-year period of time, it eroded some sections. Not much, very small when you consider that it only grew about 16%, so I think those are the things. I don't know if I've answered your question.

COMMISSIONER BURNETT: I think you have, and actually, it's probably why the Town at that time actually suggested to have a full EIR report on that whole area at that time.

COMMISSIONER THOMAS: I have some follow-up questions about the ephemeral stream. I'm happy to ask them now, or wait until we close public comment and get to our discussion.

DIRECTOR PAULSON: Yes, get through all the comments with the Applicant.

CHAIR BURCH: Yes, these are not to the Applicant.

COMMISSIONER THOMAS: We can always reopen if it's a specific change or ask or question that needs to be clarified.

CHAIR BURCH: Okay. Are there further questions of the Applicant? I had one. I was just going back through my notes in December, and there was one thing that I remember came up about Lot 8's proximity to the ephemeral stream, and for some reason, the way this drawing is, there is like a protection distance around it, but only in some areas, and one of the notes that we had noted is that it appears at the corner and Lot 8 actually impedes on that. We don't have updated drawings, but in the conversation we had, it was yes we will shift Lot 8, I think it's like 10' over, but to ensure that Lot 8 does not impede in that. Was that done?

JIM FOLEY: My understanding of that was that in that section where it's there, the buffer disappears because there is a break in the ephemeral swale. That's what I thought the interpretation was. Then we went out and we staked it, so everybody could go look at it, and that was kind of our result.

CHAIR BURCH: I guess I thought that that changed based on what has recently been discovered with the stream, and so I can ask the consultants later.

JIM FOLEY: That's a different area.

CHAIR BURCH: I'll ask. Are there any other questions for the Applicant? (Inaudible)was this.

COMMISSIONER THOMAS: I guess the only question was the buffer changed in other spaces from 10' to 15', so is that impacting any of the lots or developments in a way?

JIM FOLEY: I haven't seen that conflict on the plans.

CHAIR BURCH: I think we'll have to ask.

COMMISSIONER THOMAS: Okay, thank you.

CHAIR BURCH: If there are no further questions of the Applicant at this time, I'm going to close the public portion of this item. I'm also going to say we're going to take a quick break, because I think the next round is probably going to go on for a little bit, so we're going to take a 10 to 15-minute break.

(INTERMISSION)

CHAIR BURCH: All right, I will now reopen the Planning Commission meeting and invite my fellow commissioners to ask any questions of Staff or our consultants. Commissioner Sordi.

COMMISSIONER SORDI: Thank you. I did want to take some time to ask some questions about biology; I know we've touched on it a little bit. Would it be possible to

put up page 80 in the packet; it's called Revised Figure 1 of the Onsite Ephemeral Stream. Can you guys find that?

SEAN MULLIN: Give me one second and I'll put it.

COMMISSIONER SORDI: Yes, I think that's it. No, it's not. And then I guess maybe we can try to zoom into that northern 121' section. Perfect. Thank you so much.

I guess this is probably what we could characterize as a big change that happened last time. I think the Initial Study and Mitigated Negative Declaration, and then the associated Buy Report, certainly didn't show this. I think what maybe you guys found when you did your field visit in February was much wetter conditions, and maybe it kind of highlighted this a little bit better.

But the thing that I wanted to just focus on, and we talked about a little bit already, it appears to me what we're looking at is an intermittent stream that flows underneath Lot 5, is that correct?

RICK HOPKINS: I'm sorry, can you say that again, please?

COMMISSIONER SORDI: If I look at the legend right, I think that the darker blue was heavier flow, and then the light blue was intermittent flow, and maybe I don't have that quite right, but I guess my question is are we really just… I don't think that we saw this last time,

and what we're seeing here, is an intermittent stream that flows under Lot 5 and also crosses the road.

RICK HOPKINS: Yes, I think the terminology is incorrect. It's an ephemeral stream in that it carries water infrequently, and once it quits raining for a few days there is no longer water. Intermittent streams carry water for much of the year, and dry up in the dryer portions of the year, such as Ross Creek. That's an intermittent stream.

So, ephemeral is something that carries water, because water flows and it finds the path of least resistance, which are these swales, and these kinds of incisions that occur are not atypical of ephemeral streams. In fact, we've worked on ephemeral streams that are much wider and deeper than this, but they still only carry water. In other words, intermittent means several months a year it has water.

COMMISSIONER SORDI: Okay, so an ephemeral stream still carries water during heavy flow.

RICK HOPKINS: Correct.

COMMISSIONER SORDI: It was certainly confirmed by my second field visit when I went out there, and I actually went out there right around the December timeframe after a particularly heavy storm. I walked all over that

area and I would barely get around that area without my foot sinking all the way down to the knee almost, and it wasn't just in a channel, it was like spread all over.

One of my colleagues was using the term "wetland," and I just wanted to zero in on this a little bit more, and I wanted to focus on two things. I hopefully don't have this wrong, but you have an ephemeral stream, and it appears as though that could be what we consider to be Waters Of The State that fall into the regional ward jurisdiction, right?

RICK HOPKINS: Correct.

COMMISSIONER SORDI: And that's how we know effectively that we've got something that is a potentially significant impact if not mitigated to reduce it to a level of insignificance; we have obviously an issue on the site.

I've been through this before, so I'll just disclose that, as a consultant to a builder/developer, and it was about six years ago. I did go through the Regional Board and get a Section 401, so I remember there being some sort of delineation process associated with that, and I guess my question is, what I'm getting at here is given the fact that this area gets so inundated, my understanding is it is not impossible for an area like this to still have wetland characteristics and support wetland vegetation. I

think the area that we've acknowledged in the IS/MND that needs to be mitigated is certainly the stream area, the very focused area, but is it possible after further study that we would be talking about isolated wetlands that would fan out and cover a bigger area?

RICK HOPKINS: The first thing is this is not a wetland. A wetland is defined by hydrophytic soils, hydrophytes and hydrology. This does not have hydrophytic soils or hydrology. I mean, it has hydrology, but it doesn't have hydrophytic soils or hydrophytes, so it's lacking two of the three criteria that classify it as a wetland.

COMMISSIONER SORDI: Did you use grab samples?

RICK HOPKINS: It is an ephemeral stream, which we see these fairly common in California.

COMMISSIONER SORDI: Can I ask a follow-up question? In the course of the project I worked on we certainly had to make an application to fill a very small area of wetland, and in the course of doing that application with the Regional Board they actually went out and assigned Staff to take grab samples. They actually went out with like a digger and they pulled grab samples in order to take them back to a lab and test them themselves,

and so I'm under the impression that even if you have an area that is…

RICK HOPKINS: I'm sorry, they pulled what?

COMMISSIONER SORDI: Grab samples of soil below the surface. I guess what I'm getting at is my understanding is that even if something dries out, it can stay moist enough during enough time over the course of the year that it can support wetland vegetation, and I guess that's my question: Is it possible that this area could grow? Part of the reason I ask that is I'm wondering whether it's possible we lose a lot on this project and it just changes the project.

RICK HOPKINS: No, it can't. In ten years, it's grown, as I said, 24' of incisions, which are a few inches wide, in one case 14' wide, 10' long, and that's ten years of time it took to do that.

Again, we dug a pit. You don't send soil samples in anywhere. You dig a pit, you have a color chart, and you look to see if there are redocks there. In other words, soils form conditions that have been wet and moist for long periods of time, and you can see that. As I said, you dig this pit, which we did, and you determine that these are not hydric soils.

In fact, the Regional Board lacks the capacity to do delineations. They rely on the Corps' delineations; the Corps comes out and verifies. So, even when we know we don't have the Corps taking jurisdiction, we'll submit the jurisdictional delineation to the Corps, because they officially designate… They'll look at it and say, "It's an ephemeral stream, it not a Water of the U.S." Then the Regional Board now has a delineation which delineates that.

COMMISSIONER SORDI: Okay, I just have a follow-up. So, you said that you dug a pit and you evaluated the soils on this site on one occasion, more than one occasion? When did this happen?

RICK HOPKINS: Pardon me? I didn't hear; I'm sorry.

COMMISSIONER SORDI: Just to clarify my question, and I wasn't aware of this because I don't think there is evidence of it in your report, but I could have missed it, you actually dug a pit on this site and evaluated the soils for these characteristics that support wetland?

RICK HOPKINS: Correct. As part of the delineation that Jeff Gurule and our staff did in February; as he always does, he digs a pit, looks at the soils. There wasn't a single hydrophyte anywhere in the channel; he looked at that.

COMMISSIONER SORDI: Can I ask you if, just politely asking, if this is the case, how come there is no survey, or there is no evidence of this in the report? We have this broad-brush overview biological report from Live Oak that really seems to be flying at a pretty high level, and I don't see any lab reports, I don't see testing, I don't see anything like that.

RICK HOPKINS: The map you're looking at is from our February survey. In fact, we marked it, flagged it; HMH surveyed that end, so that's a surveyed end. Every segment Jeff marked. We then went out, I don't know, a month later with the Town Staff and we relooked at everything. The Applicant was with us, the Town was with us, and we relooked at everything at that point.

COMMISSIONER SORDI: But you're talking about the flow of the stream.

RICK HOPKINS: Yes, everything you see here was flagged and surveyed by HMH.

COMMISSIONER SORDI: Right, but where are the results of the soil test? And maybe it's unconventional, but I'm just used to like, say, for example, the geotechnical engineer, you get a big log in the back that's an appendix that goes into detail about all their borings, right?

RICK HOPKINS: Right. There isn't a soil test. You look at the soils and you say are they hydric, or not? Do they have oxidizing characteristics, or not? And then if they don't, you just mark that down on a form; you mark yes or no, so there's no test that you submit to a lab somewhere. They way you do soil tests is you visually inspect it, compare it sometimes to a soil chart for complicated soils, and if you see hydric characteristics in the soil, you mark yes.

COMMISSIONER SORDI: Yes, I get that, and I understand. I guess it could be just a personal opinion, but if that kind of work to that level of detail is done and it proves a positive or negative, it would just seem that we would have some kind of a test result, or log, or something attached to the report that determines that and confirms it. So, yes, that's just a statement I had to make.

I guess when I think about the level of evaluation and detail by the Regional Water Board, I guess in the past I've been under the impression that they had the expertise and the ability to evaluate the hydrological characteristics of an area and make their own determination about whether or not it is in fact an isolated wetland or

not. It sounds like you're saying they really don't; they have to rely on the delineation done by the Army Corps.

RICK HOPKINS: That is correct. They rely on the Corps' delineation. They, themselves, while they have a definition of what is a wetland, and definitions of streams and things, they, themselves do not delineate, and in fact, in this case it wouldn't be a 401 certification, because the Corps will disclaim it. It will be a Water Discharge Permit under Porter-Cologne.

COMMISSIONER SORDI: Right, okay.

RICK HOPKINS: Which is the State act, because the federal act isn't involved, so they rely on the State act to issue the permit.

COMMISSIONER SORDI: Okay.

CHAIR BURCH: Can we let Commissioner Thomas weigh in here very quickly, and then you keep going?

COMMISSIONER THOMAS: In February, when you went out and looked and saw that there were changes from ten years ago, we didn't receive any of the information about where any holes were dug or anything to look at the soil and to see what the soil saturation was in that area, so is that information available to us?

RICK HOPKINS: Yes, it was one data sheet. We dug one pit. As I said, the channel is pretty consistent. It's

incised in places, and then water just runs over the surface in places, and it's a classic ephemeral stream.

COMMISSIONER THOMAS: Yes. Can you like show us maybe on the map where the pit was dug? Is that a possibility?

RICK HOPKINS: I wasn't with Jeff the whole time, so I can't say exactly where, but I'll get the data sheet and submit it.

COMMISSIONER THOMAS: Okay, thank you. In the response to the general comments from the Planning Commission, Comment 2 was all lumped together, and it was: Did the biologist map vegetation? When did that happen? Where are the areas of soil saturation? Where does that extend to? Where is there standing or seasonal water present? And where are the edge and boundary of these areas?

In the response to Comment 2, I understand that there were these changes to the ephemeral stream portion, and then in other parts of the responses and in the Staff Report there were notes about also an ephemeral wetland, etc., but I don't really feel like the response to Comment 2 answered any of the questions about the soil, so I just think that that's really what Commissioner Sordi is trying

to get around. And I know that you weren't here at our first meeting.

RICK HOPKINS: No, I wasn't.

COMMISSIONER THOMAS: Yes. The questions were many of us have been out at the site in the wet months, and it is very, very wet in an area that is much larger than just the very small ephemeral stream that exists, so I don't know if this was lost in translation between the groups or whatnot, but that was the information that we were hoping to get more details on. I don't know who on this team could respond to that, but that would help.

RICK HOPKINS: I think I could respond to soil saturation, because soil saturation is only relevant if there are hydrophytic vegetation that grows because of it. Soils get wet all the time. You go out on an open hillside where there is no ephemeral drainage and they can be wet and muddy. It depends a lot on the soil, if it's clay or whatever, so soil saturation by itself doesn't mean much.

Now, if there are hydrophytes there, that indicates that that soil is holding water for very long periods of time, because it's developing the characteristics where the vegetation which is associated with wetland, like down below on the northwest corner, show up, and without hydrophytes, that's evidence that the soil

saturation doesn't mean anything. You need all three criteria to have a wetland.

COMMISSIONER THOMAS: For it to be considered a wetland.

RICK HOPKINS: Sometimes we dig pits in upland areas just to dig pits in upland areas.

COMMISSIONER THOMAS: To just make sure and look at the soil and see what's happening.

RICK HOPKINS: But even if the soils were wet, it's still not a wetland.

COMMISSIONER THOMAS: Yes. So, then, as a follow-up to that, what is considered, then, an ephemeral wetland? It just appears not wet part of the year?

RICK HOPKINS: It's not a wetland.

COMMISSIONER THOMAS: That was one of my questions.

RICK HOPKINS: Technically, you can't use the term "wetland," because that's inferring that there are soils, hydrophytes, and hydrology.

COMMISSIONER THOMAS: So, then I guess my follow-up question for Raney and/or Staff is if that is indicated in the documents, what does that mean, because it is referred to as an "ephemeral wetland" in the documents?

NICK PAPPANI: Are you referring to the stream? You referred to an ephemeral stream.

COMMISSIONER THOMAS: No, I'm referring to the wetland that was referred to as an ephemeral wetland, which is an oxymoron.

RICK HOPKINS: In the northeast corner?

COMMISSIONER THOMAS: No, the northwest corner.

NICK PAPPANI: Northwest.

RICK HOPKINS: Northwest corner?

NICK PAPPANI: Northwest.

RICK HOPKINS: Oh, that's a different story. I thought (inaudible).

COMMISSIONER THOMAS: I mean, the channel flows towards that wetland.

RICK HOPKINS: Interestingly enough, it just kind of peters out, or where the water goes from there it's difficult to say for sure. The water may be percolating. I saw somebody emptying their pool water on one of the houses there along that section when I was out there in March, so who knows what's all the water getting there, because that channel doesn't necessarily connect to it, it just sort of stops.

COMMISSIONER THOMAS: I mean, there is some probably underground flow from way above that, way up high, that is also going. So, when we say there are no hydro…

RICK HOPKINS: Wetland plants.

COMMISSIONER THOMAS: …wetland plants. Which plants are out there right now in that space?

RICK HOPKINS: I'd have to look at the report to see what plants are in that wetland, but that has always been defined as a wetland.

COMMISSIONER THOMAS: Sorry, not the wetland. Now we're back at the ephemeral stream.

RICK HOPKINS: Okay. I'll have to look at the list of plants in our report, but the list of plants in that stream are the same ones on the hillside.

COMMISSIONER THOMAS: Yes, so if you could look that up and answer that, because there is one specific species that's there, and I believe that it's a species that is not native, but it's from when it was planted probably when this land was used for grazing cattle, so if you could look that up and get back.

RICK HOPKINS: What species are you interested in?

COMMISSIONER THOMAS: The main grass species that exists in like all of the ephemeral stream area.

RICK HOPKINS: I'm sorry, I thought you had a particular species that you knew, and so sorry.

COMMISSIONER THOMAS: I don't know if it's Timothy grass. It's a grass that I think is what you plant when you graze cattle. Anyway, thank you.

NICK PAPPANI: We can come back to Rick, and he'll look that up.

COMMISSIONER THOMAS: Thank you.

COMMISSIONER SORDI: Thanks for clarifying that you're confident it's not a wetland, because being a layperson and walking around, especially during a particularly wet period where the water is fanning out and you're sinking down quite a bit, I appreciate you defining that and indicating what the three precursors are.

I just have one other follow-up. There have been some comments made, certainly by the public, and some concern about the fact that the mitigation is happening post project. I think I understand why that needs to be the case now.

I am interested in your reaction to the comment from Brian Wines, who wrote, I think, four letters over the years in various states going back to 2015. He was consulted this time just a few weeks ago. In his letter, he did express concern about whether this is mitigatable, and

so I'm curious about your reaction to comments made by the very agency that's going to be charged with issuing a permit. I think it's a Section 401 water quality certification, if I'm not mistaken.

He says, "Removal of a culvert from the creek may provide mitigation for the fill of the portion of the creek if removed culvert is at least as long as the filled reach of the creek," does highlight the fact that the discussion of mitigation for impacts to the ephemeral creek is insufficient because the recirculated IS/MND does not provide the length of the ephemeral creek channel that will be impacted by the project.

It seems like that could be clarified in the course of the permit. He does go on to say, however, that "It's likely that the recirculated IS/MND will not be adequate to support the issuance of State permits for impacts to the ephemeral creek channel," and that statement rings a little bit loud to me. I don't know whether he's just saying based on what he had, now it appears as though a permit is not issuable, but I guess I would be interested in your reaction to that.

I still, having gone through this process before, know that it was challenging, and there were moments where we weren't sure we were going to be able to get the permit,

because the situation of our relatively minor amount of fill was going to be unmitigable. It was difficult to change the hydrology on the site, so we actually had to pay a mitigation fee to a bank, and we had to go find a mitigation bank, and they weren't easy to find. So, in a situation like that, you have an unmitigable condition, and I guess I just want to get your response to his somewhat skeptical comment about whether or not this is a permittable condition.

RICK HOPKINS: That's a great question, and I'll get to the response to comments that we did, which I think clarifies the questions that he had.

But while you ask, I thought I'd give you the species that were found in the grassland area, which include the ephemeral stream: canary grass, slender oat, and filaree are the three key species that we saw in the grassland. Herbaceous cover. So, that occurs in the ephemeral stream and occurs on the upland. Those are not wetland plants, so just to clarify that for you.

RICK HOPKINS: So, even if the question of could they be hydrophytic soils, which they're not, but if they were, it still would not be a wetland, because it lacks hydrophytic vegetation.

So, to your question about whether or not the mitigation is sufficient, we provided some clarifications to Brian. I've worked with Brian for 25-30 years, I've gotten maybe 20-30 permits from him over the years, so it's like I know him, I know how he works, and I know his system.

We've mitigated ephemeral drainages in much the same way that have been approved by the Regional Board and much the same way we recommend here, which is creating these incised channels in between where there is currently no incision, so you create a little longer connected stream.

We've done that on a number of projects we've done where we've had ephemeral drainages. Most of our impacts are to what we call the more significant side of the equation. Ephemeral streams are often mitigated at one-to-one. When we talk about intermittent or perennial streams, impacts are two- or there-to-one, plus a lot of vegetation planting, and there is a lot more hydrology that goes into designing those, for obvious reasons. Less hydrology goes into designing… Not less hydrology, but it's less complicated to design ephemeral drainages or connecting these incisions, because it's a fairly simple system.

So, we clarified the fact that we would do a minimum of one-to-one, one of the things would probably be pulling out the culvert that just exists upstream, pulling that out and creating an incision in there, but there are significant sections where there is no incision that one could create more than one-to-one, so you could create greater…

So, from a feasibility perspective, you can create onsite more than the impact, so you can exceed one-to-one, and you could plant some vegetation, and depending on where it is, woody vegetation, depending on where it is, but it's not going to be wetland woody vegetation, because it does not have the conditions to support willows and things of this sort, so you would plant the coyote brush and other things that are kind of there. Blue oak, coast live oak, things like that could be planted along there if there were space to do that, and so that's why the feasibility is there, it just wasn't clear enough in the original comments and the original recirculated draft, so the comment letter clarified what would be done.

COMMISSIONER SORDI: Okay, thank you for that. I mean, just to conclude, it sounds like what you're saying is it's not exactly a super heavy lift to accomplish in a one-to-one replacement ratio, even if the Regional Board

got carried away and wanted a one-and-a-half to one- or two-to-one, it could even be feasible that you would be able to mitigate onsite.

RICK HOPKINS: Right.

COMMISSIONER SORDI: All right, thank you.

CHAIR BURCH: Commissioner Thomas.

COMMISSIONER THOMAS: I'm sorry, could you just repeat the list?

RICK HOPKINS: Canary grass, slender oat, and filaree.

COMMISSIONER THOMAS: Okay.

CHAIR BURCH: Are there further questions to Staff or the consultants?

COMMISSIONER THOMAS: My question is not specifically for Lot 8, but the change from the 10' to the 15' buffer, can you just like walk us through the process of why that change was recommended for the mitigation strategy? I can pull it, which one it is.

NICK PATTANI: Yes, Commissioner, I have some notes on that. One of the things I wanted to indicate is that in the 2017 EIR the mitigation required a minimum setback of 10' from the top of bank, which we actually have 15' now, so from that standpoint in terms of measurement from top of bank, it's actually an increased protection.

But it had language in there about "End 10' from the oak canopy," so a little unclear. It seems like if you take that, in some places you have just the channel, and in some places you have oak canopy, so I guess it's 10' from the channel, but where there is oak canopy there is 10' out from that.

Our Exhibit in the document is based on the land use near streams guidance document that the Town relies upon. It doesn't necessarily require a setback from oak canopy, but as you can see from our exhibit, which is Exhibit 16 of the recirculated document, none of that oak canopy is going to be impacted; it's fully respected with the design, so through design there is essentially a setback that protects the oak.

COMMISSIONER THOMAS: Okay, so it was after review of the old EIR and looking at Town recommendations in general you felt like that was a better mitigation strategy?

NICK PATTANI: Correct. We wanted to make it comport with the Town's guidance and based on the design with that 15' buffer from the incised channel area, and then the design avoiding the oaks; it's fully protected.

COMMISSIONER THOMAS: Thank you. I have one question, and I think that I asked this the last time, so

I'm really sorry, Staff, if we have to look this up again. I was trying to look in the original Staff Report. In what year was this land stopped being used for grazing and used for livestock, do you remember?

ERIN WALTERS: I'll have to search that. I'm sorry; I know we talked about that the other day.

COMMISSIONER THOMAS: And I forgot. Okay, thank you.

CHAIR BURCH: While you're looking that up, could I perhaps ask a different question? I wanted to ask a bit about the maintenance, and this is actually for Ms. Whelan.

Have we in the past written anything in Conditions of Approval to ensure some type of… My concerns are like when a road maintenance is being placed on a homeowner, homeowners tend to defer expensive maintenance, and ultimately that becomes a public safety issue. How does the Town address those types of maintenance issues?

ATTORNEY WHELAN: I can start, and then we do have representatives from Parks and Public Works and they can speak to it in more detail, but for the Los Gatos Lodge project the project was proposing to form a Homeowners Association, and so the Condition of Approval required that the Town and the Applicant enter into a Maintenance Agreement, and that agreement provided that it would run

with the land and it would bind the future Homeowners Association. And I did find some language in the proposed Conditions of Approval that we could discuss later, but I wanted to see if Parks and Public Works had information to add.

JAMES WATSON: James Watson, Parks and Public Works. This one is a little bit different. This one doesn't really have an HOA being proposed, so the maintenance solution is kind of in flux right now; I'm not exactly sure how we'll end up doing it. Obviously, maintenance costs, especially roadwork, is very expensive, and having a homeowner… I understand your concerns. I don't know that we've had a chance to really work out the solution that we're going to go with here with the Planning Department and with the developer on the maintenance approach.

CHAIR BURCH: Do we have an example of like it's not an HOA, it's a Maintenance Association, anywhere else in town, any other development? I've never heard that before.

JAMES WATSON: I just actually ran into Chris Constantine out in the lobby, and he had mentioned the potential of maybe a Bond Assessment District or some other tools that could be used to create some sort of assessment district over all of the parcels that would then run with

the land and could provide a vehicle or means to collect a fee that could be used for that maintenance.

CHAIR BURCH: If we do something like that, does somebody from the Town actually verify that certain maintenance is being done?

JAMES WATSON: Typically, we would hear complaints. Homeowners don't typically know what's private and what is public, and so we would definitely hear complaints about dilapidated facilities, and then we would contact whoever is the contact person on any agreements that are in place to let them know their obligation.

CHAIR BURCH: Okay.

DIRECTOR PAULSON: And through the Chair, I can't remember if it was mentioned before, but this is a little unique. Usually, the HOA covers all that stuff. This is going to be done a little bit differently, but you could recommend in your direction for whatever the recommendation is that the CC&Rs and Maintenance Association include provisions for roads and whatever other provisions you had in mind, and then we can move forward from there.

CHAIR BURCH: I think my question would be we had this actually come up eons ago, Mr. Paulson, on a development off Union where there was water there and there was a sump pump or something, and it was supposed to be

that maintenance group's job to maintain it. They didn't, it died. There were some issues that came out of that, and I'm also thinking of this culvert, which I think is a good idea, but we also know that if a culvert is not cleaned out and maintained it just causes more flooding. I don't want a good thing to become a bad thing, so can we include language around something like that being…

DIRECTOR PAULSON: I think you should just do a for example list of what you're looking to include. I think I recall what you're talking about. That was on a private property, so whether it's C3 with these detention basins on individual lots, which come up quite often on individual lots, not projects, or sump pumps that fail, ultimately it's the property owner's responsibility, but we can definitely weave some language into the Maintenance Association to try to cover as much of that as possible.

CHAIR BURCH: Okay. Then I have one other question, probably for Parks and Public Works. I was listening to one of the neighbors who mentioned a conversation he had about planting some trees, some vegetation, to provide screening, and the trees they referenced specifically was redwoods, and I thought we weren't recommending redwoods because of fire, or they weren't a native tree, or because of the water usage, was

that it? I know there was a reason we were not recommending them, so if I wanted to ensure there was some kind of language, I would probably then say vegetation for screening, that they would work with Staff to determine. Okay, thank you.

ERIN WALTERS: Through the Chair, Staff has not been able to find that language, and we looked through past years of documentation, so I don't know if the Applicant's team has additional information.

CHAIR BURCH: Should I open up the public portion of the hearing to ask that?

ERIN WALTERS: That would be great.

CHAIR BURCH: Okay, I'm going to open up the public portion of the hearing to ask the Applicant to come forward.

JIM FOLEY: Could you repeat that request?

COMMISSIONER THOMAS: It was just about when grazing was stopped on the land.

JIM FOLEY: Oh, I do not have that information. Sorry.

COMMISSIONER THOMAS: Do you feel like more than ten years, or you have no idea? It's fine if you have no idea.

JIM FOLEY: I'm 47 years old, and I've never seen grazing, but I've never been… I have no idea.

CHAIR BURCH: I don't think there was cattle grazing in 2014.

COMMISSIONER THOMAS: No, there wasn't.

SEAN MULLIN: Through the Chair, the best and closest I can get is a memo to the CDAC from 2016 that noted that cattle grazing is no longer occurring. It doesn't say for decades…

COMMISSIONER THOMAS: Yes, when it stopped.

SEAN MULLIN: …but it was in the context of cancelation of the Williamson Act contract, so by at least 2016, presumably earlier.

CHAIR BURCH: Okay, I will reclose, unless you have a follow-up question.

COMMISSIONER THOMAS: No, that's it. I mean, the neighbors probably know best.

CHAIR BURCH: Probably.

JIM FOLEY: To follow-up on your questions and your debate about the Maintenance Association, I think there are some pretty clear State guidelines that dictate what happens there. I don't know if Staff has any of that on hand, but I think it will be very helpful.

CHAIR BURCH: I'll make sure I discuss with the attorney. Thank you. All right; I'm going to reclose the public portion of the hearing. Are there further questions?

COMMISSIONER THOMAS: My last question, I guess, really about this, if the Army Corps of Engineers came out and determined the…the courts and everything determined in 2016, that is when it was determined where the edge of the wetland was, and like the portion of Ross Creek, that they are considered a Water Body of the State and they're responsible for, it's been ten years since then, and if this land has just been sitting there, is that delineation… As environmental consultants, did you confirm that the specific delineation where the fence is right now is still what they determined and what existed in 2016? Is that confirmed with what plants exist there today at the border of the wetland in that northwest corner?

RICK HOPKINS: Yes, it does, and just so you know, what's called an Approved Jurisdictional Delineation, AJD, it has a five-year life, so that wetland delineation expired in 2021. Ultimately, the Corps will disclaim that wetland now under the new rules, but the State will claim it, so it essentially doesn't mean much from the Applicant's perspective; they're not going to impact it, so they don't need a permit from the Regional Board, but even

if they did impact it, they wouldn't get a permit from Corps, and the reason the Regional OCA Corps would disclaim it is that it's not contiguously connected to a navigable water, but Ross Creek is, so Ross Creek would stay jurisdictional.

COMMISSIONER THOMAS: Okay, but that little area doesn't.

RICK HOPKINS: Right.

COMMISSIONER THOMAS: But that space that was determined in 2016, you confirmed that it's the same?

RICK HOPKINS: It's approximately the same.

COMMISSIONER THOMAS: Okay, because obviously things have changed on the property; that's why I was asking about the grazing. It's when we stop actively managing the land that things are going to change over time, so five years is the typical.

RICK HOPKINS: Yes. It hasn't grown, it might have even shrunk a little bit, but I don't think it's significantly different, but that would be something they would just delineate anyway, because what you do for the Corps is you list any aquatic feature, even if it's a road ditch, so that everything is on the table. They come out, they look, and they go, "Yeah, that's a road ditch. We don't claim that" kind of thing. So, all of those features

are put on a delineation for the Corps to come out and look at and then make a decision.

COMMISSIONER THOMAS: Okay, thank you.

CHAIR BURCH: Are there any further questions of the consultants, Staff? Commissioner Sordi, and then Commissioner Thomas.

COMMISSIONER SORDI: Would Staff mind putting up Figure 31 again? This was just the easement and swale locations, which had the swale on it, but I just had a question about the open space future trail easement.

DIRECTOR PAULSON: Mr. Mullin will be much quicker, so we'll just give him a second.

COMMISSIONER SORDI: Thank you. This is for me another of the big changes that I appreciate the Applicant making. I don't think that we had extensive easements. It looks to me like what is possible here is that if someone was to ride a bike down Brooke Acres Drive, they could use the EVAE to make their way through to the primary road serving the project and make their way out to Twin Oaks on a bike, theoretically. Hopefully, I'm correct in my assumption.

The question I really wanted to zoom in on is it's very steep to go to the right and then to the north, but a hiking trail is always a possibility; I don't think

it would be a bike trail. The piece of dirt, real estate, whatever, immediately adjacent to Cerro Vista Court where the easement ends right at the north end, is that controlled by the Town, or is that someone's private panhandle for their lot? Do we have any way of knowing that?

CORVELL SPARKS: This is Corvell Sparks, Parks and Public Works, Assistant Engineer. Yes, that portion actually belongs to the resident on the left side of the connection there.

COMMISSIONER SORDI: Okay, thanks. So, we're almost there. What I'm seeing is the possibility if somebody wanted to go on a robust hike sometime in the future, if we're able to secure funding to build a little trail, that can be pretty simple. You could come down Brooke Acres Drive, you could take a hard left and make your way ultimately out to Shannon Road and other parts of town if you could get across that little piece there, and I don't know if there's a way to extend that down to the driveway of the lot. It would be like a really brief, really small little connection that would enable people to get out to Cerro Vista. I'm just suggesting that.

COMMISSIONER THOMAS: The Cerro Vista driveway is an agreement. There's an easement there with that

landowner. Yes, if that's what you're talking about, if connecting those two easements just in a way so that there could be an actual move through.

COMMISSIONER SORDI: Yes, that's exactly what I'm talking about, so we have a way…

COMMISSIONER THOMAS: Maybe we should ask.

COMMISSIONER SORDI: …to make the connection, and then we really do have kind of a potentially great pedestrian/bike pathway through the project, and a hikable pathway.

DIRECTOR PAULSON: We'll wait and see if Parks and Public Works has any additional comments, but I think that could be, again, direction as part of any recommendation that that connection be made, and then the Applicant can respond to that when they move forward to Council.

COMMISSIONER SORDI: Okay, thank you.

CHAIR BURCH: My question is do you guys want me to open the public portion to ask the Applicant about this specifically? All right; I will open the public portion of the meeting to ask the Applicant that specific request.

JIM FOLEY: Thank you. I don't think I have this wrong, but there is an easement there already that we had a big dispute over, and we had to go purchase an additional

easement for our roadway, because the easement for the benefit of the Town and public was not able to be used, so you already have that easement across that land.

CHAIR BURCH: When you mean across the land, are you specifically talking like close to the driveway, or where your easement is already up to the…

JIM FOLEY: Where your hand is there, it begins there and it goes all the way to the property line of the adjacent property owner that controls that. Then we went and purchased a different easement over the top of that for the driveway.

COMMISSIONER SORDI: That was contiguous with it, just for a different purpose. So, the existing one, it sounds like and looks like you're making reference to a recorded document that exists there.

JIM FOLEY: Yes.

COMMISSIONER SORDI: And we would have the ability to place a condition essentially expanding the use of the easement to include…

JIM FOLEY: I don't think so. I believe that there is a recorded… Do you remember this?

JAMES WATSON: Yes, through the Chair, there is actually an easement that was offered for a throughway, but it was only offered to the Town if we created a throughway,

and so in my opinion, we don't actually have an easement there because we never had a developer that wanted to create the throughway which would allow us to actually execute that offer of dedication to us. It was dedicated for a specific reason that we weren't able to use, and that's why Jim had to go ahead and actually get a separate easement for the purposes that he intended to use it for, which is this driveway to this lot.

There is recorded on the maps in this area a horse easement that actually comes off of Shannon Road and then comes up and parallels right on this Cerro Vista section, and then just dead-ends a little bit at the end of that parcel that owns that large wedge, it stops right there, so there is an old equestrian easement there.

CHAIR BURCH: There is an easement for horses?

ERIN WALTERS: Yes.

CHAIR BURCH: All right.

JAMES WATSON: But when you look at it, it's completely overgrown and it's hard to tell that there's an easement there. There isn't an actual easement. He's got to have a horse.

COMMISSIONER SORDI: So, if it's for that specific purpose, and it's in a slightly different

alignment, it looks like we would have to make a specific recommendation for a new one. It's better safe than sorry.

CHAIR BURCH: I think I can close the public portion again for now. All right; do we have any further questions of Staff? Then I do, to Ms. Whelan.

I want to go back to the maintenance agreement and CC&R. You said you had some thoughts on that?

ATTORNEY WHELAN: Yes, there are two conditions that speak to maintenance. The first one is Condition of Approval 104, and it says that "The Applicant shall prepare and submit project's covenants, conditions, and restrictions," and it says that "The CC&R shall include language that restricts the Homeowners Association from making changes to CC&Rs without approval from the Town, and it requires that reference to the stormwater treatment facilities, Maintenance Agreement, and obligations be incorporated."

CHAIR BURCH: But there is no Homeowners Association, so would we say the Maintenance Association?

ATTORNEY WHELAN: So then, there is Condition of Approval 110, and it says, "The Applicant shall execute and record a stormwater treatment facilities Maintenance Agreement to ensure perpetual maintenance. The agreement shall outline operation and maintenance. The agreement

shall be executed prior to occupancy of the first building and include the following." And then it says, "The property owner shall operate and maintain all onsite stormwater treatment facilities." So, as proposed, I read that to require that each individual property owner is responsible for the stormwater treatment facilities on their property.

CHAIR BURCH: To you, you would include the individual bioswales and the culvert in that language?

ATTORNEY WHELAN: I think that's a better question for Public Works.

CHAIR BURCH: We don't normally see this in stormwater conditions.

JAMES WATSON: Yes, this one is a little bit different as well. I think that's a little bit of our template language merged in there where we're talking about HOAs with the assumption that there is going to be an HOA. The stormwater Maintenance Agreement is generally executed with the HOA responsible for it. Obviously, the way this one is unfolding, it looks like the developer desires each individual property owner to maintain their own facilities, and so I would imagine that we would need to have stormwater Maintenance Agreements executed against every single parcel for their maintenance activities, so this is an area that I think we may need a motion to tweak that

language, or we can perhaps come to Council, if this goes to Council, with some better language on that.

CHAIR BURCH: I could make maybe some recommendations to add a little bit to it, and then it moves forward, and if it gets tweaked a bit. But that's the stormwater. If I were going back to Condition 104, I assume that is where I would make a notation about road maintenance. Is it?

ATTORNEY WHELAN: I would recommend, because Condition 104 is really talking about what the CC&Rs have to include, that roadway maintenance be included in both Conditions 104 and a new condition we added to require roadway maintenance.

CHAIR BURCH: Okay. Can we add on that though to confirm that there will be a Maintenance Association? Can that be written in there?

ATTORNEY WHELAN: Yes. And if you're inclined to do that, I would write it to say there shall be a Maintenance Association.

CHAIR BURCH: And then I wanted to add some form of language around that road maintenance that ensured that a huge swath of this road isn't falling to one of the below market homes. Can I add something along the lines… There are obviously specific conditions to each lot. Would I

write something in that, or would be in the CC&Rs that makes a statement?

ATTORNEY WHELAN: CC&Rs are enforced privately, so they can only be enforced by members of the association, and so if it's something that you would like the Town to be able to enforce, I recommend having it as a separate Condition of Approval.

CHAIR BURCH: Okay.

ATTORNEY WHELAN: And then one of the Commissioners asked about a State law that dictates how easements are maintained in the absence of any other agreement, and the planning manager located the section. It's Civil Code Section 845, and it provides that as a general rule, "The owner of an easement that's a private right-of-way is responsible for its repair. If the easement is owned by more than one person, or is attached to parcels of land under different ownership, the cost of maintaining and repair shall be shared by each owner of the easement or the owners of the parcels of land pursuant to the terms of any agreement entered into the parties for that purpose. In the absence of an agreement, the cost shall be shared proportionately to the use made of the easement by each owner."

CHAIR BURCH: So, does that mean in this instance if this easement is crossing through very specific lots, so it's Lots 9,8, 10… Oh, that goes all on the back, 7, 2, and 3, then that falls to the responsibility of each individual homeowner too?

ATTORNEY WHELAN: Yes, the statute provides that in the absence of any agreement, it will be shared by all the property owners based on how much use they each make of the easement.

CHAIR BURCH: Candid, I'm just seeing a maintenance nightmare here. Okay.

DIRECTOR PAULSON: Through the Chair, the last piece that Ms. Whelan was speaking to is if there wasn't an agreement. We're going to require an agreement, so that can be written into it. I think it's also probably the use. If they're all single-family homes, I would assume they're all using it in the same manner, so depending on how that was looked at, but that ultimately would be a civil issue.

I'll also add that we don't want any new public roads, so all of our subdivisions are private roads, and so we have other instances where Roadway Agreements have been done through Parks and Public Works, so they're very familiar with those.

CHAIR BURCH: Okay. I'm used to seeing this with an HOA, and it's a little cleaner. This is just where I see the issue.

COMMISSIONER THOMAS: I have one question for Staff just to clarify for us and the public, because often a lot of our projects don't see major portions depending on getting permits from outside agencies that are not pretty much guaranteed or typical. So, what typically happens if this were forwarded to Town Council and the project moved forward, and then an outside agency has to issue permits also? What is the typical process that ends up happening with that?

SEAN MULLIN: I can start. Prior to any ground disturbance and prior to issuance of the permit is probably how we would trigger it. We would need to see evidence that the Streambed Alteration Agreement or the 401 was obtained. The Applicant would need to work with those outside agencies to get those permits.

The Town is not directly involved there, and to the biologist's point, we've written the Condition of Approval to be a little bit broad to allow… If you paint them too close into a box, then they have to come back if there are some significant changes from the Regional Water Quality Board.

That said, if there are significant changes that don't fit within the project that was approved, that would be problematic for the developer, but that's something that they'll work out with Regional Water Quality and CFW.

COMMISSIONER THOMAS: So, significant changes would be like Lot 5, there is too much… To mitigate all of that it would be these bigger changes than anticipated, and so then the project would need to be adjusted for that?

SEAN MULLIN: I think the term we would typically use is, are these changes in substantial conformance with what was approved by the Town? We see this all the time on smaller projects, but it's the same thing here on this type of project.

COMMISSIONER THOMAS: Okay, thank you for clarifying that. I don't have a question for Staff, but I do think that because we just talked a lot about the Conditions of Approval, and some of the language changes and everything, that I would appreciate just a couple of minutes to be able to look over and make sure that we individually understand what we just discussed.

CHAIR BURCH: Okay, then I'm going to call a ten-minute break. Thank you.

(INTERMISSION)

CHAIR BURCH: …reopen the meeting. Thank you very, very much for your patience. All right, coming back and everybody reviewing all the information in front of them, are there any final questions of Staff or the consultants that anyone has? Commissioner Thomas.

COMMISSIONER THOMAS: I have a question for Staff about some language for a Condition of Approval. Today we had in Exhibit 36 the proposed Lots 5 and 6 vegetation buffer. In Staff's opinion, what is the best way to include that into a Condition of Approval, and is it possible to include some language that extends similar species list, etc. to the other lots? This was the only vegetation thing that we got to.

ATTORNEY WHELAN: Are you thinking of adding a Condition of Approval to require this screening?

COMMISSIONER THOMAS: Sorry, not the screening. I mean, part of this would cover the screening, but yes, making sure that saying that what is currently presented in Exhibit 36. The proposed list of plant species, in general, is good in what is supported and what we would want to include in a Condition of Approval, but also make sure that it can be adjusted to accommodate for changes due to screening, and also it is weird to only have it be for Lots 5 and 6? Should the list be expanded to other lots?

ATTORNEY WHELAN: It sounds like maybe you're thinking of two conditions, so maybe one condition to say that any plantings will conform with the species identified in Exhibit 36, and then maybe a second condition to discuss screenings for Lots 5 and 6.

COMMISSIONER THOMAS: Whatever language is appropriate so that they don't conflict with each other, I guess, when we come up with that.

ATTORNEY WHELAN: And when you do, I think it would be safe to say that any plantings have to conform with the species identified in Exhibit 36, because that would include any screening that you impose for Lots 5 and 6.

COMMISSIONER THOMAS: Okay, maybe, or potential substitutions or alternatives approved by Staff.

DIRECTOR PAULSON: Through the Chair, obviously we're in the hillside area, so there is an approved list in the Hillside Development Standards and Guidelines, so maybe just refer to other species from that list.

CHAIR BURCH: That said, does anybody want to venture a motion?

COMMISSIONER SORDI: Okay. I'll go ahead and try to make a motion here. It's kind of a long winded one, and

if there are any adjustments to conditions, we'll talk through those.

I'll go ahead and make a motion to forward a recommendation to Town Council to approve the Architecture and Site Applications, Subdivision Application, and Mitigated Negative Declaration Application by taking the following actions:

Adopt the recirculated Mitigated Negative Declaration ND-25-001, and the recirculated Mitigation Monitoring Program included there in Exhibits 38 and 39.

Make the finding that the project is consistent with the General Plan, including the incentives and waivers requested pursuant to the State Density Bonus Law and the granting of requested exceptions of the maximum allowed density pursuant to the Builder's Remedy provision of the Housing Accountability Act.

Make the finding that the proposed project complies with Section 66474 of the State Subdivision Map Act with granting other requested exceptions to Town standards pursuant to the Builder's Remedy provision of the Housing Accountability Act.

Make the findings for the Tentative Map approved with respect to State responsibility area for very high fire hazard severity zones, findings of such that are made

with respect to the State Board of Forestry and Fire Protection Board.

Make the finding that the project meets the Objective Standards of Chapter 29 of the Zoning Code with the incentives and waivers requested pursuant to the State Density Bonus Law in granting other requested exceptions to Town standards pursuant to Builder's Remedy and the Housing Accountability Act.

Make the finding that the project complies with the Hillside Development Standards and Guidelines with respect to granting of the requested exceptions to Town standards.

Make the finding that the project complies also with the Hillside Specific Plan with the incentive and waivers requested pursuant to State Density Bonus Law.

Make affirmative findings as required by State Density Bonus Law for granting an incentive pursuant to California Government Code Section 65915, and for granting waivers also consistent with Government Code 65915(a)(2), and to make the finding as required under Government Code 65589.5 of the Housing Accountability Act.

None of the findings for denial of a Builder's Remedy project can be made.

Make considerations as required by Section 2920.150 of the Town Code approving an Architecture and Site Application.

Finally, approving the Architecture and Site Applications S-24-023 through S-24-033 and S-24-059, including Subdivision Application M-24-023, and the recirculated Mitigated Negative Declaration with the recommended revised conditions contained in Exhibit 42, and the development plans in Exhibits 15 through 27, Exhibit 35, and Exhibit 36. Did I cover it all?

CHAIR BURCH: You did a really good job. Didn't you, however, have a… Hold on. Yes.

ERIN WALTERS: Through the Chair, also if we could just add to add Exhibit 46 that describes the changes to the Mitigation Measure, the errata.

COMMISSIONER SORDI: Okay, thank you, yes. And also, to approve subject to Exhibit 46 that describes the changes to the Mitigation Measure as it relates to agency permitting.

CHAIR BURCH: All right. Is there a second? Commissioner Thomas.

COMMISSIONER THOMAS: Second the motion.

CHAIR BURCH: To the Maker of the Motion and the Seconder of the Motion, could I make some Conditions of Approval modifications?

COMMISSIONER THOMAS: In order?

CHAIR BURCH: Yes, so you go first.

COMMISSIONER THOMAS: For Condition of Approval 12, can we make sure that the replacement tree language includes the number and size of replacement trees shall be determined using the canopy replacement table in the Town Code, and the…

DIRECTOR PAULSON: The approved tree list from the Hillside Development Standards and Guidelines.

COMMISSIONER THOMAS: And that. Thank you. And then an addition of a Condition of Approval; this has to do with landscaping and what I was just asking about, so to include a Condition of Approval that Exhibit 36 of the list of landscaping plants and designs from Exhibit 36 from today's Staff Report be included with the landscaping, and… I'm sorry, Ms. Whelan, you had some specific language that I like, but that I did not write down; I apologize.

ATTORNEY WHELAN: "Any plantings shall conform with the list of approved plant species from Exhibit 36," but I want to make sure that doesn't conflict with the

Hillside Plantings Guidelines, so how about "…shall conform with both the Hillside Planting Guidelines and Exhibit 36"?

COMMISSIONER THOMAS: Yes.

CHAIR BURCH: All right. Do I need to probably specifically to the Maker of the Motion is that acceptable, since it's a different person making that recommendation?

COMMISSIONER SORDI: I accept the condition. I accept the amendment to my motion.

COMMISSIONER THOMAS: And I second.

CHAIR BURCH: All right, so then I'm on 104. We need to strike the language that references the Homeowners Association making changes, and instead I would like it to read, "The CC&Rs shall include relevant project Conditions of Approval, and shall include a Maintenance Association responsible for maintaining…" Oh, no, I don't think we want to say maintaining the redwoods, but that they need to include a Maintenance Association Agreement. Is there other language—I'm asking Parks and Public Works—that you feel I should add to that? You think that's fine?

SEAN MULLIN: Through the Chair, this is specific to a roadway Maintenance Agreement?

CHAIR BURCH: Correct. Yes, sorry. No, the other items are in stormwater. And then on 110…

ATTORNEY WHELAN: Question for you on 104, did you want the Maintenance Association to be responsible for both the stormwater treatment and the roadway, or did you want to handle the roadway separately?

CHAIR BURCH: When we had talked, I was going to put the comment about the Maintenance Association and the culverts and bioswales under 110A, or do you want me to have it in both sections? I mean, I couldn't care less.

ATTORNEY WHELAN: Since 104 is talking about what needs to be included as the responsibility of the Maintenance Association, I would be inclined to include everything that's their responsibility.

CHAIR BURCH: Okay. I don't think the Maintenance Association… They're still saying the individual properties maintain some of these, but if I want the culverts and the bioswales and stuff to be part of that, I can?

ATTORNEY WHELAN: I'll defer to Public Works, but the way this is set up right now is the individual property owners are responsible for the stormwater treatment facilities.

CHAIR BURCH: Right.

ATTORNEY WHELAN: And then the conditions are silent of roadway maintenance, and so that Civil Code section would apply.

CHAIR BURCH: Yes, that's what I thought. I was putting the roadway in the CC&R with the Maintenance Agreement, and in 110A I was going to add "…includes, but not limited to," for the repair responsibility, "culverts, bioswales, catch basins, and stormwater infrastructures on sites."

JAMES WATSON: Yes, we agree with that.

CHAIR BURCH: Okay. I said that really fast. Do you want me to slow that down? 110A. So, it says, "The property owner shall operate and maintain," etc. I'm saying this "…includes, but not limited to, culverts, bioswales, catch basins, and stormwater infrastructures on sites." Are you ready for my next one?

The next one is 120, and I promise you, moving forward this is just going to be included. This is actually project construction activities, not excavation, and I would like to add that "No trucks can sit and idle on Twin Oaks Drive or Cerro Vista Court," that "The developer is responsible to create space onsite for all trucks, equipment, personnel trucks, and material."

And then I have two new conditions to add when you're ready.

ATTORNEY WHELAN: Before we leave Condition of Approval 104, right now it says, "References to the

stormwater treatment facilities Maintenance Agreement obligations shall be incorporated in the CC&Rs." Did the Commission want other obligations to be incorporated into the CC&Rs, like the culverts, bioswales, catch basins?

CHAIR BURCH: I'm not sure what else that would be. If I've already covered the road…

COMMISSIONER THOMAS: (Inaudible).

CHAIR BURCH: Well, that's what I'm asking.

COMMISSIONER THOMAS: I think that it's the stormwater, all of the culverts, etc., but I feel like all stormwater treatment facilities is covered.

CHAIR BURCH: If I put it in A, and I'm adding it to A, doesn't that cover it?

COMMISSIONER THOMAS: Yes, it does.

CHAIR BURCH: All right, and then, Ms. Whelan, I might want your assistance with this. I did also want to add a condition that probably goes somewhere around the CC&Rs to file a formal private road Maintenance Agreement with the Town, and then include that in the CC&Rs so all buyers are notified. Does that sound okay?

ATTORNEY WHELAN: It does. If you give me a minute, I can read something into the record.

CHAIR BURCH: Okay.

ATTORNEY WHELAN: One possible way that could read is "Prior to the issuance of any Building Permits or the filing of a final map, the Applicant shall record a legally enforceable private road Maintenance Agreement. The agreement must be reviewed and approved by the Town Engineer and Town Attorney. It must explicitly state that all property owners benefiting from the private road share equitably in the perpetual maintenance, repair, and liability of the roadway. The recorded document shall run with the land and bind all future successors."

CHAIR BURCH: I like everything about that, except one thing. I would like that to say "...with the exception that the below market rate properties are only responsible for their proportional frontage and maximum." Does that sound okay?

SEAN MULLIN: Just a question for clarification. When you look at the shape of Lot 1, which is one of the BMP units, it peninsulas all the way out to Twin Oaks, so if we look at proportional to…

CHAIR BURCH: That's what I was trying to figure out, how to say this. So, can I say it like equal to the adjacent BMRs? I guess I just do not think it is right to put that much road maintenance on a BMR owner. Can I just say, "…with the exclusion of the BMRs," and that the street

responsibility is covered by the other lots? I mean, I could make that a lot easier and just say it's split between the other lots. Can I do that?

ATTORNEY WHELAN: I think there has to be like a reasonable relationship between the burden and the property. Maybe it could say, "The frontage bordering the residences."

DIRECTOR PAULSON: Just to step back, I think what Ms. Whelan originally said was the proportionate share of the use of the road, so I don't see that as related to frontage. These are all single-family homes, they all have the same use, so we can work through those details down the road, which is different than your latest statement, which was they don't pay anything, but those are two things to consider.

CHAIR BURCH: Do we say… Joel had a good suggestion, based on the square footage of the house?

ATTORNEY WHELAN: It would be simplest to revert to the civil code where it says based on proportional use of the roadway.

CHAIR BURCH: Okay, I'm getting three nods. I like that. Okay. I have one more. This goes back to landscape. I'm so sorry. Just that the Applicant work with adjacent neighbors to develop a landscape plan to address

screening between the properties, and they will work with Staff to select the appropriate trees or shrubs. I'm leaving it that way since it's hillside, and fire. Does that sound okay? Okay, I like it when they nod.

Are those acceptable to the Maker of the Motion?

COMMISSIONER SORDI: Those are acceptable amendments to my motion.

CHAIR BURCH: And to the Seconder?

COMMISSIONER THOMAS: Yes.

COMMISSIONER SORDI: I have another.

CHAIR BURCH: Oh, you have one to add? Oh, yes, you do.

COMMISSIONER SORDI: I do, to add a couple conditions related to trails. Staff actually had clarified that right now the EVAE that runs through Lot 3 is really for that purpose and that purpose only, so I would like to suggest that the EVAE be shown on the map, and this is specifically the EVAE that starts where Brooke Acres Drive ends at the property line and runs all the way over to the private road, which is the main road for the project. That the final map show that as not just an EVAE, but also a bike and pedestrian easement, so that would run over the EVAE and that bike and pedestrian easement would continue over the private road all the way out to Twin Oaks.

JAMES WATSON: Through the Chair, would you like to add something about a gate perhaps? I think it's going to have a full gate at the property line, so you maybe want to add some access to that condition.

COMMISSIONER SORDI: Sure. I mean, if we could have just a gate wide enough for bike and pedestrian access, that would be ideal.

COMMISSIONER THOMAS: So, the one that's like the…

COMMISSIONER SORDI: Right.

COMMISSIONER THOMAS: You know, like we have along the trail downtown before you hit the road, so people don't get run over.

JAMES WATSON: I recommend you just say, "As approved by the Town Engineer."

COMMISSIONER SORDI: Okay.

COMMISSIONER THOMAS: Perfect.

COMMISSIONER SORDI: "As approved by the Town Engineer." Sounds great.

SEAN MULLIN: And I would suggest, "…and the Fire Department." Since that is an EVAE, we want to make sure we're not constraining it by putting in the pedestrian access.

COMMISSIONER SORDI: Okay, so "As approved by the Town Engineer and Fire Department."

Secondly, would like to modify Condition 9 relating to public trail easements, which already is over a portion of Lot 10. Right now, there is a 125' wide trail easement over Lot 10, running all the way up to the northern property boundary. I'd like to have that shift to a 20' wide pedestrian easement that runs along that northern boundary and connects with the driveway to Lot 10, and that the Applicant make good faith efforts to obtain the appropriate easement to cross that small section of land and connect with Cerro Vista. That would involve approaching the property owner, which I think is (inaudible) Lu (phonetic), which is an adjacent property owner. Does that sound practical?

CHAIR BURCH: If maybe you could show Public Works your markup.

DIRECTOR PAULSON: I think we understand what you're looking for.

COMMISSIONER SORDI: Okay, thanks.

CHAIR BURCH: All right.

COMMISSIONER SORDI: Any other amendments?

COMMISSIONER THOMAS: No, but the Seconder is fine with that.

CHAIR BURCH: Okay. Then before we call, I need to ask if there are any other motions on the table?

ATTORNEY WHELAN: Did the Commission want to add a Condition of Approval regarding the culvert or the screening?

DIRECTOR PAULSON: They did.

CHAIR BURCH: I did.

DIRECTOR PAULSON: Yes, both were done.

ATTORNEY WHELAN: Oh, okay.

CHAIR BURCH: Yes, I did. Okay. All right, if there are no other motions, is there any discussion to have? Commissioner Burnett.

COMMISSIONER BURNETT: Well, I'm not unusual, but I cannot support my fellow commissioners on this. My comments from the December 19, 2025 Planning Commission meeting have not changed in that a fair standard argument under CEQA can be made requiring an EIR.

With the additional new facts that have conclusions as to the environmental impact on the ephemeral stream, as well as the Water Board's concerns in a letter dated April 26, 2025, an EIR is required when there is subjective evidence when there is one or more significant impacts on the environment, and it can be fairly argued, based on substantial evidence in the light of the whole

record, that a project may have a significant environmental effect, and that requires an EIR.

The complexity of this project, and so many more questions today actually give me more emphasis, or I feel more strongly to require a full EIR, which should have been done in the first place. Thank you.

CHAIR BURCH: Thank you, Commissioner Burnett. Is there any other discussion? Commissioner Mayer.

COMMISSIONER MAYER: I think I will be supporting the motion on the table, and I agree with all the amendments made. I haven't spoken much this evening, because I actually was on the Commission during the first time you guys heard this last year, so I've just been listening to all the really robust discussion.

Thank you to Staff and Public Works, and also the environmental consultants; it was really interesting learning about the whole process for the Mitigated Negative Declaration.

I want to say, just looking at the Applicant's package, and especially the civil engineering drawings, they are very thorough. I think HMH did a really good job, especially with stormwater control and drainage. From my professional experience, what I'm seeing here is a state-of-the-art approach to stormwater management, so I think if

it is constructed as is drawn, the stormwater issue is going to be well managed, so that's just my read of it, and that's all I have to say. Thanks.

CHAIR BURCH: Thank you, Commissioner Mayer. Any further discussion? If not, I will call the question. All in favor? Opposed? Motion passes 4-1. As this is a recommendation for the Council, I assume there are no appeal rights?

SEAN MULLIN: That's correct.

CHAIR BURCH: Thank you.

(END)

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Surrey Farms Estates Subdivision Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Recirculated Initial Study/Mitigated Negative Declaration (IS/MND) for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the Recirculated IS/MND for the proposed project, prepared by the Town of Los Gatos. This MMRP is intended to be used by Town staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the Recirculated IS/MND that was prepared for the proposed project. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

The Recirculated IS/MND prepared for the proposed project presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the proposed project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the Town of Los Gatos. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The Town will be responsible for monitoring compliance.

MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the item number, the checklist questions the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.

MITIGATION MONITORING AND REPORTING PROGRAM
SURREY FARMS ESTATES SUBDIVISION PROJECT

Item Number	Checklist Question	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-Off
III. Air Quality					
III-a; III-b	Conflict with or obstruct implementation of the applicable air quality plan; or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	*III-1* *The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project.* *Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:* • *The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.* • *Idling shall be limited to five minutes or less in accordance with the In-Use Off-*	Town of Los Gatos Parks and Public Works Department	Prior to improvement plans approval or prior to the initiation of ground disturbance associated with the off-site sidewalk improvements	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site. • *Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.* *Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.*			
IV. Biological Resources					
IV-a	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	California Red-Legged Frog *IV-1* *Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.* *IV-2* *If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek If California red-legged frog is encountered	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		IV-3 During construction activities, fiber netting such as silt fence or similar material shall be used for erosion control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department. White-Tailed Kite and Other Nesting Raptors and Migratory Birds *IV-4 If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the*	Town of Los Gatos Planning Division Town of Los Gatos Planning Division	During construction activities Within seven days prior to tree removal or ground disturbing activities, if such activities are scheduled to commence during the nesting season (February 1st through August 31st)	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.			
		Pallid Bat and Townsend's Big-Eared Bat			
		IV-5 Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.	Town of Los Gatos Planning Division	Up to one year prior to the commencement of construction activities	
		IV-6 If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic	Town of Los Gatos Planning Division	Within seven days prior to the start of construction activities, if potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. *If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies.* *If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* San Francisco Dusky-Footed Woodrat *IV-7 A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet.*	Town of Los Gatos Planning Division	Between 30 and 14 days prior to the onset of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department. *Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.* American Badger *IV-8 During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other*	Town of Los Gatos Planning Division	During the course of the pre-construction surveys for other species	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		mitigations for the protection of badgers shall not be warranted. *If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers.* *Additionally, all workers shall attend a "tailgate" training that includes a description of the species, a brief summary of the species' biology, and minimization measures and instructions on what to do if American badger is observed.* *Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		Burrowing Owl *IV-9* *A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary.* *Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.*	Town of Los Gatos Planning Division	Within 14 days prior to the start of construction and within 24 hours prior to the start of construction	
IV-b; IV-c	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California	*IV-10* *Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the*	Los Gatos Community Development Department San Francisco Bay Regional	Prior to initiation of any ground disturbance activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	Department of Fish and Wildlife or US Fish and Wildlife Service; or have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	*State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.* ***Minimization.*** *Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under the jurisdiction of both RWQCB and CDFW). Measures taken during construction activities shall include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.* ***Compensation.*** *The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced.*	Water Quality Control Board (SFRWQCB) California Department of Fish and Wildlife (CDFW)		

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream including removal of the existing culvert in the upper area of the stream and creation of new incised channel segments. In consultation with and as approved by the SFRWQCB, an on-site habitat mitigation and monitoring plan (HMMP) shall be developed in order to create, restore, and/or enhance the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP shall include, unless otherwise specified by the SFRWQCB: • *The location of all enhancement and/or restoration activities. The created/restored ephemeral channels shall be monitored for five years between the months of April through July during the mitigation monitoring years, and after any storm greater or equal to the 10-year rainfall event, as defined by Valley Water. The performance criterion for the stability and function of the ephemeral stream channels is that the bed and banks of the created channels shall be stable with no observed excessive erosion or deposition of sediment, or signs of instability;* • *Planting and irrigation specifications;* • *Site maintenance and management requirements (weeding of invasive species, providing for supplemental*			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		water, repair of water delivery systems, etc.); • *Vegetation Monitoring for five years between April and July, with the goal of ensuring the created/restored channels are adequately vegetated to stabilize surface soils and to ensure harmful invasive species are not dominating these areas. The absolute cover of herbaceous vegetative cover shall reach a minimum of 70% by year 5. Highly invasive weeds (Cal-IPC 2026) and other potentially damaging plants in the channel creation areas shall be at a minimum of less than 20% in Year 5; and* • *Adaptive management procedures, which could include replanting of restoration areas following annual monitoring surveys; channel stabilization measures; etc.* *Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.*			
		IV-11 *The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to such areas may require a Lake or Streambed Alteration Agreement (LSAA). Prior to initiating construction activities, the project shall notify*	Los Gatos Community Development Department CDFW	Prior to initiating construction activities and/or ground disturbance activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
			CDFW of the intentions of the project to determine if an LSAA is required. If required, mitigation may include restoration or enhancement of resources on-site as specified in Mitigation Measure IV-10. Written verification of the Section 1600 LSAA or, if a LSAA is not required, written correspondence from CDFW to this effect, shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.			
IV-e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	*IV-12*	*Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.*	Town of Los Gatos Planning Division	Prior to the start of construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
V. Cultural Resources					
V-b; V-c	Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or disturb any human remains, including those interred outside of dedicated cemeteries?	*V-1* *If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.* *If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center*	The Town of Los Gatos Community Development Department	During construction, if historic, archaeological, or paleontological resources are encountered during subsurface excavation activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		(California Historical Resources Information System), and provide for the permanent curation of the recovered materials.			
		V-2 *If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include*	Town of Los Gatos Community Development Department Santa Clara County Coroner NAHC, if the Santa Clara County Coroner determines remains are Native American	During construction, if human remains, or other remains that are potentially human, are found	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.			
VII. Geology and Soils					
VII-aii; VII-aiii; VII-c; VII-d	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; or seismic-related ground failure, including liquefaction; or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial	*VII-1* *Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.*	Town of Los Gatos Town Engineer	Prior to approval of any grading or improvement plans for the project	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT						
Item Number	**Checklist Question**	**Mitigation Measure**		**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	direct or indirect risks to life or property?					
X. Hydrology and Water Quality						
X-a	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	*X-1*	*Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e., the ephemeral stream and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. The project applicant shall submit a letter to the Town prepared by the qualified biologist confirming completion of the flagging for review and approval prior to commencement of any ground disturbance. Interim erosion control methods shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality*	Town of Los Gatos Engineering Division Town of Los Gatos Building Department	Prior to any ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.			

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
XIII. Noise					
XIII-a	Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	*XIII-1* *For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.*	Town Engineer Town of Los Gatos Community Development Department	During any construction proposed within 25 feet of a noise-sensitive receptor	
XIII-b	Generate excessive groundborne vibration or groundborne noise levels?	*XIII-2* *Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.*	Town of Los Gatos Community Development Department	During any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
XVII. Transportation					
XVII-b	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	*XVII-1* *Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos Community Development Department for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:* • *Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and* • *Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.* *The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.*	Town of Los Gatos Town Engineer	Concurrent with submittal of final project improvement plans	
XVIII. Tribal Cultural Resources					
XVIII-a; XVIII-b	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that	*XVIII-1* *Implement Mitigation Measures V-1 and V-2.*	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	

MITIGATION MONITORING AND REPORTING PROGRAM SURREY FARMS ESTATES SUBDIVISION PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			

TOWN COUNCIL – *August 11, 2026 – Draft*
CONDITIONS OF APPROVAL

178 Twin Oaks Drive, Lots 1 -12
Vesting Tentative Map Application M-24-013
Architecture and Site Applications S-24-023 through S-24-033 and S-24-059
Mitigated Negative Declaration ND-25-001

Consider a Request for Approval for the Subdivision of One Lot into Twelve Lots with a Vesting Tentative Map, Construction of a New Single-Family Residence on Each Lot, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees Under Senate Bill 330 (SB 330) on a Vacant Property Zoned RC. APN 532-16-006. A Recirculated Initial Study and Mitigated Negative Declaration Have Been Prepared.

Property Owner/Applicant: Larry Dodge
Project Planner: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

APPLICABLE TO ALL LOTS

1. APPROVAL: This project is vested to the ordinances, policies, and standards in effect on December 19, 2023, and these conditions of approval conform to those ordinances, policies, and standards. This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, Development Review Committee, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested, pursuant to Section 29.20.335 of the Town Code.~~.~~
3. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): CC&Rs must be approved by the Town and recorded with the County prior to recording of map.
4. MASTER DEVELOPER: This project shall be developed and constructed by a single Master Developer responsible for the coordinated implementation of all site improvements, infrastructure, and building construction. Individual lots within the approved subdivision or development area shall not be sold, transferred, or otherwise conveyed to separate entities or individuals for the purpose of independent development, construction, or sale prior to completion of the project as a whole. Prior to recordation of any Final Map or issuance of any B~~b~~uilding P~~p~~ermits, the applicant shall provide documentation to the Community Development Director demonstrating that a single Master Developer is responsible for construction and delivery of the project. Prior to issuance of any Certificates of Occupancy, the Town shall verify compliance with this condition. This condition shall be printed as a note on the Final Map.

5. BELOW MARKET PRICE (BMP) UNITS: The developer shall provide three (3) BMP units (low income) for sale to be sold at a price that is affordable to the target household low-income range, as required by the Town's applicable BMP Program Guidelines and the applicable BMP Resolution. A deed restriction shall be recorded prior to the issuance of any Bbuilding Ppermits for residential units, stating that the BMP unit must be sold and maintained as a below market price unit pursuant to the Town's BMP Ordinance and Guidelines.
6. AFFORDABLE HOUSING AGREEMENT: Prior to issuance of ~~building~~ Building ~~permits~~ Permits for residential units, the developer shall enter into an Affordable Housing Agreement with the Town for provision of the required BMP units and to facilitate their sale pursuant to the BMP Program Guidelines and BMP Resolution in place at the time of Bbuilding Ppermit issuance.
7. PHASING OF THE CONSTRUCTION OF BMP UNITS: The Certificate of Occupancy for the first market rate unit shall not be issued until all three required BMP units have been constructed and Certificates of Occupancy for each BMP unit have been secured.
8. OPEN SPACE EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include open space easements on Lots 1, 4, 5, 6, 8, 9, 10, 11 and 12 to protect unique natural features, habitats, and movement corridors on the property, as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report. Easements lying in, on, over, under and along those certain strips of land designated and delineated as "O.S.E." (Open Space Easement). No activity or use shall be conducted in said open space easement which is not compatible with maintaining and preserving the natural or scenic character of the land. The open space easement shall be maintained by the property owner. Said easements shall be kept open and free from buildings and structures of any kind except public service structures, irrigation systems, and appurtenances thereto, lawful fences and all lawful roof overhangs.
9. PUBLIC TRAIL EASEMENTS: The Final Map submitted for recordation with the County Recorder shall include public trail easements ~~to the Town of Los Gatos~~ on Lots 1, 4, 5, 6, 8,9,10, 11 and 12 as shown in the Development Plans and Exhibit 35 of the June 11, 2026, Planning Commission staff report.
    a. The applicant shall extend a 20-foot public trail easement along the northern boundary of Lot 10 and connect to the driveway of Lot 10.
    b. The applicant shall make good faith effort with the adjacent property owner to obtain the appropriate trail easement to have the public trail cross the small section of private property located at 15955 Cerro Vista Court/APN 537-30-010 and connect to Cerro Vista Court.
    ~~a.~~ c. A public bike and pedestrian easement shall be shown on the final map from the end of Brook Acres Drive, through the project's EVAE and through the project's private road to Twin Oaks Drive.
10. PUBLIC PEDESTRIAN AND BIKE ACCESS GATE: The applicant shall provide a public pedestrian and bike access gate at the end of Brook Acres Drive as approved by the Town Engineer and the Santa Clara County Fire Department prior to issuance of Building Permits or Grading Permits.
~~9.~~11. PUBLIC ART: The applicant shall comply with the requirements of Chapter 25, Article VII

of the Town Code. The payment of the Los Gatos Public Art Fund in-lieu fee must be made prior to the issuance of any Bb~~b~~uilding Pp~~p~~ermit for the development project.

~~10.~~12. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of Building and/or Grading Permits. Per Town Code Section 26.20.010 and Chapter 29, Article 1, Division 2, the developer shall obtain a tree removal permit prior to the removal of protected trees on private or Town property. The project developer shall abide by any tree replacement ratios and/or in-lieu payments, tree protection measures, and best management practices required by the tree removal permit and/or within an updated arborist report.

~~11.~~13. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code and pursuant to the Hillside Development Standards and Guidelines, Appendix A~~.~~

~~12.~~14. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan and must remain on the site.

~~13.~~15. ARBORIST REQUIREMENTS: Prior to issuance of Building and/or Grading Permits, the developer shall implement, at their cost, all recommendations identified in the Arborist's report for the project, on file in the Community Development Department. These recommendations must be incorporated in the Building Permit plans and completed prior to issuance of a Bb~~b~~uilding Pp~~p~~ermit where applicable and shall remain through all phases of construction.

~~14.~~16. TREE FENCING: Prior to issuance of Building and/or Grading Permits, protective tree fencing and other protection measures consistent with Section 29.10.1005 of the Town Code shall be placed as shown on the Tree Protection Plan of the approved plans prior to issuance of demolition and Bb~~b~~uilding Pp~~p~~ermits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.

~~15.~~17. TREE STAKING: Prior to final inspection, all newly planted trees shall be double staked using rubber tree ties.

18. LANDSCAPING: The final landscape plan shall comply with the Hillside Development Standards and Guidelines criteria for planting (ornamental planting shall be confined to areas within 30 feet of the house, inclusive of decks, patios and driveway). Prior to issuance of the Certificate of Occupancy, landscaping must be installed and completed.

~~16.~~19. ~~-~~LANDSCAPE PLAN: The final landscaping plans shall include the landscape plans and planting list found in Exhibit 36 of Attachment 7 of the August 11, 2026, Town Council Report. All planting shall conform with the Hillside Development Standards and Guidelines and the plant species listed in Exhibit 36 of Attachment 7 of the August 11, 2026, Town Council Report.

20. LANDSCAPE SCREENING: The applicant shall work with the adjacent neighbors to develop a landscape plan to address screening between the properties, and work with staff to select the appropriate trees and shrubs prior to issuance of a Building Permit.

~~17.~~21. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of Bb~~b~~uilding Pp~~p~~ermits. A review fee based on the current fee schedule

adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.

~~18.~~22. PROJECT IDENTIFICATION SIGNAGE: Project identification signage on the project site shall be removed within 30 days of final action on the applications.

~~19.~~23. EXTERIOR COLOR: The exterior colors of the house shall not exceed an average light reflectivity value of 30 and shall blend with the natural vegetation.

~~20.~~24. LRV DEED RESTRICTION: Prior to the issuance of a B~~b~~uilding P~~p~~ermit, a deed restriction shall be recorded by the applicant with the Santa Clara County Recorder's Office that requires all exterior colors to be maintained in conformance with the Hillside Development Standards and Guidelines.

~~21.~~25. PROPERTY FENCE: All new fencing shall comply with Town Code Section 29.40.0315 at B~~b~~uilding P~~p~~ermit stage, unless an exception is granted by the Community Development Director.

~~22.~~26. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.

27. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

28. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

ENVIRONMENTAL REVIEW MITIGATION MEASURE CONDITIONS APPLICABLE TO ALL LOTS *

29. *AIR QUALITY - III-1: The project applicant shall show on Improvement Plans via notation that the project contractor shall restrict the construction of the off-site sidewalk improvements along the north side of Blossom Hill Road between Regent Drive and Union Avenue and along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road from occurring simultaneously with the on-site construction of the proposed project. Alternatively, if simultaneous construction of the on-site and off-site components of the proposed project cannot be avoided, prior to the initiation of ground disturbance associated with the off-site sidewalk improvements, the project applicant shall show on project improvement plans via notation the following requirements:

- The contractor shall ensure that all construction equipment greater than 50 horsepower to be used in the construction of the off-site sidewalk improvements, including owned, leased, and subcontractor vehicles, shall be Tier 4 final off-road construction equipment. In addition, all off-road equipment operating at the off-site construction site must be maintained in proper working condition according to manufacturer's specifications.
- Idling shall be limited to five minutes or less in accordance with the In-Use Off-Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.
- Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.
- ~~Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Community Development Department. Road Diesel Vehicle Regulation as required by CARB. Clear signage regarding idling restrictions shall be placed at the entrances to the construction site.~~
- ~~Portable equipment over 50 horsepower must have either a valid BAAQMD Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.~~

Conformance with the foregoing requirements shall be confirmed through review and approval of plans by the Town of Los Gatos Parks and Public Works Department.

30. *BIOLOGICAL RESOURCES IV- 1, CALIFORNIA RED-LEGGED FROG: Within 48 hours prior to any ground disturbing activities or vegetation clearing within 50 feet of Ross Creek, a pre-construction survey for California red-legged frog shall be conducted by a qualified biologist. Survey results shall be submitted to the Town of Los Gatos Community Development Department.

31. *BIOLOGICAL RESOURCES IV- 2- CALIFORNIA RED-LEGGED FROG: If California red-legged frog is encountered, activities shall cease until the animal moves out of any proposed work area on its own or is relocated by a permitted qualified biologist. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

32. *BIOLOGICAL RESOURCES IV- 3, CALIFORNIA RED-LEGGED FROG: During construction activities, fiber netting such as silt fence or similar material shall be used for erosion

control where appropriate throughout the project site and within 50 feet of Ross Creek to ensure that California red-legged frog does not get trapped. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

33. *BIOLOGICAL RESOURCES IV-4, WHITE-TAILED KITE AND OTHER NESTING RAPTORS AND MIGRATORY BIRDS: If tree removal or ground disturbing activities are scheduled to commence during the nesting season (February 1st through August 31st), a pre-construction nesting bird survey shall be conducted by a qualified biologist within seven days prior to such activities to identify possible nesting activity. Survey results shall be submitted to the Town of Los Gatos Community Development Department. If active nests are not found further mitigation is not required. If one or more active nests are found, a construction-free buffer of suitable dimensions shall be established around any active raptor or migratory bird nest for the duration of the project, or until the qualified biologist has determined that the chicks have fledged and are foraging independently from their parents. The buffer shall be identified on the ground with flagging or fencing. The buffer distance shall be determined by the on-site qualified biologist based on the species, level of disturbance activity, location of the nest, and the topography between the nest and the construction activity; the construction-free buffer shall consist of a minimum starting distance of 250 feet for raptors and 25 feet for other birds. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

34. *BIOLOGICAL RESOURCES IV-5, PALLID BAT AND TOWNSEND'S BIG EARED BAT: Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the Town of Los Gatos Community Development Department.

35. *BIOLOGICAL RESOURCES IV-6, PALLID BAT AND TOWNSEND'S BIG-EARED BAT: If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) within seven days prior to the start of construction activities to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof. If a non-breeding bat colony is discovered, the individuals shall be humanely evicted via two-step removal under the direction of a qualified biologist to ensure that harm or take would not occur to any bats as a result of tree removal. Two-step removal can only occur during March 1 to April 15 and September 1 to October 15 to avoid harm to maternity and overwintering colonies. If a maternity colony is detected, then a qualified biologist shall determine an appropriate size for a construction-free buffer to be established around the tree and remain in place until the qualified biologist has determined that the nursery is inactive. Tree removal shall

preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

36. *BIOLOGICAL RESOURCES IV-7, SAN FRANCISCO DUSKY-FOOTED WOODRAT: A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests between 30 and 14 days prior to the onset of construction activities. The survey shall encompass all construction zones within the woodland habitat and developed areas, and surrounding lands within 25 feet. Results of the assessment shall be submitted to the Town of Los Gatos Community Development Department. Identified nests shall be avoided, where possible, and buffered by a minimum of 20 feet. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are not present, typically during the non-breeding season (October through January). If is the qualified biologist has determined that young may be present during the nest deconstruction, a suitable buffer of a minimum of 20 feet shall be established around the nest until a qualified biologist determines that the young are independent enough to successfully move from the deconstructed nest. Approximate age of the juveniles shall be recorded when observed and appropriate time shall be extrapolated out to when they would be independent from their parents; then the deconstruction can continue after the biologist confirms that the young are not present in the nest at the time. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

37. *BIOLOGICAL RESOURCES IV-8, AMERICAN BADGER: During the course of the pre-construction surveys for other species, a qualified biologist shall also determine the presence or absence of badgers prior to the start of construction. If badgers are found to be absent, other mitigations for the protection of badgers shall not be warranted. If an active badger den is identified during pre-construction surveys within or immediately adjacent to an area subject to construction, a construction-free buffer of up to 300 feet shall be established around the den. Once a qualified biologist has determined that badger has vacated the burrow, the burrow can be collapsed or excavated, and ground disturbance can proceed. Should the burrow be determined to be a natal or reproductive den, and because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities in the vicinity of the burrows to ensure the buffer is adequate to avoid direct impacts to individuals or natal/reproductive den abandonment. The monitor shall be present until is the qualified biologist has determined that young are of an independent age and construction activities would not harm individual badgers. Additionally, all workers shall attend a “tailgate” training that includes a description of the species, a brief summary of the species’ biology, and minimization measures and instructions on what to do if American badger is observed. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

38. * BIOLOGICAL RESOURCES IV-9, BURROWING OWL: A qualified biologist shall conduct a preconstruction survey for burrowing owl following the 2012 CDFW Guidelines, or the most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. If a lapse in project-related work of 15 calendar days or longer occurs, an additional survey shall be

required prior to reinitiation. A written summary of the survey results shall be submitted to the Town of Los Gatos Community Development Department before any construction permits are issued. If burrowing owls or active burrows/refugia are not found, then further mitigation measures are not necessary. Identified burrowing owls shall be avoided and active burrowing owl burrows shall be avoided with a 250-foot non-disturbance buffer until the burrow is abandoned. The project biologist shall conduct a weekly check-in to confirm the buffer is still intact and confirm the current activity of that burrow. Proof of compliance with this mitigation measure shall be provided to the Town of Los Gatos Community Development Department.

39. *BIOLOGICAL RESOURCES IV-10, WATER QUALITY CONTROL BOARD (SFRWQCB) AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW): Prior to initiation of any ground disturbance activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Board (SFRWQCB) an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. The project proponent shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable SFRWQCB permit, which may include but not necessarily be limited to the following minimization and compensation measures.

a. MINIMIZATION: Because full avoidance is not possible, actions shall be taken to minimize impacts to the ephemeral stream (e.g., potentially waters of the State and under jurisdiction of both RWQCB and CDFW). Measures taken during construction activities ~~should~~ shall include placing construction fencing around the ephemeral stream to be preserved to ensure that construction activities do not inadvertently impact these areas.

b. COMPENSATION: The proposed project would impact some small areas of the ephemeral stream. Therefore, the project shall replace the lost habitat value resulting from this impact through the creation, restoration, and/or enhancement of habitat at one or more appropriate locations near the impacted areas at a minimum of a 1:1 replacement-to-loss ratio as well as reseeding or replanting of vegetation in temporarily disturbed areas. The final mitigation amounts will be based on actual impacts to be determined during the design phase. If impacts are lessened, then the amount of mitigation should be appropriately reduced. It is anticipated that all compensation measures can be accommodated on-site within the existing ephemeral stream~~., An important consideration is to~~ including ~~remove~~ removal of the existing culvert in the upper area of the stream and creation of new incised channel segments. In consultation with and as approved by the SFRWQCB~~.~~ a~~A~~n on-site habitat mitigation and monitoring plan (HMMP) ~~would need to~~ shall be developed ~~with the goal of creating, restoring, and/or enhancing~~ in order to create, restore, and/or enhance the ephemeral stream with habitat functions and values greater than or equal to those existing in the impact zone. At a minimum, the HMMP ~~should~~ shall include~~:~~,unless otherwise specified by the SFRWQCB:

- The location of all enhancement and/or restoration activities. The created/restored ephemeral channels shall be monitored for five years between the months of April through July during the mitigation monitoring years, and after

any storm greater or equal to the 10-year rainfall event, as defined by Valley Water. The performance criterion for the stability and function of the ephemeral stream channels is that the bed and banks of the created channels shall be stable with no observed excessive erosion or deposition of sediment, or signs of instability;

- Planting and irrigation specifications;
- Site maintenance and management requirements (weeding of invasive species, providing for supplemental water, repair of water delivery systems, etc.;
- ~~Vegetation~~ Monitoring ~~requirements~~ for five years between April and July, with the goal of ensuring the created/restored channels are adequately vegetated to stabilize surface soils and to ensure harmful invasive species are not dominating this area. The absolute cover of herbaceous vegetative cover shall reach a minimum of 70% by Year 5. Highly invasive weeds (Cal-IPC 2026) and other potentially damaging plants in the channel creation areas shall be at a minimum of less than 20% in Year 5; ~~and~~
- ~~Final success criteria; and~~
- Adaptive management procedures ~~.~~, which could include replanting or restoration areas following annual monitoring surveys; channel stabilization measures; etc.

Written verification of the 401 Water Quality Certification or Waste Discharge Requirements shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

40. *BIOLOGICAL RESOURCES IV-11: The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to such areas may require a Lake or Streambed Alteration Agreement (LSAA). Prior to initiating construction activities, the project shall notify CDFW of the intentions of the project to determine if an LSAA is required. If required, mitigation may include restoration or enhancement of resources on-site as specified in Mitigation Measure IV-10. Written verification of Section 1600 LSAA or, if a LSSA is not required, written correspondence from CDFW to this effect, shall be provided to the Town of Los Gatos Community Development Department, prior to initiation of any ground disturbance activities.

41. * BIOLOGICAL RESOURCES IV-12: Prior to the start of construction activities, the applicant shall comply with the Town of Los Gatos Tree Protection Ordinance, and a tree removal permit shall be obtained from the Town for the removal of any on-site trees that qualify as a protected tree. If the trees proposed for removal are found to be in good condition, and the tree removal permit is granted primarily for the convenience of the applicant, then the full cost and responsibility of such removal shall be borne by the applicant, including planting of replacement trees. According to the Tree Mitigation and Protection Plan prepared for the proposed project, the project would not meet the required on-site tree replacement requirement; thus, the project applicant shall pay the appropriate in-lieu fees, pursuant to the requirements of Division II of Chapter 29.10 of the Town's Municipal Code. The above noted requirements shall be completed to the satisfaction of the Town of Los Gatos Planning Division.

42. *CULTURAL RESOURCES V-1: If historic, archaeological, or paleontological resources are encountered during subsurface excavation activities, all construction activities within a

100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The Town shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the Town and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologists shall also conduct appropriate technical analyses, prepare a comprehensive written report and file the report with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.

43. *CULTURAL RESOURCES V-2: If human remains, or remains that are potentially human, are found during construction, all work shall be halted immediately within 100 feet, and a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Santa Clara County Coroner (pursuant to Section 7050.5 of the State Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill (AB) 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (Section 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to the Town's satisfaction.

44. *GEOLOGY AND SOILS VII-1: Prior to approval of any grading or improvement plans for the project, a licensed engineer shall review the plans to ensure the engineering recommendations set forth in the site-specific Geotechnical and Geologic Hazard Investigation prepared for the proposed project by Cornerstone Earth Group are adequately incorporated, including all relevant CBSC standards, to the satisfaction of the

Town's Engineer. All grading and improvement plans shall be reviewed and approved by the Town of Los Gatos Community Development Department and the Town's Engineer.

45. *HYDROLOGY AND WATER QUALITY X-1: Prior to any ground-disturbing activities, the project applicant shall prepare and submit a final erosion and sediment control plan for review and approval by the Town of Los Gatos Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Prior to any ground disturbance, the on-site aquatic features (i.e. the ephemeral drainage/drainage swale and Ross Creek) shall be flagged by a qualified biologist with highly visible flagging tape, or similar, to clearly demarcate the limits of the aquatic features, and interim erosion control measures shall be installed around the aquatic features, at a minimum. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. The project contractor shall provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plan and SWPPP shall be prepared in compliance with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) shall be developed 48 hours prior to any likely precipitation event, defined by a 50 percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (https://www.cpc.ncep.noaa.gov/) which shall accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Parks and Public Works Department and the Building Department shall conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

46. *NOISE XIII-1: For any construction proposed within 25 feet of a noise-sensitive receptor, the proposed project shall implement construction equipment staging areas to create distance between construction-related noise sources and noise-sensitive receptors; use electric tools; use mobile construction equipment with smart back-up alarms; and implement additional noise attenuation techniques during the clearing, earth moving, grading, and foundation/conditioning phases of construction, such as temporary sound barriers between the construction site and the sensitive receptors. The foregoing requirements shall be included in the grading plan to the satisfaction of

the Town's Engineer and shall be submitted for review and approval to the Town of Los Gatos Community Development Department.

47. *NOISE XIII-2: Any compaction required within 26 feet of existing structures adjacent to the off-site improvement areas shall be accomplished by using static drum rollers, rather than vibratory compactors/rollers, which use weight instead of vibrations to achieve soil compaction. As an alternative, preconstruction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures. The above requirements shall be included by way of notation on any future improvement plans approved for the off-site improvements to the satisfaction of the Town of Los Gatos Community Development Department.

48. *TRANSPORTATION XVII-1: Concurrent with submittal of final project improvement plans, the project applicant shall also submit to the Town of Los Gatos, Parks and Public Works Departement for review and approval off-site improvement plans showing the construction of new sidewalks at the following intersections:

- Along the north side of Blossom Hill Road between Regent Drive and Union Avenue; and
- Along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.

The improvement plans shall demonstrate, to the satisfaction of the Town Engineer, that the off-site sidewalk improvements would comply with all applicable design parameters and requirements set forth by the Town of Los Gatos. The off-site improvements shall be constructed prior to the issuance of any certificate of occupancy for the project.

APPLICABLE TO LOT 3

49. TREE PROTECTION: Prior to issuance of a grading or Bb~~b~~uilding Pp~~p~~ermit, the grading and retaining wall plans shall be revised to ensure no work occurs within the dripline of Trees #569 and #566. The revised plans shall be reviewed and approved by the Town's Consulting Arborist, at the applicant's expense, prior to permit issuance.

APPLICABLE TO LOTS 7 AND 8

50. SWIMMING POOL: Prior to the issuance of a Bb~~b~~uilding Pp~~p~~ermit, the proposed pool location shall be modified to ensure that the pool is located on a slope less than 30 percent, consistent with the Hillside Development Standards and Guidelines.

Building Division

APPLICABLE TO ALL LOTS

51. PERMITS REQUIRED:
    a. A Building Permit is required for the construction of each new single-family residence and attached garage.
    b. Additional Building Permits will be required for retaining walls supporting a surcharge that are not part of a building foundation.
    c. A separate Building Permit will be required for each swimming pool.

d. A separate Building Permit will be required for the PV System and must be finalized prior to the issuance of the Certificate of Occupancy.

52. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12. Building Permit applications received after December 19, 2025, will be subject to the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12.
53. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum shall be prepared and submitted with the Bb~~b~~uilding Pp~~p~~ermit application detailing how the Conditions of Approval will be addressed.
54. BUILDING AND SUITE NUMBERS: Submit requests for new building addresses to the Building Division before submitting the Bb~~b~~uilding Pp~~p~~ermit application.
55. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
56. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
57. FOUNDATION INSPECTIONS: A pad certificate, prepared by a licensed civil engineer or land surveyor, shall be submitted to the project Building Inspector at the time of the foundation inspection. This certificate shall certify compliance with the recommendations specified in the Soils Report and confirm that the building pad elevations and on-site retaining wall locations and elevations have been prepared in accordance with the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
58. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
59. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
    a. Wood backing (2” x 8” minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
    b. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
    c. The primary entrance door shall be a 36-inch-wide door including a 5’x 5’ level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
    d. A door buzzer, bell or chime shall be hard wired at primary entrance.
60. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town

of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.

61. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
62. WILDLAND-URBAN INTERFACE: This project is in a Wildland-Urban Interface High Fire Area and must comply with the relevant Wildland-Urban fire protection regulations in effect at the time of permit submittal.
63. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
64. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
65. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a Bbuilding Ppermit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks a Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

APPLICABLE TO ALL LOTS

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

66. PAYMENT OF PARKS AND PUBLIC WORKS (“PPW”) ENGINEERING PLAN CHECK FEE AND INSPECTION FEE: At the time of the first construction submittal, the Applicant shall submit to the Town Engineer for approval a detailed construction project cost estimate prepared and stamped by the Applicant’s civil engineer. The cost estimate shall break out on-site and off-site improvements separately. This cost estimate will be used to determine the Engineering Plan Check Fee. A final construction cost estimate shall be provided once the project plans are approved. This cost estimate will be used to determine the Engineering Inspection Fee. The Engineering Inspection Fee must be paid prior to the issuance of any construction related permit.

67. THIRD-PARTY PLAN CHECK FEE AND INSPECTION FEE (Special projects only): The Town will procure a third-party engineering firm to perform Plan Review and Inspection Services. Applicant shall provide an initial deposit of for consultant plan review and inspection services, plus a 20 percent deposit for staff time to process the project. This deposit and fee are required at the time of the project Bbuilding Ppermit submittal. Once this deposit is received, the Town will select the consultant and initiate the plan review process. The Applicant's deposit will be charged on a time and materials basis. A supplemental deposit will be required if the remaining deposit is expected to be exhausted prior to completion of the work. Permitted work will not be allowed to continue without available funds to complete the required inspection services. Third-party engineering services will be required for the duration of the construction and project closeout phases.
68. STORM DRAINAGE FEE: The Applicant shall pay Storm Drainage Fees in accordance with the Town's Adopted Schedule of Fees and Charges in effect at the date of Housing Crisis Act of 2019 (SB330) application for the future construction of drainage facilities serving new buildings, improvements, or structures to be constructed which substantially impair the perviousness of the surface of land. The estimated fee based on the fiscal year 2023-2024 fee schedule and various lot acreages are as follows:
    a. Lot 1 – 0.5 acres - $2,435.50.
    b. Lot 2 – 0.79 acres - $3,848.09.
    c. Lot 3 – 0.55 acres - $2,679.05.
    d. Lot 4 – 0.59 acres - $2,873.89.
    e. Lot 5 – 0.85 acres - $4,140.35.
    f. Lot 6 – 0.78 acres - $3,799.38.
    g. Lot 7 – 1.18 acres - $4,871.00.
    h. Lot 8 – 4.9 acres - $4,871.00.
    i. Lot 9 – 1.7 acres - $4,871.00.
    j. Lot 10 – 5.48 acres - $4,871.00.
    k. Lot 11 – 0.11 acres - $535.81.
    l. Lot 12 – 0.11 acres -$535.81.
69. TRAFFIC IMPACT FEES: The Owner shall pay the project's proportional share of transportation improvements needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the fee schedule in place at the time of the Housing Crisis Act of 2019 (SB 330) application, in accordance with the law. The fiscal year 2023-2024 Comprehensive Fee Schedule amount for new average daily trip generated is $1,104.00. The new average daily trips generated shall be obtained from the Institute of Transportation Engineers most current trip generation data released at the time the fee is paid. The fee shall be paid before issuance of any certificate of occupancy, including any temporary certificates that may be issued.
70. CONSTRUCTION ACTIVITIES MITIGATION FEE (ORDINANCE 2189): Per the Town's Comprehensive Fee Schedule, the project is subject to the Town's Construction Activities Mitigation Fee based on the square footage of new buildings. The fee is $1.43 per square foot of new residential and non-residential building area. The fee shall be calculated based on the square footage total for all units shown on the construction plans to the approval of the Town Engineer. Payment of this fee shall pe paid prior to

issuance of the first Bbuilding Ppermit.

71. PERMITS REQUIRED BY OTHER AGENCIES: The Applicant shall obtain all applicable permits from federal, state, and local agencies as required to construct the proposed improvements. The Applicant is hereby informed that permits may be required by one (1) or more of the following: Army Corps of Engineers, Fish and Wildlife (1603), The Bay Area Joint Aquatic Resources Permit Application (JARPA), Regional Water Quality Control Board, Santa Clara County Roads and Airports, Valley Water, or Habitat Permit. If the project is within jurisdiction of any of these agencies, verification of permit or waiver of permit must be given to PPW prior to issuance of any required Town permits. If the Town is required to be a party to the permit application and a fee is required, the Applicant shall reimburse the Town for its cost. A copy of these permits shall be provided to the satisfaction of the Town Engineer prior to the issuance of the first Bbuilding Ppermit.

72. GRADING PERMIT: A Ggrading Ppermit is required for all site grading and drainage work that is outside the perimeter of a building, retaining wall footing, or other structure authorized by a valid Bbuilding Ppermit. The Applicant must submit a Ggrading Ppermit application after the appeal period of the entitlement approval process has passed. The Ggrading Ppermit application shall include detailed grading plans and associated required materials. Plan check fees are based on the scope of onsite work. Prior to approval of the Ggrading Ppermit, the Applicant shall pay all fees due and provide faithful performance and payment securities for the performance of the work described and delineated on the approved grading plan, final erosion and sedimentation control plan, and interim erosion and sedimentation control plan (if required), in an amount to be set by the Town Engineer (but not to exceed one hundred (100) percent) of the approved estimated cost of the grading and erosion and sedimentation control measures. The form of security shall be one or a combination of the following to be determined by the Town Engineer and subject to the approval of the Town Attorney: (1) Bond or bonds issued by one or more duly authorized corporate sureties on a form approved by the Town; (2) Deposit with the Town, money, or negotiable bonds of the kind approved for securing deposits of public monies; or (3) other instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government wherein such financial institution pledges funds are on deposit and guaranteed for payment. The Ggrading Ppermit shall be issued prior to the issuance of the Bbuilding Ppermit unless otherwise allowed by the Town Engineer. The permit shall be limited to work shown on the grading plans approved by the Town Engineer. In granting a permit, the Town Engineer may impose any condition deemed necessary to protect the health, safety, and welfare of the public, to prevent the creation of a nuisance or hazard to public or private property, and to assure proper completion of the grading including but not limited to: (1) Mitigation of adverse environmental impacts; (2) Improvement of any existing grading or correction of any existing grading violation to comply with Town Code; (3) Requirements for fencing or other protection of grading which would otherwise be hazardous; (4) Requirements for dust, erosion, sediment, and noise control, hours of operation and season of work, weather conditions, sequence of work, access roads, and haul routes; (5) Requirements for safeguarding watercourses from excessive deposition of sediment or debris in quantities exceeding natural levels;

(6) Assurance that the land area in which grading is proposed and for which habitable structures are proposed is not subject to hazards of land slippage or significant settlement or erosion and that the hazards of seismic activity or flooding can be eliminated or adequately reduced; (7) Temporary and permanent landscape plans.

73. PUBLIC IMPROVEMENTS: Prior to the approval of any permits or final map, whichever comes first, the Applicant/Owner must complete construction of public improvements listed in these conditions. Prior to any work being done in the Town's right-of-way, the Applicant must submit Public Improvement Plans for review and approval. All public improvements shall be made in accordance to the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards and constructed prior to final map approval unless otherwise noted below. The Applicant is required to confirm the location of existing utility lines by potholing. Prior to any potholing, Applicant shall submit an Encroachment Permit application with a pothole plan for Town review and approval. The Applicant shall provide the pothole results to the Town Engineer prior to final design. All existing public utilities shall be protected in place and, if necessary, relocated as approved by the Town Engineer. No private facilities are permitted within the Town right-of-way or within any easement unless otherwise approved by the Town Engineer. The Applicant shall have Public Improvement Plans prepared, stamped, and signed by a California licensed civil engineer.
Once the Public Improvement Plans have been approved, the Applicant shall submit an application for an Encroachment Permit. The Encroachment Permit requires the Applicant to post the required bonds and insurance and provide a one (1) year warranty for all work to be done in the Town's right-of-way or Town easement. New concrete shall be free of stamps, logos, names, graffiti, etc. Any new concrete installed that is damaged shall be removed and replaced at the Contractor's sole expense. Prior to issuance of the encroachment permit, the Applicant shall submit a temporary traffic control plan ("TTCP") inclusive of all modes of travel for any lane or sidewalk closures. Special provisions such as limitations on working hours, protective enclosures, or other means to facilitate public access in a safe manner may be required. The TTCP shall comply with the State of California Manual of Uniform Traffic Control Devices ("MUTCD") and standard construction practices. The project engineer shall notify the Town Engineer in writing of any proposed changes. Any proposed changes to the approved plans shall be subject to the approval of the Town. The Applicant shall not commence any work deviating from the approved plans until such deviations are approved. Any approved and constructed changes shall be incorporated into the final "as-built" plans. Right-of-way/Public improvements shall include, at a minimum, the following items:

a. BLOSSOM HILL ROAD: The Applicant shall install sidewalk along the north side of Blossom Hill Road between Regent Drive and Union Avenue.
b. FISHER AVENUE: The Applicant shall install sidewalk along the north side of Fisher Avenue between Mitchell Avenue and Roberts Road.
c. DRIVEWAY APPROACH(ES): The Applicant shall install three (3) Town Standard driveway approaches as shown on the approved plans. The new driveway approaches shall be constructed per the Town Standard Drawing.
d. CERRO VISTA COURT: Due to construction activities, new utility cuts along the

project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Cerro Vista Court from Cerro Vista Drive to the driveway at Lot 10 frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

e. TWIN OAKS DRIVE: Due to construction activities, new utility cuts along the project frontage, and the anticipated project's truck traffic, the Applicant shall grind and provide a 2.5" overlay along the full width of Twin Oaks Drive ~~Cerro Vista Court~~ from Longmeadow Drive ~~Cerro Vista Drive~~ to the project entrance~~driveway at Lot 10~~. frontage. Prior to overlay, any base failure repair or required dig-outs identified by the PPW Inspector shall be completed. The Town Engineer shall approve the roadway repair prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

74. TREE REMOVAL PERMIT: The Applicant shall apply and obtain a Tree Removal Permit from the Parks and Public Works Department for the removal of existing trees on-site or in the public right-of-way prior to the issuance of a B~~b~~uilding P~~p~~ermit or demolition B~~b~~uilding P~~p~~ermit, whichever is issued first. Tree removals shall be consistent with the arborist report and approved entitlement plans.

75. NEIGHBORING RUNOFF: Revise the proposed grading to ensure that the proposed improvements do not divert runoff to the detriment of adjacent properties.

76. PHASED PERMITS: The Applicant may, with the approval of the Town Engineer, phase the permits to expedite the construction process. If this is done, each phase of the work will require a separate and complete set of plans to be submitted, reviewed, and approved prior to the issuance of the said permit. Overlapping of permits may occur, if approved by the Town Engineer. No work on the next phase of construction, in advance of the permitted work, may occur. No "at risk" work will be permitted. Only the below phased permitted work will be allowed:
    a. Clearing-Grubbing/Rough Grading
    b. Fine Grading
    c. Underground Utilities
    d. Site Improvements
    e. Off-Site Improvements
    f. Plans shall be submitted, reviewed, and approved by the Town Engineer prior to the commencement of work.

77. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS: The Grading Permit Plans and Public Improvement Plans (together referred to as "Improvement Plans") shall be submitted as a set to Parks and Public Works Department along with a title report dated no older than 30 days from the date the Improvement Plans are submitted. The Improvement Plans shall be submitted at the same time as the Building Plans are submitted to the Building Department. All improvements shall be designed and constructed in accordance with Federal law, State law, Los Gatos Town Code, and the Los Gatos Standard Specifications and Details.

a. Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website. The Improvement Plans shall include:

b. A cover sheet with at least the proposed development vicinity map showing nearby and adjacent major streets and landmarks, property address, APN, scope of work, project manager and property owner, a "Table of Responsibilities" summarizing ownership, access rights, and maintenance responsibilities for each facility (streets, utilities, parks, landscaping, etc.), a sheet index including a sequential numeric page number for each sheet (i.e. "Sheet 1 of 54"), the lot size, required and proposed lot setbacks by type, proposed floor areas by type for each building, average slope, proposed maximum height, and required and proposed parking count and type.

c. The Approved Conditions of Approval printed within the plan set starting on the second sheet of the plan set.

d. An Existing Site Plan showing existing topography, bearing and distance information for all rights-of-way, easements, and boundaries, any existing easements proposed to be quit-claimed, existing hardscape, existing above ground utility features, and existing structures. The Improvement Plans shall identify the vertical elevation datum, date of survey, and surveyor responsible for the data presented.

e. A Proposed Site Plan showing proposed topography, boundaries, proposed and existing to remain easements, hardscape, above ground utility features (hydrants, transformers, control cabinets, communication nodes, etc.), and structures. Include top and bottom elevations of every inflection point of each wall. Show proposed public right-of-way improvements. Distinguish proposed linework from existing linework using heavier line type for proposed.

f. A Grading and Drainage Plan clearly showing existing onsite and adjacent topography using labeled contour lines, drainage direction arrows with slope value, and break lines. Proposed and existing to remain hardscape elevations must be provided in detail including slope arrows.

g. A Utility Plan showing appropriate line types and labels to identify the different types of utilities and pipe sizes. Utility boxes, hydrants, backflow preventers, water meters, sanitary sewer cleanouts, etc. shall be located on private property unless otherwise approved by the Town Engineer.

h. A Photometric Lighting Plan analyzing the full-width of the adjacent right-of-way. The plan shall show the average maintained horizontal illumination in foot-candles and the average to minimum uniformity ratio. Lighting shall be in compliance with the Town's Standard Specification section 2.38.

i. A Traffic Signal Plan (as applicable) shall include a conduit schedule, conduit plan, pole locations, streetlights, intersection striping, power connection and meter locations, and as directed.

j. A Landscaping Plan for the project site and the full width of the public rights-of-way adjacent to the project. The plans shall clearly identify public and private utilities and points of demarcation between the two.

k. A Composite Plan showing civil, landscape, electrical, and joint trench locations combined on one drawing to identify potential conflicts between disciplines. The Composite Plan shall include the size, location, and details of all trenches, locations of building utility service stubs and meters, and placements or arrangements of junction structures as a part of the Improvement Plan submittals for the project. Show preferred and alternative locations for all utility vaults and boxes if project has not obtained PG&E approval. A licensed Civil or Electrical Engineer shall sign the composite drawings and/or utility improvement plans. (All dry utilities shall be placed underground). A note shall be placed on the joint trench composite plans which states that the plan agrees with Town Codes and Standards and that no underground utility conflict exists.

l. General Notes found in the Town of Los Gatos General Guidelines.

m. A statement in the general notes indicating the need to obtain a Caltrans Oversized/Overweight Vehicles Transportation Permit if oversized or overweight vehicles are expected to be used.

n. A statement that all utility boxes in vehicular pathways shall be traffic-rated.

78. STANDARD PLAN COMPLIANCE: The project shall comply with the Town's Standard Plans to the approval of the Town Engineer. Street improvements, all street sections, the design of all off-site storm drainage facilities shall be in accordance with most current Town Standard Specifications and Standard Plans approved by the Town Engineer. Improvements deemed necessary by the Town Engineer shall be shown on the Improvement Plans.

79. EXISTING FACILITY PROTECTION AND REPAIR: All existing public utilities shall be either protected in place, relocated, or repaired. The Applicant shall repair or replace all existing improvements not designated for removal, and all new improvements that are damaged during construction or removed because of the Applicant's operations. This includes sidewalk, curb and gutter, streetlights, valley gutters, curb ramps, and any other existing improvements in the area that are not intended to be removed and replaced. The Applicant shall request a walk-through with the PPW construction Inspector before the start of construction to verify existing conditions. Said repairs shall be completed prior to issuance of the first certificate of occupancy of the project.

80. UNDERGROUND UTILITIES: All new services to the development shall be placed underground in accordance with the various utility regulations. Transformers and switch gear cabinets within designated Underground Districts shall be placed underground unless otherwise approved by the Town Engineer. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.

81. UTILITY RESPONSIBILITIES: The Applicant is responsible for the maintenance of existing stormwater drainage facilities, including piped and open channel stormwater conveyances in private areas. The Applicant is responsible for all expenses necessary to connect to the various utility providers. Currently, the public storm sewer system is owned and maintained by the Town of Los Gatos, the water system in Los Gatos is owned and maintained by San José Water Company, and the sanitary sewer system in Los Gatos is owned and maintained by West Valley Sanitation District. Any alterations of the approved utilities listed must be approved by the Town prior to any construction.

82. UTILITY COMPANY COORDINATION: The Applicant shall negotiate any necessary right-of-way or easements with the various utility companies in the area, subject to the review and approval by the Town Engineer and the utility companies. Prior to the approval of the site plan for construction, the Applicant shall submit "Will Serve" letters from PG&E, San José Water, West Valley Sanitation District, West Valley Collections and Recycling, and AT&T (or the current "Carrier of Last Resort") with a statement indicating either a list of improvements necessary to serve the project or a statement that the existing network is sufficient to accommodate the project. Coordination of the stormwater conveyance system will be addressed during the Grading Permit review.

83. PREPARATION OF ELECTRICAL PLANS: All street lighting and traffic signal electrical plans shall be prepared by a California registered professional engineer experienced in preparing these types of plans. The Applicant shall submit necessary stamped and signed Traffic Signal Plan with the Improvement Plans.

84. EXTERIOR SITE LIGHTING STANDARDS: The Applicant shall submit a photometric plan for on-site lighting showing lighting levels in compliance with the Town Standard Specifications section 2.38. The plan shall show the minimum maintained horizontal illumination in foot-candles and the uniformity ratio for all areas. This lighting standard is applicable to all parking lots, driveways, circulation areas, aisles, passageways, recesses, and accessible grounds contiguous to all buildings. Private, interior courtyards not accessible to the public are not required to meet this standard. The lighting system shall be so designed as to limit light spill beyond property lines and to shield the light source from view from off site. The photometric plan shall be approved by the Town Engineer and shall be addressed on the construction plans submitted for the first Bbuilding Ppermit. Any subsequent Bbuilding Ppermits that include any site lighting shall also meet these requirements.

85. STORM DRAINAGE STUDY: The Applicant shall submit a Storm Drainage Study for the proposed development stormwater conveyance system evaluating pre- and post-development peak discharge rates for the theoretical 2-year, 10-year, and 100-year (50-percent, 10-percent, and 1-percent annual chance) storm events including supporting hydraulic calculations for proposed pipe network. The study must address sizing and design details for the stormwater treatment systems proposed with the development. The study shall include an evaluation of the project site drainage including topography, natural drainage patterns, and existing man-made diversions (structures, raised pads, fences, etc.). If the study indicates that the theoretical water surface elevation or hydraulic grade line of the proposed development during a 10 percent annual chance storm event is above ground level at any point, the Applicant shall construct and dedicate to the Town new downstream storm drainage facilities necessary to achieve a connection point water depth no more than 80 percent full during the projected 10 percent annual chance storm event. The study must evaluate the 1 percent annual chance storm event base flood elevation. The finish floor elevations of all structures shall be constructed to be reasonable safe from flooding per Town Code Section 29.90.080(1)(c.) which is typically done by constructing finished floors at 1-foot above base flood elevation. The Applicant shall submit the study for review and approval by the Town Engineer prior to the issuance of the first Bbuilding Ppermit.

86. STORMWATER MANAGEMENT PLAN: The Applicant shall develop a Storm Water Management Plan ("SWMP") that complies with the California Water Board regulations and delineates site design measures, source control measures, low-impact-development (LID) treatment measures, hydromodification management measures, and construction site controls as appropriate. The Plan must indicate erosion protection measures for the inlet structures (e.g., pipe outlets, pump dissipator pipes, and/or bubblers). For the Bay Area Hydrologic Modification ("BAHM") analysis, the Applicant must provide pump operations and intended routing during various runoff conditions (i.e., treatment runoff vs. Hydrologic Modification controls) and the rationale for the pump size selected relative to the treatment flow rate. The Applicant shall update the BAHM analysis to conform to project conditions to the satisfaction of the Town Engineer and include a summary of the changes made to the BAHM analysis since the entitlement plan review for review by the C3 consultant. The Applicant must select and indicate bioretention area plants capable of withstanding and surviving the higher design ponding conditions. If pumps are proposed, the Applicant must:
    a. Provide pump discharge rates that receiving bioretention areas are capable of treating, to avoid consistently overwhelming the bioretention areas.
    b. The Applicant must include an alarm system that will notify the owner or operator of a pump failure.
    c. If off-site improvements modify the quantities of regulated and unregulated off-site impervious area, the Applicant must update Section 2, item "d" and Section 8 of the C.3 Data Form to reflect those changes.
87. DEVELOPER STORM WATER QUALITY RESPONSIBILITY: The Applicant is responsible for ensuring that all contractors including subcontractors are aware of all stormwater quality measures and implement such measures. The Applicant shall perform all construction activities in accordance with approved Improvement Plans, Los Gatos Town Code Chapter 12 – Grading, Erosion and Sediment Control, and the National Pollutant Discharge Elimination System (NPDES) General Permit. Failure to comply with these rules and regulations will result in the issuance of correction notices, citations, or a project stop order.
88. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drains (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language using methods approved by the Town Engineer on all storm inlets surrounding and within the project parcel. Furthermore, storm drains shall be designed to serve exclusively stormwater. Dual-purpose storm drains that switch to sanitary sewer are not permitted in the Town of Los Gatos. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.
89. OFF-SITE DRAINAGE: The Applicant shall not alter any existing drainage patterns without an approved Grading Permit.
90. CLEAN, INSPECT, AND REPAIR STORM LINE: If the project will connect to the public storm drainage system, the Applicant is required to evaluate the conditions of the existing storm lines along the project frontage by videotaping and providing the result to the Town Engineer. The Applicant shall clean and inspect (via remote TV camera) the

storm line from the manhole upstream to the manhole downstream of the project area. The video inspection shall be done by a professional video inspection company and be completed prior to Bbuilding Ppermit issuance. The video of the inspection shall be reviewed with PPW and any cracked, broken, or otherwise compromised integrity is found, the areas of the line along the project frontage shall be repaired by the Applicant at the applicant's expense. The Applicant shall include the required repairs on the Improvement Plans submitted. All necessary repairs to the storm line shall be completed and approved prior to the project connecting to the storm drainage system.

91. GRADING AND DRAINAGE WINTER MORATORIUM: All grading activity shall comply with the Municipal Regional Stormwater Permit and Chapter 12 of the Town Code. There shall be no earthwork disturbance or grading activities between October 15th and April 15th of each year unless approved by the Town Engineer. In order to be considered for approval, the Applicant must submit a Winterization Erosion Control Plan certified by a California certified QSD to the Town Engineer for review and approval. If grading is allowed during the rainy season, a maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on the exposed area. The submission of a certified plan does not guarantee approval. Any approved and executed plan must be kept on-site while the project is in construction.

92. SWPPP AND EROSION CONTROL: The Applicant shall prepare and submit a comprehensive stormwater pollution prevention plan (SWPPP) inclusive of interim and final erosion control plans to the Town Engineer for review and approval. The interim erosion control plan(s) shall include measures carried out during construction before final landscaping is installed. Multiple phases of interim erosion control plans may be necessary depending on the complexity of the project. Interim erosion control best management practices may include silt fences, fiber rolls, erosion control blankets, Town approved seeding mixtures, filter berms, check dams, retention basins, etc. The Applicant shall ensure a Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) monitors erosion and sediment control as required by the Construction General Permit. The Applicant must take measures to ensure continuous compliance with the Construction General Permit, and shall install, maintain, and modify the erosion control measures as needed to continuously protect downstream water quality. In the event an emergency modification is deemed necessary, the Applicant is to implement necessary measures to protect downstream waterways immediately and then submit the changes made within 24-hours to the Town Engineer for review and approval. The Applicant shall provide the Town Engineer the assigned Notice of Intent (NOI) permit number received after filing a Notice of Intent under the Construction Stormwater General Permit. The erosion control plans and SWPPP shall comply with applicable measures contained in the most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). All test submitted to the regional board must also be submitted to the Town Engineer. Any fees or penalties assessed against the Town in response to the Applicant's failure to comply with the Permit must be paid by the Applicant. The Applicant must permit Town staff onsite to conduct periodic NPDES inspections throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

93. SITE TRIANGLE AND TRAFFIC VIEW AREA: Fencing, landscaping, and permanent structures shall not visually obstruct line of sight between three-feet and 7.5-feet in height if located within the driveway view area, traffic view area, or corner sight triangle. The driveway and intersection site triangles are represented on Town Standard Drawing ST-231. The traffic view area and corner sight triangle are shown on Town Standard Drawing ST-232. This includes all above ground obstructions including utility structures, for example electric transformers. The various clearance lines shall be shown on the site plan to demonstrate compliance.

94. GEOTECHNICAL REVIEW: Prior to Bbuilding Ppermit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The report will require a peer review by the Town's geological and geotechnical consultant. A deposit and fee for the peer review will be required per the Town's current fee schedule, unless there are any remaining deposit funds from the entitlement phase. The Town will route the design level geotechnical report to the Town's peer review consultant once the report is submitted and deposit and fee are available. Once approved, the geotechnical engineer shall review the grading and drainage plan and proposed pavement and foundation design to verify that the design is in accordance with their recommendations. The Applicant's Geotechnical Engineer's approval shall be conveyed to the Town either by letter or by signing and stamping the plans. All grading operations and soil compaction activities shall be per the approved project's design level geotechnical report. The Applicant shall add this condition to the general notes on the grading plan.

95. GEOTECHNICAL ENGINEER OBSERVATION: All grading activities shall be conducted under the observation of, and tested by, a licensed geotechnical engineer. A report shall be filed with the Town of Los Gatos for each phase of construction stating that all grading activities were performed in conformance with the requirements of the project's design level geotechnical report. The Applicant shall submit a Final Geotechnical Construction Observation and Testing Summary in an "as-built" letter/report prepared and submitted to the Town prior to issuance of the certificate of occupancy. The Applicant shall add this condition to the general notes on the grading plan.

96. FLOODPLAIN MANAGEMENT: The Applicant shall submit to the Town Engineer a letter stamped and signed by the Engineer in Charge stating that: 1) all requirements of Chapter 29, Article 9 of the Town Code have been satisfied; 2) all other required state and federal permits have been obtained; 3) the site is reasonably safe—a state where hazards and conditions leading to harm are controlled, and a person can expect an environment to be free from dangers that a reasonable person would anticipate—from flooding; and 4) the proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this article, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one (1) foot at any point. If the site is filled above the base flood elevation, the lowest pad and floor elevations shall be certified by a California registered professional engineer or land surveyor and provided to the Town Engineer.

97. PRECONSTRUCTION MEETING: After the issuance of any Grading or Encroachment permit and before the commencement of any on or off-site work, the Applicant shall request a pre-construction meeting with the PPW Inspector to discuss the project conditions of approval, working hours, site maintenance, and other construction matters. At that meeting, the Applicant shall submit a letter acknowledging that:
    a. They have read and understand these project Conditions of Approval;
    b. They will require that all project sub-contractors read and understand these project Conditions of Approval; and
    c. They ensure a copy of these project Conditions of Approval will be posted on-site at all times during construction.
98. FLOOR DRAINS: All floor drains shall be plumbed to connect to the sanitary sewer system only. Site design must facilitate drainage away from building floor drains.
99. GARBAGE/RECYCLE STORAGE AND SERVICE: The Applicant shall provide adequate area for the purposes of storing garbage, composting and recycling collection containers for scheduled servicing by the Town's solid waste collection provider. The collection containers shall not be placed in the right-of-way except during the period of time necessary to allow removal of the waste. brought to the service area on the day of service and returned to the storage enclosure by the property owner that same day. The containers are not to be in public view or in the public right-of-way prior to or beyond the scheduled service times. A letter from West Valley Collection and Recycling confirming serviceability and site accessibility shall be provided to the Town Engineer for approval prior to the approval of an occupancy permit.
100. OVERHEAD UTILITY CLEARANCE: For projects that have overhead utility lines on-site that travel over new buildings, the Applicant shall obtain a letter from the utility company indicating that there is adequate overhead clearance from the utility to the proposed building. The letter shall be submitted with the first set of improvement plans submitted. The plans shall show the existing utility pole, any necessary proposed pole protection (including overhead clearance warning identification), and shall be confirmed satisfactory with the utility company. The letter shall be to the approval of the Town Engineer.
101. SITE LANDSCAPING COORDINATION: The Applicant shall coordinate the overall site landscaping and the stormwater treatment area landscaping. Stormwater treatment areas should be identified on the site first, and then site landscaping to make sure the correct plant material is identified for each area. Some site landscaping plant material may not be suitable in stormwater treatment areas due to the nature of the facility. Sanitary sewer facilities cannot be aligned through stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE APPROVAL OF THE FINAL MAP OR PARCEL MAP, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

102. TEMPORARY CONSTRUCTION EASEMENT: Prior to the issuance of a Gg~~g~~rading or B~~b~~uilding P~~p~~ermit, it shall be the sole responsibility of the project to obtain any and all proposed or required easements and/or permissions necessary to perform any work on neighboring private property herein proposed. Proof of agreement/approval is required prior to the issuance of any Permit.

103. SUBDIVISION (FINAL) MAP: The Applicant shall have a subdivision map, prepared by a person authorized to practice land surveying in California, delineating all parcels created or deleted and all changes in lot lines in conformance with the Los Gatos Town Code and the Subdivision Map Act. Existing buildings shall be demolished prior to the recordation of the map if they will conflict with any newly created lot line. The Town Council must approve all Final Maps. The Town Council meeting will be scheduled after the Final Map, Public Improvement Plans, Stormwater Treatment Facilities Maintenance Agreement, Landscape Maintenance Agreement, Subdivision Improvement Agreement (if applicable) and constructed improvements (onsite and offsite) are approved by the Town Engineer. The Final Subdivision Map shall be approved by PPW and recorded by the County Recorder's Office prior to first Bbuilding Ppermit review of any market rate lots. In lieu of the Town Clerk's Office coordinating the recordation of the Final Map(s) with the County, the Applicant may submit a map guarantee by the Applicant's title company for the release of the signed Final Map to the title company for recordation. Prior to the Town's release of the Final Map, the Town Engineer may require the Applicant to submit to the Town an electronic copy of the map in the AutoCAD Version being used by the Town at the time of recordation. It is the Applicant's responsibility to check with their title company and the County Recorder's Office to determine the time necessary to have the map recorded after Town approval.

104. SUBDIVISION IMPROVEMENT AGREEMENT ("SIA") – If any required subdivision or public improvements is not completed to the satisfaction of the Town Engineer before the final map is recorded or filed, the subdivider shall, prior to the approval by the Town Council of the final map and if permitted by Town Engineer, enter as a contractor into an agreement with the Town per Town Code Section 24.40.020, Gov. Code Section 66462(a), and shall arrange to provide Payment and Performance bonds each for 100 percent of the cost of subdivision and public infrastructure improvements to be constructed. These improvements shall include, but not be limited to, roadway construction, sidewalk, curb and gutter, storm lines, street lights, utilities and signal equipment. Town Standard insurance shall be provided per the terms of the agreement. The agreement will be forwarded to the Town Council for approval with project Final Map. The SIA shall be approved by the Town Council prior to Final Map approval.

105. MONUMENTS: The applicant shall arrange for the engineer to have all monuments set per recorded map. A certificate letter by the Surveyor or Engineer stating the monuments are set per plan shall be provided to the Town Engineer prior to occupancy.

106. IMPROVEMENTS AND CONDITIONS: Pursuant to Gov. Code § 66499.30 No person shall sell, lease, or finance any parcel or parcels of real property or commence construction of any building for sale, lease or financing thereon, except for model homes, or allow occupancy thereof, for which a final map is required by this division or local ordinance, until the final map thereof in full compliance with this division and any local ordinance has been filed for record by the recorder of the county in which any portion of the subdivision is located

107. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R): The Applicant shall prepare and submit project Covenants, Conditions and Restrictions (CC&R) for the project. The CC&Rs shall be submitted with the project map for review and approval of the Town Engineer, the Town Attorney, and the Planning Manager. The CC&Rs shall include

relevant project Conditions of Approval, include a Maintenance Association and Roadway Maintenance ~~and~~Agreement and shall include language that restricts the ~~Homeowner's Association~~ Maintenance Association from making changes to the CC&Rs without first obtaining approval from the Town. References to the Stormwater Treatment Facilities Maintenance Agreement obligations shall be incorporated. The CC&Rs shall be reviewed and approved prior to the Town Council approval of the Final map.

~~107.~~108. PRIVATE ROAD MAINTENANCE AGREEMENT: Prior to the issuance of any Building Permits or the filing of a Final Map the applicant shall record a legally enforceable Private Road Maintenance Agreement. The Agreement must be reviewed and approved by the Town Engineer and Town Attorney. It must explicitly state that all property owners benefitting from the private road share equitability in the perpetual maintenance, repair, and liability of the roadway, based on the proportional use of the roadway. The recorded document shall run with the land and bind all future successors.

~~108.~~109. PLAN DEFICIENCIES: Prior to final map approval, Applicant shall remedy existing plan inconsistencies and deficiencies remaining in entitlement plans.

~~109.~~110. C.3. REVIEW: Owner/Applicant shall complete C.3. Stormwater Review with Town Stormwater Consultant. Outstanding comments must be addressed prior to final map approval.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RELEASE OF UTILITIES, FINAL INSPECTION, OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

~~110.~~111. ELEVATION CERTIFICATE: An elevation certificate per FEMA requirements must be completed by a Land Surveyor or Civil Engineer. The elevation certificate shall be submitted and approved by the Town Engineer prior to issuance of the first building certificate of occupancy.

~~111.~~112. RECORD DRAWINGS: The Applicant shall submit a scanned PDF set of stamped record drawings and construction specifications for all off-site improvements to the Department of Parks and Public Works. All underground facilities shall be shown on the record drawings as constructed in the field. The Applicant shall also provide the Town with an electronic copy of the record drawings in the AutoCAD Version being used by the Town at the time of completion of the work. The Applicant shall also submit an AutoCAD drawing file of all consultants composite basemap linework showing all public improvements and utility layouts. This condition shall be met prior to the release of utilities, final inspection, or issuance of a certificate of occupancy, whichever occurs first.

~~112.~~113. RESTORATION OF PUBLIC IMPROVEMENTS: The Applicant shall repair or replace all existing improvements not designated for removal that are damaged or removed during construction. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, streetlights, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired or replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Existing improvement to be repaired or replaced shall be at the direction of

the PPW Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the PPW Inspector shall be completed before the issuance of a certificate of occupancy. The Applicant shall request a walk-through with the PPW Inspector before the start of construction to verify existing conditions.

~~113.~~114. STORMWATER TREATMENT FACILITIES MAINTENANCE AGREEMENT: The Applicant shall execute and record a Stormwater Treatment Facilities Maintenance Agreement to ensure perpetual maintenance of the regulated project's treatment facilities. The agreement shall outline the operation and maintenance (O&M) plan for the permanent storm water treatment facilities. The Town-Standard Stormwater BMP Operation and Maintenance Agreement will be provided by PPW upon request. The agreement shall be executed prior to occupancy of the first building and include the following:

a. The property owner shall operate and maintain all on-site stormwater treatment facilities in good condition and promptly repair/replace any malfunctioning components, this includes but is not limited to the maintenance and repair responsibility of culverts, bioswales, catch basins, and stormwater infrastructure on site. ~~in good condition and promptly repair/replace any malfunctioning components~~.

b. The property owner shall inspect the stormwater treatment facilities at least twice per year and submit an inspection report to PPW at PPW_Stormwater@losgatosca.gov no later than October 1st for the Fall report, and no later than March 15th of the following year for the Winter report. Written records shall be kept of all inspections and shall include, at minimum, the following information:
   i. Site address;
   ii. Date and time of inspection;
   iii. Name of the person conducting the inspection;
   iv. List of stormwater facilities inspected;
   v. Condition of each stormwater facility inspected;
   vi. Description of any needed maintenance or repairs; and
   vii. As applicable, the need for site re-inspection.

c. The property owner shall not make any design changes to the system without the Town's approval.

d. The property owner(s) shall develop a maintenance and replacement schedule for the stormwater treatment facilities that describes maintenance frequency and responsibility. This maintenance schedule shall be included with the approved Stormwater Treatment Facilities Maintenance Agreement.

e. The property owner(s) shall reimburse the Town for the cost of site inspections required under the Municipal Regional Permit.

f. The property owner(s) shall authorize Town Staff to perform maintenance and/or repair work and to recover the costs from the property owner in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety.

~~114.~~115. STORMWATER MANAGEMENT FACILITIES INSPECTION: Prior to final inspection, the Applicant must facilitate the testing of all stormwater facilities by a certified QSP or QSD to confirm the facilities are meeting the minimum design infiltration rate. All tests shall be made at on 20 foot x 20 foot grid pattern over the surface of the completed stormwater facility unless otherwise approved by the Town Engineer. All soil and infiltration properties for all stormwater facilities shall be evaluated by the geotechnical engineer. Percolation tests (using Double Ring Infiltrometer Testing) at horizontal and vertical (at the depth of the stormwater facility) shall be conducted for each stormwater facility. A 50 percent safety factor shall be applied to the calculated percolation test and shall be used as the basis for design (the design percolation rate). The geotechnical report shall include a section designated for stormwater design, including percolation results and design parameters. Sequence of construction for all stormwater facilities(bioswales, detention/ retention basins, drain rock, etc.) shall be done toward final phases of project to prevent silting of the stormwater treatment facilities.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME

~~115.~~116. PROJECT CONSTRUCTION SETUP: All storage and office trailers will be kept off the public right-of-way.

~~116.~~117. PUBLIC WORKS CONSTRUCTION NOTICE: The contractor shall notify the PPW Inspector at least ten (10) working days prior to the start of any construction work. At that time, the Contractor shall provide an initial project construction schedule and a 24-hour emergency telephone number list.

~~117.~~118. PROJECT CONSTRUCTION SCHEDULE: The contractor shall submit the project schedule in a static PDF 11”x17” format and Microsoft Project, or an approved equal. The Contractor shall identify the scheduled critical path for the installation of improvements to the approval of the Town Engineer. The schedule shall be updated monthly and submitted to the PPW Inspector in the same formats as the original.

~~118.~~119. PROJECT CONSTRUCTION HANDOUT: The Contractor shall provide to the Town Engineer an approved construction information handout for the purpose of responding to questions the Town receives regarding the project construction.

~~119.~~120. PROJECT CONSTRUCTION SUPERVISION: The Contractor shall always provide a qualified supervisor on the job site during construction.

~~120.~~121. PUBLIC WORKS CONSTRUCTION INSPECTION: All work shown on the Improvement Plans shall be inspected to the approval of the Town Engineer. Uninspected work shall be removed as deemed appropriate by the Town Engineer.

~~121.~~122. PROJECT CONSTRUCTION HOURS: Construction activities related to the issuance of any PPW permit shall comply with Town Code Section 16.20.035 which restricts construction to the weekday between 8:00 a.m. and 6:00 p.m. and Saturday 9:00 a.m. to 4:00 p.m. No work shall be done on Sundays or on Town Holidays unless otherwise approved by the Town Engineer. Please note that no work shall be allowed to take place within the Town right-of-way after 5:00 p.m. Monday through Friday. In addition, no work being done under Encroachment Permit may be performed on the weekend unless

prior approvals have been granted by the Town Engineer. The Town Engineer may apply additional construction period restrictions, as necessary, to accommodate standard commute traffic along arterial roadways and along school commute routes. Onsite project signage must state the project construction hours. The permitted construction hours may be modified if the Town Engineer finds that the following criteria is met:

a. Permitting extended hours of construction will decrease the total time needed to complete the project without an unreasonable impact to the neighborhood.
b. Permitting extended hours of construction is required to accommodate a construction requirement such as a large concrete pour or major road closure. Such a need would be presented by the project's design engineer and require approval of the Town Engineer.
c. An emergency situation exists where the construction work is necessary to correct an unsafe or dangerous condition resulting in obvious and eminent peril to public health and safety. If such a condition exists, the Town may waive any of the remaining requirements outlined below.
d. The exemption will not conflict with any other condition of approval required by the Town to mitigate significant environmental impacts.
e. The contractor or property owner will notify residential and commercial occupants of adjacent properties of the modified construction work hours. This notification must be provided three days prior to the start of the extended construction activity.
f. The approved hours of construction activity will be posted at the construction site in a place and manner that can be easily viewed by any interested member of the public.
g. The Town Engineer may revoke the extended work hours at any time if the contractor or owner of the property fails to abide by the conditions of extended work hours or if it is determined that the peace, comfort, and tranquility of the occupants of adjacent residential or commercial properties are impaired because of the location and nature of the construction.
h. The waiver application must be submitted to the PPW Inspector ten (10) working days prior to the requested date of waiver.

~~122.~~123. PROJECT CONSTRUCTION BEST MANAGEMENT PRACTICES: All construction activities shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinances, the project specific temporary erosion control plan, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

~~123.~~124. PROJECT CONSTRUCTION EXCAVATION: The following provisions to control traffic congestion, noise, and dust shall be followed during site excavation, grading, and construction:

a. All construction vehicles should be properly maintained and equipped with exhaust mufflers that meet State standards.
b. Travel speeds on unpaved roads shall be limited to fifteen (15) miles per hour.

c. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible.

d. Water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to ensure proper control of blowing dust for the duration of the project.

e. Watering on public streets and wash down of dirt and debris into storm drain systems is prohibited. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the PPW Inspector, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. Recycled water shall be used for construction watering to manage dust control where possible, as determined by the Town Engineer. Where recycled water is not available potable water shall be used. All potable construction water from fire hydrants shall be coordinated with the San José Water Company.

f. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Construction Inspector.

g. Construction grading activity shall be discontinued in wind conditions in excess of 25 miles per hour, or that in the opinion of the PPW Inspector cause excessive neighborhood dust problems.

h. Site dirt shall not be tracked into the public right-of-way and shall be cleaned immediately if tracked into the public right-of-way. Mud, silt, concrete and other construction debris shall not be washed into the Town's storm drains.

i. Construction activities shall be scheduled so that paving and foundation placement begin immediately upon completion of grading operation.

j. All aggregate materials transported to and from the site shall be covered in accordance with Section 23114 of the California Vehicle Code during transit to and from the site.

k. Prior to issuance of any permit, the Applicant shall submit any applicable pedestrian or traffic detour plans to the satisfaction of the Town Engineer for any lane or sidewalk closures. The temporary traffic control plan shall be prepared by a licensed professional engineer with experience in preparing such plans and in accordance with the requirements of the latest edition of the California Manual on Uniform Traffic Control Devices (MUTCD) and standard construction practices. The Traffic Control Plan shall be approved prior to the commencement of any work within the public right-of-way.

l. During construction, the Applicant shall make accessible any or all public and private utilities within the area impacted by construction, as directed by the Town Engineer.

m. The minimum soils sampling and testing frequency shall conform to Chapter 8 of the Caltrans Construction Manual. The Applicant shall require the soils engineer submit to daily testing and sampling reports to the Town Engineer.

n. No trucks can sit and idle on Twin Oaks Drive or Cerro Vista Court.

~~m.~~o. The developer is responsible to create a space on-site for all trucks, equipment, personnel trucks, and materials.

~~124.~~125. MATERIAL HAULING ROUTE AND PERMIT: For material delivery vehicles equal to, or larger than two-axle, six-tire single unit truck size as defined by FHWA Standards, the Applicant shall submit a truck hauling route that conforms to Town of Los Gatos Standards for approval. Note that the Town requires a Haul Permit be issued for any hauling activities. The Applicant shall require contractors to prohibit trucks from using "compression release engine brakes" on residential streets. A letter from the Applicant confirming the intention to use the designated haul route shall be submitted to the Town Engineer for review and approval prior to the issuance of any Town permits. All material hauling activities including but not limited to, adherence to the approved route, hours of operation, staging of materials, dust control and street maintenance shall be the responsibility of the Applicant. Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Town Engineer. The Applicant must provide an approved method of cleaning tires and trimming loads on site. All material hauling activities shall be done in accordance with applicable Town ordinances and conditions of approval.

~~125.~~126. PROJECT CLOSE-OUT: Prior to requesting a Final Inspection, the Applicant shall submit to the Town Engineer a letter indicating that all project conditions have been met, and all improvements are complete. All work must be completed to the satisfaction of the Planning Director and Town Engineer prior to the first occupancy. All public improvements, including the complete installation of all improvements relative to streets, fencing, storm drainage, underground utilities, etc., shall be completed and attested to by the Town Engineer before approval of occupancy of any unit. Where facilities of other agencies are involved, including those for water and sanitary sewer services, such installation shall be verified as having been completed and accepted by those agencies. In addition, the Applicant shall submit an itemized final quantities list of all public improvements constructed on-site and within the public right-of-way. The final quantities list shall be prepared by the project engineer and be to the approval of the Town Engineer. The final quantities list shall be broken out into on-site and off-site improvements based on the format provided by the Town. Until such time as all required improvements are fully completed and accepted by Town, the Applicant shall be responsible for the care, maintenance, and any damage to such improvements. Town shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements required for this project prior to the completion and acceptance of the work or Improvements. All such risks shall be the responsibility of and are hereby assumed by the Applicant.

~~126.~~127. DOWNTOWN HOLIDAY CONSTRUCTION MORATORIUM: Due to concerns for business impacts during the holiday season (defined as starting the Monday of

Thanksgiving week through January 1), there shall be no construction activities in the Downtown area within the right-of-way which would create lane closures, eliminate parking, create pedestrian detours, or other activities that may create a major disturbance as determined by the Town Engineer.

~~127.~~128. CONSTRUCTION WORKER PARKING: The Applicant shall provide a Construction Parking Plan that minimizes the effect of construction worker parking in the neighborhood and shall include an estimate of the number of workers that will be present on the site during the various phases of construction and indicate where sufficient off-street parking will be utilized and identify any locations for off-site material deliveries. Said plan shall be approved by the Town Engineer prior to issuance of Town permits and shall be complied with at all times during construction. Failure to enforce the parking plan may result in suspension of the Town permits. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the Town Engineer (§15.40.070).

~~128.~~129. SITE WATER DISCHARGE: In accordance with the Town Code, Prohibition of Illegal Discharges (Los Gatos Town Code Section 22.30.015), the Town Engineer may approve in coordination West Valley Sanitation District the discharge of uncontaminated pumped ground waters to the sanitary sewer only when such source is deemed unacceptable by State and Federal authorities for discharge to surface waters of the United States, whether pretreated or untreated, and for which no reasonable alternative method of disposal is available. Following the verification of the applicable local, state and/or federal approvals, a Discharge Plan will be approved and monitored by the Town Engineer.

~~129.~~130. ACCESS EASEMENT: Owner/Applicant is responsible for securing easements necessary for access to Lot 10 and/or utility connection prior to Bb~~b~~uilding Pp~~p~~ermit review.

~~130.~~131. SUBDIVISION STREET NAMES: Applicant to obtain Town Council approval for any proposed street name not present on Town approved street names list.

THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES THAT THE USE PERMITTED BY THIS ENTITLEMENT OCCUPIES THE PREMISES

~~131.~~132. POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): Post construction storm water pollution prevention requirements shall include:

a. The Applicant shall be charged the cost of abatement for issues associated with, but not limited to, inspection of the private stormwater facilities, emergency maintenance needed to protect public health or watercourses, and facility replacement or repair if the treatment facility is no longer able to meet performance standards or has deteriorated. Any abatement activity performed on the Applicant’s property by Town staff will be charged to the Applicant at the Town’s adopted fully-loaded hourly rates.

b. Maintenance of the storm drain inlets “No Dumping – Drains to Bay” plaques to alert the public to the destination of storm water and to prevent direct discharge

of pollutants into the storm drain. Template ordering information is available at www.flowstobay.org.

c. All process equipment, oils, fuels, solvents, coolants, fertilizers, pesticides, and similar chemical products, as well as petroleum based wastes, tallow, and grease planned for storage outdoors shall be stored in covered containers at all times.

d. All public outdoor spaces and trails shall include installation and upkeep of dog waste stations.

e. Garbage and recycling receptacles and bins shall be designed and maintained with permanent covers to prevent exposure of trash to rain. Trash enclosure drains shall be connected to the sanitary sewer system.

f. It is the responsibility of the property owner(s)/homeowners association to implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

APPLICABLE TO ALL LOTS

133. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

134. NOTE: The subject property is located within the Very High Fire Hazard Severity Zone (VHFHSZ) of the Local Responsibility Area (LRA). Pursuant to California Public Resources Code (PRC) 4290, the California Board of Forestry and Fire Protection is required to "…adopt regulations implementing minimum fire safety standards related to defensible space" applicable to "the perimeters and access to all residential, commercial, and industrial building construction." In 2018, the Legislature passed and the Governor signed SB 901 (Dodd), which expanded the applicability of the regulations promulgated under PRC 4290 to land in the Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone. All comments below that result from PRC 4290 are identified by **. Where a conflict exists between local and 4290 requirements, the more stringent requirement shall apply. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.08.

135. SUBDIVISION MAP FINDINGS REPORT: For tentative or parcel maps approved in Very High Fire Hazard Severity Zones (VHFHSZ), the approving body is required to make and submit two findings to the State Board of Forestry and Fire Protection (Board) within 30 days of map approval. CCR, Title 14, Sec. 1266.02. Provide copies of the two finds reports made to the State Board of Forestry and Fire Protection.

136. **WIDTH: (As Noted on Sheet 7.0) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2 Articles 1-5, § 1273.01.
137. **ROAD SURFACES: (As Noted on Sheet 7.0) (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds. (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.02.
138. **GATE ENTRANCES: (a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6”). (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.09. Gate on EAE shall meet the requirement.
139. FIRE HYDRANT SYSTEMS REQUIRED: (As Noted on Sheet 7.0) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]

140. FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND REQUIRED: (As noted on sheet 7.0) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 50 feet outside and 30 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5].
141. FIRE APPARATUS (ENGINE) ACCESS ROADWAY REQUIRED: (As noted on sheet 7.0): Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
142. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: (As noted on sheet 7.0) An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 40 feet outside, and maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
143. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
144. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
145. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide

appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

146. WILDLAND-URBAN INTERFACE: This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.
147. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gate on EAE shall meet the requirement.
148. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

APPLICABLE TO LOT 1

149. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
150. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 1) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 2

151. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead,

the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

152. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
153. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 2) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 3

154. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
155. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

156. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 3) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 4

157. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
158. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
159. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 4) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 5

160. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California

Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

161. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
162. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 5) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 6

163. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
164. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
165. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 6) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 7

166. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding

150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

167. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During Bb~~b~~uilding Pp~~p~~ermit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**

168. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

169. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 8

170. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.

171. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
172. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 7) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 9

173. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
174. FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: An access driveway shall be provided having an all-weather surface of either asphalt, concrete or other engineered surface capable of supporting 75,000 pounds and approved by a civil engineer. It shall have a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum turning radius of 20 feet inside and 40 feet outside, and a maximum slope of 15%. The angle of approach to a driveway shall be designed and constructed with a maximum 5% slope for a minimum of 20ft. Installations shall conform to Fire Department Standard Details and Specifications sheet D-1. **During Bb~~b~~uilding Pp~~p~~ermit, provide a stamped civil engineer letter to justify the traction of the driveway to support 75,000 lbs.**
175. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

176. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 9) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 10

177. **TURNAROUND (LOT 10 Only): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
178. FIRE DEPARTMENT (ENGINE) DRIVEWAY TURNAROUND REQUIRED: (As noted on sheet A1.1) An approved fire apparatus turnaround is required for all dead-end access roads and driveways in excess of 150 feet. [Ref: CFC 503.2.5]. All turnarounds shall have a maximum slope of 5% in any direction. Placement of any architectural feature within a turnaround is not permitted. All turnarounds shall be provided an approved metal, all weather sign or other approved notices or markings that shall include the words "NO PARKING – FIRE DEPARTMENT TURNAROUND". Turnarounds located on parcels shall be provided with a sign at the entrance to the parcel that shall include the words "FIRE DEPARTMENT TURNAROUND ON SITE". Installations shall conform to Fire Department Standard Details and Specifications sheet D-1.
179. **WIDTH: (Approved PRC 4290 request of exception shown on Sheet 7.3) (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250. (b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads. (1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units. (2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter Articles 1-5, § 1273.01.

180. MODIFIED FIRE SPRINKLERS REQUIRED (Lot 10 Only): (Per Approved PRC 4290 request of exception shown on sheet 7.3) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
181. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (Approved PRC 4290 request of exception shown on sheet 7.3) Provide an access roadway with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
182. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 10) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3] **Fire flow appears not to meet requirement for VB construction. Per applicant to mitigate fire flow requirement, VA construction will be proposed for the entire structure. During Bbuilding ~~permit~~ Permit phase, show on coversheet that VA construction type will be used as part of this planning approval condition.**

APPLICABLE TO LOT 11

183. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
184. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

185. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 11) is 1125 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

APPLICABLE TO LOT 12

186. ** TURNAROUND (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) (a) Turnarounds are required on driveways and dead-end roads. (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, § 1273.05.
187. FIRE SPRINKLERS REQUIRED (Lot 1 to Lot 9, Lot 11 and 12): (As noted on sheet 7.0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
188. REQUIRED FIRE FLOW: The minimum required fireflow for this project **(Lot 12) is 500 Gallons Per Minute (GPM)** at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]

Los Gatos Town Council
August 11, 2026
Re: 178 twin oaks drive application

Too many homes on hillside acreage
Saratoga had the good sense to turn down the SB 330 hillside subdivision application last month. Saratoga hillside zoning would only allow for 6 homes, not 12, and that rule exists to keep people safe and protect residents from zealous overbuilding. I hope you'll hold the line on that as this project keeps coming back.

This land just isn't a good place to build this much, this fast.
This property is on a hillside that the county has flagged as a landslide risk. It's also in a high fire danger area. Right through the middle of it runs a seasonal stream and creek habitat. Brookside Acres creek flows underneath the property through a pipe that empties into Los Gatos Creek. To build this project, the developer wants to cut down over 150 trees and dig out more than 150 truckloads of dirt from the base of the hill. That's a huge amount of disturbance to a hillside that's already unstable.

The developer promised a bike trail — and just cancelled it.
The developer's team — Jim Foley, Tom Dodge, and Pinn Brothers — recently announced they're scrapping the bike trail that was supposed to connect Cerro Vista and Brookside Acres roads. Their reason? Too expensive. But let's be honest about what this project actually is: 12 homes priced at $6 to $8 million each. Hard to think that inclusion of a bike path would make this project economically unfeasible. This isn't affordable housing, and it's not helping California's housing crisis. It's housing for multimillionaires built on a narrow country road with no sidewalks and no streetlights. The 1960s era water and sewer system in the area are already struggling. This project could add about 25% more traffic to our neighborhood streets, with no real upgrades to handle it.

We've seen what happens when planning gets rushed.
We have seen in other California areas that overbuilding can stress the environment and all adjacent structures. The fires in the Palisades of Los Angeles and the Montecito floods in Santa Barbara. Rushed or poor planning contributed to disaster magnification. We don't want to learn that lesson the hard way here. We know there will be another Loma Prieta earthquake eventually.

Finish the environmental review, the right way.
We need at a minimum a certification of the state mandated environmental impact report. There was a previously executed EIR report but it was never officially certified. There are still a lot of open questions about landslide risk, fire danger, water and sewer capacity, traffic, and the creek, that haven't been properly answered or addressed. State law (CEQA) exists specifically to make sure these issues get worked out before a project is approved, not after. We should be able to slow down and update and certify the plan. These issues should not be resolved during

construction and be subject to mitigation by tractor. Please require a final EIR report under the CEQA law. Let’s avoid catastrophic problems in our future and in our back yard.

Thank you for taking the time to consider this.

Jon and Marsha Witkin

Los Gatos residents for over 70 years

From: Jill Fordyce [redacted]
Sent: Tuesday, August 4, 2026 12:31 PM
To: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>
Cc: Council <Council@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>; Bill Meleyco <[redacted]; Jon Witkin [redacted]>; Craig Fordyce [redacted]>
Subject: Special Town Council Meeting Scheduled for August 11 re: 178 Twin Oaks Project

[EXTERNAL SENDER]

Dear Council Members,

We are Surrey Farms neighbors who live immediately adjacent to the proposed development at 178 Twin Oaks Drive.

Last week, we learned that there will be a Town Council Special Meeting on Tuesday, August 11th regarding the project. (As of today, some of us have still not received formal written notice of this meeting.)

We have further been advised that the Staff Report and Agenda will be available on the Town's website "by Friday, August 7," and that that public comments received before Thursday, August 6 will be included in the staff report.

Since the last Planning Commission meeting, we have received correspondence from Jim Foley, addressing neighborhood concerns regarding the project, and indicating that new drawings were being prepared in consideration of these concerns. As of yesterday, these drawings were still not complete.

We are writing to ask if the Council would consider rescheduling this special meeting to a later date to allow more time for the following:

-to review the staff report and submit meaningful comments

-to meet with councilmembers individually to articulate our concerns for the project

-to continue to work with Mr. Foley on neighborhood concerns

Thank you very much for your time and consideration.

Respectfully,
Jill & Craig Fordyce
Bill & Kathy Meleyco
Jon & Marsha Witkin

From: Philip Shanker [redacted]
Sent: Tuesday, August 4, 2026 5:07 PM
To: Council <Council@losgatosca.gov>
Subject: Surrey Farms

[EXTERNAL SENDER]

I am strongly opposed to
the scope of this project and the effects it will have on the environment. A full environmental impact report has not to
my knowledge been completed. Some of the aspects of the home owners association responsibility seem unclear/ poorly defined.
Finally the entire area from Shannon rd to Kennedy rd will be negatively impacted with years of grading, construction and traffic essentially destroying the tranquility of the area for the sack of profit.
Philip J Shanker
[redacted] Cerro Vista Ct
Los Gatos,CA
95032
LG resident for 44 years
Sent from my iPhone

From: Jill Fordyce [redacted]
Sent: Thursday, August 6, 2026 2:20 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Craig Fordyce [redacted]
Subject: 178 Twin Oaks

[EXTERNAL SENDER]

Dear Members of the Los Gatos Town Council,

This Council is being asked to determine the fate of one of Los Gatos' last remaining rural hillsides—one that has been held as Resource Conservation Space since 1975. A luxury home development is being proposed for the hill that backs the Surrey Farms neighborhood, submitted under the SB 330 "Builder's Remedy" law. The hillside is currently home to 546 protected trees, heritage oaks, migratory birds, woodland animals, deer, turkey, various protected species, a riparian corridor, and an ephemeral stream. Under the proposed development, this natural habitat will be replaced with nine homes that will likely be sold in the $10 million range and three homes that purport to fall under the Los Gatos Below Market Price Housing Program, (although they fail to meet BMP requirements). The proposed development will place more than 97,000 feet of residential square footage on the hillside. Notice of this Town Council Special Meeting to consider this project went out on July 31, and as of this writing, the Staff Report has not been posted to the Town website.

Importantly, the Town has not required an EIR to determine the full risks of a development of this scale, despite repeated requests from neighbors and concerned citizens to do so. A full EIR presents the opportunity for study and evaluation—one of which would be alternatives to the project that could protect both the biological resources of the rural hillside and the neighborhood below. The standard for conducting an EIR is intentionally low. If there is a "fair argument," supported by substantial evidence, that the project may have a significant environmental impact, then the town is required to prepare a full EIR. We know that there will be significant environmental impacts. They have been identified by neighbors, by the Santa Clara Valley Bird Alliance, the Sierra Club, and the Regional Water Quality Control Board. Below are some of the impacts that are of primary concern.

The developer is proposing to remove 223 of the protected trees in violation of the Los Gatos Tree Protection Ordinance, destroying habitat for protected species, creating potential additional risks of landslide, mudslide, and drainage issues. Due to the tree removal, grading, and construction, multiple protected species will be harmed or displaced, including the California red-legged fog, white-tailed kite, golden eagle, purple

martin, pallid bat, Townsend's big-eared bat, San Francisco dusky-footed woodrat, American badger, and burrowing owl. These habitats cannot be recreated by planting new trees.

Although the site is located in a county Geologic Hazard Zone, with risks of landslide, liquefaction, and potentially compression soils and fault rupture hazard areas, the applicant requests multiple cut, fill, and grading exceptions. A final erosion and sediment control plan has yet to be prepared in conjunction with the project. There is, therefore, currently no plan to protect neighboring properties from the potential risks to health and safety associated with the excessive grading, cut, fill, and construction on steep slopes in a Geologic Hazard Zone.

There are already drainage and flooding issues in Surrey Farms. The project proposes various bioretention areas, including one large one to be located directly adjacent to Hillbrook School, and multiple neighboring homes. The efficacy of these is unknown, while they introduce new health and safety risks.

According to the SCCFD, the project is in a Very High Fire Hazard Severity Zone. Ingress/egress, evacuation routes, and increased risk of fire associated with development are key issues.

Our family has lived at [redacted] Longmeadow Drive since 1999. Our home is at the end of the cul de sac, immediately downhill from the project site. Lot 5, which depicts a 40' home constructed on top of 122 feet of ephemeral the stream, is located directly behind our house (see Figure 16 in the Recirculated MND). We urge the Town Council to refer to and consider our previously submitted letters dated October 8, 2025, December 17, 2025, and May 18, 2026 (incorporated by reference into this record), which list our concerns in detail, specifically: (1) The IS/MND is inadequate and an EIR is required; (2) The proposed project creates a specific, adverse impact to the public health and safety of our community; (3) The proposed project does not abide by the Los Gatos Below Market Price regulations; (4) The April 2026 Recirculated MND confirms that the environmental review of the site has been inadequate and relies on outdated studies and information.

Finally, to aid in understanding of the physical site, we urge the Town Council to view the photos of the ephemeral stream included in our May 18, 2026 submission to the Planning Commission, as well as the video evidence linked here: https://bit.ly/178TwinOaksEphemeralStreamVideos

Prior to the last Planning Commission meeting, we met with Jim Foley to see if the developer would address some of the neighbor concerns. Subsequent to that meeting, on June 10, we sent the following email to Mr. Foley.

Thank you for meeting with us last week. We have discussed options to help facilitate the security, safety, and privacy of our homes and have come up with the following initial list that we are proposing as conditions of approval for the project.

-Extend the proposed berm all the way to the catch basin.

-Enlarge the open space area and/or grant an easement to create space and screen our properties from new homes as discussed during our meeting.

-Plant two rows of large redwoods (placed not on the property line, but back towards the houses with the requirement that they are to be maintained).

-Wash our windows and exterior walls every 30 days during construction.

-Establish who is responsible for the expense and maintenance of the retention pond and who/ what entity will be liable.

-Establish who is responsible for the day to day operations and management of complaints during construction and who/ what entity will be liable.

-No construction over weekends.

Additionally, as discussed during our meeting, Lot 5 is the largest, most imposing home of the development. It is built on top of the ephemeral stream and also, looks directly into our yards. We request that Lot 5 be eliminated, moved, reoriented, and/or reconfigured.

Thank you for your consideration of these items.

On June 10, we received the following response from Mr. Foley:

Most of these requests can be accommodated and we are already looking at Lot 5 to see what can be done there. I will officially address each one after I can talk to the whole team about these requests. The team already agreed that we absolutely will pay for and provide the additional screening. We will need to work with you all on location and species exactly because we don't have complete control over that. More to come on the balance.

On July 22, we received the following email from Mr. Foley:

Hi Jill and neighbors, we are working on an exhibit showing new screening and easements per your requests below. We will provide conditions to the staff to incorporate into the staff report for the maintenance requests you have. The construction hours are no problem. The maintenance association is in the CC&Rs that will be recorded on the property, those have always been a part of this application and have been available from the Town since the 2nd or 3rd submittal. The Town code enforcement (PD) is responsible to enforce compliance under police power. If there is ever an issue you would contact them or the Town Manager department and they can follow up to see that any violations are corrected. As you can

imagine, Lot 5 is hard to change. Beyond the screening, which the developer will agree to plant immediately such that by the time Lot 5 develops (which is really completely unknown) the trees are mature. Beyond that, I think best case is when Lot 5 comes forward for development you can work with the builder at that time to see if any modifications to the floorplan can be achieved. It's possible it will still be the developer involved now, but it could also be a future owner. That's a few years away. Will send the revised exhibit as soon as it's ready and happy to do a follow up call.

As of this writing, we have not received the revised exhibit and the Staff Report has not been posted to the Town website, so we are unable to determine what, if any, conditions have been incorporated.

This development will radically affect the landscape, the environment, the biological resources, and the surrounding neighborhoods. Because the Town has failed to conduct an EIR, we believe we are not even aware of the potential impacts this development will have. Because much of the mitigation is speculative, future-oriented, and to-be-determined, we have no security that the health and safety of our neighborhood and its residents will not be affected.

Our primary request is for the Town to conduct an EIR so that we can fully understand the scope of potential environmental harm and risk to our health and safety. We are deeply concerned that, given the drainage and grading issues, the newly discovered information about the ephemeral stream, the lack of a complete, appropriate mitigation plan, and the lack of an accountable party, our backyards could be flooded and/or inundated with mud, dirt, and debris, and we will have no recourse. If the Town elects to move forward with this development, we request that conditions protecting the hillside and the neighborhood (including, but not limited to, those listed above) are written into the approval.

We respectfully request that the Town Council deny this project based on an insufficient environmental review, noncompliance with applicable regulations, and the risk to the health and safety of our community.

Very truly yours,

Jill & Craig Fordyce

[redacted] Longmeadow Drive

August 6, 2026

From: Camas J. Steinmetz <cjs@jsmf.com>
Sent: Thursday, August 6, 2026 2:23 PM
To: Erin Walters <EWalters@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Jon Witkin [redacted]; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Witkin Attorney Comment Letter re 178 Twin Oaks Subdivision Project - Pls Include in Staff Rpt

[EXTERNAL SENDER]

Hi Erin,

Thanks very much for sending me these links.

Please include my attached letter and exhibits in the August 11, 2026, staff report. I am hoping they are not too large to come through so please confirm receipt.

Thanks,

Camas

Camas J. Steinmetz, Esq.

Jorgenson, Siegel, McClure & Flegel, LLP

1100 Alma Street, Suite 210 | Menlo Park, CA 94025

Direct: (650) 289-4580 | Cell: 650-743-9700

Email: cjs@jsmf.com | website: www.jsmf.com

From: Erin Walters <EWalters@losgatosca.gov>
Sent: Tuesday, July 28, 2026 6:39 PM
To: Camas J. Steinmetz <cjs@jsmf.com>; Gabrielle Whelan <GWhelan@losgatosca.gov>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Jon Witkin [redacted]
Subject: RE: CEQA Public Review -Notice of Intent - Recirculated IS/MND for 178 Twin Oaks Subdivision Project

Hi Camas,

The Town Council Special Meeting will be held **Tuesday, August 11th at 5pm in the Town Council Chambers** for the project located at **178 Twin Oaks Drive.**

The staff report will be available on the Town's website by Friday, August 7th.
https://losgatos-ca.municodemeetings.com/

Public comments received by the Town for the project at 178 Twin Oaks Drive can be found here:

12/17/26 Planning Commission –

Staff
Report: https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&me=e5a13e8f88fe4cf8aaa1fcbd2c6bd695&ip=True

Addendum: https://losgatos-ca.municodemeetings.com/sites/losgatos-ca.municodemeetings.com/files/fileattachments/planning_commission/meeting/7689/item_1_-_addendum_with_exhibit_28.178_twin_oaks_dr.pdf

Addendum 2: https://losgatos-ca.municodemeetings.com/sites/losgatos-ca.municodemeetings.com/files/fileattachments/planning_commission/meeting/7689/item_1_-_addendum_2_with_exhibits_29_and_30.178_twin_oaks_dr.pdf

Desk Item: https://losgatos-ca.municodemeetings.com/sites/losgatos-ca.municodemeetings.com/files/fileattachments/planning_commission/meeting/7689/item_1_-_desk_item_with_exhibit_31.178_twin_oaks_dr.pdf

6/11/26 Planning Commission Meeting-

Staff Report:
https://meetings.municode.com/adaHtmlDocument/index?cc=LOSGATOS&me=f9edecfd59ad4bb682391a9dfb38ce24&ip=True

Addendum: https://losgatos-ca.municodemeetings.com/sites/losgatos-ca.municodemeetings.com/files/fileattachments/planning_commission/meeting/7946/item_1_-_addendum_with_exhibits_44_and_45.178_twin_oaks_dr.pdf

Desk Item: https://losgatos-ca.municodemeetings.com/sites/losgatos-ca.municodemeetings.com/files/fileattachments/planning_commission/meeting/7946/item_1_-_desk_item_with_exhibit_46.178_twin_oaks_dr.pdf

•Any public comment received after 11:01 a.m. on June 11, 2026, through 3:00 p.m. on August 6, 2026, will be included in the August 11, 2026, staff report.

Thank you,

Erin M. Walters ● Senior Planner

Community Development Department ● 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6867 ● 408-354-6872● ewalters@losgatosca.gov

www.losgatosca.gov ● www.LosGatosCA.gov/MyLosGatos311

COMMUNITY DEVELOPMENT HOURS:

Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

NOTICE: The Town is aware of scam emails requesting wire transfers to pay permit, or other, fees. The Town will NOT ever request wire transfers to pay for permits. Please call your assigned staff, or the Community Development Department, if you receive a payment request that does not look legitimate. You can also log into your Citizen's Portal account to see if you have any outstanding invoices.
All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the Building and Planning webpages.

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or

copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

P Think Green, please consider the environment before printing this e-mail.

JORGENSON, SIEGEL, McCLURE & FLEGEL, LLP

WILLIAM L. McCLURE
JOHN L. FLEGEL
DAN K. SIEGEL
JENNIFER H. FRIEDMAN
MINDIE S. ROMANOWSKY
GREGORY K. KLINGSPORN
NICOLAS A. FLEGEL
KRISTINA A. FENTON
KIMBERLY J. BRUMMER
CAMAS J. STEINMETZ
PHILIP S. SOUSA
JEFFREY A. SNYDER

BRITTNEY L. STANDLEY
AMELIA S. FORSBERG
LILIAN R. WINTERS
MATTHEW C. DUNLAP

ATTORNEYS AT LAW
1100 ALMA STREET, SUITE 210
MENLO PARK, CALIFORNIA 94025-3392
(650) 324-9300
FACSIMILE (650) 324-0227
www.jsmf.com

OF COUNSEL
KENT MITCHELL
ROBERT D. THOMAS

RETIRED
MARGARET A. SLOAN
DIANE S. GREENBERG
DAVID L. ACH

DECEASED
JOHN D. JORGENSON
(1925-2025)
MARVIN S. SIEGEL
(1936 - 2012)
JOHN R.COSGROVE
(1932 - 2017)

August 6, 2026

Mayor Moore and Members of the Town Council
Town of Los Gatos, Community Development Department
110 E. Main Street Los Gatos, CA 95030

Via Email to Erin Walters, Senior Planner EWalters@losgatosca.gov

Re: 178 Twin Oaks, Surrey Farms Estates Subdivision Project (Architecture and Site Applications S-24-023 through -032 and S-24-059, Vesting Tentative Map Application M-24-013, and Mitigated Negative Declaration Application ND-25-001)

Dear Mayor Moore and Members of the Town Council:

This law firm represents Jon Witkin, who owns and resides on the property immediately adjacent to the proposed 178 Twin Oaks, Surrey Farms Estates Subdivision Project (the "Project") in the Town of Los Gatos (the "Town") hills where he has lived for seventy (70) years since 1955. As shown on the Project's proposed Vesting Tentative Map before you for approval (excerpted and attached hereto as Exhibit A), five (5) of the proposed twelve (12) residential units would share a property line with my client's property, and therefore Mr. Witkin would be the neighbor most impacted by this Project.

While we recognize that the Town Council's discretion to deny the Project under the state's housing laws is limited, based on our review of the documents in the record as well as governing state law and applicable Town development standards, the legal criteria for denying the Project is met on three separate grounds. First, the IS/MND is inadequate under the California Environmental Quality Act ("CEQA") because there is a fair argument based on substantial evidence in the record that the Project will result in significant unmitigated environmental impacts, and, therefore, an Environmental Impact Report ("EIR") is required before the Project can be approved. Second, the Project would result in a specific, adverse impact upon the public health or safety pursuant to California Government Code Section 65589.5(d). Third, the Project conflicts

with nearly all applicable existing objective development regulations the Project is subject to and allowing deviations from these standards would similarly result in a "specific adverse impact… upon public health and safety or the physical environment" pursuant to California Government Code Section 65915(d).

For the foregoing reasons and as further detailed below, we respectfully request that the Town Council deny this Project outright, or alternatively, direct Town staff to prepare an EIR in accordance with CEQA before it is considered for approval.

I. THERE IS A FAIR ARGUMENT SUPPORTED BY SUBSTANTIAL EVIDENCE IN THE RECORD THAT THE PROJECT WILL RESULT IN SIGNFICANT ENVIRONMENTAL IMPACTS, MANDATING PREPARATION OF AN EIR

Based on our review of the Initial Study and Mitigated Negative Declaration for the Project dated November 25, 2025 ("Original IS/MND") and the Recirculated Initial Study and Mitigation Negative Declaration for the Project dated June, 2026 ("Recirculated IS/MND") and additional evidence evidence in the record, and as explained in our earlier comment letter submitted on the Original IS/MND dated October 9, 2025 and appearing as Letter 23 on pages 148-190 of the Responses to Comments on the Original IS/MND ("2025 RTC") and our comment letter on the Recirculated IS/MND dated May 18, 2026 and appearing as Letter 11 on pages 168- 169 of the Responses to Comments on the Recirculated IS/MND ("2026 RTC"), this Project cannot be approved unless an EIR is first prepared and certified in accordance with CEQA to ensure that the significant environmental impacts of this Project are fully disclosed, analyzed, and mitigated and a full range of alternatives to the Project are identified and analyzed.

Notably, an EIR was prepared for a smaller, prior version of this project in 2105 which was recirculated in 2017. The EIR was never certified because the Town Council voted unanimously to deny the applicant's request to cancel the Williamson Act and thereby rejected the proposed project. There is no explanation in the IS/MND as to why the Town required an EIR for a smaller 10-lot version of this Project eight years ago and yet just eight years letter is now proceeding with only an IS/MND for this 12-lot Project on the very same project site. Common sense should dictate that if an EIR was required by the Town for a smaller project on the site, it should require an EIR for the current larger project which would have even more potential to result in significant environmental impacts. While this point was raised in our comments on the IS/MND, the IS/MND failed to address this.

A. Governing CEQA Law Requires an EIR When There is a Fair Argument Supported by Any Substantial Evidence in the Record that the Project May Result in a Significant Unmitigated Impact on the Environment

The Project's Builder's Remedy status does not exempt it from complying with CEQA. (Cal. Gov. Code, Sec. 65589.5(e).) An EIR is required whenever there is a "fair argument" that a project may have a significant effect on the environment despite identified mitigation measures —even if there is also substantial evidence in the record to the contrary. (*See No Oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68, 75.) This fair-argument test is a very low threshold. (*Laurel Heights Improvement Assoc. v. U.C. Regents* (1993) 47 Cal.4th 376). A negative declaration or mitigated

negative declaration is authorized only when the lead agency (here, the Town) determines that (i) changes to the project or mitigation measures would mitigate any identified potentially significant adverse environmental effects of the project "to a point where clearly no significant effect on the environmental would occur" and (ii) no substantial evidence exists supporting a fair argument that the project will result in a significant environmental effect. (Cal. Pub. Res. Code, Sec. 21064.5; 14 Cal. Code Regs., Sec. 15063(c)(2) & 15070(b).)

CEQA places the burden of environmental investigation not on the public but on the public agency. (*See Sundstrom v County of Mendocino* (1988) 202 Cal.App.3d 296, 311 [a public agency "should not be allowed to hide behind its own failure to gather relevant data"].) An IS/MND will be set aside if there is substantial evidence in the record that the mitigation measures imposed as conditions to its adoption are insufficient to mitigate the project's impacts. (*See California Native Plant Soc'y v County of El Dorado* (2009) 170 Cal.App.4th 1026; *Citizens for Responsible & Open Gov't v City of Grand Terrace* (200) 160 Cal.App.4th 1323, 1340.)

Where experts have presented conflicting evidence on the extent of the environmental impacts of a project, as is the case here, a city *must* consider the impacts to be significant and prepare an EIR. (*Pocket Protectors v. Sacramento* (2004) 124 Cal.App.4th 903, 935; *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1317-1318; CEQA Guidelines, Sec. 15064(f)(5).) "It is the function of an EIR not a negative declaration, to resolve conflicting claims, based on substantial evidence, as to the environmental effects of a project." (Pocket Protectors, supra, 25 Cal. App.4th at p 935). In the context of reviewing a negative declaration "neither the lead agency nor a court may 'weigh' conflicting substantial evidence to determine whether an EIR must be prepared in the first instance (Ibid.) Where such substantial evidence is presented, "evidence to the contrary is not sufficient to support a decision to dispense with preparation of an EIR and adopt a negative declaration, because it could be 'fairly argued' that the project might have a significant environmental impact." (Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296, 310).

B. Substantial Evidence in the Record Supports Fair Argument that the Project Will Result in Unmitigated Environmental Impacts

The San Francisco Bay Regional Water Quality Control Board submitted two letters into the record (2025 RTC pp. 3-6 and 2026 RTC, pp 8-11) which constitute substantial evidence supporting a fair argument that the Project's significant impacts to the ephemeral creek channel, which are jurisdictional waters of the State, will not be mitigated to a less than significant level and therefore an EIR is required because the subsequent required permits are not mitigation measures and the proposed 1:1 mitigation ratio is unverifiable and likely infeasible. See also the letter submitted from the Sierra Club Loma Prieta Chapter and the Santa Clara County Bird Alliance (2026 RTC, pp. 16-22).

The Sierra Club Loma Prieta Chapter and the Santa Clara County Bird Alliance also submitted two letters into the record (dated October 17, 2025 and May 18, 2026 respectively) which constitute substantial evidence supporting a fair argument that the Project may result in the following unmitigated significant environmental impacts:

- The Project may result in unmitigated significant environmental impacts to the ephemeral creek channel, which are jurisdictional waters of the State (for the same reasons stated by the San Francisco Bay Regional Water Quality Control Board above).

- The Project may result in unmitigated significant environmental impact to biological resources because:

    - The Project may adversely impact wildlife corridor movements and result in cumulative habitat fragmentation.

    - The Project is inconsistent with the Town's General Plan policies protecting hillside habitat connectivity.

    - The cumulative loss of hillside woodland and corridor function is not analyzed

    - The IS/MND improperly eliminates analysis of the Project's impact on Crotch's Bumble Bee which is a candidate endangered species entitled to protection during its candidacy period.

    - The IS/MND fails to analyze the impact of introduced invasive species in the Ross Creek Watershed.

    - The IS/MND fails to analyze the impact of introduced lighting on biological resources.

    - The IS/MND fails to analyze bird-glass collision risk or mitigate for this risk as required by the Town's General Plan.

As evidenced in the third-party peer review of the *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California, Prepared By Live Oak Associates, INC* (May 2025) this law firm commissioned from Patrick Kobernus, Principal Biologist of Coast Ridge Ecology, Inc. (attached hereto and incorporated herein as Exhibit B, and also attached to our December 15, 2025 letter to the Planning Commission) the IS/ MND's conclusion that Project impacts on biological resources will be less than significant are not supported by substantial evidence in the record for the following reasons:

(1) It relies on an outdated floristic survey that is over 14 years old;

(2) It fails to address sensitive plant communities potentially present on the project site in accordance with California Department of Fish & Wildlife (CDFW) protocols;

(3) Mitigation Measure 3.3.5a for the Project's impact on Burrowing Owls is inadequate because it does not specify methodology and timing of the pre-construction surveys;

(4) It fails to identify potential impacts to special status amphibian and reptile species and mitigate for these impacts;

(5) It fails to include a habitat assessment of the project site for bats as part of the IS/ MND and the preconstruction surveys required by Mitigation Measure 3.3.6a to address the Project's impact on bats is inadequate;

(6) It fails to include a detailed survey and mapping of active woodrat middens and a woodrat relocation plan;

(7) It fails to identify potential impacts on the western bumble bee, (*Bombus occidentalis*); and Crotch's bumble bee, (*Bombus crotchii*) and mitigate for these impacts; and

(8) Its conclusion that there would be no impact to wildlife corridors is unsupported by the record and it fails to mitigate for these potential impacts.

As explained in our October 9, 2025 and May 18, 2026 comment letters on the Original IS/MND and the Recirculated IS/MND and as further supported by substantial evidence submitted into the record including, there is a fair argument that the project may result in the following significant unmitigated impacts on the environment:

- The Project may result in a significant unmitigated impact on Aesthetics because:
    - It conflicts with most of the Town's Hillside Development Standards and Guidelines, including grading and height standards, which were adopted for the purpose of protecting scenic quality.
    - It will create a new source of substantial light or glare, and contrary to the statements in the IS/MND (at pp. pp. 28-29), the Town cannot rely on the Project's compliance with its Hillside Design Standards and Guidelines outdoor lighting standards to mitigate this impact because, as the IS/MND itself states earlier in the document (at p. 7), "[b]ecause the project is subject to Builder's Remedy, compliance with all of the Town's guidelines, policies, or programs is not required ..."
    - The IS/ MND conclusion that "the majority of the project site would remain screened by the existing trees and vegetation" is unsupported because there is no enforcement mechanism to ensure the continued existence and maintenance of these trees and vegetation since as acknowledged in the IS/MND, the Project is not subject to a deed restriction to ensure this which would have otherwise been required by the Hillside Development Standards and Guidelines because it is a Builder's Remedy Project (See 2025 RTC, p. 192.)
- The Project may result in a significant unmitigated impact on Biological Resources because:
    - It will remove 223 protected oak trees yet it will replace only 85 of these trees onsite which is just 15% of the 551 replacement trees required by the Town's Tree Protection Ordinance to mitigate for the loss of these trees. While payment of an in-lieu fee is proposed as substitute mitigation for the remaining 85% of the tree replacement obligation (Mitigation Measure IV-9), payment of this fee is inadequate mitigation under CEQA because the effectiveness of the fee program itself has

not been examined under CEQA (*California Native Plant Soc'y v County of El Dorado* (2009) 170 CA4th 1026), the amount of the in-lieu fee is not specified and may not even be required depending on whether the removed tree it is associated with is removed "to implement or maintain Defensible Space" which in turn appears also to be discretionary, it is unclear how or when the in-lieu fee will be paid, administered and applied to appropriately mitigate the loss of oak woodland and the individual 223 protected trees lost. Accordingly, Mitigation Measure IV-9 is inadequate to mitigate the loss of the 223 protected trees.

- The IS/MND fails to consider, much less mitigate for, additional oaks that may be lost or harmed as a result of the subdivision improvements and it does not does analyze or even acknowledge that the loss of the oak woodland habitat on the Project site as a whole interdependent community of organisms would be a significant impact and mitigate for this loss. As explained in the August 28, 2025 letter submitted by the California Department of Fish and Wildlife (CDFW) on another project (included as Attachment 1 to our Ocrtober 9, 2025 letter commenting on the IS/MND), the CDFW considers oak woodlands as a sensitive natural community that supports a host of wildlife and takes the position that impacts to this natural community should be appropriately mitigated for. As explained and substantiated in our October 9, 2025 letter, Oak woodlands are some of the richest overall wildlife habitats in California, and rank among the top three habitats for birds yet they are increasingly diminishing due to fire suppression, overgrazing, urban development, and disease.

- The Project may result in significant unmitigated Land Use and Planning Impacts because:

  - The IS/MND does not even identify what land use plans, policies, and regulations were adopted for the purpose of avoiding or mitigating an environmental effect, let alone conduct the required consistency analysis to determine whether there is a conflict between the Project and these plans, policies and regulations. Notably the IS/MND concludes that the Project would not conflict with "*some"* of the standards of the Hillside Specific Plan without identifying which of those standards the Project does conflict with and explaining why those standards were not adopted for the purpose of avoiding or mitigating an environmental effect. Given that IS/MND itself acknowledges that the Project would conflict with standards set forth in the Hillside Specific Plan which was adopted for the purpose of protecting the Town's hillsides, and the Tree Ordinance, which was adopted for the purposes of protecting trees, substantial evidence supports a fair argument that the Project would result in a potentially significant land use and planning impact and an EIR must be prepared.

  - The IS/MND also fails to address the Project's impact on street intersection levels of services ("LOS") as required by the General Plan. While we acknowledge that transportation impacts under CEQA are now evaluated from VMT (vehicle miles traveled) as opposed to LOS, the Project's impact on LOS is critical to evaluating its impact on emergency access and wildfire evacuation (and in turn, its impact on wildfires), and this analysis is glaringly missing. Moreover, a LOS analysis is

required by the Town's 2040 General Plan to determine whether improvements are needed to ensure that LOS will remain at an acceptable level consistent with the below General Plan policies:

- **MOB-10.2 Level of Service.** If a project will cause the current LOS for any project affected intersection to drop by more than one level for an intersection currently at LOS A, B, or C, or to drop at all if the intersection is at LOS D or below, the project shall construct improvements and/or put TDM measures in place, as directed by the Town Engineer, so that the operation will remain at an acceptable level. These measures shall be implemented and maintained as a condition of approval of the project.

- **MOB-12.1 Hillside Emergency Vehicle Access.** Establish and maintain a hillside road pattern that provides adequate access for residents and emergency vehicles in both normal and emergency situations without introducing new through access roads that would invite unwanted traffic into the area, induce further development, or threaten plant or animal habitats or migration patterns.

- **HAZ-3.4 Development Restrictions.** Restrict development in areas with inadequate water flow or emergency access.

- **PFS-20.2 Fire Hazard Mitigation in Project Review.** Identify and mitigate fire hazards during the project review and approval process.

Based on our review of the record, it is apparent that substantial evidence supports a fair argument that the Project may have a significant unmitigated impact on the environment. The Town's environmental consultant's responses do not invalidate the substantial evidence presented by the comment letters that significant environmental impacts will result from the Project. Where, as here, there is conflicting evidence of the environmental impacts in the record, the Town must consider the impacts to be significant and prepare an EIR before it can approve the Project. (*See Pocket Protectors*, *supra*, 124 Cal.App.4th at p. 935; *see Sierra Club*, *supra*, 6 Cal.App.4th at pp. 1317-1318; *see* CEQA Guidelines, Sec. 15064(f)(5).)

II. THE PROJECT WOULD RESULT IN SPECIFIC, ADVERSE IMPACTS UPON PUBLIC HEALTH AND SAFETY

We recognize that the Town cannot reject the Project outright unless it can make certain denial findings, one of which is that the project "as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households." (Cal. Gov. Code, Sec. 65589.5(d)(2).) The Project meets this denial finding because it would: (1) impede the surrounding neighborhood's evacuation and emergency access and delay travel time to the nearest hospital; (2) increase erosion and landslide risk on the Project site and its vicinity; and (3) dramatically increase stormwater runoff and peak flows exposing the

surrounding area to risk of flooding and water quality degradation. Accordingly, the Project should be denied.

A. The Project Would Impede Evacuations and Emergency Access and Delay Travel Time to the Nearest Hospital

Increased traffic congestion can severely threaten public health and safety by delaying ambulance response times, obstructing hospital access routes, and creating dangerous bottlenecks during emergency evacuations. The 113 new daily vehicle trips estimated to be added by the Project will further congest surrounding roads and intersections that are already subject to gridlock especially during drop off and pick up at Hillbrook School just 0.2 miles away, as well as at Blossom Hill Elementary School (0.7 miles away), and Raymond J. Fisher Middle School (1.0 miles away). This resulting congestion would delay and impede emergency access and fire evacuations, thereby exceeding established standards for emergency response and evacuation times and travel time to hospitals. As explained further below, this is a health and safety impact that justifies denial of the project.

The Santa Clara County Fire Department provides emergency response services to the residents of the Town of Los Gatos, including emergency response for fire suppression and rescue and emergency medical services. See: https://www.losgatosca.gov/3053/Fire-Services. As stated on its website (https://www.sccfd.org/emergency-response-overview/fire-suppression-rescue/) the Santa Clara County Fire Department's standard for response is to "arrive at the scene of emergencies within five minutes of receipt of alarm, at least 90 percent of the time"

Rescue

GOAL: Control emergency incidents that threaten lives, property, and the environment.

- Arrive at the scene of emergencies within five minutes of receipt of alarm, at least 90 percent of the time.
- Maintain "Confined Space – Awareness Operational Level" training for all firefighters
- Maintain "Rescue Systems I" certification for truck and rescue personnel.

The nearest fire station to the Project site is the Shannon Fire Station, located at 16565 Shannon Road, Los Gatos, CA 95032, which is approximately 1.2-1.4 miles away depending on the route. According to Google Maps and as shown on Exhibit C, the travel time from the Shannon Fire Station to the Project Site is *already* 6 minutes during school drop off and pick up times which exceeds the Santa Clara County Fire Department's standards.

The nearest full-service hospital to the Project Site is El Camino Health - Los Gatos Hospital, located at 815 Pollard Rd, which is approximately 5.6 – 6.2 miles away depending on the route. According to Google Maps and as shown on Exhibit C, the travel time from the Project Site to the Hospital is *already* 12 to 24 minutes during school drop off and pick up times. California Code of

Regulations 10 Section 2240.1 et seq. requires health insurance networks to include a primary care provider within a maximum travel time of 30 minutes of an enrollee's residence and a network hospital within 30 minutes of a covered person's residence. The additional 113 daily trips generated by the Project could easily cause a more than 6 minute delay to the hospital, thereby exceeding this 30 minute standard.

Travel time is particularly important for life-threatening injuries, where a few short minutes can mean the difference between life and death. Studies show that travel time matters for severe injuries and that rural patients are more likely to die from traumatic injury than urban patients. Even for non-life-threatening conditions, the barrier presented by travel time can lead individuals to delay care until the illness or injury is more severe, in some cases, limiting the effectiveness of treatment. Longer travel distance or travel time is also associated with more medical resource utilization, higher hospital admission rates, and greater mortality risks in some emergency situations. See Exhibits D, E , F and G.

As corrected in the Recirculated IS/MND, the Project site is located in a Very High Fire Hazard Severity Zone. According to the USDA Forest Service, the Town's wildfire risk is 93% higher than other communities in the United States. (Wildfire Risk to Communities, retrieved from https://apps.wildfirerisk.org/explore/overview/06/06085/0600044112 last visited August 3, 2026).) The increased fire risk is due, in part, to the location of the Town, which wraps around the mouth of Los Gatos Creek Canyon where the Santa Cruz Mountains drop into the valley floor. What makes the Town different from neighboring cities is the reservoir corridor itself, which acts as a natural fire highway that channels wind and flame directly toward the Town. It has burned before. The 1985 Lexington Fire consumed 13,000 acres above Lexington Reservoir and destroyed 42 homes in neighborhoods that still exist today; and during the 2020 CZU fire, embers landed on properties along Bear Creek Road and upper Highland Avenue. The risk of wildfire in the Town and at the Project site is very real.

The IS/MND concludes that the Project will not *physically* interfere with the Town's emergency evacuation routes because it would not result in any substantial modifications to the existing roadway system. However, the IS/MND fails to acknowledge that – or even evaluate how - the additional trips generated by this 12-unit project (which exceed vehicle miles traveled ("VMT") thresholds by generating 113 new daily trips not including construction generated trips) will impact the narrow, winding access roads to the Project site. (2026 RTC, p. 103.) These access roads already experience significant delay and gridlock from trips associated with the existing 70+ homes in the area together with school and beach traffic. (2026 RTC, pp. 77-78) If the proposed 12-unit project is built at the Project site, the traffic burden on surrounding neighborhood roads will increase, thereby restricting emergency access and evacuation routes for residents within the vicinity of the Project site in the event of a wildfire or other emergency. (*Ibid*.)

While the IS/MND proposes an emergency vehicular access route from the Project site to Brooke Acres Drive, this route is intended to be used as an additional point of access for emergency response vehicles only—not as an evacuation route for the surrounding community in the event of a wildfire emergency. (*See* 2026 RTC, p. 110.) Therefore, the conclusion that this Project will have no impact on emergency evacuation and response is unsupported.

As acknowledged in the IS/MND, the Project will generate approximately 113 trips per day on top of the existing 799 daily trips associated with Hillbrook School, which is located near the Project site's northwestern corner—a increase of over 14%. (Recirculated IS/MND, p. 189.) This increased traffic will undoubtedly degrade surrounding intersections thereby delaying emergency access and evacuations, creating a serious, adverse impact to public health and safety, especially in light of the severe risk of fire discussed above.

The Town Council should follow the lead of the City Council for the City of Saratoga, who denied a similar project, Masson Estates, on Pierce Road near the intersection of Saratoga Heights Drive on this ground on July 8, 2026, reasoning that the environmental impacts related to emergency access, response, and evacuation outweighed the anticipated housing benefits. Because this Project will further congest access roads that are already subject to gridlock which in turn will further exceed the response time standard established by the Santa Clara County Fire Department and exceed the travel time standard to hospitals established by State law, there is no feasible method to mitigate this adverse public health and safety impact of the Project without denying or reducing the density of the Project and therefore denial of the Project is justified.

B. The Project Would Increase Erosion and Landslide Risk.

The Project site sits within a County Landslide Hazard Zone with landslide, liquefaction, compressible-soil, and fault-rupture hazards. (IS/MND, pp. 66, 68.) Instead of mitigating these public safety risks, the Project applicant seeks multiple waivers to the Town's Hillside Development Standards and Guidelines which were designed to safeguard the public from these risks. Specifically, the applicant seeks waivers to exceed the maximum allowable grading, thereby undermining slope stability and increasing the likelihood of landslides and erosion in this landslide hazard zone. (*See* 2026 RTC, pp. 70-72). While the IS/MND proposes to incorporate the recommendations from the geotechnical, geophysical, and hydrogeological investigation, the recommendations would not mitigate this risk. (*See* 2026 RTC, pp. 107-108.) The recommendations confusingly state that "compliance … would ensure the earthwork activities associated with the proposed [P]roject would be acceptable and would lead to instability" which appears to be a contradiction in terms. (*Id*.) Because the Project as proposed seeks waivers to the Town's Hillside Development Standards and Guidelines and the Project is not subject to these Standards and Guidelines because it is a Builder's Remedy Project, the health and safety impacts from this increased erosion and landslide risk cannot be feasibly mitigated without denying or reducing the density of the Project and therefore justifies denial of the Project.

C. The Project Would Increase Flooding Risk.

The Original IS/ MND stated that the Project would create an additional 62,224 square feet of impervious surface. As explained in the 2026 RTC, this was a calculation error which was corrected in the Recirculated IS/MND to acknowledge that the Project will create an additional 97,386 square feet of impervious surface, thereby dramatically increasing stormwater runoff and peak flows. (2026 RTC, pp. 32-97, 156.) Despite this risk, a final erosion-and-sediment control plan has not been prepared, leaving the surrounding area exposed to flooding, topsoil removal, water quality degradation, and the potential failure of the proposed bioretention pond adjacent to

Hillbrook School and nearby homes which is a public health and safety risk. (2026 RTC, pp. 32-97.)

The IS/MND proposes to mitigate this risk by constructing a bioretention pond and storm drainage system "designed to capture, slow down, treat, and control stormwater runoff before the runoff leaves the site" through the backyards of several of the lots within the Project that will eventually be sold to independent owners. (2026 RTC, p. 152.) However, this identified mitigation does not ensure that the storm drainage system will be adequately maintained to prevent it from clogging or otherwise failing. Because the proposed storm drainage system will be constructed through the backyards of private property, and because neither the Project nor the IS/MND has proposed any mechanism for ensuring that those private property owners conduct the recurring maintenance necessary to ensure that the storm drainage system is operable, the health and safety risks that will result from flooding, topsoil removal, water quality degradation, and failure of the bioretention pond has not been adequately mitigated. Moreover, the proposed retention pond creates a serious risk of mosquito and vector-borne diseases. (2026 RTC, p. 117.) These adverse health and safety impacts caused by adding 97,386 square feet of impervious surface and the resulting health and safety impacts caused by the identified mitigation (a bioretention pond and storm drainage system with no assurance that they will be maintained), cannot be feasibly mitigated without denying or reducing the density of the Project and therefore justifies denial of the Project.

III. THE PROJECT DEVIATES FROM APPLICABLE OBJECTIVE DEVELOPMENT STANDARDS AND SUCH DEVIATION WOULD RESULT IN SPECIFIC ADVERSE PUBLIC HEALTH AND SAFETY IMPACTS

While we recognize that Builder's Remedy projects are not required to obtain Zoning and General Plan amendments, Builder's Remedy projects must nonetheless comply with objective development standards pursuant to California Government Code Section 65589.5(f). The Project egregiously fails to comply with nearly all such standards, most of which were designed to protect public health and safety.

The Project as proposed exceeds the following standards applicable to Resource Conservation zoned properties such as the Project site : (i) the permissible density of principal residential units per lot, (ii) the minimum 20-acre lot area; (iii) maximum permitted height; (iv); maximum floor area; (iv) the minimum front, side, and rear setbacks (See Town Municipal Code, Sec. 29.49.160, 29.40.170, & 29.40.170; Staff Technical Review dated October 27, 2025, p. 6 ("2025 Staff Technical Review").

The Project also conflicts with the Hillside Development Standards and Guidelines that apply to the Project site which is in the Hillside Specific Plan Area. Specifically, the Project proposes to build outside the Least Restrictive Development Area and on slopes greater than 30%, in violation of the hillside siting and slope constraints intended to limit grading and avoid hazard areas. (*See* 2025 Staff Technical Review, p. 6) The Project also conflicts with driveway and parking requirements of the Hillside Specific Plan, conflicts with the Below Market Price Housing Program because it does not meet the standards for the size and location of affordable units, and conflicts with the prohibition against swimming pools

on lots with slopes greater than 30%. (*See id*.) Moreover, the Project does not comply with minimum roadway width for fire access, and removes 223 protected trees, replanting only 85 trees on site when 551 replacement trees are required.

The applicant is requesting deviations from these requirements as "concessions and incentives" under State Density Bonus law. However, the Town may decline to grant this request under California Government Code Section 65915(d) if the concession or incentive would result in a "specific adverse impact . . . upon public health and safety or the physical environment which cannot be feasibly mitigated without rendering the development unaffordable to low-income and moderate-income households. As discussed above, granting many of these requested concessions and incentives would result in a specific adverse impact upon health and safety and the physical environment which cannot be feasibly mitigated without rendering the development unaffordable. Accordingly, the requested waivers and concessions should be denied along with the Project.

V. CONCLUSION

We respectfully request that the Town Council deny the Project on the following grounds: (1) there is a fair argument based on substantial evidence in the record that the Project will result in significant unmitigated environmental impacts, and, therefore, an Environmental Impact Report ("EIR") is required before the Project can be approved; (2) the Project would result in a specific, adverse impact upon the public health or safety pursuant to California Government Code Section 65589.5(d); and (3) the Project conflicts with nearly all applicable existing objective development regulations the Project is subject to and allowing deviations from these standards would similarly result in a "specific adverse impact… upon public health and safety or the physical environment" pursuant to California Government Code Section 65915(d).

Sincerely,



Camas J. Steinmetz, Esq.

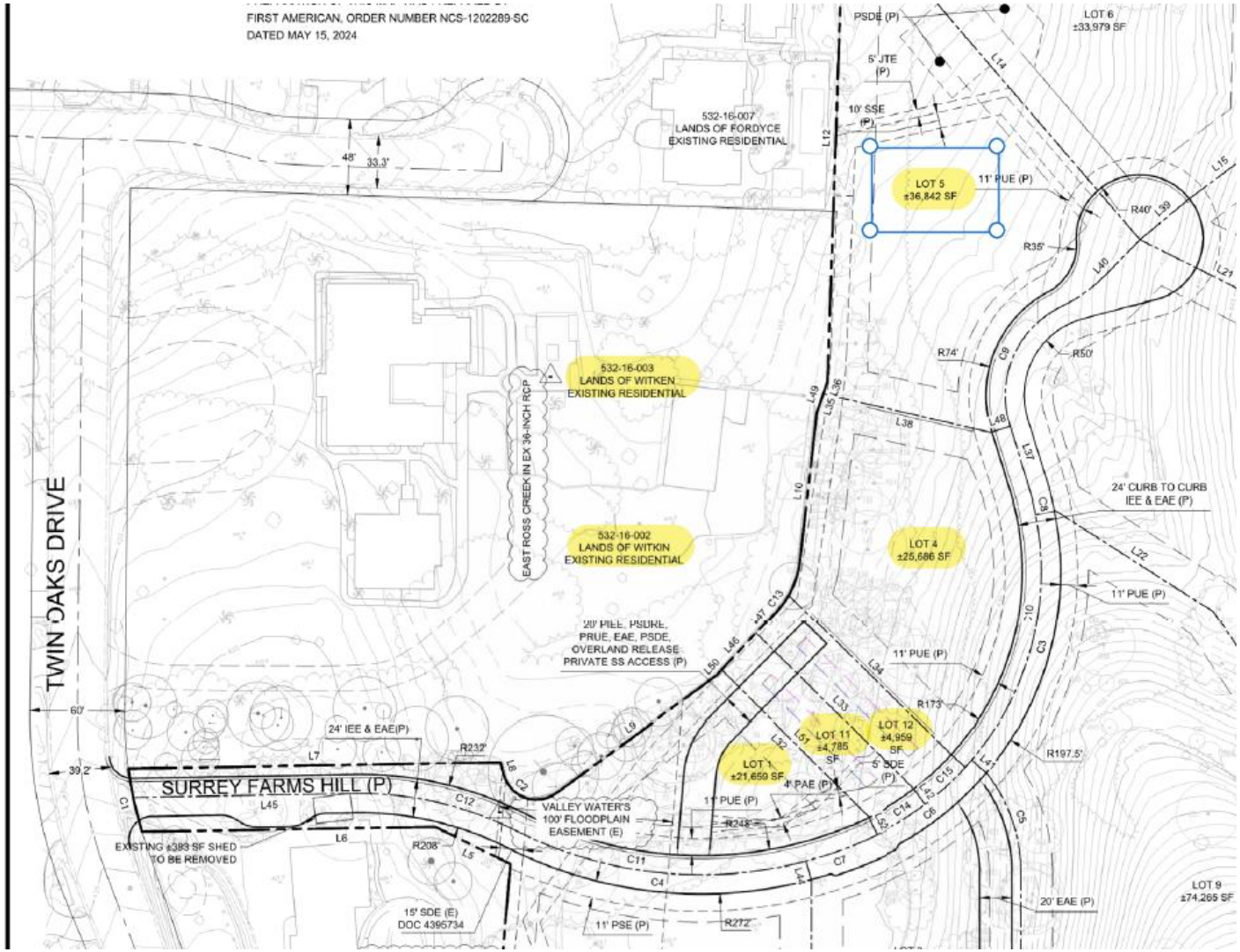
Cc: Gabrielle Whelen, Town Attorney
Joel Paulson, Community Development Director
Sean Mullin, Planning Manager
Client

Enclosures: Exhibit A: Vesting Tentative Map Excerpt Showing Proximity of Jon Witkin Property
Exhibit B: Biological Evaluation Report for the Project Prepared by Live Oak Associates, INC
Exhibit C: Travel Times to Nearest Fire Station and Hospital
Exhibit D: Longer Emergency Care Travel Times Increase Presentation Complexity, Resource Use

Exhibit E: The relationship between distance to hospital and patient mortality in emergencies: an observational study
Exhibit F: Emergency Medical Services Response Times in Rural, Suburban, and Urban Areas
Exhibit G: The Silent Delay: How Traffic Congestion Kills Emergency Patients

Exhibit A

Project Vesting Tentative Map Excerpt



COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

December 8, 2025

Camas J. Steinmetz, Esq.
Jorgenson, Siegel, McClure & Flegel, LLP
1100 Alma Street, Suite 210
Menlo Park, CA 94025

Subject: *Results of Peer Review of Biological Evaluation Report and Related Documents for the 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California.*

Dear Ms. Steinmetz:

This letter documents the results of a third party peer review of the *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California, Prepared By Live Oak Associates, INC* (May 2025). The biological report evaluated the biological resources of a 17.55-acre property (APN 532-16-006) in Los Gatos, California (Project Site). The Project Site is located in an undeveloped hillside area between Cerro Vista Drive on the east, and Twin Oaks Drive on the west, within a residential area of Los Gatos, California.

This peer review consisted of a site visit to view the property from surrounding roads/parcels, and a review of the Biological Resource Evaluation (biological report). Additional documents and natural resource information reviewed as part of this peer review included the following sources:

- *Biological Evaluation Report for 178 Twin Oaks Drive Project, Los Gatos, Santa Clara County, California*, Prepared By Live Oak Associates, INC (May 23, 2025).
- *Certified Arborist Report, Tree Preservation Plan Project #4185.10, December 15, 2024. Revision 3, Surrey Farms, Los Gatos, CA 95032, APN: 532-16-006.* Prepared by Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services.
- *Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration,* City of Los Gatos (September 2025).
- California Natural Diversity Database (CNDDB)
- California Native Plant Society (CNPS) Rare Plant Inventory
- National Wetlands Inventory
- California Natural Community List (updated Feb 27, 2025)
- CDFW Special Animals List (updated October 2025)

Project Description

The Project Site is a 17.55-acre area that consists primarily of grasslands and oak woodlands with some riparian (streamside) habitats. Existing single-family residences are located in the vicinity of the project site, as well as an existing private school located to the north of the site. The Surrey Farms Estates Subdivision Project (proposed project) would subdivide the project site into 12 residential lots, ranging in size from approximately 0.1-acre to 5.48 acres. The eastern portion of the project site would remain undeveloped. The western slope would be developed with 11 residences, comprised of eight market-rate single family residences and three below market-rate detached row houses. An additional single family

residence would be developed on the hillside's northeastern slope. Access to the project site would be provided through a new private driveway off of Twin Oaks Drive west of the project site, as well as a separate access route to Lot 10 from Cerro Vista Court.[1]

1) Plant Communities and Rare Plants

Rare Plants

The biological report concluded that there are two rare plant species that have the potential to occur on site: Santa Clara red ribbons (*Clarkia concinna ssp. automixa*) and bent flowered fiddleneck (*Amsinckia lunaris*). The report also determined that both of these species were absent based on a floristic survey of the property conducted in 2012 by Wood Biological. As of 2026, the floristic survey would be 14 years old, and an updated floristic survey of the property should be conducted. Most biological reports need to be updated approximately every 5 years, depending on the site, and for habitats dominated by long-lived perennial plants, such as forests, surveys that were not conducted within the previous five years may not adequately represent the current baseline conditions and should be re-conducted (CDFW 2018)[2].

Plant Communities

The biological report lists Mixed Oak Woodland as present on site, which is not considered a Sensitive Plant Community by CDFW. However, there are multiple species of oak trees and sycamores on site that may be considered sensitive communities by CDFW.

There are 204 Valley Oak (*Quercus lobata*) trees on site. Valley Oak woodland is considered a sensitive natural community under CEQA due to its S3 rank[3]. The California Department of Fish and Wildlife maintains a list of Sensitive Natural Communities. Natural Communities with ranks of S1-S3 are considered Sensitive Natural Communities to be addressed in the environmental review processes of CEQA and its equivalents. For alliances with State ranks of S1-S3, all associations within them are also considered Sensitive.

Based on the tree species identified in the arborist report (McClintock Landscape Horticultural Services, 2024)[4], the following sensitive plant communities are potentially present on the project site (shown below).

There are five plant community associations within two Valley oak Alliances, which are considered Sensitive by CDFW (shown below).

---

[1] Surrey Farms Estates Subdivision Project Initial Study/Mitigated Negative Declaration, September 2025. https://www.losgatosca.gov/DocumentCenter/Index/2227

[2] Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. State Of California, California Natural Resources Agency, Department of Fish and Wildlife March 20, 2018. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959#:~:text=Use%20of%20Existing%20Surveys&text=Habitats%2C%20such%20as%20grasslands%20or,and%20should%20be%20re%2Dconducted.

[3] State (S) and Global (G) rarity ranks are indicated for Alliances and some Associations; those with ranks of 1-3 are considered Sensitive. California Natural Community List https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive

[4] Certified Arborist Report, Tree Preservation Plan Project #4185.10, December 15, 2024. Revision 3, Surrey Farms, Los Gatos, CA 95032, APN: 532-16-006. Prepared by Michael Gladden, ISA Certified Arborist #WE-2205A, McClintock Landscape Horticultural Services.

71.035.00 **Valley oak woodland and forest (Alliance) G3 S3**
71.040.05 *Quercus lobata* / grass - Sensitive
71.040.06 *Quercus lobata – Quercus agrifolia* / grass - Sensitive
71.040.18 *Quercus lobata – Quercus douglasii* - Sensitive
71.040.23 *Quercus lobata / Baccharis pilularis – Diplacus aurantiacus* - Sensitive

71.045.00 **Valley oak riparian forest and woodland (Alliance) G3 S3**
71.045.01 *Quercus lobata – Quercus agrifolia / Toxicodendron diversilobum – (Symphoricarpos ssp.)*

There are six California sycamore trees identified on site, and almost all of which are large diameter trees. The California Sycamore – Coast Live Oak Woodland Alliance has six plant community associations that are considered Sensitive by CDFW (shown below).

61.310.00 California sycamore – coast live oak woodlands G3 S3
61.310.02 *Platanus racemosa – Aesculus californica* – Sensitive
61.311.02 *Platanus racemosa – Bromus hordeaceus – Sensitive*
61.311.03 *Platanus racemosa – Annual grass – Sensitive*
61.312.01 *Platanus racemosa – Quercus agrifolia - Sensitive*
61.313.02 *Platanus racemosa – Toxicodendron diversilobum – Sensitive*
61.313.08 *Platanus racemosa – Quercus lobata - Sensitive*

Recommendation for Plant Communities and Rare Plants

An updated floristic survey of the project area should be conducted by a Qualified Botanist(s) that includes an evaluation for both rare plants and sensitive plant communities, following the CDFW 2018 protocols (CDFW 2018).

2) Burrowing Owls

Mitigation Measure 3.3.5a (Pre-construction Surveys) in the biological report states that "*A qualified biologist would conduct a preconstruction survey for burrowing owls following the 2012 CDFW Guidelines or most recent guidelines, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction*." The bio report does not provide any additional information on what the 2012 CDFW Guidelines[5], actually require for the survey and this information should have been included in the mitigation measure. In the 2012 CDFW Guidelines, preconstruction surveys are described as "Take Avoidance Surveys". Take Avoidance Surveys are to be conducted using the same methods described for detection surveys in the 2012 CDFW Guidelines, and have very specific methods, and should not be confused with general preconstruction surveys.

Recommendation for Burrowing Owls

Surveys for Burrowing Owls should be conducted according to the CDFW 2012 Guidelines. The method and timing for these surveys from the 2012 Guidelines is provided below:

Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the project site that were identified in the Habitat Assessment and fit the description of habitat in Appendix A. Conduct surveys by walking straight-line

[5] Staff Report on Burrowing Owl Mitigation State of California Natural Resources Agency Department of Fish and Game March 7, 2012. https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline

transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey. Care should be taken to minimize disturbance near occupied burrows during all seasons and not to "flush" burrowing owls especially if predators are present to reduce any potential for needless energy expenditure or burrowing owl mortality. Burrowing owls may flush if approached by pedestrians within 50 m (Conway et al. 2003). If raptors or other predators are present that may suppress burrowing owl activity, return at another time or later date for a follow-up survey.

Weather conditions. Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20º C, <12 km/hr winds, and cloud cover is <75% (Conway et al. 2008).

Time of day. Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

3) Special Status Amphibians and Reptiles

The biological report provides determinations (in *Table 2B: Special Status Species that Could Occur In the Project Vicinity*) that the following special status amphibian and reptile species are absent from the site: Santa Cruz black salamander (*Aneides niger*), California tiger salamander (*Ambystoma californiense*), Foothill yellow-legged frog (*Rana boylii*), California giant salamander (*Dicamptodon ensatus*), and northwestern pond turtle (*Actinemys marmorata*), based on lack of suitable (primarily aquatic) habitat. However many of these species use uplands during part of their life cycle, including habitats such as oak woodlands and grasslands that are found on the project site. Also several of these species have been shown to move long distances through upland habitats (in some cases several hundred feet or more), and residing within upland habitats for several months at a time.

In addition, while the report states that the federally listed California red-legged frog (*Rana draytonii*) may use Ross Creek as a movement corridor, the included mitigation measure (*Mitigation Measure 3.3.4a*), requires preconstruction surveys for this species limited to within 50 feet of Ross Creek. This species has been documented to move up to 2 miles from aquatic habitats during dispersal/movement events, and they are known to move through all types of upland terrain and slopes, including the types of habitat present on the project site (Bulger, 1999).[6]

Recommendation for Special Status Amphibian and Reptiles

To determine that a species is absent on a given site, when there is some potential habitat to support the species, requires field surveys by Qualified Biologist(s) to determine presence or absence. While there may be a low likelihood that each of these special status species occurs on the project site, the size of the site (17.55 acres) is substantial, and is partially connected to open space habitats to the south and east of the site. In addition, populations of common amphibians such as California newt (*Taricha torosa*), which could be present on the site, are protected under CEQA. For these reasons, general amphibian and

[6] Bulger, J. B. 1999. Terrestrial activity and conservation of California red-legged frogs (*Rana aurora draytonii*) in forested habitats of Santa Cruz County, California. Prepared for Land Trust of Santa Cruz County.

reptile preconstruction surveys of the entire site should be conducted by a Qualified Biologist(s) prior to any construction/ground disturbance on the site.

4) Bats

Mitigation Measure 3.3.6a in the biological report states that "*A habitat assessment should be conducted to identify trees which support potentially suitable roosting habitat for bats. This can be conducted at any time of year and we recommend it is completed well in advance of the construction start date.*" This mitigation measure is vague, and should specify how far in advance the bat habitat assessment survey should be completed. Furthermore, the project site has over 670 trees, including a high number of oak and sycamore trees on the property which are preferred trees for roosting bats due to the high frequency of suitable cavities for bats. In addition, the pallid bat (*Antrozous pallidus*) a California species of special concern, among others, is thought to be associated with oak woodlands (Pierson and Rainey, 2007)[7], and has been documented to occur approximately 2.5 miles east of the site (CNDDB, 2025).

Recommendation for Bats

The habitat assessment of the project site for bats should be conducted as part of the CEQA review of the project, rather than included as a preconstruction survey prior to development, due to the high potential for roosting bats on site. The habitat assessment survey should be conducted by a Qualified Biologist(s), and based on these findings, follow up emergence (nighttime) surveys during the bat maternity season (March 1 to October 15) may be necessary. If it is determined that a bat roost is present, CDFW should be consulted and a bat exclusion and mitigation plan should be prepared that is reviewed and approved by CDFW prior to implementation.

5) San Francisco Dusky-Footed Woodrat

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) is a California species of special concern. Middens (nests) of this species were documented within the oak woodlands of the project site, and the property provides suitable habitat for this species. Mitigation Measure 3.3.7b in the biological report provides measures to minimize impacts to San Francisco dusky-footed woodrats, however the location of the middens was not provided in the biological report, and the site may provide habitat for several middens. Development of the site could impact the woodrat population in the area, and therefore more detailed information on the number of middens and their location is warranted.

Recommendation for San Francisco Dusky-Footed Woodrat

Due to the presence (and potential abundance of San Francisco dusky-footed woodrats on the project site) it is recommended that a more detailed survey and mapping of active woodrat middens should be conducted and a woodrat relocation plan should be prepared by a Qualified Biologist(s) and reviewed and approved by CDFW prior to implementation.

[7] Bat Distribution in the Forested Region Of Northwestern California. Prepared By Elizabeth D. Pierson, California Department of Fish and Game and William E. Rainey, Ph.D. Wildlife Management Division Contract #FG-5123-WM November 2007. https://www.nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=3835

6) Bumblebees/ Invertebrates)

Two special status bumble bee species are evaluated in the biological report: western bumble bee, (*Bombus occidentalis*); and Crotch's bumble bee, (*Bombus crotchii*). They are shown in Table 2B: *Special Status Species that Could Occur In the Project Vicinity* and were determined to be absent from the project site. However habitat types present on the project site (grassland) are utilized by both of these species. Additional special status invertebrates that were not included in Table 2B, that have some potential for presence include obscure bumblebee (*Bombus caliginosus*), and large marble butterfly (*Euchloe ausonides*).

The USFWS is currently reviewing a petition from the Xerces Society for Invertebrate Conservation, requesting that the large marble butterfly (*Euchloe ausonides*) be listed as a Threatened species and the large marble type subspecies (*Euchloe ausonides ausonides*) be listed as an Endangered species under the Act.[8] Habitat for the large marble butterfly includes grasslands and open meadows along with streamsides, berms, beaches, canyons, montane slopes, and weedy flats. Feeds on plants of the mustard family.

The obscure bumble bee (*Bombus caliginosus*) is known to inhabit the grasslands and has been reported to nest underground in rodent burrows, in structures, or in decaying wood. This species is also difficult to distinguish from the more common yellow-faced bumblebee (*Bombus vosnesenskii*) and may be undocumented where present[9].

Recommendation for Bumble bees / Invertebrates

Prior to any construction/ground disturbance on the site, a bumble bee survey and large marble habitat assessment should be conducted by a Qualified Biologist(s). Background information research should include citizen scientist data iNaturalist and Bumble Bee Watch as well as the CNDDB. If these species are detected on site, appropriate mitigation measures should be determined based on consultation with the US Fish and Wildlife Service.

7) Wildlife Movement Corridors

The biological report concludes that there would be no impact to wildlife corridors, however it does not include information on whether fencing (a potential wildlife movement barrier) will be installed or will be restricted from use on the site. In section *3.3.9 Impacts to Wildlife Movement Corridors,* the report concludes that *"Local urban species currently traversing the site for regular and dispersal movements would still be expected to cross the site post-build-out'.. and..."post build-out impacts to movement corridors for local wildlife are less-than significant."*

[8] Department of the Interior Fish and Wildlife Service ,50 CFR Part 17 [FXES1111090FEDR–256–FF09E21000] Endangered and Threatened Wildlife and Plants; 90-Day Findings for Eight Species. January 21, 2025. https://www.govinfo.gov/link/fr/90/7038

[9] A Petition to the State of California Fish and Game Commission to List Four Bumble Bees as Endangered under the California Endangered Species Act, Xerces Society, October 16, 2018. https://www.xerces.org/publications/policy-position-statements/petition-to-state-of-california-fish-and-game-commission-tohttps://www.xerces.org/publications/policy-position-statements/petition-to-state-of-california-fish-and-game-commission-to

Recommendation for Wildlife Movement Corridors

The biological report should be amended, or a stand-alone document provided, that describes the measures that would be implemented to prevent impacts to movement of local urban wildlife species currently traversing the site.

If you have any questions or require further information, please contact me.

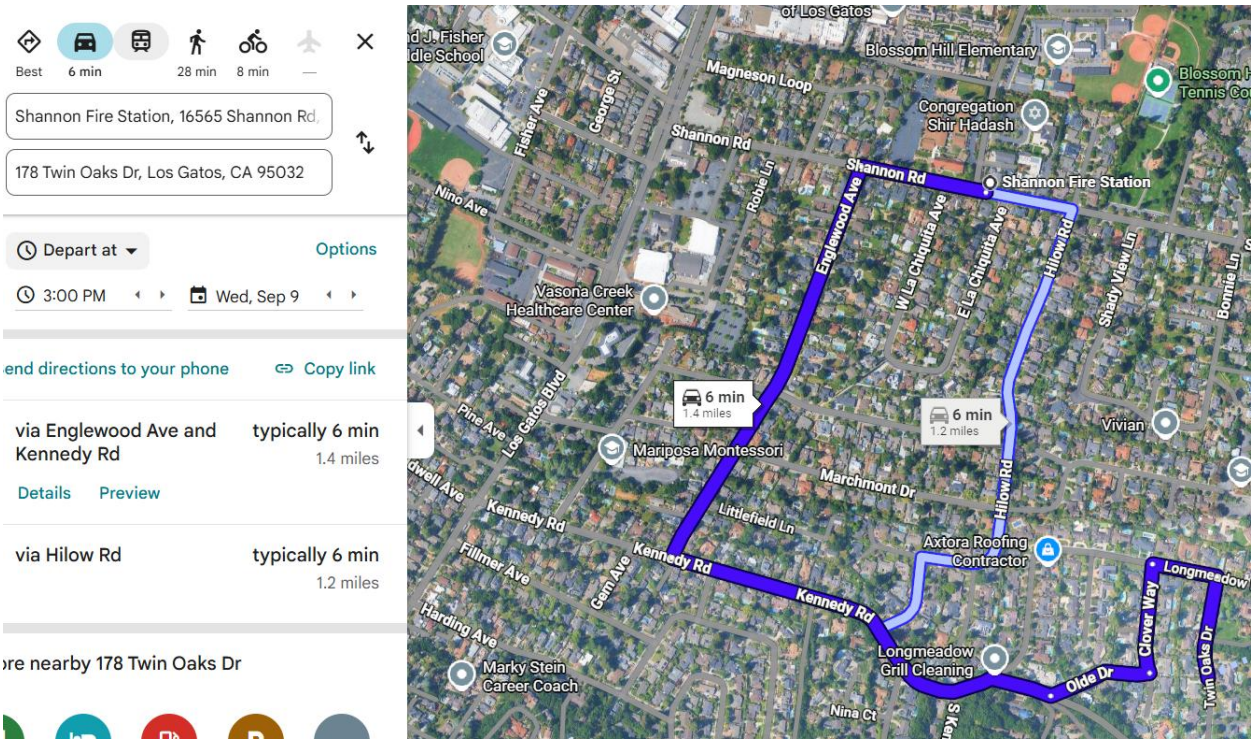
Sincerely,

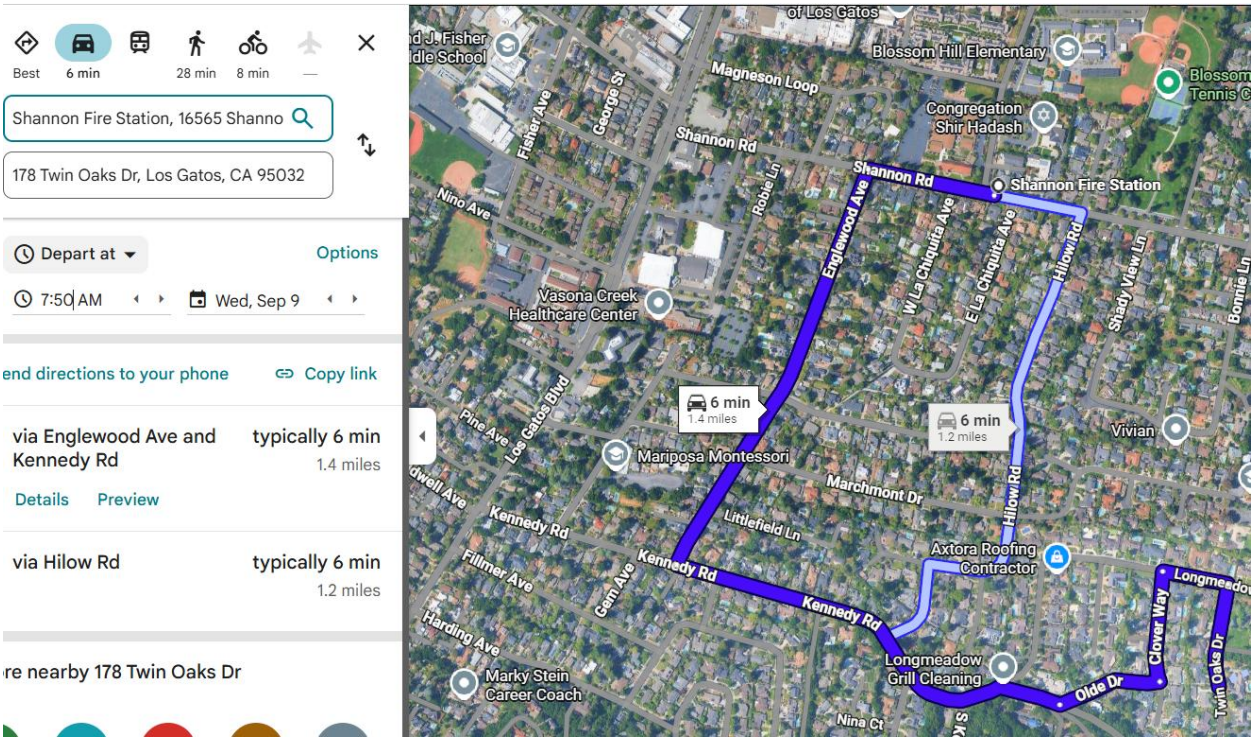


Patrick Kobernus
Principal Biologist
CRE LLC

EXHIBIT C

Travel Times to Nearest Fire Station and Hospital





Best | 16 min | 44 min | 1h 41m | 33 min

Driving

El Camino Health - Los Gatos Hospital

178 Twin Oaks Dr, Los Gatos, CA 95032

Depart at | Options

7:50 AM | Wed, Sep 9

nd directions to your phone | Copy link

via Los Gatos Blvd — typically 12–20 min
Details | Preview — Arrive around 8:10 AM — 4.4 miles

via CA-17 S — typically 12–18 min
Arrive around 8:08 AM — 5.2 miles

via Quito Rd and Saratoga-Los Gatos Rd — typically 16–22 min
Arrive around 8:12 AM — 6.2 miles

w! Continue your trip, tap the notification



Best | 16 min | 44 min | 1h 41m | 33 min

El Camino Health - Los Gatos Hospital

178 Twin Oaks Dr, Los Gatos, CA 95032

Depart at | Options

3:00 PM | Wed, Sep 9

Send directions to your phone | Copy link

via CA-17 S — typically 12–22 min
Details | Preview — Arrive around 3:22 PM — 5.2 miles

via Los Gatos Blvd — typically 12–24 min
Arrive around 3:24 PM — 4.4 miles

via Quito Rd and Saratoga-Los Gatos Rd — typically 16–24 min
Arrive around 3:24 PM — 6.2 miles

New! Continue your trip, tap the notification



ITEM NO. 1.

Longer Emergency Care Travel Times Increase Presentation Complexity, Resource Use

By For Physician's Weekly - Last Updated: May 8, 2025



Longer travel times for emergency surgical care increase case presentation complexity and healthcare system resource utilization, according to a recent study.

Longer patient travel times for emergency surgical care correlate with more complex presentations and increased operative interventions, transfers, admissions, extended stays, and costs, according to a study published online in *JAMA Network Open*.

such as surgical emergencies. Yet the relationship between travel time to an emergency and disease severity at presentation remained inadequately characterized.

“Importantly, we evaluated travel time from patients’ homes to the facilities where they received emergency care—regardless of whether those facilities were able to provide definitive surgical care,” wrote corresponding author John W. Scott, MD, MPH, of the University of Washington, and study coauthors. “Therefore, we highlighted the potential benefit of preserving timely access to emergency departments that can provide initial care and stabilization of surgical patients, even if these facilities lack definitive surgical capabilities.”

Retrospective Analysis

To examine whether prolonged travel time correlates with more complex disease on arrival, downstream clinical outcomes, and health system resource use, the researchers conducted a retrospective cohort analysis using statewide inpatient and emergency department administrative databases from Florida and California, encompassing nearly all adult encounters in 2021. The study included patients presenting with one of five common emergency general surgery conditions—appendicitis, cholecystitis, diverticulitis, hernia, or bowel obstruction. Travel time from the patient’s residence to the initial treating facility was the primary exposure, categorized as 15 minutes or less, 16–60 minutes, 61–120 minutes, and more than 120 minutes. The principal outcome was surgical disease complexity at presentation, defined by standardized severity criteria. Secondary outcomes comprised inpatient complications, in-hospital mortality, operative intervention, length of stay, interfacility transfer, and total hospital charges. Multivariable logistic and linear regression models adjusted for demographics, comorbidities, insurance status, and hospital characteristics, reporting adjusted odds ratio (aOR) or mean differences with 95% confidence intervals (CI).

Impact of Travel Time

Of 190,311 adults with emergency surgical conditions, 7,138 (3.8%) resided more than 60 minutes from their treating facility. Compared to those within 15 minutes, patients traveling over 120 minutes exhibited significantly higher odds of presenting with complex disease (aOR 1.28; 95% CI 1.17–1.40). Extended travel time (≥ 60 minutes) was also independently associated with increased likelihood of operative intervention (aOR 1.17; 95% CI 1.10–1.26), inpatient admission (aOR 1.41; 95% CI 1.33–1.50), and interfacility transfer (aOR 1.32; 95% CI 1.15–1.51). Furthermore, these patients experienced a longer adjusted inpatient stay by 0.47 days (95% CI 0.35–0.59) and incurred higher hospital charges by $8,284 (95% CI 5,532–11,035).

longer travel times were more likely to require an operation, be admitted as inpatients, ur interfacility transfer, have longer lengths of stay, and incur higher charges."

Travel Time as a Guide to Policy Decisions

The study authors suggested that travel time, as a dynamic indicator of access, may prove more actionable than static designations such as rurality when guiding policy decisions, adding, "These findings suggest that policymakers should account for proximity to emergency care when considering impacts of rural hospital closures and policy efforts to preserve timely access to care."

References

Clark NM, et al. *JAMA Netw Open.* 2025;8(1):e2455258.doi:10.1001/jamanetworkopen.2024.55258

Related Posts

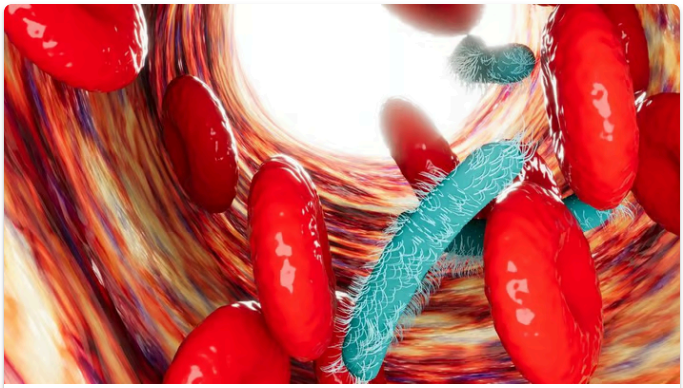


Sodium Bicarbonate Fails to Boost In-Hospital Cardiac Arrest Outcomes

Camille Prairie

Cardiology | August 3, 2026

"When … mortality is high, we are often reaching for any possible therapy that may improve survival." Deepak Talr



Comparing Plasma & Whole-Blood ddPCR for Pathogen Detection in Suspected Sepsis

Maria Asimopoulos

Infectious Disease | July 30, 2026

Researchers compared plasma and whole-blood droplet digital polymerase chain reaction testing in cases of suspected sepsis.

ITEM NO. 1.

As a library, NLM provides access to scientific literature. Inclusion in an NLM database does not imply endorsement of, or agreement with, the contents by NLM or the National Institutes of Health.
Learn more: PMC Disclaimer | PMC Copyright Notice



Emerg Med J. 2007 Sep;24(9):665–668. doi: 10.1136/emj.2007.047654

The relationship between distance to hospital and patient mortality in emergencies: an observational study

Jon Nicholl [1], James West [1], Steve Goodacre [1], Janette Turner [1]

Author information Article notes Copyright and License information

PMCID: PMC2464671 PMID: 17711952

Abstract

Objectives

Reconfiguration of emergency services could lead to patients with life-threatening conditions travelling longer distances to hospital. Concerns have been raised that this could increase the risk of death. We aimed to determine whether distance to hospital was associated with mortality in patients with life-threatening emergencies.

Methods

We undertook an observational cohort study of 10 315 cases transported with a potentially life-threatening condition (excluding cardiac arrests) by four English ambulance services to associated acute hospitals, to determine whether distance to hospital was associated with mortality, after adjustment for age, sex, clinical category and illness severity.

ITEM NO. 1.

Results

Straight-line ambulance journey distances ranged from 0 to 58 km with a median of 5 km, and 644 patients died (6.2%). Increased distance was associated with increased risk of death (odds ratio 1.02 per kilometre; 95% CI 1.01 to 1.03; p<0.001). This association was not changed by adjustment for confounding by age, sex, clinical category or illness severity. Patients with respiratory emergencies showed the greatest association between distance and mortality.

Conclusion

Increased journey distance to hospital appears to be associated with increased risk of mortality. Our data suggest that a 10-km increase in straight-line distance is associated with around a 1% absolute increase in mortality.

Keywords: emergency services, health service research, mortality

It has recently been suggested that reconfiguration of emergency care to concentrate services in a limited number of specialist centres could save thousands of lives each year in the UK, and that opposing the closure of local services could counterintuitively cost lives.[1] In opposition to this view, concerns have been raised that reconfiguration could lead to acutely ill patients having to be transported greater distances to hospital with an associated risk of increased mortality. Few published studies have addressed this issue, so there is a risk that policy-making may be driven by anecdote or supposition.

We have recently completed a study to assess the effect on mortality among patients with life-threatening emergencies of implementing response time standards in four ambulance services.[2] We have used these data to determine whether longer journey distances to hospital were associated with an increased risk of mortality.

Methods

Call identification

ITEM NO. 1.

Ambulance services use emergency medical dispatch (EMD) systems to prioritise 999 calls. Two systems were used during this study: the Advanced Medical Priority Dispatch System (AMPDS) and the Criteria Based Dispatch (CBD) system. Each provides structured protocols that allow trained emergency medical dispatchers to categorise 999 calls depending on urgency, and assigns each call a priority code based on condition and urgency. The Department of Health (DH) has identified a set of EMD codes for each system that correspond to conditions that are potentially life-threatening and to which the highest priority (category A) ambulance response should be made. We selected for inclusion in the study a subgroup of category A calls identified using the DH codes, in which the patient was reported as unconscious or not breathing or with acute chest pain. We termed these A* calls. Exclusion criteria were A* calls where patients were found dead at the scene, or were discharged at the scene and not conveyed to hospital, or were treated in hospitals other than those in our study areas; calls where no vehicle attended the scene; and out-of-hospital cardiac arrests (the last category was excluded because survival from out-of-hospital cardiac arrest has clearly been shown to depend upon the time from call to treatment that can be provided by ambulance staff, rather than time or distance from scene to hospital).[3]

Data collection

Consecutive, life-threatening category A ambulance calls were sampled annually from 1997 to 2001 from four ambulance services: the Royal Berkshire, Derbyshire, Essex and West Midlands. These services were representative of the types of environment typically encountered in England and included urban, mixed urban and rural, and very rural areas. In 1999, the Derbyshire, Nottinghamshire and Leicestershire ambulance services merged to become East Midlands Ambulance Service NHS Trust. Two services used CBD, one used AMPDS, and one used CBD at the beginning of the study and changed to AMPDS halfway through.

From all category A calls, we sampled approximately 1000 consecutive A* calls from each service in each year, using the same sampling period for each service for all years. The ambulance service dispatch system provided patient information (name, sex, age), grid reference for the incident, and dispatch category codes. This information was then used to identify the paper ambulance patient report forms (PRFs). From the PRFs, further information was obtained about the patient (name, date of birth and address), incident description, the patient condition on arrival of the crew (including vital signs), details of treatment given, disposal of the patient (left at the scene or transported to hospital) and outcome at this point (alive or deceased).

From the grid references of the incident and hospital, we calculated the straight-line ambulance distance from scene to hospital. These straight-line distances were preferred to journey

ITEM NO. 1.

times to hospital because journey times depend on the accuracy and consistency with whi of leaving the scene and arrival at hospital are recorded, and they can also be affected by ”reverse causation”. This occurs when the patient condition is a cause of the journey time rather than vice versa, such as when ambulances drive as fast as possible to hospital for critically ill patients but more slowly and with less risk for patients not critically ill.

If the patient was taken to hospital, the emergency department (ED) notes were identified and information recorded on time of arrival and discharge from the ED, patient condition including vital signs, cardiac rhythm (for cardiac patients), preliminary diagnosis, condition on leaving the ED and disposal. If admitted, details of the length of stay, final diagnosis and disposition were recorded. For any patient who died, details were recorded of the date, time, place and cause of death. If the patient died before reaching hospital and was taken directly to the mortuary, the cause of death was obtained by accessing death certificates from the coroner or the National Health Service (NHS) Central Registry.

Details of patients taken to hospital, for whom no records could be found, were also sent to the NHS Central Registry. For those identified as dead, the date, place and cause of death were obtained and used to identify those who had died as a result of the incident for which the call was made and those who had survived.

Ethics approval was obtained, covering 27 hospitals that patients could be taken to within the geographical boundary of each of the ambulance services.

Analysis

We planned to test for an association between journey distance to hospital and mortality. Such an association could be confounded by illness severity. Patients living further from hospital may have a higher threshold for calling for help and may therefore be more ill and at higher risk of death. There is currently no widely validated system for risk-adjusting emergency medical cases, but the Rapid Emergency Medicine Score (REMS) has been validated in a local setting[4] and shown to predict mortality in our cohort.[5] This score uses six variables (age, Glasgow Coma Score (GCS), oxygen saturation, pulse, blood pressure and respiratory rate) to give each patient a score between 0 (lowest predicted mortality) and 20 (highest). We therefore planned to examine whether patients with a longer journey distance had higher REMS scores and determine whether any association between distance and mortality was confounded by illness severity by testing the association in a multivariate analysis, with REMS score included as a covariate. Because full REMS scores were ailable for a small number of patients, we also tried adjusting for partial scores based only

ITEM NO. 1.

on age and GCS, which were available for 80.8% of patients. We also tried adjusting for sex, categorical age, and clinical category coded as chest pain (any cause), respiratory disease or symptoms, and injury, poisoning, asphyxiation or haemorrhage, or other and unknown. By including ”other and unknown” as a category all cases were included in this analysis. All analyses were undertaken using SPSS V.11.0 (SPSS Inc, Chicago, Illinois, USA).

Results

Numbers

During the 5-year period, A* calls resulted in ambulance attendance for 11 794 patients who met the study inclusion criteria and who were followed up to discharge or traced through the NHS Central Register. Of these, we excluded 1479 from this analysis because distance to hospital could not be calculated. This resulted in a study sample of 10 315 (58.3% male, with a median age of 61 years).

Analyses

Ambulance journey distances ranged from 0 to 58 km, with a median of 5 km. Overall, 644 patients died (6.2%). Table 1 shows how mortality varied with straight-line distances, categorised as short (<10 km), medium (10–20 km) or long (>20 km). Longer distances were associated with higher mortality ($p<0.002$, χ^2 test for trend). Logistic regression showed that mortality increased with each additional kilometre of distance travelled, with an odds ratio (OR) of 1.02 per kilometre (95% CI 1.01 to 1.03; $p<0.001$). Some association was observed in all four clinical categories, but it was particularly striking for patients with respiratory problems (fig 1).

ITEM NO. 1.

Table 1 Relationship between ambulance journey distance and survival to discharge.

Distance category (km)	Outcome		Total
	Survived (%)	Died (%)	
0–10	7725 (94.2)	475 (5.8)	8200
11–20	1479 (92.3)	124 (7.7)	1603
21+	467 (91.2)	45 (8.8)	512
Total	9671 (93.8)	644 (6.2)	10315

Open in a new tab

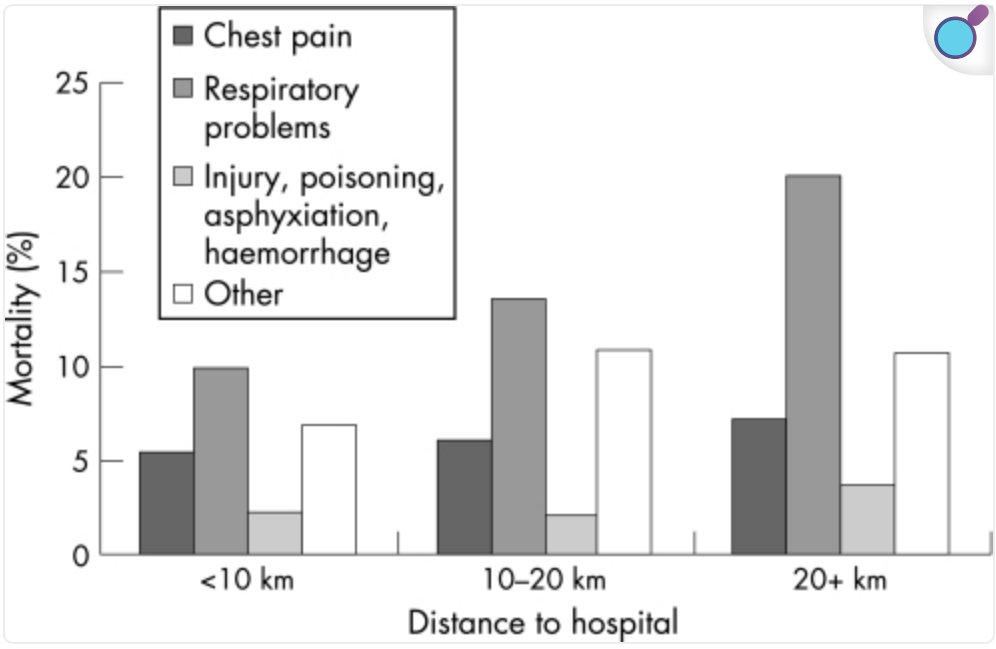


Figure 1 Variation in mortality with distance to hospital, by clinical category.

Open in a new tab

ITEM NO. 1.

A full REMS score could be calculated for 3882 patients (37.6%). The mean REMS score wa (95% CI 6.67 to 6.91) for those with a short journey distance, 7.22 (6.92 to 7.51) for those with a medium journey distance and 7.33 (6.78 to 7.88) for those with a long journey distance. The association between journey distance and mortality remained significant after inclusion of REMS score in the logistic regression to adjust for potential confounding by disease severity (OR=1.03; 95% CI 1.01 to 1.05; p=0.006).

Missing oxygen saturation information was the main reason why a full REMS score could not be calculated, so we repeated the analysis using only the age and GCS components of REMS. We have previously shown that age, GCS and oxygen saturation are the only components of the REMS score that are independent predictors of mortality in our cohort.[5] We were able to include 8335 (80.8%) cases and found that the association between journey distance and mortality remained significant (OR=1.018; 95% CI 1.005 to 1.03; p=0.005).

Adjusting for age, sex, and clinical category, and including all 10 315 patients in the analysis, strengthened the evidence for the observed association (OR=1.02; 95% CI 1.01 to 1.03; p<0.001).

Discussion

Increased journey distance to hospital seems to be associated with increased risk of mortality, even after potential confounding by illness severity is taken into account. Our data suggest that each additional kilometre is associated with a 2% relative increase in mortality. This equates to an approximate 1% absolute increase in mortality associated with each 10-km increase in straight-line distance. Our results show a sharp increase in mortality in patients with respiratory problems, but less change in patients with chest pain. This is clinically plausible. This means that, other things being equal, closing local EDs could result in an increase in mortality for a small number of patients with life-threatening emergencies, who have to travel further as a result.

Other evidence

Our results concur with a number of studies from around the world that have shown increased mortality in rural compared with urban trauma. However, much of this can be explained by the increased severity of road traffic crashes and increased ambulance response times in rural areas. Furthermore, results may not be generalisable from trauma to other emergency medical conditions nor from one emergency system to another. Only a few studies have examined hospital accessibility and outcomes in the UK. Studies of road traffic crashes in Norfolk,[6] all serious trauma

ITEM NO. 1.

in Scotland,[7] and ruptured abdominal aortic aneurysms in West Sussex[8] all failed to find an relationship between time to hospital and mortality. However, in line with our findings, two studies of the relationship between accessibility and mortality in asthma patients have found a 10% increase in the relative risk of death for each 10-km increase in distance,[9] and a 7% increase for each 10-minute increase in journey time.[10]

Limitations

A number of potential limitations of our study should be considered when interpreting these results. First, this is an observational study, and inferring causality from our observed associations is fraught with difficulties, most notably by confounding. Although we attempted to adjust for confounding by illness severity and case mix, it is possible that at least some of the observed association may be explained by residual confounding. Second, we deliberately selected ambulance service calls that suggested patients might have life-threatening conditions and a high risk of mortality. Our findings should not be applied to the vast majority of patients transported to hospital by ambulance, who have a much lower risk of death. Third, our results reflect associations between distance and outcome within the emergency care system as it performed between 1997 and 2001. Changes in performance in recent years or new policies that have changed to both increase distances and either improve care at the more distant facilities or improve the effectiveness of prehospital care could attenuate the potential effect of increased journey distance upon mortality.

The emergency medical system and future research

There is good evidence for some groups of emergency patients that care provided in specialist centres improves outcomes.[1] Examples include primary angioplasty for acute myocardial infarction,[11] and care for major trauma patients with multiple injuries.[12] In these cases we can be reasonably confident that with appropriate pre-hospital care and at distances typical in the UK, the benefits of specialist care, which is only available in certain centres, would outweigh any detriments resulting from the increased travel distances to the centres. However, there are also some groups of critically ill patients who need urgent but not specialist care. For example, patients in anaphylactic shock, choking, drowning, or having acute asthma attacks need urgent care that would be the same wherever it is provided. For these patients, there may be a detriment in having to travel increased distances. Of course, if care for these types of patients, although the same wherever it is provided, were to be of higher quality in high-volume centres, there might be other arguments for concentrating emergency care in some centres by closing local EDs. However,

ITEM NO. 1.

although the evidence for improved outcomes at higher volumes is reasonably robust for a conditions,[13] it is almost non-existent for ED care.[14]

The debate between local emergency care and more distant, high-volume or specialist centre care has also confused the issue of hospital bypass with the issue of ED closure. The evidence that some critically ill patients have the capacity to benefit from specialist care is an argument for bypass, not an argument for closure or restriction of hours of non-specialist centres. Patients with specialist needs such as burns and serious head trauma are already taken directly or indirectly to specialist centres. The current debate should be about extending the list of patient conditions that should bypass local hospitals and be taken to specialist centres, rather than about the closure of locally accessible 24-hour EDs. Closure enforces bypass for those patients who would benefit but at a cost for any patients who will not benefit.

Nevertheless, the optimum configuration of local and specialist emergency care centres for an effective and efficient emergency care system is unclear. Research is needed to investigate the benefits of different system configurations rather than the effectiveness of different services. One potentially fruitful avenue for future research aimed at resolving these issues would be to model the emergency medical system, populating the model based on the epidemiology of emergencies in the UK, and using the available evidence on risks and benefits by distance or time and setting.

Conclusion

Decisions regarding reconfiguration of acute services are complex, and require consideration of many conflicting factors. Our data suggest that any changes that increase journey distances to hospital for all emergency patients may lead to an increase in mortality for a small number of patients with life-threatening medical emergencies, unless care is improved as a result of the reorganisation. However, even then it is not certain that it would be acceptable to trade an increased risk for some groups of patients, such as those with severe respiratory compromise, for a reduced risk in other groups such as those with myocardial infarction.

Abbreviations

AMPDS - Advanced Medical Priority Dispatch System

CBD - Criteria Based Dispatch

ITEM NO. 1.

DH - Department of Health

ED - emergency department

EMD - emergency medical dispatch

GCS - Glasgow Coma Score

NHS - National Health Service

PRF - patient report form

REMS - Rapid Emergency Medicine Score

Footnotes

Funding: The original ambulance response times study was undertaken by the Medical Care Research Unit, which is core funded by the UK Department of Health. The views expressed here are those of the authors and not necessarily those of the Department.

Competing interests: None.

References

1. Farrington-Douglas J, Brooks R.The future hospital: The progressive case for change. London: Institute for Public Policy Research, 2007, http://www.ippr.org.uk/members/download.asp?f=%2Fecomm%2Ffiles%2Ffuture%5Fhospital%2Epdf Accessed 13 July 2007

2. Turner J, O'Keefe C, Dixon S.*et al*The costs and benefits of changing ambulance service response time standards. Sheffield: Medical Care Research Unit, University of Sheffield, 2005

3. Larsen M P, Eisenberg M S, Cummins R O.*et al* Predicting survival from out-of-hospital cardiac arrest: A graphic model. Ann Emerg Med 2003221652–1658. [DOI] [PubMed] [Google Scholar]

ITEM NO. 1.

4. Olsson T, Terent A, Lind L. Rapid Emergency Medicine Score: a new prognostic too hospital mortality in nonsurgical emergency department patients. J Intern Med 2004255579–587. [DOI] [PubMed] [Google Scholar]

5. Goodacre S, Turner J, Nicholl J P. Prediction of mortality among emergency medical admissions. Emerg Med J 200523372–375. [DOI] [PMC free article] [PubMed] [Google Scholar]

6. Jones A P, Bentham G. Emergency medical service accessibility and outcomes from road traffic accidents. Public Health 1995109169–177. [DOI] [PubMed] [Google Scholar]

7. McGuffie A C, Graham C A, Beard D.*et al* Scottish urban versus rural trauma outcome study. J Trauma 200559632–638. [PubMed] [Google Scholar]

8. Souza V C, Strachan D P. Relationship between travel time to the nearest hospital and survival from ruptured aortic aneurysm: record linkage study. J Public Health 200527165–170. [DOI] [PubMed] [Google Scholar]

9. Jones A P, Bentham G. Health service accessibility and deaths from asthma in 401 local authority districts in England and Wales, 1988–92. Thorax 199752218–222. [DOI] [PMC free article] [PubMed] [Google Scholar]

10. Jones A P, Bentham G, Horwell C. Health service accessibility and deaths from asthma. Int J Epidemiol 199928101–105. [DOI] [PubMed] [Google Scholar]

11. Keeley E C, Boura J A, Grines C L. Primary angioplasty versus intravenous thrombolytic therapy of acute myocardial infarction: a quantitative review of 23 randomised trials. Lancet 200336113–20. [DOI] [PubMed] [Google Scholar]

12. Freeman J, Nicholl J, Turner J. Does size matter? The relationship between volume and outcome in the care of major trauma. J Health Serv Res Policy 200611101–105. [DOI] [PubMed] [Google Scholar]

13. Halm E A, Lee C, Chassin M R. Is volume related to outcome in health care? A systematic review and methodologic critique of the literature. Ann Intern Med 2002137511–520. [DOI] [PubMed] [Google Scholar]

14. Chase M, Hollander J E. Volume and outcome: the more patients the better? Ann Emerg Med 200648657–659. [DOI] [PubMed] [Google Scholar]

Articles from Emergency Medicine Journal : EMJ are provided here courtesy of **BMJ Publishin**

ITEM NO. 1.

As a library, NLM provides access to scientific literature. Inclusion in an NLM database does not imply endorsement of, or agreement with, the contents by NLM or the National Institutes of Health.
Learn more: PMC Disclaimer | PMC Copyright Notice



JAMA Surg. 2017 Jul 19;152(10):983–984. doi: 10.1001/jamasurg.2017.2230

Emergency Medical Services Response Times in Rural, Suburban, and Urban Areas

Howard K Mell [1,✉], Shannon N Mumma [2], Brian Hiestand [2], Brendan G Carr [3], Tara Holland [4], Jason Stopyra [2]

Author information Article notes Copyright and License information

PMCID: PMC5831456 PMID: 28724118

See commentary "Converting Bystanders to Immediate Responders: We Need to Start in High School or Before." with doi: 10.1001/jamasurg.2017.2231.

Abstract

This study describes the interval between receipt of a 911 call and the arrival of the first emergency medical service unit on the scene of a reported emergency in the United States.

Emergency medical service (EMS) personnel in the United States respond to an estimated 37 million 911 calls annually, providing care to the sick and injured, but the initial link in the chain of survival includes family, friends, and bystanders. A collaborative effort between emergency care and emergency management experts within the US government recently led to the development of a public education campaign titled Until Help Arrives (https://community.fema.gov/until-help-). Spearheaded by the US Departments of Homeland Security, Defense, and Health &

Human Services, this initiative seeks to empower laypersons to provide care to the ill and until EMS personnel arrive. While there is an unavoidable delay between a 911 call and EMS arrival, to our knowledge, no current published data exist to quantify these time frames. This study seeks to describe the interval between receipt of a 911 call and the arrival of the first EMS unit on the scene of a reported emergency in the United States.

Methods

We reviewed deidentified EMS records from calendar year 2015 from 485 EMS agencies distributed throughout the United States (ESO Solutions). Encounters were distributed geographically throughout the country and were classified, based on the 2014 US Census Bureau categorization of the originating zip code, as rural (population <2500), urban (urbanized centers, population >50 000), or suburban (urban clusters, population 2500-50 000).

Only emergency (911) prehospital encounters were included. We excluded patient transfers, encounters coded as aborted encounter, and all encounters with arrival times 120 minutes or longer or transport times 180 minutes or longer (as these outliers were not representative of the general EMS experience). One author (B.H.) examined the data for obvious errors and outliers, and corrected data errors resulting from the use of a 12-hour AM/PM clock. All other data entry errors resulted in the calculated time interval being set to missing. Given the lack of other covariates available for incorporation, multiple imputation was not valid for dealing with missing data. Therefore, complete case analysis was used to generate descriptive statistics. The study was determined to be exempt from review by the institutional review board at the Wake Forest Baptist Medical Center.

Results

Data were provided for 1 796 987 EMS encounters. There were 625 encounters identified as outliers and excluded as described here. Table 1 provides the distribution of encounter types in the database. A total of 71% of encounters (n = 1 275 529) resulted in transport of a patient by the primary EMS unit. There were 70 189 encounters (3.9%) from rural zip codes, 1 576 019 (87.7%) from suburban zip codes, and 150 779 (8.4%) from urban zip codes. Table 2 provides time data for the various encounter types by population category.

Table 1. Distribution of Emergency Medical Services Encounters by Category.

Category	No. (%)
Aborted encounter	6116 (0.34)
Dead on arrival	20 771 (1.2)
No patient found on scene	39 397 (2.2)
Patient encounter without transport by primary unit	455 174 (25.3)
Patient encounter with transport by primary unit	1 275 529 (71)
Total	1 796 987 (100)

Open in a new tab

Table 2. Response Time Data for Emergency Medical Services Encounters by Zip Code Classification.

Category	No.	Median (IQR), min	Arrival Time, min	
			90th Percentile	Mean (SD)
Suburban	1 538 203	6 (4-10)	14	7.7 (5.4)
Urban	146 682	6 (4-9)	12	7.0 (4.4)
Rural	68 283	13 (8-19)	26	14.5 (9.5)
Overall	1 753 168	7 (4-10)	14	7.9 (5.7)

Open in a new tab

Abbreviation: IQR, interquartile range.

Discussion

Emergency medical service units average 7 minutes from the time of a 911 call to arrival on scene. That median time increases to more than 14 minutes in rural settings, with nearly 1 of 10 encounters waiting almost a half hour for the arrival of EMS personnel. Longer EMS response times have been associated with worse outcomes in trauma patients. In some, albeit rare, emergent conditions (eg, cardiopulmonary arrest, severe bleeding, and airway occlusion), even modest delays can be life threatening. Our data are limited in that most encounters derive from urban cluster zip codes and are derived from a convenience sample as opposed to a selected series of representative census tracts. However, the large sample size provides external validity to our findings.

Research suggests that bystanders trained in first aid can and will effectively assist the ill and injured in their time of need. Our data suggest that there is an interval for bystander intervention between 911 system engagement and EMS arrival. Recognizing that “you are the help until help arrives” may be lifesaving.

References

1. Federal Interagency Committee on Emergency Medical Services 2011 National EMS Assessment: DOT HS 811 723. Washington, DC: US Department of Transportation, National Highway Traffic Safety Administration; 2012. [Google Scholar]

2. Ratcliffe M, Burd C, Holder H, Fields A. Defining Rural at the US Census Bureau ACSGEO-1. Washington, DC: US Census Bureau; 2016. [Google Scholar]

3. Gonzalez RP, Cummings GR, Phelan HA, Mulekar MS, Rodning CB. Does increased emergency medical services prehospital time affect patient mortality in rural motor vehicle crashes? a statewide analysis. Am J Surg. 2009;197(1):30-34. [DOI] [PubMed] [Google Scholar]

4. Ashour A, Cameron P, Bernard S, Fitzgerald M, Smith K, Walker T. Could bystander first-aid prevent trauma deaths at the scene of injury? Emerg Med Australas. 2007;19(2):163-168. [DOI] [PubMed] [Google Scholar]

5. Arbon P, Hayes J, Woodman R. First aid and harm minimization for victims of road trauma: a population study. Prehosp Disaster Med. 2011;26(4):276-282. [DOI] [PubMed] [Google Scholar]

ITEM NO. 1.

6. Bakke HK, Steinvik T, Eidissen SI, Gilbert M, Wisborg T. Bystander first aid in traum prevalence and quality: a prospective observational study. Acta Anaesthesiol Scand. 2015;59(9):1187-1193. [DOI] [PMC free article] [PubMed] [Google Scholar]

Articles from JAMA Surgery are provided here courtesy of **American Medical Association**

ITEM NO. 1.

Medarr
Medarr
Blogs Medarr System How it works Get Medarr ID Search
Subscribe



ITEM NO. 1.

By Medarr Health December 14, 2025 6 min read

By the time an ambulance turns on its siren, the emergency has already begun. Somewhere inside that vehicle, a life is balancing on minutes. A child struggling to breathe. A woman hemorrhaging after childbirth. A man clutching his chest as his heart starves for oxygen. The siren is not a request. It is a warning that time has become dangerous.

Yet across many African cities, especially in Nigeria, that warning is swallowed by traffic.

Cars remain bumper to bumper. Drivers hesitate, unsure where to move. Some refuse to give way. Others are boxed in by narrow roads and poor planning. Hawkers weave between lanes. Motorcycles cut across paths. The ambulance crawls forward, meter by meter, while inside, a patient slips closer to a point no doctor can reverse.

This is the silent delay. It does not make headlines. It leaves no visible wreckage on the road. But it kills, every day.

When Time Is the Treatment

trauma, strokes, cardiac arrest, severe bleeding, and respiratory failure, outcomes are dramatically better when care begins within the first hour. In many cases, it is not the sophistication of treatment that saves the patient, but how fast it starts.

A stroke patient who reaches care early may walk again. One who arrives late may never speak.
A bleeding mother treated promptly survives. Delayed, she becomes a statistic.
A crash victim stabilized quickly lives. Stuck in traffic, they bleed out silently.

Traffic congestion steals this time invisibly. It turns survivable emergencies into fatal ones, not through violence, but through delay.

The Ambulance Myth We Tell Ourselves

There is a dangerous myth many of us unconsciously believe: that ambulances arrive too late because systems are weak, hospitals are far, or emergencies are unavoidable. Traffic, we assume, is just unfortunate background noise.

But evidence and experience tell a different story.

In many urban areas, the distance between a patient and a capable hospital is not extreme. What stretches a ten-minute

behavior. Drivers who refuse to yield. Vehicles parked indiscriminately. Roads without shoulders. Junctions without control. Sirens treated as irritations rather than alarms.

The result is a deadly contradiction: emergency vehicles exist, trained personnel exist, hospitals exist, but patients still die because the road becomes an obstacle.

Inside the Ambulance: A Perspective We Rarely Consider

We often see ambulances from the outside. Flashing lights. Loud sirens. Impatience.

We rarely imagine what is happening inside.

A paramedic counting compressions during CPR.
An oxygen cylinder running low.
A child's pulse fading.
A clinician making decisions with incomplete information, knowing that every delay worsens the odds.

Ambulance crews describe the frustration vividly. They know what must be done, they know where they need to go, and they know the patient might survive if they arrive in time. But they are trapped by traffic that does not recognize urgency.

That burden accumulates. It leads to burnout, moral injury, and a quiet despair that no amount of training can fix if the system itself works against speed.

Why Traffic Congestion Is Especially Deadly in Africa

Traffic congestion kills emergency patients everywhere, but its impact is magnified in African cities for several reasons.

First, ambulance density is low. There are fewer emergency vehicles per population compared to high-income countries. This means each ambulance delay affects more people.

Second, pre-hospital care systems are underdeveloped. In many cases, ambulances are not dispatched through a coordinated emergency number. Families, bystanders, or drivers arrange transport themselves. When traffic blocks the road, there is often no alternative route or support.

Third, hospitals are not evenly distributed or coordinated. Patients are sometimes taken to the nearest hospital, only to be referred elsewhere due to lack of capacity. Traffic delays compound these transfers, turning a chain of referrals into a deadly marathon.

Finally, public awareness is low. Many drivers genuinely do not know what to do when an ambulance approaches. Others distrust sirens because of misuse by non-emergency vehicles. This confusion costs lives.

The Chain Reaction of Delay

Traffic congestion does not act alone. It triggers a cascade of failures.

Delayed arrival means delayed diagnosis.
Delayed diagnosis means delayed treatment.
Delayed treatment increases complications.
Complications increase hospital strain.
Strain increases rejection and referral.
Referral sends patients back into traffic.

The system eats its own tail.

A patient stuck in traffic arrives unstable. The hospital struggles to manage them. The outcome worsens. Another patient now occupies scarce resources. The next ambulance faces even longer delays.

This is how congestion quietly amplifies systemic weakness. It is not just about roads. It is about how delays ripple through the

ITEM NO. 1.

We count road traffic deaths. We count hospital mortality. But we rarely count deaths caused by delay.

There is no checkbox on a death certificate for "arrived too late due to traffic." There is no national dashboard tracking minutes lost to congestion. Families bury loved ones without ever knowing that a clear road might have changed the story.

The economic cost is enormous. Survivors of delayed care often live with disabilities that reduce productivity. Families lose breadwinners. Hospitals spend more treating advanced complications than they would have spent on early intervention.

The emotional cost is immeasurable. Guilt. Anger. Trauma. The haunting question: "What if we had arrived earlier?"

Giving Way Is Not Courtesy. It Is Care.

In many places, giving way to an ambulance is framed as politeness. In reality, it is medical participation.

When a driver moves aside, they are not just obeying traffic etiquette. They are extending oxygen to someone who cannot breathe. They are slowing blood loss. They are buying time for a brain that is dying cell by cell.

One car pulling aside may seem insignificant. But multiplied across traffic, it becomes a corridor of survival.

Beyond Sirens: Why Clearing the Road Is Not Enough

Even when ambulances break through traffic, another delay often waits at the hospital gate.

Rejection.
Lack of preparation.
No prior notice.
No available bed.

This is where traffic delay meets hospital delay, forming a deadly partnership.

Emergency response is a chain. Roads are one link. Hospitals are another. Information is the connector.

Without coordination, ambulances arrive unannounced. Hospitals scramble. Patients wait. Outcomes worsen.

This is why solving traffic congestion alone is not enough. We must also solve what happens after the ambulance arrives.

uncertainty immediately.

When hospitals receive advance information about incoming emergencies, they prepare. When they signal availability, ambulances choose better destinations. When routing is intelligent, time is saved even in traffic.

This is where platforms like **Medarr** become critical, not as abstract innovation, but as practical tools.

By allowing **emergency details to be sent ahead**, by enabling hospitals to respond digitally, by guiding routing based on readiness, technology reduces wasted movement. It shortens the time between crisis and care.

Traffic may still exist, but blind traffic becomes informed movement.

Ambulance Way: A Cultural Shift, Not a Campaign

Clearing the road is not just about enforcement. It is about culture.

Ambulance Way is rooted in a simple idea: that every road user is part of the emergency response system. That saving lives is

corridors, when enforcement is consistent, when technology connects road to hospital, delays shrink.

Lives follow.

A Future That Is Still Possible

Imagine an emergency where traffic slows but parts instinctively.
Where drivers know exactly where to move.
Where ambulances choose hospitals before departure.
Where hospitals prepare before arrival.
Where rejection becomes rare, not routine.

This future does not require perfection. It requires intention.

It requires recognizing that traffic congestion is not just an inconvenience, but a public health threat. That roads are not neutral spaces. They either help save lives or help end them.

The Question We Must Answer

Every time an ambulance is trapped in traffic, a quiet question hangs in the air:

Was this delay necessary?

Failure of coordination.
Failure of systems.

But failures can be corrected.

The silent delay can be made visible.
The invisible killer can be confronted.
The road can become part of the cure.

Because in emergencies, the difference between life and death is often not skill, not equipment, not even money.

It is time.

And time, once lost in traffic, never comes back.

Categorized in: Ambulance Way, Emergency Care
Last Update: December 14, 2025

Tagged in: Ambulance

Previous Article

delivered right to your email.

Enter your email address Get Started

Related Articles

Reimagining Emergency Response in Africa: How Bystanders, Hospitals, and Technology Can Save More Lives

November 21, 2025

The Deadly Equation: When Minutes Mean Mortality

November 21, 2025

Why Emergency Delays Kill: The Hidden Crisis in African Healthcare

November 21, 2025

Leave a Reply

Name

Email

Website

Save my name, email, and website in this browser for the next time I comment.

Post Comment

Popular Articles



The Deadly Equation: When Minutes Mean Mortality

November 21, 2025



Why Emergency Delays Kill: The Hidden Crisis in African Healthcare

November 21, 2025



Reimagining Emergency Response in Africa: How Bystanders, Hospitals, and Technology Can Save More Lives

November 21, 2025

Twitter

Facebook

Instagram

Linkedin

Article Categories

Medarr

Medarr is Africa's emerging medical emergency coordination and digital health records platform. Our mission is simple, to end preventable deaths caused by emergency

Quick Links

Blogs

Medarr System

Get Medarr ID

How it works

Recent Posts

Reimagining Emergency Response in Africa: How Bystanders, Hospitals, and Technology Can Save More Lives

November 21, 2025

The Deadly Equation: When Minutes Mean Mortality

November 21, 2025

© 2025 Medarr Technology. All rights reserved.
MEDARR – Africa's Healthcare Coordination System. | **Privacy Policy** | **Terms of Use**