TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MAY 27, 2026
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM

Kendra Burch, Chair
Jeffrey Barnett, Vice Chair
Susan Burnett, Commissioner
Adam Mayer, Commissioner
Joe Sordi, Commissioner
Rob Stump, Commissioner
Emily Thomas, Commissioner

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions at the end of this agenda. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

To watch and participate via Zoom, please go to:

https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1
Enter Passcode: 011614

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Planning Commission on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Commission. The law generally prohibits the Commission from discussing or taking action on such items. Town resources may not be used to facilitate audio or visual presentations. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

CONSENT ITEMS (*Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Chair.)*

1. Approve the Draft Minutes of the May 13, 2026, Planning Commission Meeting.

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 Chair.)*

2. Consider a Request for Approval to Construct a Multi-Family Residential Development (138 units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB330) on Vacant Properties Zoned R-1:8:HEOZ and R-1:8. **Located at 14789 Oka Road.** APN's 424-08-074 and -035. Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration Application ND-26-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto, Yuki Farms, LLC. Appicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission 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 Commission 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. Planning Commission agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

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

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: https://losgatosca-gov.zoom.us/j/88436489094?pwd=EsA5rW7LuC5mDayk1uQf1SJm1orUDw.1.
Passcode: 011614. You can also type in 884 3648 9094 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join and use passcode 011614.

- When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial 855-758-1310 US Toll-free or 408-961-3927 US. (Webinar ID: 884 3648 9094). If you are participating by calling in, press #2 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 return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair's discretion.
(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line "Public Comment Item #__" (insert the item number relevant to your comment).
(3) Deadlines to submit written public comments are:

- 3:00 p.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 3:00 p.m. the Tuesday before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to: www.LosGatosCA.gov/TownYouTube

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DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
MAY 13, 2026

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, Commissioner Rob Stump, and Commissioner Emily Thomas.
Absent: Chair Kendra Burch.

PLEDGE OF ALLEGIANCE

Commissioner Thomas led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public
2. Lee Quintana

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – April 22, 2026

(00:10:21)

MOTION: **Motion** by **Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **241 Los Gatos Boulevard**
   Request for Review PHST-26-009
   APN 529-24-025
   Property Owner/Applicant/Appellant: Nima Rouhi
   Project Planner: Erin Walters

   Consider an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1D. Exempt pursuant to CEQA Guidelines, Section 15061(b)(3).

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Barnett Opened Public Comment.

The following individuals spoke on this item:
1. Nima Rouhi (Applicant)
2. Lee Quintana
3. Carin Yamamoto
4. Nima Rouhi

Vice Chair Barnett closed Public Comment.

(00:42:37)

MOTION: **Motion** by **Commissioner Burnett** to deny an appeal of a Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for 241 Los Gatos Boulevard. **Seconded** by **Commissioner Stump.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

3. **15521 Union Avenue**
   Conditional Use Permit Application U-26-005
   APN 532-41-035
   Applicant: Laurence Solis
   Property Owner: Cindy Johnson, Donahue Schriber Realty Group, LP
   Project Planner: Erin Walters

   Consider a request for approval for a Conditional Use Permit for a bank (BMO) on property zoned C-1. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Erin Walters, Senior Planner, presented the staff report.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:
1. Laurence Solis (Applicant)

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(01:00:31)
MOTION: **Motion** by **Commissioner Sordi** to approve a Conditional Use Permit for 15521 Union Avenue. **Seconded** by **Commissioner Burnett.**

VOTE: **Motion passed unanimously.**

4. **116 Vallecitos Way**
   Architecture and Site Application S-25-046
   APN 407-13-018
   Applicant: Michelle Miner
   Property Owner: Eyal Tokman
   Project Planner: Ryan Safty

   Consider a request for approval to demolish an existing single-family residence, construct a new two-story single-family residence, and site improvements requiring a Grading Permit on property zoned R-1:10. Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Vice Chair Barnett Opened Public Comment.

The following individuals spoke on this item:

1. Michelle Miner (Applicant)
2. Margie Eddington
3. David Baum
4. David Forster
5. Aileen Gulesserian
6. Cliff Foerster
7. Sally Baum on behalf of Heather Aikin
8. Michelle Miner (Applicant)

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(02:09:00)

MOTION: **Motion** by **Vice Chair Barnett** to continue the public hearing for 116 Vallecitos Way. **Seconded** by **Commissioner Stump.**

Commissioners discussed the item.

Commissioner Thomas requested the motion be amended to give specific direction to the applicant to try to compromise on the privacy issues with the neighbors; consider Toyons or Bay Laurels for the screening trees since they are native; ensure the balcony situation is addressed; and reduce the overall bulk of the proposed residence.

The maker of the motion accepted the amendment to the motion.

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

The Planning Commission determined by consensus that the date certain shall be June 24, 2026.

Vice Chair Barnett announced that Item 6 would be heard before Item 5.

OTHER BUSINESS

6. Consider forwarding a recommendation of approval to the Town Council for the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31.

Gary Heap, Town Engineer, presented the staff report.

Commissioners discussed the item.

Vice Chair Barnett opened Public Comment.

The following individuals spoke on this item:

1. Member of the Public

Vice Chair Barnett closed Public Comment.

(02:42:57)

MOTION: **Motion** by **Commissioner Thomas** to forward to Town Council a recommendation of approval of the Draft Proposed Capital Improvement Program (CIP) Budget for Fiscal Years (FY) 2026/27 – 2030/31. **Seconded** by **Commissioner Sordi.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS (CONTINUED)

5. **16769 Farley Road**
   Minor Development in a Historic District Application HS-22-051
   APN 424-21-062
   Applicant: Razi Mohiuddin
   Property Owner: West Valley Muslim Association, Osmar Ghafoor, President
   Project Planner: Jocelyn Shoopman

   Consider a request for approval to modify an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association) on property zoned R-1:8. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Commissioner Thomas announced that she would recuse herself from participating in the public hearing for 16769 Farley Road due proximity of her residence to the subject site.

Jocelyn Shoopman, Senior Planner, presented the staff report.

Gabrielle Whelan, Town Attorney, announced that the meeting's Desk Item contained alternative conditions of approval that staff had proposed after closing public comments received since the last Planning Commission meeting through RLUIPA analysis. Based on due process concerns, because the alternative conditions deviate from what was originally presented to the Planning Commission, Attorney Whelan recommended the public hearing be reopened for the limited purpose of speaking only to those conditions of approval that had changed. Attorney Whelan read into the record changes to the conditions of approval that were proposed in the staff report that were not captured in the Desk Item, Exhibit 40.

Planning Commission asked questions.

Commissioners discussed the item.

(03:10:39)

MOTION: **Motion** by **Commissioner Stump** to change the proposed conditions of approval presented by the Town Attorney to set attendance capacities for general hours and seasonal late hours of 720 and 869, respectively. **Seconded** by **Commissioner Burnett.**

Planning Commission asked questions.

Commissioners discussed the item.

VOTE: **Motion passed 3-2 with Vice Chair Barnett and Commissioner Meyer dissenting.**

Commissioners discussed the item.

(03:21:02)

MOTION: **Motion** by **Vice Chair Barnett** to change the proposed conditions of approval presented by the Town Attorney: 1) Condition #26: "Within six months of the final approval date, the existing parking lot shall be repaired on a local basis so that cracks, bumps, and other anomalies do not unreasonably contribute to additional noise generation of passing vehicles." 2) Condition #28: "…the applicant shall fill in any existing gaps in plantings or fencing by either planting a hedgerow to fill in gaps at perimeter fences, planting a variety of native trees and shrubs for the purpose of sound and light mitigation, or installing screens for those

perimeters adjacent to residential uses, as approved by the Community Development Director within one year of the final approval date.". 3) Condition #33: "…The applicant's online calendar shall provide at least a 30-day notice in advance of events and activities scheduled to take place at the facility, to the extent practicable.". **Seconded** by **Commissioner Meyer.**

VOTE: **Motion passed unanimously.**

(03:26:53)

MOTION: **Motion** by **Commissioner Burnett** to reopen the public hearing for the specific purpose of considering the proposed modified conditions of approval prepared by Town staff and Town Attorney, as well as changes approved by the two preview motions by Commissioner Stump and Vice Chair Barnett. **Seconded** by **Commissioner Stump.**

VOTE: **Motion passed unanimously.**

Vice Chair Barnett reopened the public hearing.

The following individuals spoke on this item:
1. Razi Mohiuddin (Applicant)

Vice Chair Barnett closed the public hearing.

(INTERMISSION)

Vice Chair Barnett opened public comment.

The following individuals spoke on this item:
1. Lee Quintana
2. Jim Ratcliff
3. Michele S.
4. Mary Hogan
5. Osman Ghafoor
6. Javed Ellahi
7. Anne Braidish
8. Member of the Public
9. Courtney Bui
10. Kim Ratcliff

Vice Chair Barnett closed Public Comment.

Commissioners discussed the item.

(04:30:20)

MOTION: **Motion** by **Commissioner Stump** to extend the Planning Commission meeting for ten minutes. **Seconded** by **Commissioner Meyer.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the item.

(04:33:16)

MOTION: **Motion** by **Commissioner Stump** to continue the public hearing for 16769 Farley Road to a date certain of May 21, 2026. **Seconded** by **Chair Barnett.**

VOTE: **Motion passed unanimously.**

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 11:34 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 13, 2026 meeting as approved by the Planning Commission.

_____

/s/ Vicki Blandin

DATE: May 22, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Construct a Multi-Family Residential Development (138 units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB330) on Vacant Properties Zoned R-1:8:HEOZ and R-1:8. **Located at 14789 Oka Road.** APN's 424-08-074 and -035. Architecture and Site Application S-24-052, Subdivision Application M-24-017, and Mitigated Negative Declaration Application ND-26-001. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto, Yuki Farms, LLC. Appicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters.

RECOMMENDATION:

Consider a request for approval to construct a multi-family residential development (138 units), a condominium vesting tentative map, remove large protected trees, and site work requiring a Grading Permit under Senate Bill 330 (SB 330) on a vacant properties zoned R-1:8:HEOZ and R-1:8 located at 14789 Oka Road.

PROJECT DATA:

General Plan Designation:	Low Density Residential and Public
Zoning Designation:	R-1:8:HEOZ, Single Family Residential, 8,000 sf lot minimum: Housing Element Overlay Zone and R-1:8, Single Family Residential, 8,000 sf lot minimum
Applicable Plans & Standards:	General Plan; Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development
Parcel Size:	6.41 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	Mobile Home Park	Medium Density Residential	RMH
South	Jewish Community Center and Multi-Family Residential	Public and Medium Density Residential	R-1:8 and R-M:5-12
East	Orchard	Low Density Residential	R-1:8:HEOZ
West	Los Gatos Creek Trail	Open Space	R-1:8

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 were prepared for this project (Exhibit 1, 16 and 17). It was 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 15, 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; and 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;
- As required that the project is consistent with the General Plan with the granting of exceptions requested 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 the granting of exceptions to Town standards requested 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 Chapter 29 of the Town Code (Zoning Regulations) with the granting of exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- The project meets the Town of Los Gatos Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development with the granting of exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d);
- As required by the Builder's Remedy provision of the Housing Accountability Act for granting exceptions pursuant to CA Gov. Code § 65589.5 (d); and
- As required by CA Gov. Code § 65863 regarding state RHNA requirements, the Town's Housing Element Sites Inventory, and No Net Loss Law.

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 project.

BACKGROUND:

A. Project Site

The subject property consists of two contiguous parcels totaling approximately 6.71 acres, located on the northwest side of Oka Road, approximately 980 feet from the intersection of Oka Road and Lark Avenue (Exhibit 1). The project site is currently developed as a walnut orchard.

The subject properties have a General Plan designation of Low Density Residential and Public. The properties are zoned Single Family Residential with a Housing Element Overlay Zone (R-1:8:HEOZ) and Single Family Residential (R-1:8). The HEOZ overlay is applied to sites included in the Sites Inventory of the Housing Element and modifies development standards such as density, lot coverage, FAR, and height. The HEOZ became effective on December 21, 2023.

The Preliminary Application under SB 330 was deemed submitted on May 6, 2024, establishing the vesting date for the application. Therefore, the application is subject to the provisions of the HEOZ, including minimum density and the Town's development standards that were in effect on May 6, 2024.

On September 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 November 20, 2024, within the timelines prescribed by state law.

The applicant seeks approval for the proposed residential project utilizing 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 property consists of two contiguous parcels totaling approximately 6.71 acres, located on the northwest side of Oka Road, approximately 980 feet from the intersection of Oka Road and Lark Avenue (Exhibit 1). The project site is currently developed as a walnut orchard.

To the west of the site lies Los Gatos Creek, including its associated levee and riparian corridor, which are separated from the project site by an existing fence and an unpaved maintenance access road. Surrounding land uses are varied. A mobile home community is located to the north. To the east are agricultural lands and a single-family residence. The Los Gatos Swim and Racquet Club is located northeast, across Oka Road. To the south is the Jewish Community Center with an associated preschool, as well as apartment buildings. To the west, beyond Los Gatos Creek, are the Los Gatos Creek Trail and multi-family residential developments. Fremont Court runs along the western boundary of the mobile home community to the north as a paved roadway and transitions into an unpaved maintenance access road both north and south of the project site, including along its western boundary. This access road extends under State Route 85 (SR 85), connecting to existing single-family residential development north of SR 85, and continues southward to connect with Lark Avenue.

B. Project Summary

The applicant proposes to remove the existing orchard and construct a multi-family residential development consisting of 138 units distributed among 18 separate three-story buildings (Exhibit 20). The applicant submitted a Project Description Letter and a Letter of Justification discussing the project (Exhibits 5 and 6). New private roads would provide circulation through the site, taking access from two private roads from Oka Road. The proposed project also includes a right-of-way dedication of five feet and frontage improvements along the Oka Road frontage. Of the 138 proposed units, 28 units would be designated as low-income Below Market Price (BMP) units.

C. Zoning Compliance

The project sites are zoned R-1:8:HEOZ (Single Family Residential: Housing Element Overlay Zone) and R-1:8 (Single Family Residential). The subject site is Housing Element Site E-2, as identified in the Housing Element Sites Inventory. The HEOZ is intended to increase the supply and the mix of housing types, tenure, and affordability within the Town of Los Gatos.

Through appropriate densities, concessions, and fee deferrals or waivers, the HEOZ encourages the development of housing affordable to all income levels on sites within the Town that are deemed to be most appropriate for such uses. The Housing Element lists sites within the Town of Los Gatos as key housing opportunities. The R-1:8 zone is intended to create the best possible location and development standards for single-family dwellings, assure adequate light, air, privacy, and open space for each dwelling; minimize traffic and parking congestion; and reduce hazards from encroachment of industry and commercial activity.

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. There is no limit on the amount of exceptions requested as a part of a Builder's Remedy project. As noted in the Letter of Justification (Exhibit 6), the application requests exceptions to Town Code standards, including increases to the maximum allowable density and building height, as well as reductions in required setbacks and parking. Details regarding the applicable Town Code requirements, the extent of the requested exceptions, and the applicant's justification are provided in Exhibit 6.

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 May 6, 2024.

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 (RHNA);
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) <u>What is an eligible housing development project?</u>

   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.). Moderate-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 80 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 RHNA;
- 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) <u>HAA Provisions Addressing Disapproval of Housing Development Projects</u>

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) 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.

7) 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.

8) 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. 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 May 6, 2024, 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
Zoning Designation
• Increased Density
Zoning Standards
• Exceeding Maximum Height
• Reduced Front and Rear Setbacks
• Reduced Parking
• Reduced Visitor Parking
Objective Design Standards (ODS)
• Short term bicycle parking spaces
• A2.1 ODS
• A2.2 ODS
• A2.3 ODS
• A2.4 ODS
• A.7.1 ODS - Pedestrian Oriented Lighting Spacing
• A8.2 ODS - 10-foot-wide landscape buffer
• A.11.b ODS - Private Recreation Space Ground Floor
• B.1.2 - Upper Floors above Two Stories Setback
Below Market Price Program (BMP)
• Comparable Bed/Bath Size of BMP's

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.

The Town can impose objective, quantifiable, and written development standards on Builder's Remedy projects, as long as those standards do not render the project infeasible. The Town bears the burden of proof to demonstrate that application of a development standard will not render a project infeasible.

DISCUSSION:

A. General Plan and Zoning Consistency

The proposed 138-unit multi-family residential use is not consistent with the site's current General Plan land use designations of Low Density Residential and Public. The Low Density Residential and Public designations do not permit the type or intensity of residential development proposed. Additionally, the proposed multi-family residential use is not consistent with the site's current zoning designations of R-1:8:HEOZ, or Single Family-Residential, 8,000 sf lot minimum/Housing Element Overlay Zone and R-1:8, or Single Family-Residential. Development in the R-1:8:HEOZ and R-1:8 zones are limited to single-family dwellings, 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 General Plan or zoning 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. The Town can impose objective, quantifiable, and written development standards on Builder's Remedy projects, as long as those standards do not render the project infeasible. The Town bears the burden of proof to demonstrate that application of a development standard will not render a project infeasible.

B. Density

The site's underlying R-1:8:HEOZ and R-1:8 zoning allows a maximum density of zero to five (0-5) dwelling units per acre, which would allow a maximum of 34 units on the project site. The proposed project includes 138 units, resulting in an overall density of approximately 20.6 dwelling units per acre, or approximately 16.4 dwelling units per acre when excluding the 28 affordable units and considering only the 110 market rate units.

Density	
Proposed	**Maximum Allowed**
16.4 du/acre (110 market rate units)	0-5 du/acre (34 units)

The proposed project exceeds the maximum allowable density for the site. The applicant has invoked the Builder's Remedy and does not intend to rezone the site.

Additional information and justification for this request is provided in the applicant's Letter of Justification (Exhibit 6).

C. Architecture and Site Analysis

The project includes 138 units distributed among 18 buildings (Exhibit 20). The unit types include two- and three bedrooms floor plans. The buildings would range from seven to eight attached dwelling units in a townhouse configuration, each served by private roadways. A summary of the unit types and buildings is provided on sheet C.1.1 and A.3 of Exhibit 20. A Project Description Letter and Letter of Justification discussing the project are included as Exhibits 5 and 6.

D. Building Design

The project incorporates a traditional architectural vernacular consistent with forms and materials found throughout the Town. (Exhibit 20, Sheets A.22 and A.23). The buildings are three stories tall with a maximum height of 43 feet, 3-1/8 inches, where 30 feet is the maximum allowed. Exterior materials include composition roof shingles; lap, stucco, masonry veneer, cementitious paneling, and board and batten Hardie board siding; vinyl windows; and metal awnings and railings.

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. The Town's Consulting Architect reviewed the proposed project and provided feedback and recommendations (Exhibit 8). The Consulting Architect noted that the proposed project is not consistent with the Town's existing character or scale. The Consulting Architect discussed issues and concerns related to pedestrian circulation, site edge landscaping, common areas, façade massing, setbacks along Oka Road, residential façades and entries, end unit design, roof slopes, and façade articulation and materials. The Consulting Architect made recommendations on following topics:

1. Provide more building façade elevation variety;
2. Provide more individualized unit entry gardens and porches;
3. Enhance the two entry drives with facing project entries and balconies;
4. Break up three story walls;
5. Explore lowering the height of end units to improve the entry drive and interior paseos scale;
6. Eliminate material and color changes in the same plane;
7. Explore bringing more of the Common Open Space into a centralized location;
8. Improve the Paseos by breaking up long vistas with landscaping and trellises;
9. Enhance the 475 feet long auto courts with more landscaping, façade variety, and articulation;
10. Relocate the utility equipment at the front entries; and
11. Upgrade fencing (e.g., Laurel Mews).

The applicant submitted a letter responding to these recommendations (Exhibit 9). The applicant notes that the project is not required to comply with these requirements due to the applicability of the Builder's Remedy provision of the HAA.

The project meets the ODS for building design with the following exception requested through Builder's Remedy:

- **ODS B.1.2 – Setback for Upper Floors Above Two Stories**
  The project proposes less than five feet setbacks, whereas the ODS requires the upper floors above two stories to be set back by a minimum of five feet from the ground-floor facade (Exhibit 20, Sheet A.35).

Additional information regarding the requested ODS exceptions is provided in Exhibit 19.

E. Height

The proposed development consists of three-story buildings with a maximum height of 43 feet, 3-1/8 inches, whereas the maximum permitted height in the R-1:8:HEOZ and R-1:8 zoning districts is 30 feet. Pursuant to the Town Code, building height is measured from the natural or finished grade, whichever is lower and results in a lower profile. The project proposes to import fill to elevate the site and establish building pads above the modeled 100-year floodplain, raising all proposed building floor elevations to at least one foot above the FEMA-identified base flood elevation. As a result, the added fill increases the overall building height as defined by the Town Code.

Building Height	
Maximum Proposed	**Maximum Allowed**
43 feet, 3-1/8 inches	30 feet

The proposed three-story townhomes exceed the maximum allowable building height of 30 feet pursuant to Town Code Section 29.40.410. The applicant 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 Letter of Justification (Exhibit 6).

F. Subdivision and Site Design

The project includes a Vesting Tentative Map for condominium purposes (Exhibit 20, Sheet C9). The subdivision would accommodate 18 residential buildings and associated easements for private roads, utilities, emergency vehicle access, and sanitary sewer infrastructure. The map also includes a five-foot right-of-way dedication along Oka Road, as required by the Town.

The project proposes two 26-foot wide private entry drives from Oka Road (Exhibit 20, Sheet C3.0). Internal circulation would be provided by three 22-foot wide private roads connecting to the two primary north-south access roads. In response to concerns from residents of the adjacent Bonnie View Mobile Home Park, the applicant proposed shifting the northern entrance road approximately 15 feet farther from the shared property line. This change is not reflected in Exhibit 20 and would occur during the construction documentation phase, subject to compliance with Town and agency requirements. Exhibit 18 illustrates the proposed modification, and a corresponding condition of approval has been included in Exhibit 3. The project also includes 20 guest parking spaces located along the two primary private roads and is discussed further in the parking section of the report.

The 18 residential buildings are arranged in a grid layout across the property, with three buildings across and six buildings deep (Exhibit 20, Sheet C3.0). Each unit includes a ground-floor porch and a second-story balcony, providing private open space for residents.

Common landscaped open space is located in front of the three buildings fronting Oka Road. Two landscaped paseos provide pedestrian circulation and common open space between the 12 interior buildings. At the rear of the site, the three westernmost buildings are connected by a landscaped pedestrian pathway. Additional pedestrian walkways connect residents to a community recreation area at the northwest rear corner of the property, which includes walking paths, seating areas, and open space and bio retention areas. The conceptual landscape plan shows trees, shrubs, and other plantings distributed throughout the site (Exhibit 20, Sheet L4).

The applicant requested Builder's Remedy exceptions to the following ODS standards related to landscaping and open space:

- **ODS A.7.1 – Pedestrian-Oriented Lighting Spacing:**
  The project proposes pedestrian lighting spaced approximately 90 linear feet apart, whereas the ODS requires pedestrian light fixtures to be located no more than 30 linear feet apart along pedestrian paths (Exhibit 20, Sheet L-4).

- **ODS A.8.2 – 10-Foot-Wide Landscape Buffer**
  The project proposes a landscape buffer ranging from five to 15 feet in width along the northern property line shared with the mobile home park, with additional separation provided by the private street, parking areas, and sidewalk. Buildings would be located a minimum of 45 feet from the shared property line. The ODS requires a minimum 10-foot-wide landscape buffer along the full length of the shared property line between multi-family or Residential Mixed-Use development and adjacent residential properties. The proposed buffer includes a six-foot-tall solid masonry wall and trees planted at a rate of one tree per 30 linear feet along the shared property line (Exhibit 18, and Exhibit 20, Sheet L4).

- **ODS A.11.b – Private Recreation Space at Ground Floor:**
  Each unit provides private recreation space of up to 75 square feet at the ground level; however, the ground-floor private recreation areas do not meet the minimum 120-square-foot requirement established by the ODS. In addition, all units include private 60-square-foot decks or balconies on the second floor (Exhibit 20, Sheet A.38) .

Additional information regarding the requested ODS exceptions is provided in Exhibit 19. The applicant 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 Letter of Justification (Exhibit 6).

G. Setbacks

Pursuant to Town Code Section 29.40.405, the minimum front yard setback is 25 feet, the minimum side yard setback is 8 feet, and the minimum rear yard setback is 20 feet for the R-1:8 zone. The proposed setbacks are summarized below:

Setbacks		
	Proposed	**Required Minimum**
Front	8 feet, 6 inches	25 feet
Right Side	45 feet, 3-5/8 inches	8 feet
Left Side	57 feet, 3-5/8 inches	8 feet
Rear	15 feet, 2-3/8 inches	20 feet

The proposed project does not meet the required minimum front or rear yard setbacks. The applicant 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 Letter of Justification (Exhibit 6).

H. Grading

The Preliminary Grading Plan, included as Sheet C-4.0 of Exhibit 20, provides information regarding proposed earth movement activities. Grading would modify site elevations to accommodate the 18 residential buildings, private roads, parking areas, landscaped areas, and associated site improvements. The project proposes the importation of fill to elevate the site and establish building pads above the modeled 100-year floodplain, with all proposed finished floor elevations raised to at least one foot above the FEMA-identified base flood elevation. The proposed grading includes a maximum of approximately two feet of cut and three feet, five inches of fill. Preliminary estimates indicate a cumulative import quantity of approximately 17,884 cubic yards, which exceeds the 50 cubic yard threshold requiring approval of a Grading Permit. The Town's Parks and Public Works Engineering staff included a condition of approval requiring submittal and review of a Grading Permit concurrent with the required Building Permit applications (Exhibit 3).

I. Transportation Analysis

Hexagon Transportation Consultants prepared a Transportation Analysis (i.e. Traffic Study) for the proposed project (Exhibit 1, Appendix C). As noted in the memorandum, the analysis replaces Level of Service (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 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, the inputs of 138 multi-family dwelling units results in a total of 7,844 daily VMT, or 22.6 VMT per service population. Therefore, because 22.6 VMT is below the applicable threshold of 26.1, the Transportation Analysis concluded that project-generated VMT would not result in a significant impact. In addition, the generated trips would represent a 0.0211 percent increase in the total County-wide VMT, which is less than 6.5 percent of baseline conditions. The proposed project is presumed to have a less-than-significant impact on VMT, and the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3 (b).

The project will widen Oka Road along the entire street frontage through a required five-foot dedication. Improvements along the project frontage include a new street section, curb, gutter, landscape strip, landscaping, streetlights, five-foot wide sidewalk, and bike lane consistent with the Oka Road frontage south of the project (Exhibit 3). A Condition of Approval is included in Exhibit 3, requiring implementation of a TDM plan in accordance with the General Plan TDM policy (Policy MOB-1.1).

In addition to the VMT analysis, the Traffic Study provides a trip generation analysis based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition). The Traffic Study estimated that the proposed project would generate a total of 994 daily trips, with 66 trips (17 inbound and 49 outbound) during the AM peak hour, and 79 trips (47 inbound and 32 outbound) during the PM peak hour. The intersection level of service analysis shows that with the project traffic, the study intersections would continue to operate at acceptable levels of service and experience no queuing issues.

The Traffic Analysis included recommended Conditions of Approval, which have been included in Exhibit 3.

J. Parking

Based on the vesting date of the application, the applicable Town Code requirements for parking in a multi-family residential project are 1.5 spaces for each unit, plus one space per unit for guest parking. This equates to 207 parking spaces and 138 guest parking spaces, a total of 345 parking spaces. The proposed project includes a total of 276 parking spaces located within private garages; however, 54 of these spaces are configured as tandem spaces and are not counted toward the Town Code parking requirement. The project proposes 20 guest parking spaces, which is 118 spaces fewer than required by Town Code.

Parking			
	Proposed	**Required Minimum**	**Difference**
Garage Parking	222 spaces	207 spaces	-15 spaces
Garage Tandem	54 spaces	Tandem not permitted	--
Total	276 spaces	207 spaces	--
Guest Parking	20 spaces	138 spaces	-118 spaces

The proposed project does not meet the minimum parking requirements for general parking or guest parking.

The applicant 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 Letter of Justification (Exhibit 6).

K. Bike Parking

Each residential unit provides long-term bike parking in each the private garages, a total of 138 where 138 is required by the ODS. Through Builder's Remedy the applicant has requested exceptions to the ODS short-term bike parking requirements. The project is not providing any short-term bike parking on site; therefore, the project does not meet the following ODS:

- ODS A2.1 - Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.
- ODS A2.2 - Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.
- ODS A2.3 - Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.
- A2.4 ODS - If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.

The applicant 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 Letter of Justification (Exhibit 6).

L. Tree Impacts

The project site is currently developed with an existing English walnut (Juglans regia) orchard, with approximately 376 trees located within the vicinity of the proposed development. Of these, 375 trees are proposed for removal. Three of the trees proposed for removal are protected under the Town's Tree Protection Ordinance, including two English walnut trees with trunk diameters greater than 18 inches (Trees #17 and #64) and one large coast live oak (Tree #375). The remaining trees are exempt from protection under the ordinance.

Based on the canopy size of the protected trees proposed for removal, approximately 12 replacement trees (24-inch box size) would be required to mitigate impacts. The preliminary landscape plan (Exhibit 20, Sheets L4 and L5) identifies 203 proposed trees to be planted at a 15-gallon size; however, these would not qualify as replacement trees because Town Code requires a minimum 24-inch box size for replacement trees. Pursuant to the Mitigation Monitoring and Reporting Program (Exhibit 15) and the Conditions of Approval (Exhibit 3), the applicant is required to revise the landscape plan to include the following on-site replacement trees:

- Tree #375 shall be replaced with six 24-inch box Coast Live Oaks (Quercus agrifolia);
- Tree #17 shall be replaced with three 24-inch box native shade trees, such as Valley Oaks (Quercus lobata) or California Sycamores (Platanus racemosa); and
- Tree #64, which is in poor health, shall be replaced with three 24-inch box native trees, such as Black Walnuts (Juglans hindsii) or California Buckeyes (Aesculus californica).

The applicant submitted an Arborist Report, which was reviewed by the Town's Consulting Arborist. Following revisions, the Arborist Report was determined to be consistent with the Town's requirements. The final Arborist Report is included as Exhibit 10, and applicable Conditions of Approval are provided in Exhibit 3.

M. 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 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 and Greenhouse Gas Assessment; Transportation Analysis; Phase I Environmental Site Assessment; Stormwater Management Plan; Stormwater Quality Treatment Modeling Summary; Flooding Memorandum; Noise and Vibration Assessment, including review on whether the project would result in inadequate emergency access; 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 definition Approval in Exhibit 3.

N. Evacuation Routes/Emergency Access

Oka Road functions as a single point of ingress and egress for the neighborhood. The Town does not currently have a formally adopted evacuation route plan. The Town's Emergency Operations Plan (EOP), updated in 2025, is scheduled for its next full revision by the Town Manager's Office in 2027. That revision will be informed by the recently updated Santa Clara County Emergency Operations Plan and supported by the Town's traffic modeling and evacuation planning project.

With regard to wildfire, according to the maps prepared as part of the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project is not located within a State Responsibility Area (SRA) nor within a Very High or High Fire Hazard Severity Zone. According to CAL FIRE Mapping, the nearest Very High Fire Hazard Severity Zone is located approximately 1.2 miles southeast, across Highway 17, with substantial intervening urban development. The California Attorney General's Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under CEQA appears to define high-risk areas as those being with an SRA or lands classified as High or Very High Fire Hazard Severity Zones. Thus, based on the above, the project site is not located within a high-risk area for wildfire.

While the project could increase the amount of time for the limited residents east of the project site to evacuate in the event of an emergency, there is no substantial evidence to suggest that this could increase the risk to community safety given that the project is not located in a high wildfire risk area and the nearest Very High Fire Hazard Severity Zone is located approximately 1.2 miles away. Furthermore, unlike some rural areas where a relatively long single road provides the only egress/ingress to a high-risk area, Lark Avenue is less than 1,000 feet to the west of the project site, which provides direct access to Highway 17 and other key local routes such as Winchester Boulevard and Los Gatos Boulevard.

The Town has planned flood zone evacuation routes and follows the Lenihan Dam Emergency Action Plan. The subject property and surrounding neighborhood are located within Flood Zone 10. Flood Zone 10 evacuation routes direct the Oka Road neighborhood east toward Los Gatos Boulevard or west toward Lark Avenue from Oka Road.

O. Below Market Price (BMP) Units

The proposed project includes a total of 138 units, 28 of which would be designated as affordable units (20 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

Pursuant to Section III.A of the Town's BMP Program Guidelines regarding unit size, BMP units are required to be provided proportionately in the same unit-type mix (i.e., number of bedrooms) as the market-rate units. Of the proposed 138 total units, 84 would be three-bedroom units ranging from 1,905 to 2,027 square feet, and the remaining 54 would be two-bedroom units of approximately 1,413 square feet each. The applicant proposes to designate 28 of the two-bedroom units as affordable units, distributed throughout the development.

The applicant is requesting relief from the BMP size requirements through an exception, asserting that the project qualifies for 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 Letter of Justification (Exhibit 6).

P. 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 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.

As described in the table on the following page, the project provides more low, and above moderate-income units than anticipated in the Sites Inventory of the Housing Element, producing a net cumulative gain of 112 units for the site.

No Net Loss Evaluation Evaluation of the Proposed Project's Impact on the Anticipated Development Potential Assumed in the Housing Element Site Inventory for the Subject Property					
	Units by Income Category				
	Very Low	Low	Moderate	Above Moderate	Net Total
Anticipated Development Potential Included in the Sites Inventory of the Housing Element	0	0	0	26	26
Proposed Project	0	28	0	110	138
Net Site-Level Impact from the Proposed Project to Housing Element Assumed Development Potential	0	+28	0	+84	+112

The cumulative impact of the proposed project on the remaining capacity of the Housing Element allows the Town to maintain a positive surplus in each income category. The remaining capacity of the Housing Element is adequate to meet the Town's remaining RHNA requirements. The No Net Loss findings can be made (Exhibit 2), and the Town is not required to identify additional sites to accommodate the remaining RHNA as a result of this project.

Q. Neighborhood Outreach

The applicant provided a summary of neighborhood outreach efforts, included as Exhibit 13. Through discussions with members of the public and adjacent property owners, the applicant modified the project to address several concerns raised during the outreach process, including the following:

- Addition of a six-foot-tall concrete wall between Bonnie View Mobile Home Park and the Oka Road property frontage to address noise concerns and provide additional separation from adjacent vehicles;
- Selection of an alternative tree species, Ginkgo biloba "Princeton Sentry", along the northern property boundary between the Bonnie View Mobile Home Park and the subject property to avoid impacts to existing utility lines within the mobile home park (Exhibit 20, Sheet L-4); and
- Relocation of the northern entrance road off Oka Road approximately 15 feet from the property line. The applicant agreed to make this modification during the construction documentation phase, provided the revised design continues to meet all applicable

Town and agency requirements. Exhibit 18 prepared by the applicant's design team depicts the proposed adjustment intended to address neighboring residents' concerns related to noise, lighting and increased separation between the properties. A Condition of Approval is included in Exhibit 3.

R. CEQA Determination

An Initial Study was prepared for the project, which includes a number of project-level technical studies: Land Evaluation and Site Assessment Modeling Results (LESA); Air Quality and Greenhouse Gas Assessment; Transportation Analysis; Arborist Report; Geotechnical Investigation; Phase I Environmental Site Assessment; Limited Phase II Soil Investigation Report; Stormwater Management Plan; Stormwater Quality Treatment Modeling Summary, Flooding Memorandum; and Noise and Vibration Assessment (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 11 mitigation measures identified in the MND and Errata Sheet (IV-1, IV-2, IV-3, V-1, V-2, VII-1, X-1, XIII-1, XIII-2, XVII-1, and XVIII-1) are included in the MMRP (Exhibit 15) and as Conditions of Approval in Exhibit 3.

The CEQA mandated 30-day public review period began on March 6, 2026, and ended on April 6, 2026. Exhibit 16 includes responses to comments received during the public review period.

An Errata Sheet is included in Exhibit 17 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 14789 Oka Road Project IS/MND. Because the changes presented in the Errata would not result in any new significant impacts or an increase in impact significance from what was identified in the IS/MND, recirculation of the 14789 Oka Road Project IS/MND is not required.

PUBLIC COMMENTS:

Project identification signage was installed on site in November of 2024, consistent with Town policy. Visual simulations were completed by the Town's consultant and posted to the Town's website by August 21, 2025 (Exhibit 12). 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 frontage by April 18, 2026, in anticipation of the May 27, 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 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 3:00 a.m., Friday, May 22, 2026, are included as Exhibit 16. Public comments include concerns regarding traffic, circulation, evacuation routes, emergency access, density, height, privacy, views, light, noise, parking, flooding, and construction impacts.

CONCLUSION:

A. Summary

The applicant is requesting approval of Architecture and Site and Subdivision applications to construct a multi-family residential development (138 units), a condominium vesting tentative map, site improvements requiring a Grading Permit, and removal of large protected trees, under SB 330 on property zoned R-1:8:HEOZ (Single Family Residential: Housing Element Overlay Zone) and R-1:8 (Single Family Residential), located at 14789 Oka Road.

As detailed above, the application was submitted and is being processed under SB 330. The applicant seeks approval for the proposed residential project utilizing the Builder's Remedy provisions under the HAA [CA Gov. Code § 65589.5 (d)(5)]. 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 Builder's Remedy for which the applicant has provided justification in Exhibit 6. The Town can impose objective, quantifiable, and written development standards on Builder's Remedy projects, as long as those standards do not render the project infeasible. The Town bears the burden of proof to demonstrate that application of a development standard will not render a project infeasible.

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 and Subdivision applications, and adopt the Mitigated Negative Declaration by taking the following actions:

1. Adopt the Mitigated Negative Declaration (ND-26-001) and Mitigation Monitoring and Reporting Program (Exhibit 15) 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 granting of the exceptions requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d)(Exhibit 2);
3. Make the finding that the proposed project complies with Section 66474 of the Subdivision Map Act with the granting of exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d), and make affirmative findings to approve the subdivision (Exhibit 2);
4. Make the finding that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the granting of exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d) (Exhibit 2);
5. Make the finding that the project meets the Town of Los Gatos Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development with the granting of exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d) (Exhibit 2);
6. Make the finding that, as required by the California Housing Accountability Act, CA Gov. Code § 65589.5 (d), none of the findings for denial of a Builder's Remedy project can be made (Exhibit 2);
7. Make the findings that the proposed project complies with CA Gov. Code § 65863 regarding state RHNA requirements, the Town's Housing Element Sites Inventory, and No Net Loss Law (Exhibit 2);
8. 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
9. Approve Architecture and Site Application S-24-052, Subdivision Application M-24-017, and adopt Mitigated Negative Declaration ND-26-001 with the recommended Conditions of Approval contained in Exhibit 3 and the development plans in Exhibit 20.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or

2. Forward a recommendation of approval of the applications with additional and/or modified conditions; or
3. Forward a recommendation of denial of the applications.

EXHIBITS:

1. Initial Study and Mitigated Negative Declaration with Appendices A through K (available online at **https://www.losgatosca.gov/14789Oka**)
2. Required Findings and Considerations
3. Recommended Conditions of Approval - S-24-052 and M-24-017
4. Location Map
5. Project Description
6. Letter of Justification
7. Site Photographs
8. Consulting Architect's Report
9. Applicant's Response to Consulting Architect's Report
10. Final Arborist Report
11. Consulting Arborist's Peer Review
12. Visual Renderings
13. Applicant's Neighborhood Outreach
14. Public comments received by 3:00 p.m., Friday, May 22, 2026
15. Mitigation Monitoring and Reporting Program
16. Public Comments and Responses Regarding the Mitigated Negative Declaration
17. Initial Study/Mitigated Negative Declaration Errata Sheet
18. North Entrance Exhibit
19. Objective Design Standards Checklist
20. Development Plans

PLANNING COMMISSION – May 27, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

14789 Oka Road
Architecture and Site Application S-24-052
Vesting Tentative Map Application M-24-017
Mitigated Negative Declaration ND-26-001

Consider a Request for Approval to Construct a Multi-Family Residential Development (138 Units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB 330) on a Vacant Properties Zoned R:1:8:HEOZ and R-1:8. APNs 424-08-074 and-035. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto. Applicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters

FINDINGS

Required finding for CEQA:

- An Initial Study and Mitigated Negative Declaration were prepared for this project. It was 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 granting of the exceptions to the maximum allowed density requested 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 exceptions to Town standards requested 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 the granting of the exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code §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 exceptions to Town standards

requested 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 compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the granting of the exceptions to Town standards requested 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 Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development:

- The project meets the Town of Los Gatos Objective Design Standards for Qualifying Multi-Family and Mixed-Use Residential Development with the granting of the exceptions to Town standards requested pursuant to the Builder's Remedy provision of the Housing Accountability Act, CA Gov. Code § 65589.5 (d).

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 the 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 CA Gov. Code §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.

Required finding for consistency with CA Gov. Code § 65863 regarding state Regional Housing Needs Assessment (RHNA) requirements, the Town's Housing Element Sites Inventory, and No Net Loss Law:

As required for approval of a development of any parcel with greater units by income category than was identified in the Town's Housing Element for that parcel:

- The project would provide a greater number of low- and above moderate-income units than anticipated in the Housing Element Sites Inventory, which identified the site for 26 above moderate-income units. The project would result in a net cumulative gain of 28 low-income units and 84 above moderate-income units for the site.

1. The proposed development's residential density is consistent with the Housing Element, and the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the Town's share of the regional housing need pursuant to Section 65584.

2. The remaining sites in the Housing Element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the RHNA pursuant to Section 65584. The remaining unmet need for the Town's RHNA at each income level and the remaining capacity of the Housing Element is provided in the table below. The remaining capacity at each income level of the Housing Element is greater than the remaining unmet RHNA need at each income level. The Town is not required to identify additional sites to accommodate the remaining RHNA as a result of this project.

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.

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PLANNING COMMISSION – May 27, 2026
CONDITIONS OF APPROVAL

14789 Oka Road
Architecture and Site Application S-24-052
Vesting Tentative Map Application M-24-017
Mitigated Negative Declaration ND-26-001

Consider a Request for Approval to Construct a Multi-Family Residential Development (138 Units), a Condominium Vesting Tentative Map, Remove Large Protected Trees, and Site Improvements Requiring a Grading Permit Under Senate Bill 330 (SB 330) on a Vacant Properties Zoned R:1:8:HEOZ and R-1:8. APNs 424-08-074 and-035. An Initial Study and Mitigated Negative Declaration Have Been Prepared. Property Owner: Edward Morimoto. Applicant: Erik Hayden, Urban Catalyst. Project Planner: Erin Walters

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

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. BELOW MARKET PRICE (BMP) UNITS: The developer shall provide 28 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.
5. 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.
6. PHASING OF THE CONSTRUCTION OF BMP UNITS: The BMP units shall be constructed and Certificates of Occupancies secured in proportion with or prior to the construction of the market rate units.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. TREE STAKING: Prior to final inspection, all newly planted trees shall be double staked using rubber tree ties.
14. LANDSCAPING: Prior to the Certificate of Occupancy for the 100th unit, all landscaping must be completed.
15. 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.
16. PROJECT IDENTIFICATION SIGNAGE: Project identification signage on the project site shall be removed within 30 days of final action on the applications.
17. ROOFTOP EQUIPMENT: Prior to final inspection, any new or modified roof mounted equipment shall be fully screened.
18. MONUMENT SIGN: A monument/neighborhood sign will require separate approval of a Sign Permit and a separate Building Permit.
19. 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.

20. RECONFIGURATION OF NORTHERN PROJECT ENTRANCE DRIVEWAY: Prior to the recordation of the Final Map or the issuance of any grading and/or building permit, the applicant shall submit a plan for the relocation of the northern project entrance driveway for review and approval by the Town Engineer. The plan shall depict the northern entrance perpendicularly intersecting Oka Road and continuing in a straight line for at least 50 feet, or as approved by the Town Engineer.
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*

23. *NESTING RAPTORS AND MIGRITORY BIRDS- VI-1: If tree removal or ground disturbing activities are scheduled to commence during the breeding 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 Planning Division. 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 an on-site 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 Planning Division.

24. *SPECIAL -STATUS BAT SPECIES -IV-2: Approximately 14 days prior to tree removal or structure demolition activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. If no roosting sites or bats are found, a letter report confirming absence will be prepared and no further measures are required. If bats or roosting sites are found, a letter report and supplemental documents will be prepared prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures will be implemented:

    a. If bats are found roosting outside of the nursery season (May 1 through described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season.
    b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season.

Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods conducted under the direction of a qualified bat biologist could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation

25. *TREE REPLACEMENT IV-3: Prior to approval of final project improvement plans, the project applicant shall prepare a tree replacement plan for the three protected trees being removed to comply with the Town ordinances. The plan shall include the planting of suitable native species that align with the Town's guidelines for tree replacement. The tree replacement plan shall include the following standards and requirements: All replacement trees shall be planted within six months of the removal of the protected trees, preferably during the appropriate planting season to ensure high survival rates.
    a. Newly planted trees shall receive regular watering, mulching, and protection from pests. A certified arborist shall monitor their health and provide necessary care during the first two years to ensure successful establishment.
    b. With respect to Tree #375: the tree shall be replaced with six, 24-inch box Coast Live Oaks (Quercus agrifolia). The replacement trees shall be strategically planted within the property to ensure optimal growth conditions and to restore the ecological benefits provided by the removed tree. Each replacement tree shall be placed in locations that would not interfere with existing infrastructure or future construction plans.
    c. With respect to Tree #17: the tree shall be replaced with three, 24-inch box native shade trees, such as Valley Oaks (Quercus lobata) or California Sycamores (Platanus racemosa). The foregoing species would be suitable to the local climate and would provide substantial ecological benefits. The trees shall be planted in designated areas that would allow for their full mature growth potential, ensuring the trees would not impede future development.
    d. With respect to Tree #64: the tree, which is in poor health, shall be replaced with three, 24-inch box native trees, such as Black Walnuts (Juglans hindsii) or California Buckeyes (Aesculus californica). The replacement trees would enhance biodiversity and provide long-term benefits to the local environment. The planting locations shall be chosen to maximize the trees' chances of thriving without conflicting with existing or planned structures.
    e. Progress reports shall be submitted to the Town's Planning Division at regular intervals, detailing the health and growth of the replacement trees. Photos and site inspections shall accompany the reports to verify compliance with the replacement plan.
26. *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 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.

27. *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.

28. *GEOLOGY AND SOILS VII-1: Prior to approval of any building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Cornerstone Earth Group to ensure that the recommended standards are incorporated into the project design and construction,

including all relevant CBSC standards, to the satisfaction of the Town's Engineer. Such recommendations shall include, but are not limited to, the following:

a. Foundations shall be designed to tolerate the anticipated total and differential settlements, consistent with Section 8: Foundations, of the Geotechnical Investigation;
b. Surficial soils underlying on-site locations intended for project improvements, including buildings and pavement areas, shall be removed to avoid settlement;
c. The removed surficial soils shall be replaced with engineered fill, consistent with Section 6: Earthwork, of the Geotechnical Investigation; and
d. Compliance with all applicable 2022 California Building Code (CBC) standards shall be required, as detailed in Section 7 of the Geotechnical Investigation.

All grading and project improvement plans shall be reviewed by a licensed engineer and approved by the Town of Los Gatos Building Division and the Parks and the Town of Los Gatos Engineering Division.

29. *HYDROLOGY AND WATER QUALITY X-1: Prior to any ground-disturbing activities, the project applicant shall prepare and submit an 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 for projects disturbing more than one acre. 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. 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 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.

30. *NOISE XIII-1: Prior to approval of grading permits, the following criteria shall be established and noted on grading plans, subject to review and approval by the Town:
    a. Ensure that construction activities are limited to the hours of 8:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 4:00 PM on Saturdays. Construction shall not be permitted on Sundays or holidays;
    b. A temporary eight-foot noise barrier shall be constructed along the north property line of the project site to shield adjacent residential land uses from ground-level construction equipment and activities. The noise barrier shall be solid over the face and at the base of the barrier to provide a five dBA noise reduction;
    c. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;
    d. Unnecessary idling of internal combustion engines shall be strictly prohibited;
    e. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If the equipment must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors;
    f. Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;
    g. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors;
    h. Control noise from construction workers' radios to a point where radio noise is not audible at existing residences bordering the project site; and
    i. Designate a disturbance coordinator responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include the number in the notice sent to neighbors regarding the construction schedule.

    Proof of compliance with the above measures shall be submitted to the Town of Los Gatos Building Department for review.

31. *NOISE XIII-2: Prior to commencement of project construction activities, the project applicant shall prepare a Construction Vibration Plan to reduce construction vibration levels to less than or equal to 0.5 in/sec PPV. The project contractor shall ensure compliance and implementation of the plan throughout the construction period. All plan tasks shall be in accordance with industry-accepted standard methods. The Construction Vibration Plan shall be submitted to the Town of Los Gatos Community Development Department and include, but not be limited to, the following measures:

a. A list of all heavy construction equipment known to produce high vibration levels to be used for this project (e.g., dozers, graders, excavators, saws, trucks, and vibratory rollers) shall be submitted to the Town, as well as a list of smaller equipment (less than 18,000 pounds) to be used near the northern project site boundaries.

b. A smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor shall be used when compacting materials within 30 feet of any adjacent residential buildings. For all other equipment, smaller equipment (less than 18,000 pounds) shall be used within areas 15 feet adjacent to existing residential buildings. The smaller equipment shall be individually identified among the list of equipment as a subset of equipment allowed for use at the project site boundaries. c. Avoid dropping heavy equipment and using vibratory rollers within 30 feet of the sensitive receptors adjoining the project site. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 30 feet of adjacent buildings to the north.

d. Select orchard tree removal methods that do not involve large impact tools within 15 feet of the shared property line with the residences to the north. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.

e. Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of the coordinator shall be clearly posted on the construction site.

32. TRANSPORTATION XVII-1: Prior to approval of final improvement plans, he plans shall include all relevant recommendations as included in the Transportation Analysis prepared by Hexagon Consultants, Inc., for the proposed project. Such recommendations shall include, but not be limited to, the following:

a. Large landscaping trees planted near the project site entrances shall be maintained so that the tree canopies are above 10 feet high to preserve sightlines and ensure the sight of exiting drivers is not obstructed; and

b. Red curb equal to at least one car length shall be striped adjacent to both sides of each entrance road along Oka Road.

The foregoing recommendations shall be incorporated into the project design and construction to ensure the sight of drivers exiting the project site and driving along Oka Road shall not be obstructed. All project improvement plans shall be reviewed by a licensed engineer and approved by the Town of Los Gatos Engineering Division and the Town's Engineer.

Building Division

33. PERMITS REQUIRED: A Building Permit is required for the construction of each new multi-family structure. Separate Building Permits will be required for the PV on each structure.

34. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2026, are the 2025 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
35. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum detailing how the conditions of approval will be addressed shall be prepared and submitted with the building permit application.
36. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
37. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
38. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points.
    b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, §89.112.
    c. Developer shall designate an on-site field supervisor to provide written notification of construction schedule to adjacent residential property owners and tenants at least one week prior to commencement of demolition and one week prior to commencement of grading with a request that all windows remain closed during demolition, site grading, excavation, and building construction activities in order to minimize exposure to NOx and PM10. The on-site field supervisor shall monitor construction emission levels within five feet of the property line of the adjacent residences for NOx and PM10 using the appropriate air quality and/or particulate monitor.
39. 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.
40. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to 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

41. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be directly printed onto a plan sheet.
42. SITE ACCESSIBILITY: At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance that they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces that are on the same site.
43. ACCESSIBLE PARKING: The parking lots, as well as the parking structure, where parking is provided for the public as clients, guests, or employees, shall provide accessible parking. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
44. 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) require backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
45. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
46. 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.
47. 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.
48. 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 & 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

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.

49. 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 **$50,000** for consultant plan review and inspection services, **plus a $10,000 deposit** for staff time to process the project. The deposits are required at the time of the project's first building permit submittal. Once the deposits are received, the Town will select the consultant and initiate the plan review process. The Town will maintain a separate deposit for consultant services and another for staff time. The Applicant's deposits will be charged on a time and materials basis. A supplemental deposit will be required if either of the remaining deposits are 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.
50. 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 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 site area of 6.78 acres, is **$35,282.63**. This fee is only an estimate. The actual impact fee will be calculated based on building permit plans submitted, and the fees approved by the Town Council and in place at the time of the first submittal. The Applicant shall pay this fee to PPW prior to issuance of the first building permit.
51. TRAFFIC IMPACT FEES – The project is subject to the Town's Traffic Impact Fee for the generation of an estimated 993.6 net new average daily trips based on the traffic study submitted by Hexagon Transportation Consultants dated May 5, 2025. The Town's Fee Schedule in effect at the time of vesting indicates a fee of $1,104 per additional average daily trip. This results in an estimated total amount due of **$1,096,934.40**. Payment of this Impact Fee is required prior to the issuance of the first certificate of occupancy. An incremental payment approach of this fee may be approved by the Town Engineer at his/her sole discretion.
52. 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. 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.

53. 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 applicant may submit a Rough Grading Plan and a Fine Grading Plan, if the applicant provides notification of its intent to do so. Submittals are accepted through Accela only. The grading permit application shall include detailed grading plans and associated required materials listed below. Plan check and inspection costs will be deducted from the applicant's deposits paid to PPW. 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. 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 or concurrently with the issuance of the first Building Permit or first Tree Removal 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.

54. PUBLIC IMPROVEMENTS – Prior to the issuance of any building permit and 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 with the Town's latest adopted Standard Plans, Standard Specifications, and Engineering Design Standards. The Applicant is required to confirm the location of existing utility lines along the project frontage 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.
    a. 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.
    b. 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.
    c. Right-of-way improvements shall include, at a minimum, the following items:
        i. STREET WIDENING - The Applicant shall widen Oka Road along the entire frontage in agreement with section A shown on C3.1 of the 8/15/2025 revision 5 of the sheet found in the entitlement plan set. The Applicant shall install new street section, curb, gutter, landscape strip, landscaping, and sidewalk and relocate affected utilities as directed by the Town Engineer. All work shall be shown on the required improvement plans.
        ii. STREET TREES - The Applicant shall plant **14** street trees along the project frontage to match what is shown on the entitled plan set sheet L4 dated 5/2/25 under revision 3. The street tree plans shall be per Town Standard

Drawings, as shown in the approved entitlement plan set, and ultimately, as approved by the Town Engineer.

iii. STREET MARKINGS - The Applicant shall install necessary street markings of a material and design approved by the Town Engineer and replace any that are damaged during construction. These include but are not limited to all pavement markings, painted curbs, and handicap markings. All permanent pavement markings shall be thermoplastic and comply with Caltrans Standards. Color and location of painted curbs shall be shown on the plans and are subject to approval by the Town Engineer. Any existing painted curb or pavement markings no longer required shall be removed by grinding if thermoplastic, or sand blasting if in paint.

iv. SIDEWALK - The Applicant shall install a new public sidewalk along the entire frontage, as shown on Sheets C4.1 and C4.2 of the entitlement plan set dated with Revision 5 as 8/15/25. Bonding for offsite improvements shall be determined from the Engineer's estimate and the Town's project cost estimating tool.

v. CURB AND GUTTER - The Applicant shall construct new Town Standard curb and gutter along the entire frontage as shown on Sheet C4.1 and C4.2 of the entitlement plan set dated with Revision 5 as 8/15/25. New curb and gutter shall be constructed per the Town Standard Drawing ST-210 (Vertical).

vi. DRIVEWAY APPROACH(ES) - The Applicant shall install Two (2) Town Standard driveway approach(es) as shown on the approved plans. The new driveway approach shall be constructed per the Town Standard Drawing. The entrance onto Hayden Lane must be reconfigured to intersect Oka Road at a 90-degree angle in agreement with the Town's Standard Specifications Section 2.24 – "Access Point Angles".

vii. SEWER CLEAN-OUT - The Applicant shall install the sewer lateral clean-out on private property just behind the property line in accordance with the West Valley Sanitation District standards. Sewer clean-out(s) shall be constructed prior to occupancy of the first building.

viii. WATER METER - The Applicant shall install the water meter on private property just behind the property line in accordance with the San Jose Water Company standards. Water meters shall be installed prior to occupancy of the first building.

ix. STREETLIGHT(S) -

1. Cobra Head. The Applicant shall provide and install at least two (2) standard aluminum electrolier streetlight(s) per Town Standard Drawing EL-1 to EL-5. The Applicant is responsible for all PG&E service fees and hook up charges. Any new service point connection required to power the new lights shall be shown on the construction drawings along with the conduit, pull boxes and other items necessary to install the streetlights. An Isometric lighting level needs to be provided by the designer/contractor. A separate light study may be required by the Town Engineer. The

new streetlight shall have 32' mounting height per Standard Drawing EL-3, with mounting arm length per Standard Drawing EL-4, the Fixture shall be Leotek GC1 or GC2 series in an approved configuration per detail EL-2 or approved equal. The arm shall be installed at the location as shown on the approved plans.

a. A letter shall be provided by PG&E stating that public street light billing will be per Rule LS2A. Private lights shall be metered with billing addressed to the homeowners' association. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.
b. Public street lighting will not be required/allowed per General Plan update and Hillside designation. On-lot lighting shall be incorporated and promoted.

55. 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.
56. 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.
57. CONSTRUCTION PHASE PLAN SUBMITTAL REQUIREMENTS – The Grading Permit Plans (optionally broken into "rough" and "fine" grading applications) and Public Improvement Plans (together referred to as "Improvement Plans") shall be submitted 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 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.

j. 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.

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

l. 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

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

58. 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, and 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.

59. 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 sidewalks, 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.

60. UNDERGROUND UTILITIES – All new services to the development shall be placed underground in accordance with the various utility regulations. Underground utility plans must be submitted to the Town and approved by the Town Engineer prior to installation.

61. 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.

62. 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.

63. PREPARATION OF ELECTRICAL PLANS – All street lighting 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.

64. 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 designed as to limit light spillage beyond the 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.

65. 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.

66. STORMWATER MANAGEMENT PLAN – The Applicant shall develop and submit for approval a Storm Water Management Plan (“SWMP”) at the same time as the Improvement Plans are submitted. The SWMP will become part of the Operations and Maintenance Agreement that will be presented to Town Council at the time the Final Map is presented. The SWMP must comply with the California Water Board regulations and delineate 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.

67. CHANGES IN BAY AREA HYDROLOGIC MODIFICATION – The Applicant shall verify and provide geotechnical report documentation of site soil characterization and associated infiltration rate, then update the BAHM, if necessary. The Applicant shall verify and updated the underdrain diameters, underdrain orifice, riser height, and riser diameter for the storm treatment measures ("STM") 1 through 30 (Planters), STM 38-44 (Oka Road), and STM 34 to match the plan sheet data details.
68. 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.
69. SITE DRAINAGE – The applicant must construct the onsite stormwater conveyance and treatment system in compliance with California Water Board regulations. 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.
70. OFF-SITE DRAINAGE – The applicant must construct the offsite stormwater conveyance and treatment system in compliance with California Water Board regulations. The Applicant shall not alter any existing drainage patterns without approved Improvement Plans.
71. 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

72. GRADING & 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 under construction.

73. 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.

74. 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.

75. GEOTECHNICAL REVIEW – Prior to building permit issuance, the Applicant's Geotechnical Engineer shall submit a design level geotechnical report. The design level geotechnical report shall address the following:
    a. Clarify what the quantitative improvement will be if the upper 2 to 4 feet of soil were improved by over excavating and replacing as engineered fill, as they have suggested in Section 6.3;
    b. Given that pad grades will be raised by up to about two feet, the Geotechnical Consultant should revisit their settlement calculations, calculate new settlement magnitudes, especially for the units closest to the Los Gatos Creek Channel, and evaluate if mitigation measures (deep foundation, ground improvement, etc.) are warranted for the additional settlement; and
    c. Confirm with Balance that they use Cornerstone's recommended Soil Group/infiltration rate for their stormwater modelling.

    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.

76. 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.

77. FLOODPLAIN MANAGEMENT – Unless otherwise approved by the Town Engineer, 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.

78. 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.

79. STREET RESURFACING - The project construction is expected to impact Oka Road. To mitigate this damage, the project shall grind and pave the entire width of Oka Road from lip of gutter to lip of gutter along the entire project frontage or to the nearest pavement marking with a minimum 2.5” hot mix asphalt concrete including pavement section dig-outs and repairs, as directed by the Town Engineer. The extent of the dig-outs and local repairs is to be determined by the Town Engineer. Prior to resurfacing the street, the utility trench shall be backfilled using the Town’s standard “T” trench detail including Town-approved controlled density fill. The asphalt thickness of the T trench section shall be a minimum of four (4) inches, meet Town standards, or shall match the existing pavement thickness, whichever is greater. The final lift of the grind and overlay shall be 1.5-inches of one-half (½) inch medium asphalt. The initial lift(s) shall be of three-quarter (¾) inch medium asphalt. The Contractor shall schedule a pre-paving meeting with the PPW Inspector on the day the paving is to take place. Restoration of a street under moratorium must be restored in kind as determined by the Town Engineer. Restoration materials shall be approved by the Town Engineer prior to placement. All existing striping and pavement markings shall be replaced in-kind with thermoplastic upon completion. All pavement restorations shall be completed and approved by the Town Engineer before occupancy.

80. 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 public rights-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 rights-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.

81. 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.
82. 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.
83. TRANSPORTATION DEMAND MANAGEMENT ("TDM") PLAN – The Applicant shall submit a Transportation Demand Management Plan prior to the issuance of any building permit. The TDM plan shall include measures such as bicycle facility provisions, shower facilities, local shuttle service, transit passes and subsidies, carpool incentive, designated car share parking, and other measures that may be required by the Town Engineer to obtain a goal of a 15 percent vehicle trip reduction. The TDM plan shall also include a TDM Coordinator and identify the requirement for an annual TDM effectiveness report to be submitted to the Town of Los Gatos.

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

84. DEDICATION – PUBLIC RIGHT OF WAY – The Applicant or owner shall dedicate in fee to the Town a five (5) foot wide strip of land adjacent to Oka Road to meet the Town's right-of-way width requirements in accordance with the Vested Tentative Map. This dedication shall be included in the Owner's Statement on the Final Map. The Applicant shall include on the Final Map a statement of Town Council acceptance of the fee title of the dedication
85. DEDICATION – SIDEWALK EASEMENT - The Applicant shall dedicate a 2.4-feet sidewalk easement to the Town for public use that is located on the property side of the 5-foot dedication made under the previous Condition of Approval as shown on the Vested Tentative Map. This dedication shall be included in the Owner's Statement on the Final

Map. The Applicant shall include on the Final Map a statement of Town Council acceptance of the public easement dedication.

86. QUITCLAIM OF EASEMENT(S) – The Applicant shall abandon a 10-ft Sanitary Sewer Easement as shown on the approved vested tentative map. This abandonment shall be recorded, and an electronic copy (PDF) of the recorded quitclaim shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to issuance of a grading or building permit.

87. 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.

88. SUBDIVISION (FINAL) MAP – The Applicant shall have a Final Map prepared by a person authorized to practice land surveying in California that 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 conflict with any newly created lot line(s). The Town Council must approve all Final Maps. The Town Council meeting will be scheduled approximately fifty (50) days after the Final Map, Public Improvement Plans, Stormwater Treatment Facilities Maintenance Agreement, Landscape Maintenance Agreement, and Subdivision Improvement Agreement are approved by the Town Engineer. The Final Map shall be approved by PPW and recorded by the County Recorder's Office prior to the issuance of the first building permit. 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 recording. 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.

89. SUBDIVISION IMPROVEMENT AGREEMENT ("SIA") – The Applicant shall 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 and a Warranty Bond valued at 10 percent of public infrastructure improvements to be constructed in the public right-of-way. These improvements shall include, but not be limited to, roadway construction, sidewalks, curb and gutter, storm lines, and streetlights. Additionally, a Monument Bond must be provided in the amount equal to the engineer's estimated costs to install. 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 recordation.

90. MONUMENTS – The Applicant shall arrange for the engineer to have all monuments set per the recorded map. A certificate letter from the Surveyor or Engineer stating the monuments are set per plan shall be provided to the Town Engineer prior to occupancy.

91. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R) – The Applicant shall prepare and submit draft 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.

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.

92. 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.
93. 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.
94. 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.
95. PAVEMENT RESTORATION – 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 with asphalt concrete the south side of Los Gatos-Saratoga Road along the entire property length between the center median island and the property 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.

96. 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 the issuance of any occupancy permit 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 least, 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.

97. 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 done 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.

98. LANDSCAPE MAINTENANCE AGREEMENT – The Applicant shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the property owner agrees to maintain the vegetated areas along the project's Oka Road frontage located within the public right-of-way. The agreement must be accepted by the Town Attorney prior to the presentation of the SIA to Town Council.

99. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM - All new buildings, including other structures such as, but not limited to, parking garages, storage facilities, etc., shall have approved radio coverage for emergency responders throughout their interiors. Prior to issuance of the final occupancy permit, the developer shall conduct a radio signal survey demonstrating compliance with Section 510 of the California Fire Code and the applicable provisions of NFPA 72 ("National Fire Alarm and Signaling Code") and NFPA 1221 ("Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems"). Radio coverage must meet a minimum signal strength of -95 dBm, ensuring at least 95 percent coverage throughout general building areas and 99 percent coverage within critical areas, as defined by these standards. If the survey shows inadequate coverage, the developer shall install an approved Emergency Responder Radio Coverage System ("ERRCS"), such as an FCC-certified signal booster or distributed antenna system (DAS), meeting the requirements of the California Fire Code and referenced NFPA standards. All ERRCS installations must include battery backup, monitoring systems, and shall be tested and approved by the Fire Marshal (or designee) prior to occupancy.

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

100. PROJECT CONSTRUCTION SETUP – All storage and office trailers will be kept off the public right-of-way.

101. 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.

102. 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 format as the original.

103. 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.
104. PROJECT CONSTRUCTION SUPERVISION – The Contractor shall always provide a qualified supervisor on the job site during construction.
105. 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.
106. 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 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.

107. PROJECT CONSTRUCTION BMPs – 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.

108. 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 washing 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 work week 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 issuing 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.

109. 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. The haul route for this project, unless otherwise approved by the Town Engineer, shall be Oka Road to Lark Avenue to Highway 17. 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.

110. HERITAGE TREE PROTECTION MEASURES – The Applicant shall submit a tree protection plan showing how all on- and off-site heritage trees will be protected during construction. All approved and installed Heritage Tree protection measures shall be installed prior to any site activities and maintained throughout the period of construction. The Project Arborist shall complete inspections on an as-needed basis during the construction period and shall submit a monthly report of findings in an email or letter to the Town Engineer and Town Planner assigned to this project.

111. 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 related 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 all the 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.

112. 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).

113. 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.

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

114. 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 waste, 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:

115. 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.
116. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet C8.0) 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 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2.
117. FIRE ALARM REQUIREMENTS: (As Noted on Sheet C8.0) Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408)

341-4420 for more information.

118. PUBLIC/PRIVATE FIRE HYDRANT(S) REQUIRED: (As Noted on Sheet C8.0) Provide public/private fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 2,812 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C.
119. REQUIRED FIRE FLOW: The minimum require fireflow for this project is 2812 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.1]
120. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (As Noted on Sheet C8.0) 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.
121. FIRE DEPARTMENT CONNECTION: (As Noted on Sheet C8.0) The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2”) inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard].
122. BUILDINGS AND FACILITIES ACCESS: (As Noted on Sheet C8.0) Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].
123. GROUND LADDER ACCESS: (As Noted on Sheet A.10 and sheet A.16) Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFCSec. 503 and 1031.2 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.
124. FIRE LANES REQUIRED: (As Noted on Sheet C8.0) The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
125. 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.

126. 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.
127. 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.
128. 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]

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14789 Oka Road

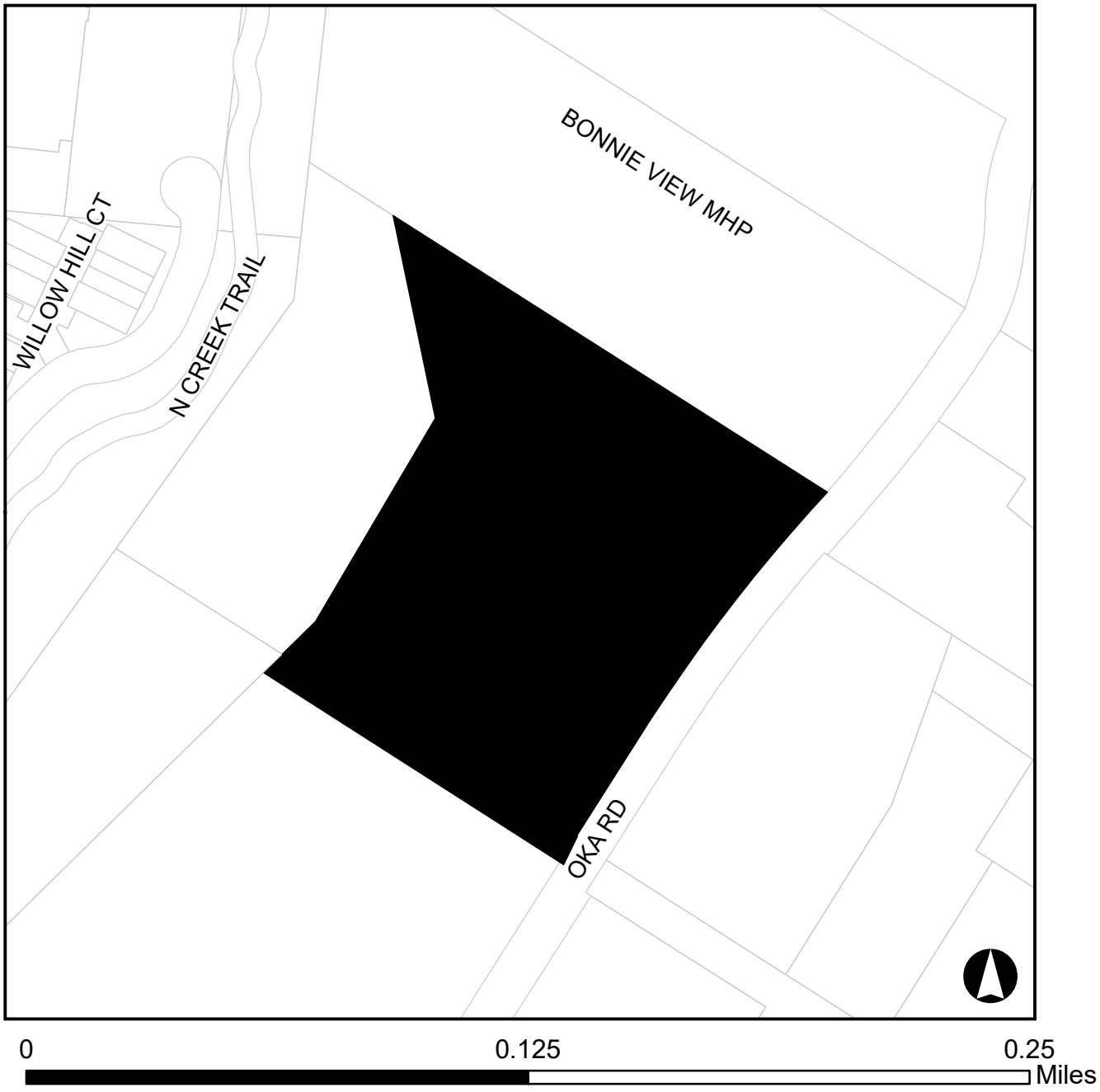


EXHIBIT 4

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URBAN CATALYST

UC Oka Road, LLC
99 S Almaden Blvd Suite 500
San Jose, CA 95113

Oka Road Townhome Project
14789 Oka Road
APN: 424-08-035, 424-08-074

Project Site

The proposed project site contains two parcels consisting of approximately 6.78 acres.

Proposed Project

The project proposes 138 townhome units along Oka Road in Los Gatos, California. There will be 2-bedroom and 3-bedroom units available for purchase. The floor plans range from 1414 to 2028 square feet in size. The building area is approximately 302,940 square feet. The project will create 18 separate lots to accommodate each new building.

The site plan is carefully designed to reflect the context of the site and its surroundings. The buildings are located parallel to Oka Lane to create a strong urban design presence along the street. This alignment also reduces the visual mass of the buildings from the two adjacent uses, as the buildings are side-on to those uses.

The buildings along Oka Road have front doors that face the public street, creating a pedestrian-friendly streetscape. A public sidewalk connecting to the existing sidewalk will be provided along the Oka Lane frontage, offering a valuable community benefit. All the units are alley-loaded, so the garages are hidden from public view. The front doors of the units are located along Oka Lane or on internal paseos.

The two entry lanes and landscaped edges provide ample buffer to adjacent uses. The site's circulation is designed as loops rather than dead-end streets, allowing for better traffic dispersion and flexibility in access for both residents and visitors.

Parking

Each townhome would contain 2 garage parking spaces per unit, totaling 276 spaces. About 40% of garages are tandem parking and the remaining are side-by-side. An additional 22 surface parking spaces would be available for guest use as well. The 298 parking spots are well above the 231 parking spaces required based on the State Density Bonus Law.

Transportation Demand Management (TDM)

The project also will include a robust Transportation Demand Management (TDM) Plan that would result in a substantial decrease in the number of trips generated and parking demand compared to typical projects of this use and size.

Architectural Design

In keeping with the context and the prevalent architectural vocabulary of the town, the project design utilizes a traditional style and details. It employs changes in materials, varied roof forms and lines, and articulation of planes and massing to convey an enduring design quality that is appropriate in scale, mass, and character. The project is designed to respond to the site's location by breaking down the massing of the proposed building into smaller elements that relate to the surrounding uses and varied project frontages while incorporating pedestrian-scale amenities and design elements. The project also proposes a cohesive pedestrian circulation pattern on this block to promote connectivity and pedestrian safety in the area.

Sidewalk, Landscaping, and Street Tree Improvements

The project's landscaping will include significant green space, around 200 new trees, and gathering spaces. On the northern end of the property, a community open space will be provided for people and pets to gather. There are also areas for walking between homes that will be landscaped with trees and shrubs and offer room for our public art installation.

Holland & Knight

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Genna Yarkin
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August 15, 2025

Los Gatos Planning Division
110 E Main Street
Los Gatos, CA 95030

Re: **Resubmission for a Housing Development Project on Oka Road in Los Gatos – S-24-052, U-24-016, and M-24-017**

Dear All:

This firm represents Urban Catalyst (the "Applicant") in connection with its application for construction of a "housing development project" pursuant to the Housing Crisis Act of 2019 ("SB 330") and the Housing Accountability (the "HAA")[1] including the "Builder's Remedy" provision, on the property on Oka Road with APNs 424-08-035 and 424-08-074 (the "Property") in the Town of Los Gatos (the "Town"), California. The project consists of 138 townhomes including 28 low income units (the "Project"). The Applicant is seeking Architecture and Site Approval and a Conditional Use Permit ("CUP").[2]

The Applicant is in receipt of the Town's June 4, 2025 comments for the Applicant's consideration. The enclosed responses and supplemental/revised materials are submitted in response to the Town's comments.

The letter also serves as the Applicant's "Letter of Justification" pursuant to the Town's "Development Review Application Package" checklist and the further scope requested in the Town's February 26, 2025 and June 4, 2025 comments.

[1] As explained in previous communication, the Project is proposed under the "Builder's Remedy" provision of the HAA. Gov. Code § 65589.5(d)(5). Further, the Property is a housing inventory site in the Town's Housing Element, in the "Lark Avenue Area" (See Housing Element Appendix D, Figure D-30), for which "by right" approval is required for a development containing at least 20% lower income units, because the Property was included in the previous Housing Element cycle but was not developed during that cycle. Id., page D-43; Gov. Code Section 65583.2.

[2] While the Applicant has agreed to apply for a CUP at the Town's request to allow increased density, it remains the Applicant's position that the Applicant is not legally required to seek this approval due to the applicability of the "Builder's Remedy." The Town is prohibited from denying the Project for noncompliance with maximum density standards.

Justification Letter[3]

Evolution of the Project

We note that as explained above and in more detail in our previous communication, the Project is not required to and therefore has not been designed to comply with certain aspects of the General Plan land use designation. To the extent that the Town's General Plan contains *other* legally applicable, objective and mandatory requirements, the Project has been designed to comply. The Project's evolution is also addressed above – the Applicant submitted an SB 330 preliminary application on May 2, 2024, submitted its first formal application for the Project on September 13, 2024, consistent with the HAA and the "Builder's Remedy" specifically. The Applicant received and responded to the Town's October 8, 2024 Incompleteness Letter, and received a completeness determination on November 20, 2024. The Applicant responded to further comments provided on February 26, 2025, and is now responding to further comments received on June 4, 2025. Please also see the enclosed Project Description and Plan Set for further Project information.

Required Findings

With regard to required findings, the Applicant is seeking approval of an Architecture and Site Approval entitlement for the Project. As described in the Town's code, the purpose of Architecture and Site Approval 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. Section 29.20.150 does not specify objective standards for residential projects, but the Applicant has filled out the enclosed Objective Design Standards chart to help substantiate the Town's ability to make the required findings.

We further note here that with regard to "traffic safety and traffic congestion," the Project has been designed to meet all traffic safety requirements, and will include a robust Transportation Demand Management program to address congestion. With regard to "outdoor advertising," the Project does not currently contemplate any, but may seek to in the future. With regard to "landscaping," the project has been designed to comply with all relevant requirements, except to the extent permitted by law, see above. The project's landscaping will include significant green space, around 200 new trees, and gathering spaces. With regard to "site layout" and the "exterior architectural design of buildings and structures," on the northern end of the property, a community open space will be provided for people and pets to gather. There are also areas for walking between homes that will be landscaped with trees and shrubs and offer room for our public art installation. The project design utilizes a traditional style and details, while also incorporating materials to convey

[3] While the Applicant has removed the "State Density Bonus Law application section of this letter, it remains our position that the Applicant qualifies despite the Town's disagreement, but that the Town is also able to make findings to approve the Project even without the State Density Bonus Law, and without in any way abandoning the Applicant's assertions about the effect of the Builder's Remedy. The Applicant has not in any way abandoned its argument that the State Density Bonus Law applies.

an enduring design quality and provide for a building design in context with the surrounding buildings in the project area.

The project is designed to respond to the site location, by breaking down the massing of the proposed building into smaller elements that relate to the surrounding uses and varied project frontages, while incorporating pedestrian scale amenities and design elements. The project also proposes a cohesive pedestrian circulation pattern on this block further to promote connectivity and pedestrian safety in the project area. With regard to "lighting and street furniture," the Project has been designed to comply with all applicable requirements. With regard to "access for physically disabled persons," the Project has been designed to comply with all applicable requirements. With regard to "the location of a hazardous waste management facility," the Property is not located within 500 feet of such facility, and the Project does not propose any such facility.

The Project is also seeking a Conditional Use Permit ("CUP").[4] While the Project is not required to be consistent with the Town's CUP findings in order to be approved (the Town must approve the Project pursuant to the HAA), the Applicant does feel that the Town can make the CUP findings. Further, addressing the state's housing crisis and providing both market rate and 20% affordable housing units to the Town, are essential functions of the Project, and therefore desirable and do further the public welfare. With regard to the Project's impact on the integrity and character of the zoning district, we note that the Project is being approved pursuant to a time-limited provision of the HAA that only applies when a jurisdiction is out of compliance with Housing Element Law, known as the Builder's Remedy. Accordingly, the Project's approval at a higher density than would otherwise be allowed in the district, will have no impact on other sites in the zoning district, or the integrity of the district as a whole. Further, the property is zoned for housing, and in the Applicant's opinion an increase in density is not a negative impact on character or integrity. Further, there is no evidence that the Project will cause negative impacts to public health, safety, or general welfare. Rather, the Project is meeting an important goal to provide housing to help address a statewide crisis, and will assist in the Town in meeting its RHNA targets. Further, the Project will be required to comply with all mandatory, objective health and safety standards per the HAA. With regard to "harmony with the various elements or objectives of the General Plan and the purposes of [the Zoning] Ordinance," while the Project has not been designed to comply in all respects with the General Plan and the Zoning Ordinance due to the applicability of the Builder's Remedy, it does many requirements of the Zoning Ordinance, and provides high quality housing in an appropriate location, in close proximity to a variety of other uses that further the community's ability to shop, work, and recreate close to where they live. The General Plan and the Zoning Ordinance have long planned for housing in this location, which the Project provides.

[4] While the Applicant has agreed to apply for a CUP at the Town's request to allow increased density, it remains the Applicant's position that the Applicant is not legally required to seek this approval due to the applicability of the "Builder's Remedy." The Town is prohibited from denying the Project for noncompliance with maximum density standards.

Deviations from City Standards

Reference	Regulation/Standard	Applicant's Justification
General Plan Land Use Element		
2020 General Plan Land Use Element General Plan Amendment	General Plan Amendment Public Low Residential	The Project is not required to comply with the density limit of the General Plan's land use designation, due to the applicability of the Builder's Remedy provision of the HAA. The Project's use (housing) is consistent with the General Plan.
Zoning	Rezone R-1:8 R-1:8/HEOZ	The Project is not required to comply with the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA.
Town Zoning Code		
29.80.510 (b)	R-1:8: HEOZ - Maximum Density/Total Units 0-5 du/acre, 33 units max.	The project proposes a density of approximately 20.35 du/acre. The Project is not required to comply with the density limit of the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA. The Project's use (housing) is consistent with the Zoning Code.
29.40.405 (a) and 29.80.510 (b)	Setbacks Front: 25 ft. Sides: 8 ft. Rear 20 ft.	The Project is not required to comply with the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA. The Project complies with side setbacks for overall existing lot. Enforcement of the front and rear setbacks require an additional 21' beyond the setbacks currently proposed, which would result in the loss of a row of buildings, or 23 units. Setbacks Front: 8.5 feet min Sides: 45.3 feet min Rear: 15.2 feet min

29.40.410 and 29.80.510 (b)	Maximum allowable height 30 feet max.	The project proposes a maximum height of 43'- 3 1/8". The Project is not required to comply with the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA. Compliance with the required height would cause the direct loss of many units' top floors and therefore drastically change the projects' makeup and density.
29.10.150 (c) (1)	Total Parking Spaces 2 parking spaces per unit = 276 minimum	Total Parking Spaces 2 parking spaces per unit = 276 minimum. Trash/recycling and bike parking are not counted toward a parking space. The Project is not required to comply with the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA. Providing side-by-side parking instead of tandem parking would require each of the current tandem units to grow by additional 10' in width. This would result in a loss of approximately 36 units.
29.10.150 (c)	Visitor Parking Spaces 1 parking space per unit= 138 minimum	Visitor Parking Spaces = 20. The Project is not required to comply with the Zoning Code, due to the applicability of the Builder's Remedy provision of the HAA. Additionally, 138 visitor parking spaces at 8.5 x18' would take up a minimum of 21,114 SF (excluding any necessary drive aisles), which would eliminate a minimum of four buildings, or 28 units.
Town's BMP Program		
		See body of this letter, below.
Objective Design Standards		
A.2 Site Standards ODS		
A.2.1 ODS	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in

A.2.2 ODS	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance. Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would decrease the developable area, thus negatively affecting the Project's density.
A.2.3 ODS	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	
A.2.4 ODS	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	
A.7 Utilities		
A.7.1 ODS	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	Lights are 12' tall. Lights are placed along pedestrian path at a spacing of a maximum of 90 linear feet. Placing the lights a minimum of 30' apart would provide over 3 times the recommended light levels for pedestrian paths. We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA.
A.8 Landscape and Screening		

A.8.2 ODS	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed- Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA The project proposes 5' landscape buffer, with additional buffer provided by the private street, parking areas and sidewalks. Buildings are located a minimum of 45' from the shared property line. Increasing the landscape buffer to 10' would result in the loss of 4 units (one each in lot 1, 6, 9 a minimum 15-gallon size. and 12). a. A 6 ft. solid masonry wall will be constructed along the north-east property boundary. See Sheet C3.0 and Sheet L4. b. Trees are planted at a rate of at least one tree per 30 linear feet along shared property line. Trees species was selected from Town of Los Gatos Master Street Tree List and is Ginkgo Biloba (Princeton Centry). They are a minimum of 15-gallon size. See Sheet L.5.
A.11 Landscaped, Private and Community Recreation Spaces		
A.11.b ODS	Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does provide private ground floor open space ranging from 75 sf to over 200 sf. Refer to Sheet A.33. dimension of 10'. For all the units to meet this requirement, the buildings would have to be setback further away from the rear and front

			property lines and also have a greater spacing when fronting each other. Increasing the setbacks and spacing would result in the loss of 30 units.
		Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. See below for square footage for each category. The code requires 120 sf of space with a minimum dimension of 10'. For all units to meet this requirement, the buildings would have to be set back further away from the rear and front property lines and also have greater spacing when fronting each other. Increasing the setbacks and spacing would result in the loss of 30 units, in violation of the HAA. The project does provide private ground floor open space range from 75 sf to over 200 sf. Refer to sheet A.33.
	B.1 Massing and Scale - ODS		
	B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does provide for articulation and some setbacks. The project does not comply with setting back the 3rd floor of all the buildings since this would result in the loss of 138 units and would prohibit the project to be constructed at the density and with the

		concessions requested. Refer to Sheet A.30 for exhibit.

Compliance With the Town BMR Program

With regard to compliance with the Town's BMR Program (the "BMP"), the Project is not required to comply. The Town's BMP is "governed by Division 6 of Article VIII of Chapter 29 of the Town Code," and the Town is therefore prohibited from denying the Project notwithstanding any noncompliance with the BMP due to the Builder's Remedy provision of the HAA. The Project complies with the HAA's requirement for at least 20% of the units to be affordable. The Project includes 138 townhomes including 28 affordable units which would be limited to the maximum income level for "low income" units pursuant to the HAA. The BMR units are in the following locations marked with asterisks (*), as also shown in the Plan Set on Sheet A.3:



Affordable Percentage	20%			
Affordability Count				
	Plan 1 (2B/2B)	Plan 2 (3B/3B)	Plan 3(3B/3B)	Plan 4 (3B/3B)
No. of Afforable Units	28	0	0	0
No of non affordable	26	48	30	6
Total	54	48	30	6

Consistent with the Builder's Remedy provision of the HAA, the Applicant has selected BMR units that ensure the feasibility of the Project, while not complying in all respects with the Town's BMR Guidelines. In particular, the Project differs from the Guidelines in the following ways:

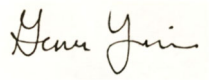
- The Project's affordable units consist of 2 bedroom, 2 bath units, which conflicts with BMP Guidelines III.A.

- The Project proposes units that are affordable at up to the maximum for a "low income" unit as defined by state law, and proposes not to comply with any inconsistent requirements in BMP Guidelines V.B.

We appreciate your continued attention to this Project.

Sincerely,

HOLLAND & KNIGHT LLP



Genna Yarkin





14789 Oka Road

EXHIBIT 7





CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

January 16, 2025

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

RE: 14789 Oka Road

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 mixed use neighborhood of residential, office, recreational facility and agricultural uses. It has been used as an orchard. Photographs of the site and its surrounding context are shown on the following page.



EXHIBIT 8

6729 FAIRFIELD DRIVE
SANTA ROSA, CA 95409

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



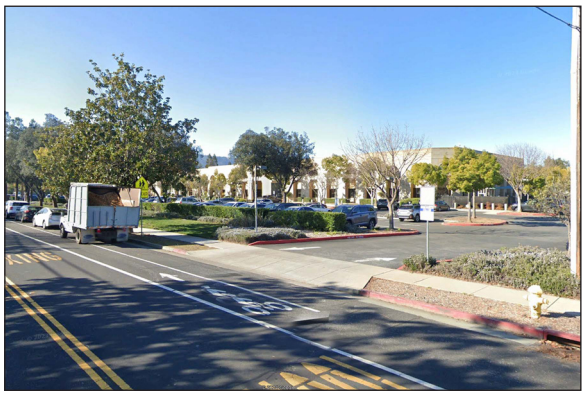




The Site: Street looking south



The Site: Street looking north



Office project to the immediate left



Residential neighborhood to the immediate right



Vacant parcel across Oka Road



Nearby house to the right on Oka Road

PROPOSED PROJECT





NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.



PROPOSED PROJECT

7-PLEX
ELEVATION A



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

PROPOSED PROJECT

7-PLEX
ELEVATION B



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

PROPOSED PROJECT

8-PLEX
ELEVATION A



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

PROPOSED PROJECT

8-PLEX
ELEVATION B



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

ISSUES AND CONCERNS

OVERVIEW

The Town of Los Gatos has grown incrementally over many decades with a strong self-sense of its small scale and small town feeling and reputation. While trends and family needs have changed over time, the town has always emphasized small scale, well landscaped and architecturally detailed design and neighborhood compatibility as core principles in guiding its growth. As a result the Town of Los Gatos has maintained qualities highly prized by families seeking homes in the South Bay and sales prices have reflected that desirability. To maintain those special qualities that have defined the community, the town over time has prepared a variety of standards and guidelines to set forth community expectations and provide guidance to applicants for design in the spirit of those expectations.

CHALLENGES

While this proposed project will provide much needed housing in the community, it has many conditions and features that are inconsistent with the current town character and scale.

In recent years, as residential development in the community has expanded to include more multifamily developments, many applicants have worked with the town to modestly adjust their designs to be more in alignment with the scale and qualities that have made the Town of Los Gatos uniquely special and attractive. The material below outlines some of the concerns with the proposed design as it has been presented along with modest solutions and techniques used in similar developments in Los Gatos and other nearby communities to address similar issues.

AREAS OF CONCERN

The adjacent illustration groups the areas of concerns on the proposed site plan.



AREA A: STREET FRONTAGE

ISSUES

Overall, the Oka Road frontage is very repetitious with small setbacks, limited landscaping and architectural detail, long facades, uniform heights and diminished entry delineation and character.

1. The setbacks from Oka Road are quite small.
2. Frontage landscaping appears limited to street trees.
3. The residential facades facing Oka Road are quite repetitive with little individual unit identity.
4. Residential entries are all rather bland and lacking in any individual identity..
5. Recessed entries appear to each contain a rectangular box element which I assume is the HVAC air conditioning condenser equipment.





Oka Road Frontage Elevation



Oka Road Frontage Elevation
Left: 8-Plex A



Oka Road Frontage Elevation
Middle: 8-Plex B



Oka Road Frontage Elevation
Right: 7-Plex A

LOS GATOS AND SIMILAR PROJECT EXAMPLES

Front Entry Patios and Gardens



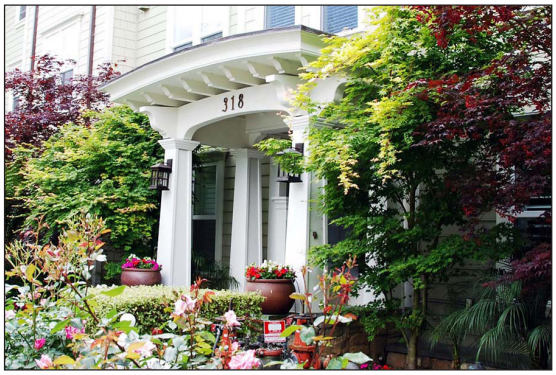
Los Gatos



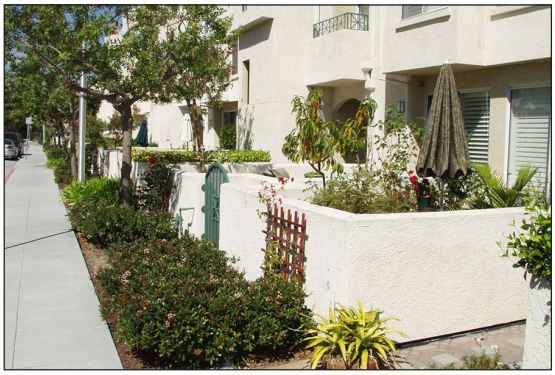
Los Gatos



San Mateo



San Mateo



San Mateo



Rivermark: San Carlos

Change in Unit Type Along Frontage



Arbor Rose: San Mateo

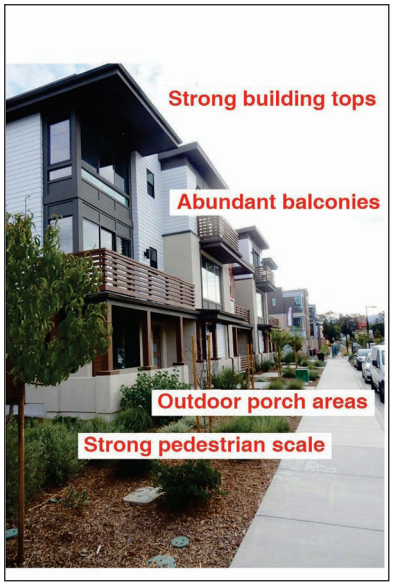


Arbor Rose Street Frontage: San Mateo

Varied Facade Articulation and Prominent Entry Porches



Cupertino



North 40 Phase 1: Los Gatos



North 40 Phase 1: Los Gatos

Street Frontage Step Downs

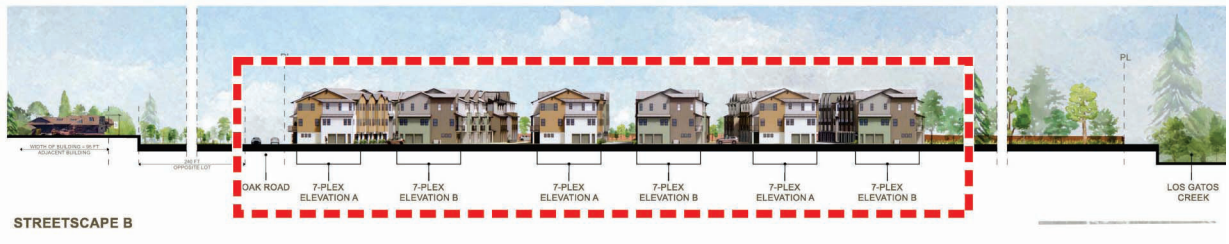
TAKEAWAYS

- **Unified front patios and yard landscaping can add rich color, visual interest and individual unit identity to street frontages.**
- **Porches can add a stronger sense of residential unit entries and individuality.**
- **Air conditioning condensers at front entries are undesirable.**
- **Strong projecting overhangs and balconies can add a sense of human scale to the street frontage facade.**
- **End units step down can add variety and better human scale.**

AREA B: END UNIT DESIGN

ISSUES

1. The end elevations along the side access drives and the north-south pedestrian paseos are quite repetitive.
2. Many end walls are an unbroken three stories tall which has always been discouraged in the town's various design guidelines.
3. There is no variations in setbacks or building heights which leads to a box-like project look which is at variance with community expectations.



End Elevations: East Access Drive



7-Plex A



7-Plex B

LOS GATOS AND SIMILAR PROJECT EXAMPLES

End Elevation Entries



San Mateo: Arbor Rose



San Mateo: Arbor Rose

End Elevation Porch And Balcony Wrap





Cupertino

End Elevation Private Open Space



Los Gatos



North 40: Los Gatos

End Elevation Step Downs



North 40 Phase 1: Los Gatos

End Elevation Integration with Front Elevation



Rivermark: Santa Clara

TAKEAWAYS

- **Locating entries on the end elevations can enhance the streetscape and enliven that sense of entry for visitors.**
- **Extending front elevation elements and features around onto end elevations can enhance the residential character and scale of the structure.**
- **Better integration of end elevations with front elevations can provide a more unified design.**
- **Reducing building height on end elevations can reduce the appearance of a "project" and enhance the individuality of the structures.**
- **Fencing and substantial landscaping at end elevations can provide a visual step up in building mass.**

AREA C: PEDESTRIAN ENTRY PASSAGEWAYS

ISSUES

1. The pedestrian passageways linking unit entries to the guest parking driveways seem adequate in width but details on how the spaces between buildings is not yet adequate to understand the intent and scale of these important areas.
2. The significant issues would appear to be the sameness and flatness of the facing facades and the non-distinctive recessed unit entries seem like a lost opportunity to provide visual interest along the roughly 475 feet combined facade frontages.



One way to assess this long frontage is to compare it to a similar length three structure frontage in the recently completed North 40 Phase 1,



North 40 Phase 1 Longest Continuous Facade Frontage



Typical Proposed Entry Passageway Facade Frontage



North 40 Phase 1 End Structures

The proposed project frontage is much flatter, more repetitious and lacking in unit entry interest than that of the similar frontages on North 40.

LOS GATOS AND SIMILAR PROJECT EXAMPLES





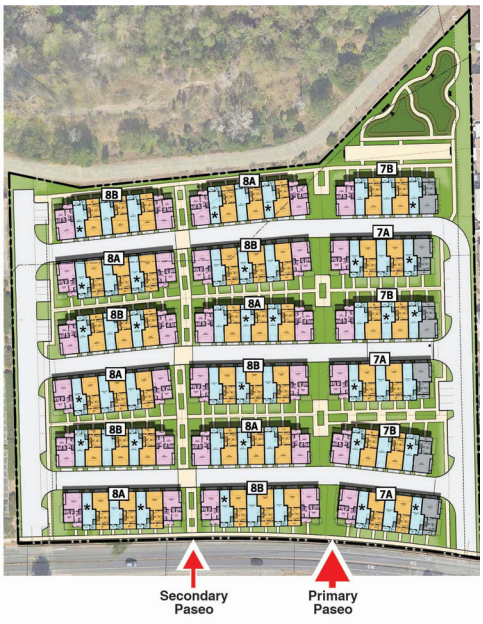




TAKEAWAYS

- **Facade variety adds visual richness and a sense of home individuality.**
- **Facade articulation through horizontal plane offsets enhances a sense of individual homes.**
- **Projecting porches enhances a sense of individual home entries.**

AREA D: PEDESTRIAN PASEOS



ISSUES

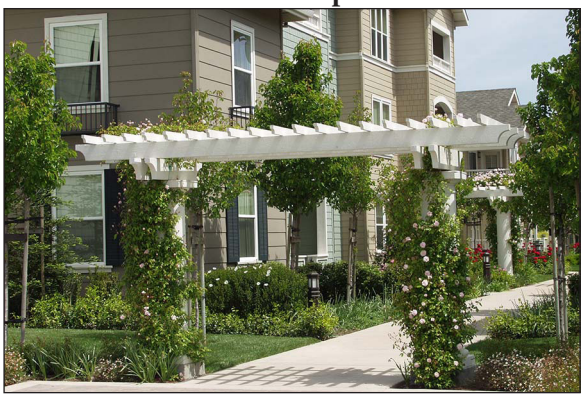
1. The pedestrian paseos are typical and appear to include passive activities along their length. However, the adjacent side elevations, like the front and rear elevations, are very repetitive.
2. The adjacent building elevations have three story tall unbroken walls along a significant portion of their length which is a condition that has been strongly discouraged in the town's Residential Design Guidelines.

LOS GATOS AND SIMILAR PROJECT EXAMPLES

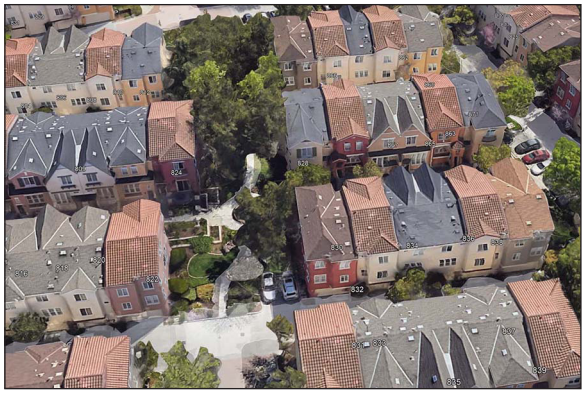
Paseo Corner Porches



Periodic trellises to break up vistas



Wider paseo to bring common open space



TAKEAWAYS

- **More facade variety and human scale element along paseos can increase the sense of neighborhood.**
- **Having more of the common open space closer to the units are often very desirable.**

AREA E: NORTH EDGE PEDESTRIAN ENTRY FRONTAGE

ISSUES

1. The Los Gatos Trail frontage is as important in relating to the wider community as the Oka Road frontage. The issues are the same with the added likelihood of the trail frontage being even more pedestrian and bike oriented.

AREA F: COMMON AREA

ISSUES

1. The Common Area is located at the far extremity of the project which may not serve the residents as well as one more centrally located. It will however, being located immediately adjacent to the Los Gatos Creek trail, potentially serve a broader swath of the Los Gatos community. This mix of users may not be the most advantageous for the residents of this community.

AREA G: RESIDENTIAL BUILDINGS DESIGN

ISSUES

1. The 138 building facades, front, rear and end, throughout the project are highly repetitive and not indicative of the norm of more variety and individuality in Los Gatos. While there are two styles for the 7-Plex and 8-Plex structures, the difference between the 7 and 8-Plex facades would be perceived as essentially the same.
2. There are a number of three story tall unbroken facades which would not be consistent with the community expectations as reflected in the town's Residential Design Guidelines.
3. There are a number of locations on the facades where material and color changes are made in the same plane which would not be consistent with the community expectations as reflected in the town's Residential Design Guidelines.

RECOMMENDATIONS

1. Staff should encourage the applicant refine their current design to incorporate more of the features illustrated in the past similar development examples above to better customize the project design to the character, scale and community expectations of Los Gatos.
2. Some suggestions would include:
   - Provide more building facade elevation variety.
   - Provide more individualized unit entry gardens and porches.
   - Enhance the two entry drives with facing project entries and balconies.
   - Break up three story walls.
   - Explore lowering the height of end units to improve the entry drive and interior paseos scale.
   - Eliminate material and color changes in the same plane.
   - Explore bringing more of the Common Open Space into a centralized location.
   - Improve the Paseos by breaking up long vistas with landscaping and trellises.
   - Enhance the 475 feet long auto courts with more landscaping, facade variety and articulation.
   - Relocate the utility equipment at the front entries.
   - Upgrade fencing (e.g., Laurel Mews).

CANNON DESIGN GROUP



Larry L. Cannon

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URBAN CATALYST

UC Oka Road, LLC
99 S Almaden Blvd Suite 500
San Jose, CA 95113

RE: Architecture Peer Review From CDG
14789 Oka Road
APN: 424-08-035, 424-08-074

The recommendations provided by Cannon Design Group's Larry Cannon on January 16, 2025 regarding the Oka Road townhome project were the following:

RECOMMENDATIONS

1. Staff should encourage the applicant to refine their current design to incorporate more of the features illustrated in the past similar development examples above to better customize the project design to the character, scale, and community expectations of Los Gatos.
   Response: Noted by the applicant

2. Some suggestions would include:
   - Provide more building facade elevation variety. Suggestion noted.
   - Provide more individualized unit entry gardens and porches. Suggestion noted.
   - Enhance the two entry drives with facing project entries and balconies. Suggestion noted.
   - Break up three-story walls. Suggestion noted.
   - Explore lowering the height of end units to improve the entry drive and interior paseos scale. Suggestion noted.
   - Eliminate material and color changes in the same plane. Suggestion noted.
   - Explore bringing more of the Common Open Space into a centralized location. Suggestion noted.
   - Improve the Paseos by breaking up long vistas with landscaping and trellises. Suggestion noted.
   - Enhance the 475-foot-long auto courts with more landscaping, facade variety and articulation. Suggestion noted.
   - Relocate the utility equipment at the front entries. Suggestion noted.
   - Upgrade fencing (e.g., Laurel Mews). Suggestion noted.

We understand the Town's Objective Design Standards to be adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. Mandatory objective design requirements are all that can be required.

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Oka Road, Los Gatos CA
Arborist Report 2024

Prepared For:
UC Oka Road LLC

Site: Oka Rd,
Los Gatos, CA

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

DAVID BECKHAM
WE#10724A

DAVID BECKHAM
WE#10724A

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650- 532-4418

EXHIBIT 10

Date: June 28, 2024

Attn: UC Oka Road LLC
Attn: Erik Hayden & Joshua Burroughs
99 S. Almaden, Suite 500
San Jose, CA, 95113
Phone: 408-624-5423
Site: Oka Rd, Los Gatos

Subject: Tree protection plan for Oka Rd, Los Gatos

Dear UC Oka Road LLC,



INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at Oka Rd on June 25, 2024, to evaluate the trees present with respect to the proposed construction project. The report below contains the analysis of the site visit conducted on June 25, 2024. UC Oka Road LLC is planning to build 126 multi-family residential units in 18 attached townhome Buildings at Oka Rd. The current site consisted of an old Walnut orchard. The findings and recommendations presented in this report are based on the SB330 preliminary application dated 4/18/24 titled "Oka Rd, Los Gatos" by HMH. These plans were electronically provided to us via email. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.
Showing existing walnut orchard

376 trees were surveyed for writing this report. 4 trees are protected (#17, 64, 374*, and 375). One of the protected trees is considered a "**Large Protected Tree"** (#375). One of the protected trees is a neighboring tree (#374*)

Data Summary:

Total Trees	Protected Trees	Large Protected Trees
376	3	1

*Tree #253a was originally missed and added at the time of the survey visit on June 25, making the total tree # at 376.

All of the trees on the lot (375 trees) are proposed for removal, as they are in decline or conflict with proposed project features. Neighboring mulberry tree #374 is to be retained and should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of UC Oka Road LLC, Kielty Arborists Services LLC conducted a site visit on June 25, 2024 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the town of Los Gatos. The analysis in this report is based on the plans received from HMH dated April 18, 2024.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The town of Los Gatos requires the following tree-reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all protected trees.
3. Tree Protect Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with town ordinances. In cases where the town does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (ft.) / Canopy Spread (ft.):	Trunk (in.):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	Tree Picture:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	6 ,8, 10 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
1	(R)	-	**English walnut**	*Juglans regia*	1-1	2	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
2	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
3	(R)	-	**English walnut**	*Juglans regia*	3-4.2-4	11.2	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
4	(R)	-	**English walnut**	*Juglans regia*	3.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
5	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
6	(R)	-	**English walnut**	*Juglans regia*	3-3	6	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
7	(R)	-	**English walnut**	*Juglans regia*	7-5.3	12.3	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
8	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
9	(R)	-	**English walnut**	*Juglans regia*	3.8	-	12/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
10	(R)	-	**English walnut**	*Juglans regia*	5.8	-	14/12	Poor	Poor	Poor	0%	-	**DEAD.**
11	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Poor	Poor	Fair	30%	-	Decay at root crown
12	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10.8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
13	(R)	-	**English walnut**	*Juglans regia*	6-5	11	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
14	(R)	-	**English walnut**	*Juglans regia*	6.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
15	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
16	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
17	(R)	(P)	**English walnut**	*Juglans regia*	8-4.8-7.2	20	15/20	Fair	Good	Good	70%	**3**	Orchard tree, well maintained for walnut production
18	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
19	(R)	-	**English walnut**	*Juglans regia*	9.0	-	14/12	Fair	Fair	Fair	50%	-	Limb at 3' removed in the past with associated decay.
20	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/10	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
21	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Poor	Fair	50%	-	A large scar on a limb.
22	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/10	Poor	Fair	Fair	30%	-	Poor vigor.
23	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
24	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
25	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
26	(R)	-	**English walnut**	*Juglans regia*	8.0	-	12/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
27	(R)	-	**English walnut**	*Juglans regia*	7.5	-	12/14	Fair-poor	Poor	Fair	30%	-	Decay at grade.
28	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
29	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
30	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
31	(R)	-	**English walnut**	*Juglans regia*	3.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
32	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
33	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
34	(R)	-	**English walnut**	*Juglans regia*	5.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
35	(R)	-	**English walnut**	*Juglans regia*	4-3	7	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
36	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
37	(R)	-	**English walnut**	*Juglans regia*	7.4	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
38	(R)	-	**English walnut**	*Juglans regia*	4-5	9	12./14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
39	(R)	-	**English walnut**	*Juglans regia*	6.5	-	10/8	Poor	Poor	Poor	0%	-	**DEAD**
40	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
41	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
42	(R)	-	**English walnut**	*Juglans regia*	6.4	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
43	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
44	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
45	(R)	-	**English walnut**	*Juglans regia*	8.1	-	15/16	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
46	(R)	-	**English walnut**	*Juglans regia*	5.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
47	(R)	-	**English walnut**	*Juglans regia*	5.8	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
48	(R)	-	**English walnut**	*Juglans regia*	9.2	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
49	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
50	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
51	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
52	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
53	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
54	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
55	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
56	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
57	(R)	-	**English walnut**	*Juglans regia*	3.8	-	4/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
58	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
59	(R)	-	**English walnut**	*Juglans regia*	3-3	6	8/5	Poor	Poor	Poor	0%	-	**DEAD**
60	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
61	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/10	Poor	Poor	Poor	20%	-	Poor vigor, In decline.
62	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
63	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
64	(R)	(P)	**English walnut**	*Juglans regia*	18.3	-	16/16	Poor	Poor	Poor	20%	**3**	Poor vigor, abundance of dead wood, in severe decline, history of limb loss.
65	(R)	-	**English walnut**	*Juglans regia*	9.7	-	15/15	Fair	Fair	Poor	50%	-	Suppressed by oak.
66	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
67	(R)	-	**English walnut**	*Juglans regia*	5.1	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
68	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
69	(R)	-	**English walnut**	*Juglans regia*	4.3-3.7	8	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
70	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
71	(R)	-	**English walnut**	*Juglans regia*	8.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
72	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

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73	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
74	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
75	(R)	-	**English walnut**	*Juglans regia*	3-2	5	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
76	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
77	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
78	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
79	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
80	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
81	(R)	-	**English walnut**	*Juglans regia*	12.1	-	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
82	(R)	-	**English walnut**	*Juglans regia*	6.5-6.5	13	18/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
83	(R)	-	**English walnut**	*Juglans regia*	2.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
84	(R)	-	**English walnut**	*Juglans regia*	16.1	-	18/15	Fair-poor	Poor	Fair	30%	-	Root rot observed.
85	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
86	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
87	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
88	(R)	-	**English walnut**	*Juglans regia*	2-2	4	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
89	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
90	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10.7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
91	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
92	(R)	-	**English walnut**	*Juglans regia*	7-6	13	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
93	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
94	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Poor	Poor	Fair	30%	-	History of limb loss, dead wood observed.
95	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
96	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.

TREE INVENTORY SURVEY

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97	(R)	-	**English walnut**	*Juglans regia*	7.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
98	(R)	-	**English walnut**	*Juglans regia*	5.2-4.5	9.7	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
99	(R)	-	**English walnut**	*Juglans regia*	2.3	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
100	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
101	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
102	(R)	-	**English walnut**	*Juglans regia*	6.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
103	(R)	-	**English walnut**	*Juglans regia*	5.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
104	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
105	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
106	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
107	(R)	-	**English walnut**	*Juglans regia*	3.6	-	10/6	Poor	Poor	Poor	0%	-	**DEAD**
108	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Fair	Fair	50%	-	Damage to trunk.
109	(R)	-	**English walnut**	*Juglans regia*	5.7	-	10/10	Poor	Poor	Fair	30%	-	Dead wood, limb loss, in decline.
110	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
111	(R)	-	**English walnut**	*Juglans regia*	9.1	-	14/12	Poor	Poor	Poor	30%	-	Codominant at 6' with actively splitting union.
112	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
113	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Fair	30%	-	Failed limbs with associated decay
114	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
115	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
116	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
117	(R)	-	**English walnut**	*Juglans regia*	0.5	-	4/1	Poor	Poor	Poor	30%	-	In decline.
118	(R)	-	**English walnut**	*Juglans regia*	4-4	8	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
119	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
120	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

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121	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
122	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
123	(R)	-	**English walnut**	*Juglans regia*	1.5	-	4-Jun	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
124	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
125	(R)	-	**English walnut**	*Juglans regia*	1.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
126	(R)	-	**English walnut**	*Juglans regia*	5.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
127	(R)	-	**English walnut**	*Juglans regia*	2-3	5	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
128	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
129	(R)	-	**English walnut**	*Juglans regia*	3.5-2.5	6	10/10	Poor	Poor	Poor	30%	-	In decline.
130	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
131	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
132	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
133	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
134	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
135	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
136	(R)	-	**English walnut**	*Juglans regia*	1.5	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
137	(R)	-	**English walnut**	*Juglans regia*	2.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
138	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
139	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
140	(R)	-	**English walnut**	*Juglans regia*	2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
141	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
142	(R)	-	**English walnut**	*Juglans regia*	6.0	-	12/12	Poor	Poor	Poor	10%	-	Nearly dead.
143	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
144	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
145	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
146	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
147	(R)	-	**English walnut**	*Juglans regia*	4.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
148	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
149	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
150	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
151	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
152	(R)	-	**English walnut**	*Juglans regia*	2.5	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
153	(R)	-	**English walnut**	*Juglans regia*	8.2	-	13/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
154	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
155	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/12	Fair	Poor	Fair	45%	-	Decay at root crown
156	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
157	(R)	-	**English walnut**	*Juglans regia*	1.2	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
158	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
159	(R)	-	**English walnut**	*Juglans regia*	3.5	-	3/0	Poor	Poor	Poor	0%	-	**DEAD, standing stump**
160	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
161	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/12	Poor	Poor	Poor	0%	-	**DEAD**
162	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
163	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
164	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
165	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
166	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
167	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
168	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
169	(R)	-	**English walnut**	*Juglans regia*	5.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
170	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
171	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
172	(R)	-	**English walnut**	*Juglans regia*	8.2	-	14/14	Fair-poor	Fair	Fair	50%	-	Dead wood
173	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
174	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
175	(R)	-	**English walnut**	*Juglans regia*	4.0	-	14/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
176	(R)	-	**English walnut**	*Juglans regia*	1.0	-	10/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
177	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
178	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
179	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
180	(R)	-	**English walnut**	*Juglans regia*	8.6	-	15/15	Poor	Fair	Fair	40%	-	Dead wood.
181	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
182	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
183	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
184	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
185	(R)	-	**English walnut**	*Juglans regia*	7.7	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
186	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
187	(R)	-	**English walnut**	*Juglans regia*	4.9	-	12/10	Poor	Poor	Fair	30%	-	Decay at root crown, dead wood.
188	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
189	(R)	-	**English walnut**	*Juglans regia*	5.3	-	10/10	Poor	Poor	Poor	0%	-	**DEAD**
190	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
191	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
192	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
193	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
194	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
195	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
196	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
197	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
198	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
199	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
200	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
201	(R)	-	**English walnut**	*Juglans regia*	1.5	-	8/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
202	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
203	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
204	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
205	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
206	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Poor	Poor	Fair	30%	-	Decay at codominant union
207	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
208	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
209	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
210	(R)	-	**English walnut**	*Juglans regia*	1.3	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
211	(R)	-	**English walnut**	*Juglans regia*	1.3	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
212	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
213	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
214	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
215	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
216	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
217	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
218	(R)	-	**English walnut**	*Juglans regia*	5.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
219	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
220	(R)	-	**English walnut**	*Juglans regia*	4.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
221	(R)	-	**English walnut**	*Juglans regia*	4.0	-	5/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
222	(R)	-	**English walnut**	*Juglans regia*	9.0	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
223	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
224	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
225	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
226	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
227	(R)	-	**English walnut**	*Juglans regia*	11.7	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
228	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
229	(R)	-	**English walnut**	*Juglans regia*	4.4	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
230	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
231	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
232	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
233	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
234	(R)	-	**English walnut**	*Juglans regia*	14.8	-	20/20	Poor	Fair	Fair	50%	-	Dead wood
235	(R)	-	**English walnut**	*Juglans regia*	3.2	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
236	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
237	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
238	(R)	-	**English walnut**	*Juglans regia*	5.6	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
239	(R)	-	**English walnut**	*Juglans regia*	4.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
240	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
241	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
242	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
243	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
244	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
245	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
246	(R)	-	**English walnut**	*Juglans regia*	8.0	-	16/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
247	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
248	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
249	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
250	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
251	(R)	-	**English walnut**	*Juglans regia*	3.9	-	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
252	(R)	-	**English walnut**	*Juglans regia*	8.3	-	16/15	Fair	Poor	Fair	40%	-	Decay at root crown
253	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
253A	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
254	(R)	-	**English walnut**	*Juglans regia*	1.5	-	8/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
255	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Poor	Fair	Fair	45%	-	Dead wood
256	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
257	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
258	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
259	(R)	-	**English walnut**	*Juglans regia*	6.0	-	12/12	Fair	Fair	Fair	45%	-	Decay on trunk.
260	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
261	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
262	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
263	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
264	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
265	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
266	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
267	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/3	Poor	Poor	Poor	0%	-	**DEAD**
268	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
269	(R)	-	**English walnut**	*Juglans regia*	4.5-4.5-4.5	13.5	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
270	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
271	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
272	(R)	-	**English walnut**	*Juglans regia*	2.5	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
273	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
274	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
275	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
276	(R)	-	**English walnut**	*Juglans regia*	2.5	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
277	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
278	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
279	(R)	-	**English walnut**	*Juglans regia*	12.0	-	20/20	Poor	Fair	Fair	45%	-	Dead wood
280	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/8	Poor	Poor	Poor	30%	-	Dead wood and decay at root crown
281	(R)	-	**English walnut**	*Juglans regia*	4.1	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
282	(R)	-	**English walnut**	*Juglans regia*	5.0	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
283	(R)	-	**English walnut**	*Juglans regia*	8.0	-	15/14	Poor	Fair	Fair	45%	-	Dead wood
284	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
285	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
286	(R)	-	**English walnut**	*Juglans regia*	5.6	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
287	(R)	-	**English walnut**	*Juglans regia*	5.4	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
288	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
289	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
290	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
291	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
292	(R)	-	**English walnut**	*Juglans regia*	4.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
293	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Poor	Fair	45%	-	Decay at root crown
294	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
295	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
296	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
297	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
298	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
299	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
300	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
301	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
302	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
303	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
304	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
305	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
306	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
307	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
308	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
309	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
310	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
311	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
312	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
313	(R)	-	**English walnut**	*Juglans regia*	6-6.5	12.5	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
314	(R)	-	**English walnut**	*Juglans regia*	4.3	-	14/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
315	(R)	-	**English walnut**	*Juglans regia*	4-4-4	12	14/14	Poor	Fair	Fair	45%	-	Dead wood
316	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
317	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
318	(R)	-	**English walnut**	*Juglans regia*	7.3	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
319	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
320	(R)	-	**English walnut**	*Juglans regia*	6.7	-	14/14	Fair	Good	Good	60%	-	Undermined by ground squirrels
321	(R)	-	**English walnut**	*Juglans regia*	13.2	-	20/20	Poor	Poor	Fair	45%	-	Large codominant leader failure in past
322	(R)	-	**English walnut**	*Juglans regia*	6.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
323	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
324	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
325	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
326	(R)	-	**English walnut**	*Juglans regia*	4.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
327	(R)	-	**English walnut**	*Juglans regia*	4.2	-	8/6	Poor	Poor	Fair	30%	-	In decline, decay at root crown.
328	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
329	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
330	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
331	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
332	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
333	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
334	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
335	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
336	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
337	(R)	-	**English walnut**	*Juglans regia*	13.3	-	15/20	Fair	Poor	Poor	20%	-	Decay at root crown
338	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
339	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
340	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
341	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
342	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
343	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
344	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
345	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
346	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
347	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
348	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
349	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
350	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
351	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
352	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
353	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
354	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
355	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
356	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
357	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
358	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
359	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.

TREE INVENTORY SURVEY

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (0-100%)	Number of Replacement Trees (24" box)	Summary
360	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
361	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
362	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
363	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
364	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
365	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
366	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
367	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
368	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
369	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
370	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
371	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
372	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
373	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
374*	(P)	(P)	**Mulberry**	*Morus alba*	10.0	-	18/15	Fair	Poor	Fair	50%	-	Topped in past, 4' from property line.
375	(R)	(P)	**Coast live oak**	*Quercus agrifolia*	32.0	-	40/50	Good	Fair	Good	70%	**6**	Codominant at 10' with fair attachments, 10' from road, dense canopy, recommended minor crown reduction pruning. **LARGE PROTECTED TREE**

*** - Indicates a neighboring tree**

TREE MAP


Los Gatos Creek
Fremont Ct
Oka Rd
374
270 271 302 303 337 338 373
17 18 49 50 80 81 110 111 140 141 173 174 205 206 238 239
1 33 34 65 66 96 97 124 125 156 157
189 190 222 223 253a 254 287 288 318 319 355 356
375 large protected tree

OBSERVATIONS

Species List:
Condition ratings and frequency of occurrence of trees at Oka Rd.

Common Name	Scientific Name	Condition			Total
		Poor	Fair	Good	
Coast live oak	*Quercus agrifolia*			1	**1**
English walnut	*Juglans regia*	22	22	330	**374**
Mulberry	*Morus alba*		1		**1**
Total		22	23	331	**376**

Trees Proposed For Removal:
375 trees are proposed for removal. Three of the trees that are proposed for removal are protected (#17, 64, 375). Coast live oak #375 to be removed is a "**large protected tree"** .

Total Removed Trees	Protected Trees	Large Protected Trees
375	2	1



Protected trees to be removed:
Tree Tag #375: Coast Live Oak (*Quercus agrifolia*)
This **Large Protected tree**, with a trunk diameter of 32 inches, stands 40 feet tall with a canopy spread of 50 feet. It is codominant at 10 feet with fair attachments and is situated 10 feet from the road. The tree has a dense canopy with heavy limbs and crown reduction pruning is recommended. This tree is within the footprint of the proposed construction area, making its removal necessary to facilitate the building project. Removal is recommended to prevent any risk to nearby infrastructure and to comply with safety standards outlined in the town ordinances, ensuring the construction can proceed safely and without obstructions. If the tree were to be retained, a construction off set distance of 26.6' from the tree (10x diameter) would be needed. This would make a new sidewalk impossible to build an likely would result in the loss of a unit. The proposed large protected tree removal matches the following criteria as noted in the town's ordinance: (1) The condition of the tree or trees with respect to: (a) disease, (b) imminent danger of falling, (c) structural failure, **(d) proximity to existing or proposed structures,** (e) structural damage to a building, or (f) a public nuisance caused by a tree. The International Society of Arboriculture (ISA) Best Management Practices for Tree Risk Assessment shall be used where appropriate in determining a Tree Risk Rating. (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 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.

Tree Tag #17: English Walnut (*Juglans regia*)
This protected tree, with multiple trunks measuring 8, 4.8, and 7.2 inches in diameter, reaches a height of 20 feet with a canopy spread of 15 feet. Although it is well-maintained for walnut production, the orchard tree's proximity to proposed construction activities necessitates its removal. This action aligns with town ordinances to ensure safety and prevent any interference with construction work. Replacement with suitable species is planned as per the town's guidelines.

Tree Tag #64: English Walnut (*Juglans regia*)
This tree, with an 18.3-inch trunk diameter, stands 16 feet tall with a canopy spread of 16 feet. It is in severe decline with poor vigor, abundant dead wood, and a history of limb loss. Rated poor in health, structure, and form, the tree's removal is critical to prevent any potential hazards. This action complies with town ordinances for removing trees that pose a danger due to poor health and structural integrity. The replacement will follow the town's regulations to restore the ecological balance.

Non-Protected Trees to be Removed:
The 374 non-protected English Walnut trees (Juglans regia) listed in the inventory are to be removed. These trees, varying in trunk diameters from 1 to 16.1 inches and heights from 5 to 20 feet, are all maintained for walnut production within an orchard setting. Most of these trees are in fair to good health and structure, with a few in poor condition or already dead. The young orchard trees, recently planted, need to be removed to optimize space within the orchard and ensure better management practices. According to town ordinances, a permit is not required for the removal of fruit or nut trees with diameters less than 18 inches. Therefore, all these English Walnut trees qualify for removal under this exemption. Their removal is essential for effective orchard management and does not necessitate any special permits or additional approvals from the town. This bulk removal will facilitate the overall health and productivity of the orchard.

Replacement Tree Plan:
To comply with the town ordinances and ensure the continued ecological balance and aesthetic value of the area, we propose a comprehensive replacement plan for the three protected trees being removed. The plan includes the planting of suitable native species that align with the town's guidelines for tree replacement.

Tree Tag #375: Coast Live Oak *(Quercus agrifolia)*
Replacement Plan: This tree will be replaced with six (6) 24-inch box Coast Live Oaks (Quercus agrifolia). These trees will be strategically planted within the property to ensure optimal growth conditions and to restore the ecological benefits provided by the removed tree. Each replacement tree will be placed in locations that will not interfere with existing infrastructure or future construction plans.

Tree Tag #17: English Walnut *(Juglans regia)*
Replacement Plan: This tree will be replaced with three (3) 24-inch box native shade trees, such as Valley Oaks (Quercus lobata) or California Sycamores (Platanus racemosa). These species are chosen for their suitability to the local climate and their ability to provide substantial ecological benefits. The trees will be planted in designated areas that allow for their full mature growth potential, ensuring they do not impede future development.

Tree Tag #64: English Walnut *(Juglans regia)*
Replacement Plan: This tree, which is in poor health, will be replaced with three (3) 24-inch box native trees, such as Black Walnuts (Juglans hindsii) or California Buckeyes (Aesculus californica). These replacements are selected to

enhance biodiversity and provide long-term benefits to the local environment. The planting locations will be chosen to maximize the trees' chances of thriving without conflicting with existing or planned structures.

Additional Details:

- Planting Schedule: All replacement trees will be planted within six months of the removal of the protected trees, preferably during the appropriate planting season to ensure high survival rates.
- Maintenance Plan: Newly planted trees will receive regular watering, mulching, and protection from pests. A certified arborist will monitor their health and provide necessary care during the first two years to ensure successful establishment.
- Reporting: Progress reports will be submitted to the town's Parks and Public Works Department at regular intervals, detailing the health and growth of the replacement trees. Photos and site inspections will accompany these reports to verify compliance with the replacement plan.

This replacement plan not only adheres to the town's requirements but also contributes to the long-term sustainability and beauty of the urban forest, ensuring that the loss of mature trees is mitigated by the introduction of new, healthy ones.

Canopy Size of Removed Tree1	ReplacementRequirement2, 4	Single Family Residential Replacement Option3, 4
10 feet or less	Two 24-inch box trees	Two 15-gallon trees
More than 10 feet to 25 feet	Three 24-inch box trees	Three 15-gallon trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees	Four 15-gallon trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees	Not Available
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees	Not Available

Showing Los Gatos Replacement Guide

PROJECT PLAN REVIEW

Plan Review for Oak Rd, Los Gatos (Plans titled Oak Rd from HMH dated 4/18/2024)
The plans for the Oak Rd site in Los Gatos propose the removal of all trees on-site, with only one neighboring tree, identified as tree #374*, potentially affected by the construction. However, this tree is located far enough from the proposed construction activities to remain unaffected. It will require Type 1 fencing for the project's duration, and no additional mitigation measures are necessary, ensuring that no other trees will be impacted by the proposed construction.

To minimize impacts when working within ten times the diameter of any preserved tree, it is crucial to follow specific excavation and root management practices. Excavation within the TPZ should be conducted by hand using tools such as an air knife, rotary hammer with clay spade attachment, or shovels, under the direct supervision of the Project Arborist. All roots encountered that are 1.5 inches in diameter or larger should be retained for inspection by the Project Arborist. After inspection, these roots should be cleanly cut using a hand saw or loppers. The cut ends on the tree side should be treated with a tree pruning sealer or grafting compound and covered with three layers of wetted-down burlap to prevent root desiccation. The burlap should be kept moist daily while exposed. Additionally, the area between the tree and the

foundation should be irrigated every other week during the dry season until the top foot of soil is saturated to mitigate minor impacts.

Prior to issuing associated demolition and building permits, a tree protection verification letter from the Project Arborist is required. This involves installing tree protection measures in compliance with the Arborist Report, followed by a visit from the Project Arborist to verify the measures, take photos, and prepare a verification letter for town Arborist review.

Following these guidelines and recommendations will minimize the impact on neighboring tree #374*, ensuring its health and longevity during and after the construction process on Oak Rd, Los Gatos.

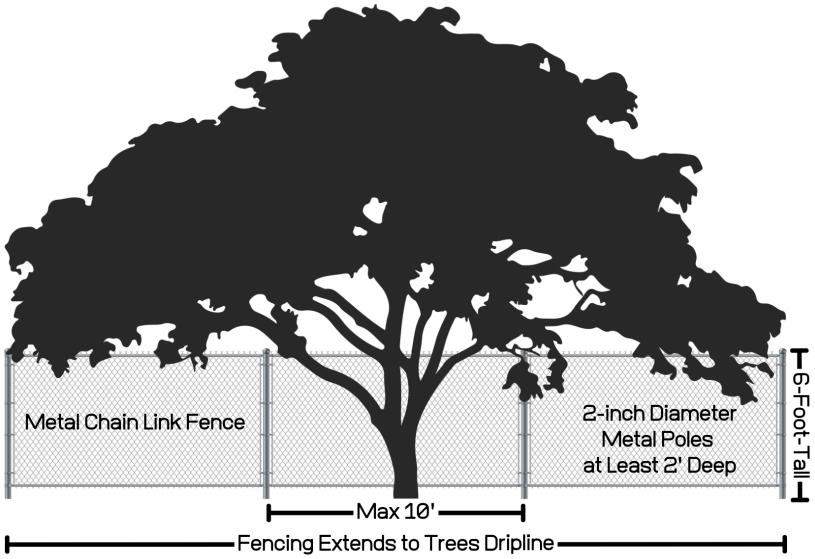
TREE PROTECTION PLAN

Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:
The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

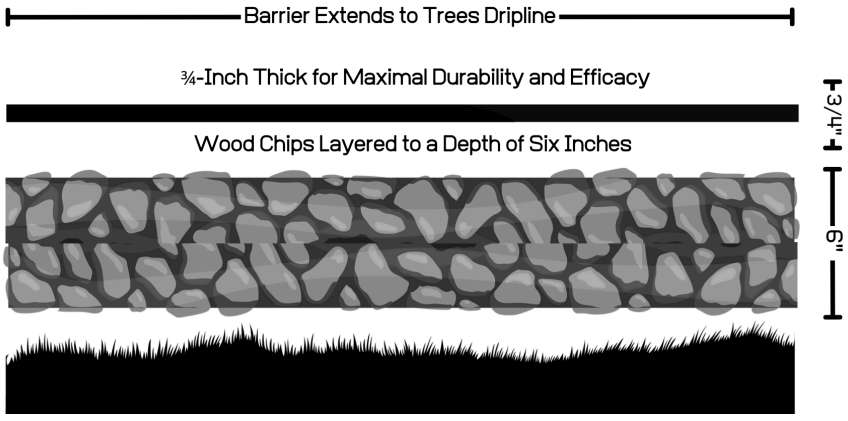
Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Tree #374* is to be protected by Type I tree protection fencing.



Type I Fencing

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone



TREE PROTECTION MAP - TYPE ONE FENCING IN PINK

Staging

All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting

If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape

measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in town code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.

- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the town of Los Gatos.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree’s structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.

- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
June 28, 2024



December 12, 2024

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 and Assignment

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations. I visited the site on December 12, 2024.

The arborist's report was provided by Kielty Arborist Services LLC dated June 28, 2024. The report contains some required information for the proposed project.

The site is comprised of an English walnut (*Juglans regia*) orchard. The report indicates two walnuts have a trunk diameter greater than eighteen inches along with one Large Protected coast live oak. The remaining trees are considered Exempt within the ordinance.

There is one discrepancy within the plans. Sheet C2.0 indicates the Large Protected coast live oak is to be retained. However the remaining plans and the arborist report (along with the expected impacts around the tree based on my review) indicate the tree is to be removed.

The only deficiency within the report and assessment is no "numbered metal tags" were placed on the trees for reference in the field. However, based on the nature of the proposed plans I am not recommending returning to the site to accomplish this task because it would be frivolous at this point considering all the trees are to be removed.

The report provides recommendations for replacement trees and the applicant should replace the trees according to the ordinance requirements as indicated in Sec. 29.10.0985. Determination and conditions of permit. Table 3-1.

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner 

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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14789 Oka Rd. - Los Gatos, CA

View 1

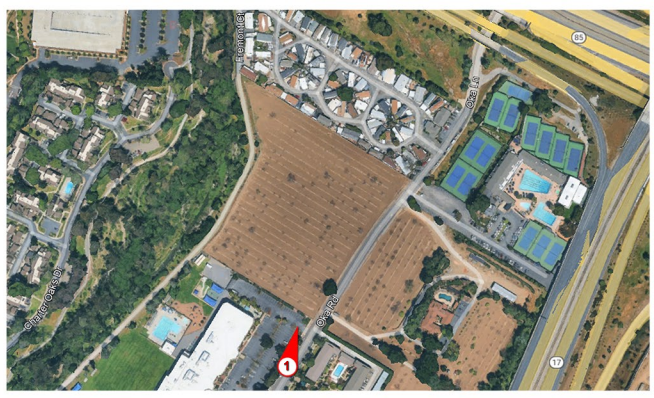


EXHIBIT 12

VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





14789 Oka Rd. - Los Gatos, CA

View 2



VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





14789 Oka Rd. - Los Gatos, CA

View 3



VisionScape IMAGERY
A Visualization Firm

visionscapeimagery.com





14789 Oka Rd. - Los Gatos, CA

View 4



VisionScape IMAGERY

A Visualization Firm

visionscapeimagery.com

Urban Catalyst – Oka Road - Community Outreach

- **Rachel Hinojosa** - **Gerry Mirassou** - Owner of Bonnie View Park (Gerry is Rachel's Dad)
  - Called Rachel - 408-356-3200 - bonnieview@comcast.net - voicemail 4/23/25, Spoke 4/24/25 – Met in person 5/2/25
  - Discussed Builder's Remedy, CEQA, traffic, focus on concrete boarder wall, retaining wall, trees, root barriers, sound, smell and danger from cars on boarder road. Discussed bike lane and street parking.
  - Email correspondence –5/21/25 – Rachel sent water and sewer maps showing sewer along property line on Bonnie View Park Property – requested more details of concrete wall
  - Changes made to plans in response to requests/comments:
    - **Six Foot Concrete Wall -** between Bonnie View Park and Oka property (instead of wood fence) – sound protection and more protection from cars hitting fence and entering backyards/homes of Bonnie View Residents – incorporated into 8/15/2025 Plan Set – Site Plan C3.0
    - **Alternative Trees -** along property border between Bonnie View Park and Oka property. Both the original proposed trees and the alternative proposed trees meet the town guidelines. The original proposed trees have a large root ball that would interfere with Bonnie View Park existing sewer and water lines that run 2-3 feet off the property line on the Bonnie View Park property. New trees have smaller root balls. Also, the concrete wall will have footings that will further block the root balls and protect the water/sewer lines. – incorporated into 8/15/2025 Plan Set – Landscape Plan L4
- **Lana Gerasimova** - Resident of Bonnie View Park – in communication with Rachel (owner of Bonnie View Park).
  - Lana email: lana.gersa@gmail.com
  - Email 9/29/26 - 5-6 emails back and forth
  - Discussed moving entrance road along property border between Bonnie View Park and Oka property away from the property line. She sent pictures of the request. Wanted to move the road away from the property line so that there would be less risk of cars not fully making the turn, and hitting the concrete wall and impacting the back yards of the residences.
  - Changes made to plans in response to requests/comments:
    - **Move Entrance of Road Away From Property Line** – Urban Catalyst agreed to move the entrance of the northern entrance road approximately 15 feet away from the property line as long as it was done during the construction documentation period and could still meet all of the requirements of the Town and responsible agencies. Reviewed by Civil Engineer HMH, and it should work. Exhibit drawn by HMH was sent to Planning on 1/29/26 along with some written descriptions. Planning plans to address this in Conditions of Approval.
- **Shelli Denevi, Chris Denevi, and Lauren Denevi** - Owners of Los Gatos Swim and Racquet Club

        - Called Chris (408) 655-2596 - Spoke with Chris and **Patrick King** (General Manager of the club) on 4/24/25 for 30 min.
        - Discussed road across from their entrance, street parking and onsite parking, how to not have our residents park in their lots, traffic, promotional materials to new residents
        - Spoke with Chris 1/28/26 - Discussed driveway entry realignment, sidewalk along Oka, construction timeline, Timing of Town Council approval, amenities (or lack of amenities) - he is supportive of the project as to him it means more folks sign up for his club,
    - **Daniel Klein** - CEO of the Addison-Penzak Jewish Community Center (APJCC)
        - 408-358-3636 - Spoke with Daniel Klein for 30 min on 4/24/25
        - Discussed overall project - will bring to his board – overall supportive of the project
        - Voicemail 1/28/26
    - **Edward Morimoto -** Owner of properties across Oak Road
        - Spoke with Edward for 30 min on 4/25/25
        - Spoke with Edward for 30 min 1/30/26

URBAN CATALYST

August 15, 2025

Los Gatos Planning Division
110 E Main Street
Los Gatos, CA 95030

Re: **Revised SB 330 Preliminary Application**

Dear All:

Below is a summary of all public outreach to neighbors that has been done to date regarding the Oka Road project. More public outreach will be conducted prior to Planning Commission and Town Council meetings. An update to this document will be submitted to planning at that time.

What neighbors you have spoken to (name and address)
Rachel Hinojosa - Owner of Bonnie View Park
Chris Denevi - Owner of Los Gatos Swim and Racquet Club
Patrick King - General Manager of Los Gatos Swim and Racquet Club Daniel Klein - CEO of the Addison-Penzak Jewish Community Center (APJCC)
Edward Morimoto - Owner of properties across Oak Road from project site

When you met with neighbors
Rachel Hinojosa - Spoke 4/23/25 and 4/24/25 - onsite meeting conducted 5/1/25
Chris Denevi - Spoke 4/24/25
Patrick King - Spoke 4/24/25
Daniel Klein - Spoke 4/24/25
Edward Morimoto - Spoke 4/29/25

Regards,

Erik Hayden
CEO
Urban Catalyst

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From: Elizabeth Nelson <[redacted]
Sent: Wednesday, October 2, 2024 4:58 PM
To: Planning <Planning@losgatosca.gov>
Subject: proposed project: 14789 Oka Road

[EXTERNAL SENDER]

2024.10.02

Re: 14789 Oka Road, Los Gatos, CA

Dear Los Gatos Community Development Department:

I am a homeowner in the Bonnie View Community located at [redacted]. My neighbors and I were recently alerted to the proposed development project for an almond orchard located at 14789 Oka Road.

I am concerned that a development of this size would cause serious hardship to my community.

At that section, Oka Road is a 2-lane country road. It is the only entrance/exit for the neighborhoods of Bonnie View and Mozart Road. Should an emergency arise, the additional number of people the new development would house would deny adequate egress for residents who live Northeast of the proposed development site.

Please picture the same two-lane Oka Road full of construction vehicles….these vehicles would cause traffic issues, as well as impede emergent vehicles access to those who need attention in a timely manner.

In addition, as we look from Bonnie View south toward the mountains, we enjoy a lovely sight of both mountains and sky. A three-story high-density housing project would obliterate that view.

I realize that more housing is needed, but can this proposed development be toned down considerably? Perhaps take the building height down to 1 or 2 stories? Please consider the safety and peace of mind of current residents as you review this proposed project.

Thank you,

Elizabeth Nelson

EXHIBIT 14

From: Lana Gerasimova <[redacted]>
Sent: Tuesday, October 22, 2024 7:32 PM
To: Erin Walters <EWalters@losgatosca.gov>; Council <Council@losgatosca.gov>
Cc: [redacted]
Subject: Concerns Regarding Proposed Development at 14789 Oka Road

[EXTERNAL SENDER]

Dear Members of the Planning Department,

I am writing to express my concerns about the proposed development at 14789 Oka Road, which plans to transform a 6.38-acre property into 138 three-story townhomes. While I understand the need for additional housing, the current proposal raises ***significant issues*** that must be addressed to ensure the safety, privacy, and well-being of the residents at 14685 Oka Road, which borders this development.

1. Privacy and Proximity to Current Residents

The design places the entry road alarmingly close at just 5 feet from our community. This proximity leads to several pressing concerns:

- **Significant Safety Risks**: The proposed main entrance road features a ***sharp left turn*** of approximately 82 degrees. This design significantly increases the likelihood of vehicles veering off course and ***potentially crashing into our property*** at unit [redacted], which is situated at a standard 90-degree angle from the turn. This is especially concerning as my children's bedrooms are located right at that side, as well as my one-year-old nephew's who lives at [redacted]. I welcome you to tour our bedrooms and property.

Whether it's was intentional or not, the builder's 3D visuals may misrepresent the actual danger of this layout. With the current proposed entrance design, it is only a matter of time before an accident occurs, posing ***serious risks to our children's safety.*** If you know the history of speedy driving on Oka Rd (with numerous reports to LGPD for speed violation), a violent car crash happened over speedy turn to Bonnie View MHP. This raises the likelihood that another reckless driver could miss the turn at much sharper angle and a lot narrower entrance. Given this history and the proposed plans, this layout fails to adequately protect existing residents from potential accidents."

I've used an online tool (https://www.ginifab.com/feeds/angle_measurement/) to illustrate the turn angle, but I strongly encourage you to visit the site in person to fully visualize the dangers posed by this proposal.


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- **Noise and Pollution**: Our current peaceful environment, overlooking orchards and mountains, will be disrupted by the anticipated influx of ***over 200 vehicles passing near our windows every day and every night***, resulting in constant traffic noise and air pollution.
- **Loss of Privacy**: The close ***proximity of the road, combined with the height of the proposed three-story buildings, will fully compromise our views and privacy***. We are enjoying daily views of the mountains. The developers propose us to look at 3-story buildings. It's completely unfair tradeoff.

To mitigate these risks, I urge the city to require the developer to:

- ***Relocate the entrance road*** to minimize any potential risks of property damage with vehicle. This would help address safety, noise, pollution, and privacy concerns.

- ***Preserve the view*** of the nature and provide a revised plan

2. Compliance with Landscaping Requirements (SDBL A.8.1)

The proposed development ***exceeds the minimum density*** *of 127.6* units ***by*** approximately ***10 units.***

The reduction of extra units would:

- Increase the percentage of landscaped areas well above required 50% (currently only at 40.9%). As builder states: reducing the project by 8 units would allow the proposed development to comply with the SDBL A.8.1 requirement.
- Create more space for a landscaped buffer zone between 14685 Oka Road and the development, enhancing privacy and reducing noise and pollution
- Reducing the project by 10 units could lead to ~20 fewer cars using currently congested Oka Road and Lark Avenue multiple times a day.

3. Increased Traffic and Road Safety

The addition of 138 units will substantially increase traffic on Oka Road, exacerbating congestion at the already limited access points at Oka Road and Lark Avenue. I request the city to:

- Assess the potential impact on traffic and road closures during construction.
- Consider the ***need for an alternative evacuation route.*** With such a large amount of new homes added to our on dead-end street, our only exit may become inadequate in an emergency—whether due to flooding, as we are located in a flood zone, fire, or other unforeseen circumstances. Additionally, it's important to note that another neighborhood on the opposite side of the 85 highway also relies on ***Oka Road as its sole exit***.
- Require the installation of speed humps or similar traffic-calming measures to address existing speeding issues and accommodate the additional traffic load.

4. Construction Dust and Impact on Current Residents

The construction process will inevitably generate dust and debris that could affect our homes and backyards. We would like to know how the developer plans to mitigate these impacts and protect the health and well-being of current residents during this period.

I hope the City of Los Gatos takes these concerns seriously and collaborates with the developer to adjust the project to better meet the needs and safety of existing residents. I appreciate your attention to these matters and look forward to your response.

Thank you!

Sincerely,

Lana Gerasimova

From: [redacted] <[redacted]
Sent: Friday, November 15, 2024 1:13 PM
To: Erin Walters <EWalters@losgatosca.gov>; [redacted]
Cc: Council <Council@losgatosca.gov>; [redacted]
Subject: Urgent Follow-Up: Safety Concerns Regarding Proposed 14789 Oka Lane Entry Road Near My Home

[EXTERNAL SENDER]

Dear Erin Walters and Urban Catalyst Developers,

I hope this message finds you well. I am writing to follow up on my previous email regarding the proposed entrance road for the new development near my home. As a mother of three young children, I am extremely concerned about the significant risks posed by this proposal, particularly the road's **extreme proximity** to my home and the **sharp ~80-degree turn** that will directly affect my family's safety.

Despite my initial communication, I have yet to receive a response or acknowledgment addressing these serious concerns. I feel it is crucial to reiterate the urgency of this matter. The proposed road, which will be positioned just five feet from my children's bedroom, creates not only an immediate **traffic hazard** but also poses a threat to their **safety, well-being**, and **quality of life**. Specifically:

1. **Safety Risks**: The sharp turn so close to our home presents a significant risk of **vehicle accidents**, with the potential for vehicles to lose control and crash into our home. This is especially troubling given the volume of traffic the development will generate, with more than **250 cars** using this road multiple times a day. According to the National Highway Traffic Safety Administration (NHTSA) and the Insurance Institute for Highway Safety (IIHS), roughly **1 in 5 of all crashes** in the U.S. are run-off-road accidents. In 2022, there were approximately **16,000 run-off-road fatalities** in the U.S., representing about 23% of all traffic fatalities. Furthermore, about 12-15% of all traffic accidents involve a vehicle colliding with a fixed object, such as a building, utility pole, or guardrail. I am deeply concerned about the **danger to my children's lives**.

2. **Constant Disruptions**: In addition to the safety risks, the road's proximity will result in **constant vehicle noise pollution**, including the sounds of cars, engines, and horns. My children sleep best when they can get fresh air from an open window, which will be impossible if this road remains in its proposed location. The impact on my children's sleep is especially worrying, as their bedrooms are directly adjacent to the turn. The noise will disturb their rest, even if their windows are closed.

3. **Flashing Lights**: With vehicles navigating a sharp turn, **flashing headlights** will constantly disturb our home, particularly at night. This will not only affect the sleep patterns of my children but also contribute to ongoing stress for our family.

As a parent, it is my fundamental duty to ensure my children's safety and well-being. I cannot, in good conscience, accept a development proposal that creates such obvious and preventable risks. Therefore, I

am prepared to take all necessary steps to advocate for a safer solution. Some of my first steps will include:

- **Gathering support** from our neighbors, local schools, and the wider community to raise awareness of the planned development and the dangers posed by the current road design. Together, we will work to ensure that the safety of residents—and especially our children—is prioritized. This will also bring attention to the addition of **138 new homes**, which will result in **more than 250 additional cars** on the already busy **Lark Avenue**.
- **Launching a petition** to gather signatures from concerned community members who will support the cause for children's safety.
- **Sharing my story** through **social media** and **local news outlets** to raise awareness of this safety issue and urge the town and developer to reconsider the road placement. I believe the community's collective voice can make a significant impact.
- **Writing letters** to the **town council**, the **planning commission**, and other relevant officials to express the collective concerns of our neighborhood and demand action.
- **Attending public hearings**, **town council meetings**, and **planning commission discussions** related to this development to ensure that my concerns—and those of my neighbors—are heard loud and clear.
- **Organizing a rally** to highlight the risks this development presents to families in the area, further emphasizing the urgent need for a safer alternative.

I strongly urge you to carefully consider my concerns and revisit the proposed road design. I believe a solution that reallocates the road away from our homes, modifies the sharp turn, and includes necessary safety measures—such as barriers, traffic calming, and appropriate signage—will protect the safety of all residents while still supporting the development.

As a mother, I will do everything in my power to ensure that my children—and all the children in our community—are safe. This development proposal, as it currently stands, is a direct threat to that safety. I am fully committed to taking action to prevent it, and I respectfully ask for your immediate attention to this critical issue.

Thank you for your time and understanding. I look forward to hearing from you and hope that we can work together to find a safer solution for our community.

Sincerely,
Lana Gerasimova

From: S SERVER [redacted]
Sent: Thursday, November 21, 2024 9:52 AM
To: Erin Walters <EWalters@losgatosca.gov>; [redacted]
Cc: [redacted]
Subject: Oka Rd Proposed Housing Development

[EXTERNAL SENDER]

November __21___, 2024

Dear LG Planning Department & Urban Catalyst ,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

First and foremost, TRAFFIC IMPACT on Oka Road. The addition of 138 units will add at least 200+ cars using the street as ingress and egress. These 200+ cars will be making multiple trips in one day. The US Department of Transportation estimates a household makes 5+ car trips in one day. The proposed complex would add at least another 690+ car trips on Oka a day. Oka road residents currently have issues at the traffic lights leaving and entering Oka Road. These issues include:

1. *Waiting through multiple lights to turn on to Lark Ave*
2. *Cars blocking the intersection to try to make the light -this also makes it difficult for oncoming opposing traffic to go in the direction necessary and could potentially block the intersection for emergency vehicle access*
3. *3 Cars speeding and running lights to try to make the next light*

Furthermore, EMERGENCY ACCESS will be impacted. If there were ever to be an emergency requiring evacuation of Oka Road, it would be virtually impossible to get out with the one point of ingress and egress. Below are the number of homes and businesses that are currently on Oka Rd.

1. *BVP- 71 homes*
2. *Mozart (homes past BVP)- 74 homes*

3. *3. Los Gatos Gardens Apts-96 homes*
4. *JCC, LG Swim and Racquet Club, Legacy Community Church & Los Gatos Orthopedic Therapy-Numbers will fluctuate depending on time of day-I am guessing at least 100+ cars during business hours.*
5. *People leaving Oka Road would also encounter issues competing to evacuate with the people using Lark Avenue from LG Blvd and Winchester.*
6. *Between the current residents, the patrons of the businesses on Oka Road, there are at least 650+ cars using Oka Road every day. If the proposed complex is approved for construction on Oka Road, that will add an additional 200+ cars. In my opinion, it will be impossible for residents to get out of Oka Road with the one point of ingress and egress in an emergency evacuation situation.*

Finally, DIMINISHED QUALITY OF LIFE

1. *Loss of orchard and mountain view.*
2. *Height of buildings blocking natural light in homes and yards.*
3. *Landscaping planned for the complex becomes a problem for our residents as it will hang over the fence and trees will drop leaves and limbs in our yards.*
4. *Height and proximity of buildings creates a loss of privacy, people will be able to see down into yards and homes.Proximity of the street to entrance & exit the complex is just 5 feet from the fence line. Some houses will be just 8 feet away from the cars entering and exiting. The turn is sharp and located in a narrow section of street. This will cause a safety issue for many residents. If a car misses or misjudges the turn they could end up in a yard or a home.*
5. *Proximity of vehicular traffic using the road will cause exposure to air, noise, and light pollution.*

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. I think a location better suited for this type of development would be on Winchester Blvd, Los Gatos Blvd or Blossom Hill Rd, where there are more than one point of ingress and egress and more than two lanes of traffic. Thank you for your attention to this matter.

Sincerely,

Susan Server

[redacted]

From: Emma R. Kessler [redacted]
Sent: Friday, November 22, 2024 2:48 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Concern about Oka Lane project

[EXTERNAL SENDER]

Good afternoon,

I am writing to express my objection to the new project proposed at 14789 Oka Lane. The additional traffic this development will cause in the area is going to cause increased frustration, anger, and danger for pedestrians and drivers. I also understand that there are safety concerns for a young family whose home is adjacent to the proposed development.

I am a resident in the Lark/17 area. My family walks and/or drives every day on Lark. I have written to the Town's Traffic/Parking Sergeant in the past about the almost daily red light violations I see at Lark/Oka and Lark/17 and the danger it poses to families trying to cross these streets.

Some of the violations are accidental - people seem to overlook the light facing towards Winchester at the intersection of Oka and Lark, and drive through the light as if it's not there. Most of the violations appear intentional - folks speeding up to get through a yellow or red light, even when pedestrians are present.

More cars trying to get through these intersections will inevitably mean more frustrated and entitled drivers trying to get places faster than they can, running lights and putting pedestrians in harm's way.

There are also two houses on Oka that will be greatly impacted by this development. My understanding is that the family who owns these homes feels their children's safety could be at risk based on the road placement the developer has proposed in order to squeeze in as many units as possible.

I hope that you will consider rejecting this development, or at the very least require a significant reduction in the number of units and a relocation of the road abutting the existing properties on Oka. There has been far too much development slated for this area in recent years, and the infrastructure is not in place to keep up with it.

Thanks for your attention to this matter.

Emma Kessler

From: Anjali Bagora [redacted]
Sent: Monday, December 2, 2024 10:21 PM
To: [redacted] Erin Walters <EWalters@losgatosca.gov>; [redacted]
Subject: Oka Road Townhome Project 14789 Oka Road APN: 424-08-035, 424-08-074

[EXTERNAL SENDER]

Dear Erin, Mallory, Rachel,

I am writing to formally express my opposition to the proposed development of 130+ housing units on 14789 Oka Road.

The roads in this area are single lane, super narrow, with significant challenges posed by on-street parking that limits maneuverability and creates chaotic conditions. We have two recreation centers (Jewish Community Center + Los Gatos Swim and Racquet club), an apartment complex (Los Gatos Gardens), and a Mobile park (Bonnie View) nearby which all overflow their cars onto the main street, limiting visibility, and has made navigating these streets stressful and hazardous. Adding a substantial number of new housing units will only compound these problems.

I have firsthand experience of the dangers presented by current road conditions. I was involved in a t-bone accident (me on Oka Road and a car coming from one of the recreation centers) due to parked cars on the streets, thus causing blind spots.

The additional burden of 130+ houses will also reduce the overall quality of life for residents. It could impede access for emergency vehicles to inner street homes, posing a serious safety risk to the community. Our neighborhood infrastructure simply cannot support this level of development without significant adverse impacts.

I urge you to reconsider this project and prioritize the safety and well-being of current residents. Investing in road improvements, addressing existing congestion, and maintaining the character of the neighborhood should take precedence over new housing developments in this area.

Optionally, maybe a park, or open space would be a better use of the land keeping the orchard, fruit farm legacy intact in Los Gatos.

Thank you for considering my concerns. I look forward to your response.

Regards, Anjali Bagora - a proud Los Gatos Resident since 2016

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, December 3, 2024 9:55 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15286 for Town Contact Form

[EXTERNAL SENDER]

Town Contact Form

First Name	Sudhanshu
Last Name	Bagora
Email Address (Required)	[redacted]
Phone Number	[redacted]
Message (Required)	Regarding 14789 Oka Lane Application Number Architecture and Site Application S-24-052 Conditional Use Permit Application U-24-016 Subdivision Application M-24-017 Hi, This project is super crazy to begin with. 138 houses, not enough parking spaces in the community, single lane Oka Road which is super congested with cars parked outside (2 rec centers, one church, 1 apartment complex, one mobile park) all on Oka Road and cars lined on the sides of Oka Road all day long - leading to blind spots... I also read the letter from the lawyers back to Planning commission - and bike parking spaces is being requested to be waived, 20-25 feet from the front is being requested to be waived... I would also like to learn about the 'affordable housing' - how much will they cost? and will they truly be affordable? This is a farce, under the 'Housing crisis', 'Affordable housing act' and not well planned. The streets will need to be widened (2 lanes on each side at a

	minimum), parking spaces added - NO PARKING ON OKA LANE allowed for safety purposes; TRAFFIC lights added for residents entering OKA Road, and ALL CITY requirements met - no exceptions - and only then this should be approved. I can be reached at [redacted] I have been a resident of Los Gatos and using OKA ROAD multiple times a day since 2016. I have seen many traffic accidents (my wife was involved in one of them); SEVERAL blind spots - people entering OKA ROAD from all these places mentioned above; and TONNES of CARS parked OVERNIGHT on OKA ROAD limiting visibility; and TRAFFIC congestion and safety hazard for AMBULANCES to COME IN / OUT
Which Department do you want to submit this message to? (Required)	Community Development: Building & Planning
Add an attachment	*Field not completed.*

From: Jega A [redacted]
Sent: Tuesday, December 10, 2024 7:53 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Proposed building for 14789 Oka Road

[EXTERNAL SENDER]

To:

Erin Walters

Town of Los Gatos Associated Planner

I live on Oka Lane by the percolation ponds.

Saw a plan of the proposed building by Oka Road where the orchards are now.

I am writing to express my concerns regarding the proposed construction project in our town. As a resident of Los Gatos, I am deeply concerned about the potential impact this project will have on our community. Below are the key concerns I would like to bring to your attention:

1.**Traffic Congestion:**

Traffic in our area is already a significant issue. For instance, it often takes two cycles of traffic signals to get from Oka Road to Lark Avenue, particularly during peak hours when commuters are heading to Highway 17. The addition of a large construction project will exacerbate this congestion and create further delays and frustration for residents.

2.**Safety Concerns:**

Oka Lane has only one road for ingress and egress. In the event of an emergency, such as a fire or natural disaster, the limited access could jeopardize the safety of residents. This lack of alternative routes is a critical safety concern that must be addressed before approving such a project.

3.**Construction Impacts:**

We have already experienced significant disruption from the recently completed office complex construction at 1700 Dell Avenue, which is directly behind my house. Despite established regulations, the builders disregarded rules, resulting in excessive noise and environmental issues for Oka Lane residents. Despite petitions to both Campbell and Los Gatos, little action was taken. A larger construction project raises even greater concerns about the impact on the quality of life for residents in the area.

4.**Town Character and Long-Term Vision:**

When I purchased my home in Los Gatos, I was assured by real estate agents that the town's strict rules and regulations would prevent high-rise developments. However, projects such as the North 40 development and now this new proposal contradict the town's traditional character. Future homebuyers should be made fully aware of potential high-rise projects to make informed decisions.

5.**State Mandates vs. Local Autonomy:**

I understand that California's recent policies have limited local governments' ability to control such developments. However, it is disheartening to see the unique character of our town being eroded by state mandates that prioritize large-scale development over community input. This shift risks making Los Gatos less livable and may lead to affluent residents leaving the area, further altering the social and economic fabric of our community.

As a town planner, you have a vital role in safeguarding the norms and values that make Los Gatos a desirable and livable place. I urge you to carefully consider the long-term implications of this proposal and take a firm stand to prevent projects that negatively impact the quality of life for residents.

Thank you for your attention to this matter. I trust you will prioritize the well-being of our community in your decisions.

Jega Aravandy

[redacted] Oka Lane, Los Gatos

[redacted]

From: BONNIE VIEW PARK <[redacted]
Sent: Thursday, December 5, 2024 10:25 AM
To: Erin Walters <EWalters@losgatosca.gov>; [redacted]; Rachel Hinojosa [redacted]
Subject: 14789 Oka Road

[EXTERNAL SENDER]

Dear Erin and Mallory,

Attached is my letter of concern regarding the proposed 14789 Oka Road development. I am hoping you both can take the time to read the letter and consider the concerns addressed within.

Erin, I have corresponded with you on several occasions and I appreciate the time and swift feedback you have provided.

Mallory, we have yet to meet. My family owns Bonnie View Park right next door. I thank you in advance for reading my letter and I would love the opportunity to speak with you, receive your feedback and open the doors for future communication.

I hope you have a wonderful day.

Best Regards,

Rachel Hinojosa
Operations Manager
Bonnie View Park
[redacted]

December 3, 2024

Dear Town of Los Gatos Planning Department & Urban Catalyst

My family has owned Bonnie View Mobile Home Park since 1959. My grandfather bought it in 1959 after selling his orchard land on Harwood Road in San Jose. Our community abuts the proposed 14789 Oka Road development. We understand the need for development and importance of progress but find issue when it comes at the expense of those who surround the project. This complex, which will provide much needed housing opportunities for the area, is completely unsuitable on Oka road for many reasons.

The design creates the following issues for our community:

1. The Costal Redwood trees located in the 5-foot landscape buffer adjoining our fence line create a host of major issues.

    a. We have brand new sewer and water lines that are 1.5-3 feet deep located just 2 feet away from the shared fencing, less than 10 feet away from these proposed redwoods. A redwood tree's extensive root systems are extremely invasive and spread horizontally 60-80 feet. The top 3 feet of the soil is where most of the tree's root system exists. Planting them this close to our sewer system poses an inevitable disaster for our new infrastructure and our tenant's foundations, some of which are within 3-5 feet of the fence line. Within time, these trees will also pose issues for your development's underground infrastructure as well as sidewalks and the roads.

    b. The sheer height of Redwood trees makes them difficult to maintain. The slightest breeze will drop leaves and branches, filling our tenant's yards with debris. The proximity of the redwoods to the homes bordering the fence line is also extremely dangerous. Inevitable weak branches that may fall during storms, will cause extensive damage to homes, property and potentially threaten tenant life. There are bedrooms and living quarters within 10 feet of the proposed tree locations.

    c. The height of the trees and the proximity to the fence will take the natural light away from the homes & yards of the tenants.

2. The second tier of trees proposed in the development plan are California Black Oaks. Their root systems also extend up to 90 feet from the base of the tree and are considered shallow and invasive. To remain healthy, they should be planted 40-50 feet way from other trees as they grow very large. These trees will eventually become an issue growing into underground infrastructure and causing cracks in pavements, sidewalks, and roads.

In place of the Redwoods and Oaks, we would like to work with you to find a species of tree or large shrub that will create the privacy we need and aesthetic you are trying to create. I

have spoken to an arborist from Bartlett Tree Services about the issue and he recommended Italian Cypress or Carolina Laurels. In conducting my own research, trees with non-invasive root systems include Amur Maples, Serviceberry, Smoketree, Crepe Myrtles and Eastern Redbuds.

3. The proximity of the service road to the homes located in our community poses the potential for great risk to life and diminishes the quality of life for our residents.

    a. Within 10 feet of the entrance to the complex is a child's bedroom. The street is narrow and the turn in to the complex is sharp, it is just a matter of time before it is misjudged by a driver and a vehicle ends up smashing into the child's bedroom. This is an avoidable tragedy.

    b. There are bedrooms and living quarters within 10 feet of the street used to enter and exit your complex. Cars utilizing the road throughout the day will create noise, light and air pollution for our tenants. They will no longer be able to enjoy having their windows open. That "simple" experience will now be replaced by car exhaust, engine noises, music from cars and people passing by. Headlights coming in and out as well as turning from the feeder streets inside your complex will be shining into bedrooms and living areas throughout the night.

We recommend increasing the landscape buffer to 20 feet, installing privacy shrubs along the fence line, and creating a safety buffer of bollards and dense landscaping along the entrance of the complex to prevent misguided drivers from running into homes.

4. The insufficient amount of guest parking for your complex will create a major issue for the residents and businesses on Oka Road. According to your plans, each home has 2 car parking in a garage and there are only 22 guest spots available. This is a gross underserving of the parking necessary to accommodate a complex as large as you propose.

    a. We are a 71-unit community, and every tenant also has two car parking at their home. We have 30 guest parking spots. Parking is a struggle in our community. Most of our guest parking is taken by residents who have multiple drivers.

    b. It is safe to assume that over ½ of the people moving into a 2–3-bedroom townhome will have more than two vehicles or more than two drivers occupying the home. This will create at least 65 cars need spots beyond the 2-car garage parking allotted. With 22 guest parking spaces utilized by whomever gets to them first, the are now 43 cars looking for a place to park.

        i. If parallel parking is available along the front of the complex, 15 cars max will fit along the street. This creates many safety hazards by further narrowing the existing narrow street. The cars lining the road in front of your complex will restrict driver visibility and reduce driver reaction time for people driving on Oka. When you add vehicles entering and exiting your complex, our community and the Swim and Racquet Club, it creates a very dangerous situation. All our service roads are within 20-30 feet of one another. Accidents are inevitable.

ii. The lack of parking your complex provides, then becomes the problem for our community, the LG Swim & Racquet Club and the JCC. Residents of your community, struggling to find a place to park, will use our parking as an alternative. This exacerbates the parking calamity facing Oka Road.

5. The addition of 138 units will create an estimated 200 additional vehicles using Oka Road daily. In 2017, The Bureau of Transportation Statistics, conducted a study on the average daily vehicle trips per household throughout the United States. In our area, each household generated 5-6 vehicle trips a day. With this figure, assuming only 1 car per household is in operation, we would have 828 additional car trips utilizing Oka Road and Lark Avenue daily.

    a. Currently, there are issues for residents living on Oka Road turning onto Lark Avenue. Cars using Lark Avenue to access Los Gatos Boulevard block the intersection trying to make the light.

        i. This generates a dangerous situation with people blocking Lark Ave and the shoulder of the road. This creates dangerous impacted traffic conditions that would make emergency vehicle passage virtually impossible. The cars are gridlocked.

        ii. It takes several lights for a vehicle to turn on to Lark Avenue from Oka Road. This creates back ups down Oka Road which in turn block the ingress and egress for those trying to enter and exit the establishments and the apartment complexes at the top of Oka Road.

    b. If there ever to be an emergency needing evacuation, the number of additional vehicles added by this complex, would create a dangerous evacuation process. There is one point of ingress and egress on Oka Road.…there is NO alternate route. Currently, there are 241 households on Oka Road. This does not count any members at the LG Swim & Racquet Club, the JCC or the Legacy Church. There are schools and daycare centers at the JCC and the Legacy Church. The impact of trying to evacuate Oka Road as it is now would pose major life-threatening complications. Adding 138 additional homes would make evacuation disastrous.

6. The construction of the complex will dimmish the quality of life for our residents and those living on Oka Road.

    a. It will replace the existing greenery and open space with 45-foot-tall high-density housing. Not only will residents lose their view, but also lose their sense of privacy with windows from your complex looking into our yards and homes.

    b. It will also block natural light in homes and yards. People will lose the ability to garden and enjoy their once sunny yards.

    c. It will reduce the peace and tranquility of the homes in our community. The noise created by the cars, residents and homes in your proposed development will create an infringement on our residents.

d. Any landscaping planted in the landscape buffer or along the fence line, now becomes a problem for our tenants who border the area. Debris from trees will fill their yards and during periods of heavy wind or rain, limbs from trees may threaten their homes and yard structures.

e. Home values have already begun to suffer. I have a resident that lives along the orchard fence line. She is attempting to sell her home and buyers have been turned off by the potential development that may be looming over the home.

The points raised above are just some of the concerns my family and I share regarding the impact this development will have upon our community, our resident and the other citizens living on Oka Road. We understand development is inevitable and it is just a matter of time before this last remaining orchard is turned into homes. The major issues lie in the density at which you are wanting to build. It demonstrates blatant disregard for the obvious negative impact your proposal will have on those that live on Oka Road. This development makes sense on a major street, not on a quaint neighborhood with limited access and space.

I strongly hope you to reconsider some major aspects of the development plan and address the above concerns. I believe open communication and collaboration are essential to ensure the project benefits both the developer and the community. I would appreciate the opportunity to discuss these issues further and explore potential mitigation strategies that could minimize the negative impacts on our neighborhood.

Thank you for your time and consideration.

Sincerely,

Rachel Mirassou-Hinojosa

For the Mirassou Family, Owners of Bonnie View Park

From: Sashi Balasingam <[redacted]
Sent: Tuesday, December 17, 2024 10:28 PM
To: Erin Walters <EWalters@losgatosca.gov>; [redacted]
Cc: Gitika Balasingam [redacted]
Subject: Issues with Oka Road housing development

[EXTERNAL SENDER]

Dear Ms.Walters, and Ms.Menne,

I am writing as a long time resident in Oka Lane (Los Gatos), highly concerned with the newly proposed housing development on Oka Road. There are numerous factors related to this project that will create significant negative impact to our small community here. However, I would like to at least emphasize the following -

1. Safety hazards - Entire Oka road community has only one entry off Lark Ave, and its a dead-end on the far side. As such, any natural disasters related evacuation could be significantly worsened by the extra 138 family adding to extreme congestion and inevitably causing a catastrophe, having to use only one exit from the neighborhood.

2. Traffic overload - Oka road is only a single lane, and this development will significantly increase the congestion, and again, can cause significant delays for emergency vehicle access for any medical or fire incident down this road.

3. Large development - I understand this was supposed to be only a 68 housing unit project that was initially approved, but somehow it got doubled to 138 units now. Was this increase properly approved by the Los Gatos town council ?

Please address the above concerns in a realistic manner, and do re-consider this large development in our small Oka road community.

Sincerely,

Balasasindran Balasingam and Gitika Balasingam

[redacted], Los Gatos, CA)

From: Jim Drozdiak [redacted]
Sent: Sunday, December 15, 2024 2:08 PM
To: Bonnie View [redacted] Erin Walters <EWalters@losgatosca.gov>;
[redacted] Jim Drozdiak [redacted]
Subject: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

December 15, 2024

Dear Los Gatos Planning Department and Urban Catalyst,

As a resident of Bonnie View mobile home park and as someone who cares deeply about the future of our wonderful town of Los Gatos, I am responding to the 14789 Oka Road development proposal.

This potential development will severely impact the North Los Gatos community, and you will certainly receive substantial feedback. Please include the following three modifications to the development proposal.

1. The 14789 proposal includes the removal of a protected oak tree. This tree is part of what gives Los Gatos its special character of rustic beauty in an urban setting, and must be preserved. The plan should be modified, such as curving the sidewalk around the tree and having buildings a reasonable distance away from the tree.

2. All of the buildings in the Oka Road area are two-story buildings, but the 14789 proposal includes three-story buildings. This would block views, restrict natural lighting and could violate privacy for both Bonnie View and new townhouse residents. Please set a limit of two stories.

3. The 14789 proposal only has 22 spaces for guest parking. This is far less than what is needed.

Currently, on any given day, there are no available parallel parking spaces on Oka Road by the JCC and the Los Gatos Gardens apartment complex, or by Bonnie View. This situation is very inconvenient for residents and visitors, and since Oka Road is only two lanes wide, it is potentially dangerous, as people accessing cars, as well as delivery trucks, often obstruct traffic. This would be made much worse by the 14789 proposal.

Bonnie View has about 30 visitor parking spaces for 71 units, and even that is not really enough. The 14789 proposal should have at least 60 spaces. The best place for these would be along the edge of the north side of the 14789 property, next to Bonnie View, extending from Oka Road to the property boundary by Los Gatos Creek.

Furthermore, there should be a hedge between the parking stalls and Bonnie View, to provide a sound barrier and to preserve as much privacy as possible, for both Bonnie View and new townhouse residents. A landscape designer should recommend plants for the hedge, which should grow to a reasonable height and be maintained by gardeners employed by the townhouse complex. The current

proposal for redwood trees must absolutely be eliminated, as redwood roots extend widely and could damage existing Bonnie View sewer and water pipes.

This modification probably reduces the number of townhouse units, but that is a good thing. The traffic impacts from the townhouses would be severe; we must minimize this as much as possible. We are next to the Los Gatos Creek floodplain. For decades, we in Northern California have been used to moderate weather, but with global warming, we can expect more violent, quickly forming storms that might produce several inches of rain per hour, as often happens in the Midwest and other parts of our country. Flooding in our area would be disastrous, as Oka Road is the only exit route for residents of Bonnie View, the West Mozart Avenue neighborhood, and the potential new townhouse complex. It would be unconscionable to make this potentially terrible situation even worse.

In summary, this proposal is ideally better suited for a location on Winchester or Los Gatos Boulevard, which are major thoroughfares in our area, rather than on a quiet residential street by the Los Gatos Creek like Oka Road. With the reality of the Builder's Remedy law, it seems that the 14789 proposal will be developed in some fashion. However, it must be modified in a number of ways, including those I have specified.

Sincerely,

James Drozdiak

(Word file of this email is attached)

December 15, 2024

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Sincerely,

James Drozdiak

From: Laura Katicich [redacted]
Sent: Monday, December 30, 2024 11:06 AM
To: Erin Walters <EWalters@losgatosca.gov>; Laura Katicich <[redacted]
Subject: Proposed development at 14789 Oka Road, Los Gatos

[EXTERNAL SENDER]

To: Erin Walters, Town of LG Associate planner:

I am writing to express my strong opposition to the proposed development, located at 14789 Oka Road, that is currently under consideration. As an effected resident of Oka Road, Los Gatos, I believe it is crucial to voice my concerns about this development project.

While I understand the importance of responsible urban planning and addressing the housing needs of our growing population, I am deeply concerned about the potential negative impact this development could have on the surrounding neighborhood and, specifically, my property, within the mobile home park at 14685 Oka Road.

My primary concerns are as follows:

"On a residential street, when an emergency vehicle is approaching with its lights and siren activated, all drivers must yield the right-of-way by pulling over to the right side of the road and stopping until the emergency vehicle has passed, even if there isn't a designated "emergency vehicle lane"; essentially, any lane becomes an "emergency vehicle lane" in this situation." -From Google Ai

* Unsafe Oka Road width, with no emergency lane, and with no sidewalks in some areas. Oka Road needs widening, to begin with, to allow for emergency vehicle entrance and exit, as it is narrow in some areas and has street parking in others.

* This is not the right location for this large of a residential multi-unit development, with inadequate proposed parking of 22 spaces. Residents and their guests would have to park along the street = no emergency lane.

* Traffic Signals or monitoring might need to be installed, at the development site, for safety reasons, as there is some speeding on Oka, and Lark and people entering, from the side-lots, periodically, driving into busy traffic, during peak hours.

* There's so much traffic coming in and out of Oka Road at Lark Ave, around a car every 2-5 minutes, and more during rush hours. The road is already inundated.

* In emergency situations, requiring evacuation of Oka Road, it would be virtually impossible to get out with the one point of ingress and egress.

- BVP (Bonnie View Park) = 71 homes

- Mozart (homes past BVP) = 74 homes

- Los Gatos Gardens Apts = 96 homes

- JCC & LG Swim and Racquet Club. Numbers will fluctuate depending on time of day = I am guessing at least 100+ cars during business hours.

* In emergency situations, an on/off-ramp could be installed in between Mozart and Lark, just past the water district property, that extends to Winchester Blvd. The off-ramp would be necessary as an additional exit route, if Oka to Lark Ave is blocked/impassable.

* People leaving Oka Road would also run into issues competing to evacuate with the people using Lark Avenue from LG Blvd and Winchester.

* Entrance is already negatively affected, near entrance/exit points for our BVP community and the swim & racquet club, as well as traffic coming to and from Mozart, where Oka dead ends.

* This will cause major congestion for all properties on a narrow section of road.

* Evacuations create a dangerous situation as drivers currently must nudge in the street to make sure cars are not oncoming, for example: Delivery trucks and US Mail vehicles.

* Unclear if there is any street parking along the front of the complex. If there is, this poses additional safety issues narrowing road and blocking entrance and exit viability.

* Cars congesting the intersection to try to make the light. This also makes it difficult for oncoming opposing traffic to go in the direction necessary and could potentially block the intersection for emergency vehicle access.

* Cars speeding and running lights to try to make the next light.

Alternative Solutions:

Development of this size makes sense on a major street (Example: LG Blvd, Winchester). Not on a quiet residential street with limited access.

I believe there are more suitable locations in the area where such

housing developments could be built without compromising the existing quality of life for residents in our neighborhood. I urge the city to explore alternative options that better align with the community's needs and concerns.

In light of the above concerns, I kindly request that the city reconsider the approval of this housing development in its current proposed location. Thank you for taking the time to review my concerns. I hope that the city will carefully consider the potential implications of this development on our community's well-being and choose a course of action that best serves the interests of all residents.

Thank you,

Laura Katicich

[redacted]

Los Gatos, CA 95032

Other properties to consider, currently on the market:

https://www.loopnet.com/Listing/550-Showers-Dr-Mountain-View-CA/32959830/

https://www.redfin.com/CA/Los-Gatos/54-Cleland-Ave-95030/home/1503382

https://www.loopnet.com/Listing/209-Milbrae-Ln-Los-Gatos-CA/33909541/

https://www.loopnet.com/Listing/1282-1300-White-Oaks-Rd-Campbell-CA/31482072/

https://www.redfin.com/CA/Los-Gatos/105-Forrest-Ave-95032/home/1421352

https://www.loopnet.com/Listing/16227-Maya-Way-Los-Gatos-CA/29451978/

[redacted]

[redacted]

[redacted]

Prime mixed-use building with established tenant in Downtown Palo Alto, steps away from University Avenue. Well-maintained 12,300 sqft two-story building with 50 ft frontage on Waverley Street in the heart of Palo Alto Commercial District

https://www.jeffreyhansen.com/homes/558-560-Waverley-St/Palo-Alto/CA/94301/158530889/

https://www.redfin.com/CA/San-Jose/3101-Starburst-Ct-95127/home/12180959

https://www.loopnet.com/Listing/20600-Aldercroft-Hts-Los-Gatos-CA/29992158/

https://www.mlslistings.com/property/ml81983618/5680-monterey-rd-gilroy-ca-95020

https://www.loopnet.com/Listing/2994-Huff-Ave-San-Jose-CA/31866067/

From: BONNIE VIEW PARK[redacted]
Sent: Thursday, February 6, 2025 12:40 PM
To: Erin Walters <EWalters@losgatosca.gov>;[redacted]
Cc: info@urbancatalyst.com
Subject: Request for Meeting Regarding Oka Road Development Near Bonnie View Mobile Home Park

[EXTERNAL SENDER]

Dear Mallory Menne & Team,

I hope this message finds you well. My family owns Bonnie View Park which abuts the proposed 14789 Oka Road development. I am writing on behalf of my family and the residents in regard to the proposed development.

We fully recognize and support the urgent need for additional housing in our area. However, in order to ensure that the development is mutually beneficial, we would appreciate the opportunity to discuss several concerns that we believe should be addressed for the benefit of both our community and the development project. These concerns include:

1 The potential impact on our new sewer system.

2 Proximity to our water main controls and backflow device.

3 The road's close distance to our homes.

4 The sharp left turn at the entrance, which could pose a safety hazard, particularly for the children in the corner houses, whose bedrooms are only a few feet away from the turn.

5 Insufficient guest parking.

6 Evacuation routes and emergency access.

We are confident that, by working together, we can identify solutions that will allow the development to proceed in a way that minimizes disruption and maximizes safety for everyone. We also have some ideas on how we can adjust the plans to address these concerns, and we would welcome the opportunity to discuss them with you directly.

We believe a collaborative approach is key to ensuring that this development works for all stakeholders. A site visit would provide the ideal forum to explore these issues in greater detail, and we would greatly appreciate the chance to meet with you at your earliest convenience.

Thank you for your time and consideration. We look forward to your response.

Best regards,

Rachel Hinojosa
Operations Manager
Bonnie View Park
[redacted]

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: Jim Drozdiak <[redacted]
Sent: Monday, February 17, 2025 4:49:09 PM
To: Matthew Hudes <MHudes@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Jim Drozdiak <jimdrozdiak@yahoo.com>
Subject: For the Town Council: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

Town Council members,

As a resident of Bonnie View mobile home park, I want to make sure the Town Council considers the input from those of us affected by the 14789 Oka Road proposal.

As I noted in my email to the Town Planner (see below), we have a number of concerns about this project. One of the most important involves the Strategic Priority of

Emergency Safety recently approved by the Town Council. Those of us in Bonnie View, as well as in the Los Gatos Gardens apartments and the West Mozart Avenue

neighborhood, are entirely dependent on Oka Road for entrance and egress to our homes. During a disaster, such as flooding at the nearby Los Gatos Creek (which is now

more likely due to increased risk of heavier rainstorms from global warming), we would be put in much greater danger because of the 14789 Oka Road development.

Ideally, there would be no such development on a two-lane road near Los Gatos Creek. But if, because the Builder's Remedy law, this project goes forward, it must be modified.

Currently, there are always - ALWAYS - cars parked on all parallel parking spaces on Oka Road near the Jewish Community Center, Los Gatos Gardens apartments and Bonnie View. The proposed plan for visitor parking

at the new development does not include enough spaces for visitor parking. It must be modified so that Hayden Lane (in the Revised Development Plan) is widened to include

more visitor parking spaces from Oka Road to Los Gatos Creek. This could be done by eliminating the end units on the 7A and 7B sections of the Plan.

We would still be greater potential danger because of the 14789 development, but this modification would at least lessen the danger.

Sincerely,

James Drozdiak

----- Forwarded Message -----

From: Erin Walters <ewalters@losgatosca.gov>
To: 'Jim Drozdiak' [redacted]
Cc: 'mmenne@urbancatalyst.com' <mmenne@urbancatalyst.com>

Sent: Monday, December 23, 2024 at 09:22:44 AM PST
Subject: RE: My response to the 14789 Oka Road proposal

Hello Jim,

Thank you for your email regarding the proposed project at 14789 Oka Road.

Application

The application is currently pending and under review. The project requires Environmental Review. Currently there are no scheduled public hearings at this time. The project materials and project status can be found at the Town's Pending Projects website page: https://www.losgatosca.gov/2388/O

Public Comments

Your comments will be forwarded to the applicant and added to the public record. Your comments will be provided in the staff report packet when this item goes before the Planning Commission.

SB330 Applications

Information regarding the Town's Senate Bill 330 development process, as well as a comprehensive list of the Senate Bill 330 preliminary and formal development applications that the Town has received are available for public review online at the following link: https://www.losgatosca.gov/2875/Senate-Bill-SB-330.

Persons with questions or wishing to provide public comments on a specific project may email them to Planning@losgatosca.gov.

Joint Study Session – State Housing Laws: Senate Bill (SB) 330, Builder's Remedy, and Density Bonus:

A Special Joint Town Council and Planning Commission Study Session was held to review State housing laws that apply to applications for housing projects in the Town, including:

- Senate Bill 330
- The "Builder's Remedy"
- Density Bonus Law
- The California Environmental Quality Act (CEQA)

The Staff Report and PowerPoint are available at the following link:

https://mccmeetings.blob.core.usgovcloudapi.net/losgatos-pubu/MEET-Packet-0eba642b239048ed9537918c42769f0f.pdf

You may also view the video recording on YouTube at the following link:

https://www.youtube.com/watch?v=GpUCPtROw48

Notify Me

If you are interested in being notified of upcoming Planning Commission and Town Council public hearings, please sign up through the Town's Notify Me information service: https://www.losgatosca.gov/list.aspx

Let me know if you have further questions.

Sincerely,

Erin Walters ● Associate Planner

Community Development Department ● 110 E. Main Street, Los Gatos CA 95030

Ph: 408.354.6867 ● 408-354-6872

www.losgatosca.gov ● ewalters@losgatosca.gov

COMMUNITY DEVELOPMENT HOURS:

Counter Hours: 8:00 AM – 1:00 PM**,** Monday – Friday

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

TOWN CLOSURE NOTICE: Town offices will be closed from December 24, 2024, through January 1, 2025. Town offices will resume normal business hours on Thursday, January 2, 2025.

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.

Confidentiality Disclaimer

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.

From: Jim Drozdiak [redacted]
Sent: Sunday, December 15, 2024 2:08 PM

To: Bonnie View <[redacted] Erin Walters <EWalters@losgatosca.gov>;
[redacted] Jim Drozdiak <[redacted]
Subject: My response to the 14789 Oka Road proposal

[EXTERNAL SENDER]

December 15, 2024

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In summary, this proposal is ideally better suited for a location on Winchester or Los Gatos Boulevard, which are major thoroughfares in our area, rather than on a quiet residential street by the Los Gatos Creek like Oka Road. With the reality of the Builder's Remedy law, it seems that the 14789 proposal will be developed in some fashion. However, it must be modified in a number of ways, including those I have specified.

Sincerely,

James Drozdiak

From: Aleks Gerasimov [redacted]
Sent: Wednesday, February 19, 2025 3:08 PM
To: Erin Walters <EWalters@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Council <Council@losgatosca.gov>; [redacted]
Subject: Proposed Development on Oka Rd - not Oka Ln! Please don't confuse LG residents

[EXTERNAL SENDER]

Attached is my letter regarding concerns about the proposed development on Oka Road. I kindly ask you to review it and follow up at your earliest convenience.

Alelsandr Gerasimov

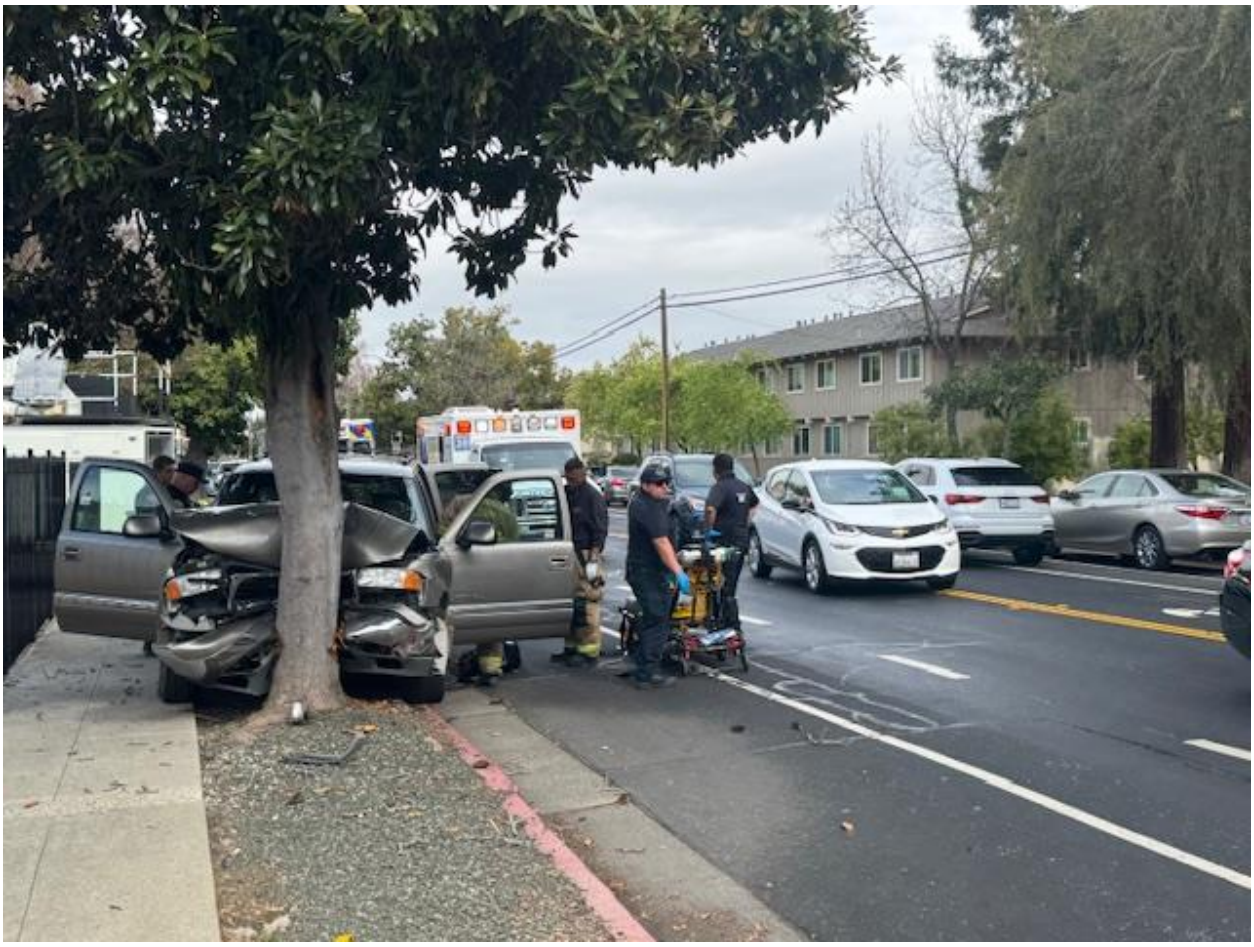
[redacted]

Los Gatos, CA

95032

From: Aleks Gerasimov [redacted]
Sent: Wednesday, February 19, 2025 3:16 PM
To: Erin Walters <EWalters@losgatosca.gov>; Janette Judd <jjudd@losgatosca.gov>; Council <Council@losgatosca.gov>; [redacted]
Subject: Re: Proposed Development on Oka Rd - not Oka Ln! Please don't confuse LG residents

[EXTERNAL SENDER]



On Feb 19, 2025, at 3:08 PM, Aleks Gerasimov [redacted] > wrote:

Attached is my letter regarding concerns about the proposed development on Oka Road. I kindly ask you to review it and follow up at your earliest convenience.

Alelsandr Gerasimov

[redacted]

Los Gatos, CA

95032

<Town Council Letter.pdf>

February 18, 2025

Urgent Safety Concerns Regarding Oka Road Development Proposal

Dear Ms. Walters, Mr. Judd, Los Gatos Town Council, and Ms. Menne,

I am writing to formally express my deep concerns regarding the proposed development of 138 homes on Oka Road. Today, at approximately 1:00 PM - outside of peak traffic hours - a car accident occurred near the Lark Avenue intersection, completely blocking the road. This serves as a stark reminder of the already critical safety and accessibility issues on Oka Road.

As you are aware, Oka Road functions as a single-entry, single-exit route, making it particularly vulnerable in emergencies. Currently, the number of homes (homes that are north from JCC end of property towards Mozart Ave not including LGSRC) along this stretch is roughly equivalent to the 138 homes proposed for development. This means the project would double the number of households relying on this limited access road. If a single accident during non-peak hours can cause a complete shutdown, what will happen when emergency vehicles, school buses, and residents all depend on this route daily?

Today's accident personally impacted me - I was stuck in traffic for an extended period and was late for an important business appointment as a result. If this is the reality with current traffic levels, adding 100+ more homes will only make matters worse.

Additionally, I am extremely concerned about the safety implications of the proposed turn that directly impacts my home. Not only is this turn not standard, but it is also extremely sharp, increasing the danger for drivers and dramatically raising the risk of an accident. With an estimated 150+ vehicles entering daily, that translates to 54,750 vehicle entries per year. This significantly increases the chances of a vehicle-related incident. For context, the Storefront Safety Council estimates that approximately 60 vehicle-into-building crashes occur daily in the U.S., resulting in about 500 fatalities annually. Given the projected traffic increase near my home, the estimated probability of a vehicle-into-building crash occurring at this location is approximately 1.19% per year.

That number may not sound high to any of you, but if this were your property, I am 100% sure you would all join me in opposition and demand immediate action if the risk was even 0.01%. This is not just a statistic-it is my family's upcoming daily reality.

The turn in question is located directly next to our backyard, where my three children play daily, and the bedrooms of my home. Any miscalculated turn, distracted driver, or unexpected vehicle malfunction could lead to a catastrophic impact on my property and, more importantly, put my family in immediate danger.

Forget about lost gorgeous views towards Los Gatos mountains, constant dust and construction related issues daily, closed windows, constant noise, and eventual daily car lights coming into our bedrooms and never ending noise, this will be a huge inconvenience but none of that beat the fact that we will be severely compromised in safety for our family and home.

I urge you to prioritize the safety and well-being of Los Gatos residents over simply fulfilling state-imposed quotas and remedies. Our community deserves thoughtful, responsible leadership and development practices that does not put families at risk. Below is a picture of my children and me - this is the reality of those directly impacted by this decision. Will you choose to protect the future of our town or push forward with a risky plan that compromises safety?

Sincerely,

Aleksandr Gerasimov
Aleksandr Gerasimov
[redacted]
Los Gatos, CA, 95032
[redacted]



-----Original Message-----
From: Molly McConville [redacted]
Sent: Tuesday, March 18, 2025 4:00 PM
To: bonnieview@comcast.net; Erin Walters <EWalters@losgatosca.gov>; [redacted]
Subject: Oka Development

[EXTERNAL SENDER]

Hi,

I am a neighbor and live on Mill Road off Lark. I hate to see this monster development go through. It will just ruin the area and also cause many safety risks. Lark is already a short street and dangerous, with 17 on ramps and off ramps and having the fire department and hospital at either ends of the street. There have been numerous car accidents on Lark and also bad Netflix traffic and people going to Courtside. Not to mention ruin the car wash.

I could not attend the meetings in Dec. and March.

Is there any news or hope?

Are there any other community meetings?

What is the current status please?

Thanks,

Molly

Sent from my iPhone

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 25, 2025 12:31 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15733 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Rachel
Last Name	Hinojosa
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)	14789 Oka Road
Message (Required)	The projects density is to high for the street. It would add upward of an additional 800+ vehicle trips a day on Oka Road. Accessing Lark from Oka is already very difficult at peak times. In the case of an emergency, the residents on our street would be trapped as accessing Lark would be impossible as Lark, Winchester and Los Gatos Blvd are all emergency evacuation routes laid out by the town. We only have one way in and out on Oka Road. There is no other possible alternative evacuation route. The proposed SB 330 builds within 1 mile of Oka road could add over 1,482 units to the area. This will impact the area significantly. I believe ALL of the projects need to be examined in a group EIR. These builds will create major safety hazards for all residents on Oka, Lark and surrounding streets.
Add An Attachment if applicable	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 1, 2025 1:29 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15767 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Carolyn
Last Name	Drozdiak
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)	14789 Oka Rd
Message (Required)	How in the world is this project (and others now proposed) allowed to transgress so many of the reasonable requirements of planned developments in Los Gatos? Surely we can look holistically at our town's traffic congestion (current & future) and meet our Housing Element requirement some other way! We are a town of bright, connected people--we should NOT allow a small group of financially motivated developers to ruin the entire character of our town! Are we STILL out of compliance with the H.E. modifications recommended by the HCD letter to Joel Paulson on Jan. 12, 2023? Are we still NOT in substantial compliance over two years later?? Were the “necessary rezones” to put us in “substantial compliance” not completed YET? Were we actually sued by the attorney General and is that why NONE of the proposed HUGE developments now have to comply with any reasonable constraints??? We have a town attorney, we have the smarts to look at the impact of GIANT developments (especially all clustered North

	of downtown) to wreak havoc on traffic & quality of life for our entire population!! Why are we not fighting harder?? Sen. Josh Becker said he/his staff had been able to work on a "technicality" angle in Menlo Park to mitigate the Builder's Remedy sledgehammer tactic there. PLEASE get serious about our unique town & be passionate & resourceful & relentless about fixing this problem!
Add An Attachment if applicable	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, April 2, 2025 12:07 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15779 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Mingwei
Last Name	Lu
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)	14789 Oka Rd
Message (Required)	Dear Town Council, This is Mingwei Lu who is a residence of [redacted] Mozart Ave that lives inside the Oka enclosed neighborhood. I would like to raise some of my concerns about this project planning regarding the high density design, as it is addressing some big potential issues/situations: 1. Hazardous concern. As you've already know, this neighborhood already has many residents, including the SFH beyond the overpasses of 17/85 junction, the Bonnie View Park houses, and the Los Gatos Gardens high density apartment, with only one ingress/egress of Oka Rd. By adding more planned unit beyond normal density into this already crowded and enclosure neighborhood, it would tremendously increase the potential hazardous risks if anything happens. I still clearly remember that several years ago when a fire incident occurred in the Los Gatos Gardens, the Oka Rd was blocked completely to yield enough working space for the fire department. All residents were blocked outside for more than 30min. I had to

leave my wife and kids in car and carried a big grocery bag, walked 10min back home to avoid a melting ice cream. There're a lot of seniors living inside, and my next neighbor needs to go to hospital on regular basis for chemotherapy. Imaging what would happen if such situation happens and someone needs to head out for emergency. Also on 1/8/2025 a car rushed down the highway ramp, causing another road blocking under the overpass (picture attached), and I was held for 5min before the police let me go in. That's two incidents within just years. The beyond regular high density plan could raise the potential hazardous situation more frequently.

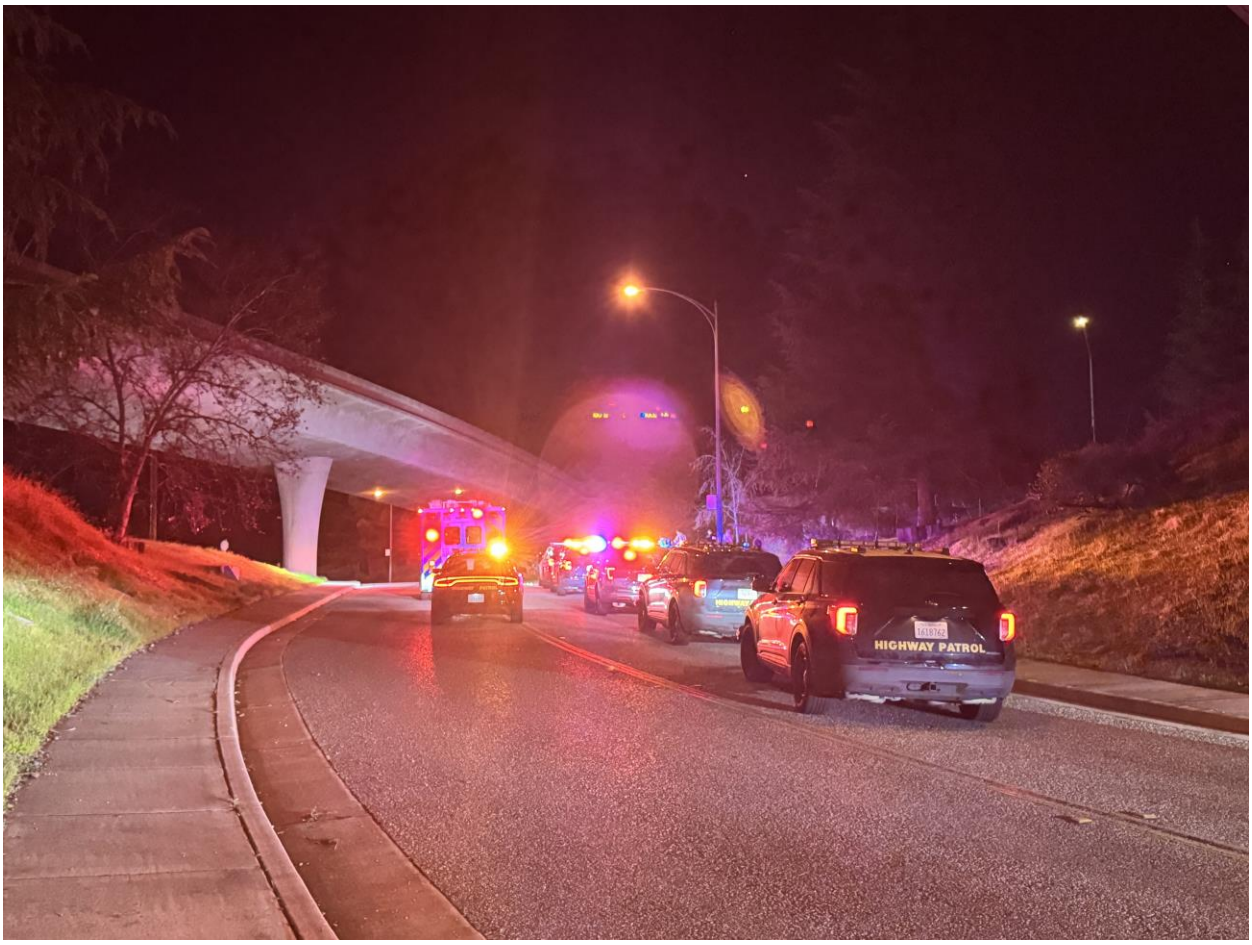
2. Traffic congestion concern. As you also know, traffic is already bad for our small town. Every morning I need to leave home no later than 7:50 to send my kids to Van Meter Elementary, which is merely 2.5 miles away to avoid tardy. On rainy days it takes even longer as everyone is sending kids via cars. Traffic is usually congested at the right turn from Lark to LG Blvg, and right before entering the school when there becomes only 1 lane. I see lots of car cuttings and rushes which also makes me hesitate to ride with the kids to school, as the road is already narrow, leaving very few room for the bike lane. There's also many traffic going in&out of this neighborhood for the JCC and racquet and swim club. If more high density units are added, it would make the commute like a nightmare even before merging into Lark Ave. I personally got t-bone during this February ski break, when I was making a left turn from Oka to Lark after the light turning green and the other guy just trying to rush the red light and hit me. I won't be surprise for more such dangerous rushing behavior if people are stuck in this only one egress/ingress road.

3. This project is right next to the LG creek which is a wild life active area. I'm not an expert here and am sure your environmental report will cover it well. I'm just curious what would be the potential future and long term impact with such a big high density project.

Thank you so much for your time reading my long comments and thoughts, and I really appreciate your time for considering my concerns. I totally understand the California and bay area housing crisis and our town also needs to comply with the state requirement. But this density is still too much for this small enclosed neighborhood. IMHO a more reasonable density

	setup should help the town increase the housing development requirement while not overwhelming the residents living inside. Sincerely, Mingwei
Add An Attachment if applicable	IMG_3684.jpeg

Email not displaying correctly? View it in your browser.



From: [redacted]
Sent: Friday, April 11, 2025 2:35 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: 138-unit proposal on Oka Rd and SB 330

[EXTERNAL SENDER]

Hi Erin, hope you are well. Attached is a letter regarding the proposed project. Please distribute to all interested parties. Thank you, Gerry Mirassou

April 8, 2025

To: Town of Los Gatos

From: Gerry Mirassou

Re: Proposed 138-unit Builder's Remedy residential development on Oka Rd.

I, and my brother Clovis, are owners of Bonnie View Park which abuts the above-mentioned property to the north. My daughter, Rachel, has written to you earlier regarding our concerns of how this project will negatively impact our property as well as all the properties on Oka Rd. We have owned and operated Bonnie View since 1959 and have cooperated with the Town to maintain Bonnie View as a well operated and maintained development for low-and-moderate income households. We are currently undergoing a substantial investment in the entire infrastructure to ensure the long-term existence of Bonnie View. The proposed 138-unit project will negatively impact our residents as well as all the residents of Oka Rd.

I would venture that Bonnie View provides the most low-and-moderate income housing (71 units) in one site than anywhere else in the Town. In the early 2000's we formed an ad hoc committee comprised of a Town representative, mobile home owners and ourselves to hammer out a mobile home park ordinance. The ordinance assures that the rents will remain consistent with CPI and that mobile home owners are protected upon resale. We have a well-maintained living environment and have always respected and worked with the Yuki family (owner of the parcel in question) on common issues throughout the years. Yet, we have not been contacted once by them or the developers regarding problems that may arise due to the construction of this project. In fact, we have reached out to the developer on at least two occasions and they have yet to respond.

I have zoomed in on both presentations with the joint Town Council and Planning Commission sessions regarding SB 330 and remained deeply concerned that the information presented by Ms. Kautz presumes that any SB 330 proposed project should be approved as a right with very few exceptions existing for denial or changes to submitted plans. It should be noted, however, that Ms. Kautz represents a law firm supporting affordable housing, and that there may be other opinions that may be less conclusive regarding outright approval of SB 330 projects. An opinion written by Christopher Elmendorf, a UC Davis School of Law Professor, points out the ambiguities of SB 330, especially those related to "development standards". What are quantifiable development standards and which may be applied to SB 330 projects?

During the sessions there was some discussion regarding SB330 projects and compliance with State regulations. If this is the case, then Oka Rd. is already not in compliance with State regulation regarding the length of dead-end roads (Ca. Code Regs. Title 14 subsection 1273.08). The maximum length far exceeds State standards for parcels less than one acre to 5-19.99 acres. Parcels on Oka Rd to the single-family Mozart area just north of the Hiway 85 overpass range from less than one acre to less than 10 acres. Thus, the maximum length for parcels under 0ne acres should be 800 feet, and for those up to ten acres should be 2,640 feet. Oka Rd and the

dead-end Roads accessing Oka Rd. are far greater. Furthermore, Cal. Code Regs Title 14 subsection 1273.05 requires turnarounds of a minimum 40' in diameter and where parcels are zoned five acres are larger, turnarounds shall be provided at a maximum of 1,320 foo intervals Oka Rd. has no turnarounds and should have at least 3. Thus, the proposal only further exacerbates the already existing nonperformance on Oka Rd.

Traffic and Parking are also substantial negative impacts of the proposed project. A 2010-2014 Weekday Traffic Volume chart for Los Gatos Streets indicates 3,634 vehicle per day on Oka. I could not locate a more recent study, but I would presume it has only increased due to the additional services provided by the JCC and church. This project will add an additional 828 units per day. When the remaining residentially zoned properties on Oka are developed an additional 1,140 trips will be generated, which will add a total of 1,968 trips per day on Oka, for a total of 5,602 trips day. Trip generation data was derived from Institute of Traffic Engineers data. (see attached chart)

On-street parking is already an issue on Oka Rd. Anywhere along developed portions of Oka Rd., there are few vacant parking spaces. Bonnie View has 33 off-street parking spaces on site, yet the on-street parking in front of the swim and racquet club is always full. The proposed project is providing only 22 off-street spaces and will have about twice as many units. It is unclear if there will be any on-street parking in front of the proposed project for overflow parking, but even if there is, there will be few available legal parking spaces near the project. I just do not understand how traffic and parking impacts cannot be considered major impacts. They already are creating difficulties and the proposed project will only make it worse.

Other impacts that directly affect us include the driveway to the project being so close to mobile homes in our park that it creates a constant noise impact. Proposed tree planting so close to the north property line that will, over time, impact water and sewer lines along our south property line, and the visual and privacy intrusion of three stories so close to mobile homes is disconcerting. What is most concerning, as mentioned earlier, is that we have not been contacted by the property owner nor the developer about their project and how it might impact us. Even after we have reached out to them, they have not responded. Perhaps, they realize the negative impacts they will create and just don't care.

In closing, I wish to relate how disappointed and disillusioned we are regarding this entire situation with SB330 in general and to us in particular. Had the Town done its due diligence and submitted an acceptable and timely Housing Element, we would not be in this situation. Now, in order to accommodate low-and-moderate-income housing, it is in a reactionary mode with developers taking advantage of the development liberties provided to pad their bottom lines. Jurisdictions in Silicon Valley have known for decades that growth was imminent and that the inelastic demand for real estate would imminently drive up prices. Yet, jurisdictions only chipped away at the problem rather creating long-term proactive plans to confront the problem. Now that it is a major problem and situations like SB330 are in place to deal with the lack of affordable housing, surrounding neighborhoods have to deal with the negative consequences of these knee-jerk and impacting proposals.

Yes, it surely is helpful to local jurisdictions like Los Gatos, because it assists them, in a more timely manner, to meet their state mandated affordable housing goals. However, the surrounding residents bear the brunt of the impacts so that the jurisdictions can meet their mandated housing objectives. I certainly hope that the Town of Los Gatos will take into consideration our concerns and all the concerns related to you by its residents regarding the consequences of these SB330 projects. They violate sound planning and safety principles created over the years to avoid conflicting land uses and the problems they create. It appears developers recognize this and are using it to their advantage. The Town of Los Gatos is ultimately responsible for the health, safety and general welfare of its citizens, and I trust that will be foremost in your consideration of this matter. Thank you for your consideration.

Sincerely,

Gerry Mirassou
Co-owner, Bonnie View Park

OKA ROAD DAILY TRIPS ASSESSMENT

EXISTING

Oka Rd. Residential	**Existing Units**	**trips/day**
Bonnie View Park	71	5/unit = 355
Mozart	74	9/unit = 666
Los Gatos Gardens	96	6/unit = 576
TOTAL	**241**	**1,597**
Oka Rd. non residential		
JCC, office, church, Los Gatos S&R	4	**2,037**
Total Existing Trips		**3,634**

(Weekday traffic Volumes 2010-14)

TRAFFIC IMPACT WITH REMAINIG RESIDENTIAL BUILD OUT

Oka Rd. Total units (Lark Ave. Area) **(Town Housing Element – proposed)**	**New Units**	**trips/day**
CalTrans Right of Way	69	6/unit = 414
Proposed project	**138**	**6/unit = 828**
East Side Parcels	121	6/unit = 726
Estimated Total Added Daily Trips	**328**	**1,968**
Total Daily Trips After Build Out		**5,602**

The proposed project will add 828 daily trips to Oka Road which will increase the daily trips on Oka Rd. from 3,634 to 4,462. Also, when the CalTrans property is developed (the parcel between Bonnie View and Hiway 85) with 69 units and the orchard abutting and behind the apartments is developed with 121 units, The total Oka Rd. trips will increase to **5,602.**

Furthermore, in the North Forty development we can expect 800 total residential units that will create 4,800 vehicle trips/day and 81,000 square feet of commercial/office space that will create 3,708 daily vehicle trips. This totals **8,508** that will be beginning and ending trips on Lark Ave. and Los Gatos Blvd. If the Ace Hardware property is developed with 182 residential units, as proposed, another **1,092** vehicle trips will be added to the Lark Ave./Los Gatos Blvd. corridors. Thus, **9,600** vehicle trips will be added once the Noth Forty and Ace Hardware site are completed.

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.
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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: Friday, May 9, 2025 7:53 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15894 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Julia
Last Name	Morcos
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)	14789 Oka Road
Message (Required)	Hello! I just wanted to let you know that I am in full support of this housing development! California needs more housing. I'll try to be at the meeting this Thursday to say this in person, but I wanted to send a message in case I can't make it. Thank you!
Add An Attachment if applicable	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, May 14, 2025 4:19 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15926 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)	14789 Oka Rd
Message (Required)	Letter requesting EIR for project
Add An Attachment if applicable	scan0791.pdf

Email not displaying correctly? View it in your browser.

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

2

Diane Dreher [redacted]
Sent: Monday, May 19, 2025 5:47 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Concern about the proposed Oka Road development

[EXTERNAL SENDER]

Dear Erin Walters and the Los Gatos Town Planning Department Members:

As a concerned Los Gatos citizen, I am writing to express my strong opposition to the proposed 14789 Oka Road development. I believe it is crucial to share my concerns about this development project.

While we need to increase our housing options to meet the needs of the growing population with thoughtful planning and responsible action, the proposed Oka Road project is not a viable option because of fire evacuation danger.

Oka Road would not allow the residents to evacuate in case of fire. They would be trapped on this narrow, two-lane road with no other way to escape. The danger of fire is a vital concern to Los Gatos major Matthew Hudes, and being addressed by the Los Gatos Town Council this week.

There are other proposed developments—15 total in fact—in Los Gatos, which would increase our town's population dramatically. I am concerned that the current infrastructure—water, sewage, etc—could not support such a dramatic rise in population. I'd like to see an environmental impact study conducted, with the results shared at a future Town Council meeting.

I appreciate your attention to this matter as we work together to create a better future for our town of Los Gatos.

Sincerely

Diane Dreher

[redacted]

Los Gatos, CA 95032

--

Diane Dreher, PhD
Professor Emeritus of English

Associate Director, Applied Spirituality Institute

[redacted]

Santa Clara University

500 El Camino Real
Santa Clara CA 95053
[redacted]

"Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it's the only thing that ever has."

Margaret Mead

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Emma R. Kessler <[redacted]>
Sent: Monday, May 19, 2025 3:18 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: Oka Rd Development Issues

[EXTERNAL SENDER]

Erin,

I am writing to express my opposition to the proposed development at **14789 Oka Road**. This project will impact public safety and the quality of life in our neighborhood and these concerns must be addressed:

1. **Public Safety and Emergency Access:** The location of this project has only one viable point of ingress and egress from the neighborhood, posing a critical risk in the event of an emergency evacuation. This limitation could endanger the hundreds of residents who live down Oka Road, the patrons at the JCC (many of whom are children and seniors), and emergency responders alike. We have already seen this risk play out with the fire at the Los Gardens complex a few years ago, which resulted in Oka Rd being closed to residents in both directions on a school day.
2. **Traffic Congestion and Safety:** We are all already familiar with the frustrating and dangerous traffic on Lark and Los Gatos Blvd. These issues would be even further exasperated with the addition of more condensed housing in this area. I have expressed my concern about this previously to the LG-Monte Sereno Police Dept, as I fear for my children's safety each time we cross Lark on the way to and from school. I see someone run that red light almost daily, even with a child waiting to cross at the crosswalk. We have already seen this risk play out in this neighborhood, with a father being killed after being hit by a car on the corner of Lark and Garden Hill several years ago.
3. **Viable Alternatives:** There are more appropriate locations in the region that could accommodate new ***affordable*** housing without disrupting established residential areas or adding tons of overpriced units that will sit vacant for years (see North 40). I strongly encourage Los Gatos to consider these alternatives to preserve neighborhood integrity and public safety. I also would ask the town to push back on the number of units the developer can squeeze into this space, and require them to

pay to increase the traffic infrastructure nearby (such as paying to have red light cameras installed) as a condition of their development.

Given these issues, I respectfully urge the city to deny approval for this project in its current form and consider the alternatives above. The risks and consequences to our community are too great to overlook.

Thank you for your attention to this matter.

Sincerely,

Emma Kessler
[redacted]
Los Gatos, CA

From: S SERVER [redacted]
Sent: Sunday, May 18, 2025 11:37 AM
To: Erin Walters <EWalters@losgatosca.gov>; ehayden@urbancatalyst.com
Cc: Bonnieview@comcast.net
Subject: 14789 Oka Rd Development

[EXTERNAL SENDER]

May 18, 2025

To Whom It May Concern,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed 14789 Oka Road development that is currently under consideration. As a concerned resident and taxpayer in our community, I believe it is crucial to voice my concerns about this development project. While I understand the importance of responsible urban planning and addressing housing needs of our growing population, I am deeply concerned about the potential negative impact this development could have on the surrounding neighborhood and, specifically, my property.

My primary concerns are as follows:

1. **Safety Concerns – In an emergency situation where an evacuation would be necessary on Oka Rd, there is one point of ingress and egress, at the intersection of Oka Rd and Lark Ave. In a situation where the road to Lark Ave is closed or blocked off, there would be no way for the residents of Bonnie View MHP to safely evacuate. The residents of Bonnie View Park have been told there is a locked gate at the back of our MHP we can climb, then walk roughly .75 mile to another locked gate near Lark Ave we can climb to escape. As a senior citizen with mobility issues, that would not be an option for me. I can neither climb a fence nor walk for .75 mile.
2. **Traffic Impact – In an emergency situation where an evacuation would be necessary on Oka Rd, there is one point of ingress and egress, at the intersection of Oka Rd and Lark Ave. In a situation where the road to Lark Ave is open, there would be so many residents trying to evacuate from the apartments on Oka Rd and the townhouse development on Oka Rd, it would be impossible for the residents of Bonnie View MHP to safely evacuate. Oka Rd is a one lane road, it can not

accommodate the number of vehicles that would need to evacuate in an emergency situation, especially if emergency vehicles were needed on the street at the same time.

3.**Alternative Solutions: – I believe there are more suitable locations in the area where such housing developments could be built without compromising the safety of residents in our neighborhood. I urge the city to explore alternative options that better align with the community's needs and concerns. In light of the above concerns, I kindly request that the city reconsider the approval of this housing development in its current proposed location. Thank you for taking the time to review my concerns. I hope that the city will carefully consider the potential implications of this development on our community's well-being and choose a course of action that best serves the interests of all residents.

Thank you,

Susan Server

[redacted], Los Gatos

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

4

From: **Carolyn Drozdiak** [redacted]
Date: Fri, Jun 6, 2025 at 12:45 AM
Subject: Re: Safety suggestions for the 14789 Oka Road, Los Gatos, CA development proposal
To: BONNIE VIEW PARK [redacted], <council@losatosca.gov>, <ewalters@losgatosca.gov>, [redacted]

To: Los Gatos Planning Department , LG Town Council,

Urban Catalyst & Erin Walters

Cc: Rachel Hinojosa

From: Carolyn Drozdiak

Date: June 6, 2025

Re: Safety suggestions for14789 Oka Road, Los Gatos, CA development proposal

Dear all,

I am a long time Los Gatan and currently reside on Oka Road in Los Gatos.

I support the building of "affordable" housing in Los Gatos & other CA municipalities. I also understand the economics of building conventional affordable housing here appear to demand higher densities for developers to make a profit. I even like much of the look of this proposed 14789 Oka Road development.

However, there are a few realities with respect to safety for all that I think we need to address as this project proposal goes forward:

· There is only one way for residents of Oka Road to get to their homes—that is through the intersection of Lark Ave. & Oka Road.

· Currently the single intersection of Lark Ave & Oka Road handles

1548 residential ingress & egress trips daily

And **1500 business** ingress/egress trips daily

Together that is over 3,000 entrances into that one intersection daily!

So managing vehicular volume (residential safety along a short narrow road where pedestrian residents walk to the Los Gatos Creek Trail along Oka Road daily) is *CRITICAL*.

SITUATION:

It is a given that we cannot legally object to the high (138 unit) density project based on the invocation of the Builder's Remedy, and the many allowed waivers re: setbacks, height constraints, parking spaces, etc. allowed under the State Density Bonus Law.

The 14789 Oka Road project will probably be built substantially as proposed.... However...

I do have a few suggestions which I believe could help this new development work MUCH better for the safety of all who live (and will live) on Oka Road.

ISSUE/CHALLENGE: ENSURING SAFETY FOR ALL OKA ROAD PEDESTRIANS

Residents of Oka Road & the Mozart neighborhood walk and bike to the Creek Trail along Oka Road daily. Many more from the new 14789 complex will likely also do so.

As there will be so much more traffic on this very short stretch of Oka Road daily, it will be important to ensure that the speed of all this additional car traffic is kept to a reasonable 25 mph ***or less.*** Where there is currently school traffic and probable foot traffic to the Los Gatos Creek Trail, it will be important to slow down traffic quite a bit.

SOLUTION 1-- SPEED BUMPS:

We will need to install speed bumps along Oka between Lark Ave and the 85 overpass. Sadly, not all currently follow the existing speed limit of 25, so it is really important to prepare for additional busy commuters and pedestrians who will be using this very small stretch of Oka Road daily (and often at dusk after work & school).

SOLUTION 2--WELL DESIGNED SIDEWALKS & BIKE LANES:

Even if cars drive more slowly, Oka Road is still only a single lane in and out for both current and future residents. Therefore, the proposed sidewalks should be wide, and allow safe passage for bikes (separate lane) and foot traffic all along the side where Bonnie View, the new 138 home 14789 Oka Road development, the JCC (Jewish Community Center) and Legacy Church are located.

ISSUE/CHALLENGE: POTENTIAL TRAFFIC ACCIDENTS, BOTTLENECKS

There is already traffic congestion in the morning and evening (during commute times especially) on Oka Road where patrons enter the LGSRC (Los Gatos Swim & Racket Club)

parking lot, residents enter & exit the Bonnie View complex and residents of the Mozart neighborhood drive along Oka Road heading to or from Lark Ave.

On the drawings I have seen, one leg of new 14789 development's "U shaped" road is currently placed very close to both the Bonnie View homes along the current orchard fence…AND **it is placed directly across from the vehicular entrance to the LGSRC**. This does not look very safe or wise to me.

It is very important to ensure that this new development does not worsen that congestion or create an unsafe pedestrian environment.

SOLUTION 1—DEVELOPMENT'S VEHICLE ENTRANCE/INGRESS PLACEMENT

To avoid a lot of congestion at that single point where the LGSRC and Bonnie View entrances already have enough traffic (especially during mornings and after work!) I suggest that ***the entrance*** to the new 14789 development (the ingress leg of the 14789 "U shaped" road) needs to run parallel to Lark Ave. ***and be immediately adjacent to the JCC*** parking lot. This logical adjustment prevents bottlenecks especially in the evening as vehicles seek to turn into both Bonnie View and the LGSRC at that same time.

SOLUTION 2—DEVELOPMENT'S VEHICULAR FLOW

The 14789 "U shaped" road needs to be one way and proceed in a ***one-way clockwise direction*** into (and through) the new 14789 complex. The one-way road should allow Urban Catalyst to minimize the width required for the "U shaped" road (perhaps allowing more park space within the complex).

SOLUTION 3—DEVELOPMENT'S EXIT/EGRESS: ADJUSTED PLACEMENT

I propose that the ***placement of the "exit leg"*** of the14789 development's "U shaped" road be modified slightly. The last **egress/exit** leg of the 14789 development's "U shaped" road should run parallel to Lark Ave (and back out to Oka Road) **through the middle** of the new 14789 development. At a minimum, a***t least one row*** of the new 14789 buildings (from front to back) should be ***put next to the Bonnie View complex's fence***, such that ***at least one row of buildings would be between*** the Bonnie View complex's fence and the new egress/exit leg of the 14789 complex's "U shaped" road.

This adjusted placement will ***prevent vehicles*** exiting from the 14789 complex from ***running right into vehicles*** turning left onto Oka Road from from the LGSRC driveway!

MODIFICATIONS A WIN/WIN-- FOR URBAN CATALYST & OKA ROAD COMMUNITY:

By implementing these modifications to the current 14789 development proposal, I believe Urban Catalyst development team will earn the appreciation of both current and future residents of Oka Road, as well as the patrons of the LGSRC and Mozart area residents.

Truly listening to and addressing these safety concerns can and will foster much good will and appreciation from the community *AND* help to brand the Urban Catalyst group as a preferred partner in future community development proposals.

Carolyn Drozdiak

[redacted]

From: Lana Gerasimova[redacted]
Sent: Monday, September 29, 2025 11:00 AM
To: ehayden@urbancatalyst.com
Cc: BONNIE VIEW PARK <[redacted]>; Erin Walters <EWalters@losgatosca.gov>; Gary Heap <GHeap@losgatosca.gov>; cconstantin@lostgatosca.gov; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Proposal to Enhance Safety and Flow at Oka Rd Development Entrance

[EXTERNAL SENDER]

Dear Urban Catalyst,

I hope you're doing well. As current residents of the Bonnie View community, we've been following the plans for the Oka Rd development with a lot of interest and appreciation for the thoughtful work going into it. We also understand the unique challenges of this neighborhood from living here day-to-day, and we know you can bring the expertise and resources to make this project successful for everyone.

With that in mind, I'd love to share one idea that could improve both safety and the arrival experience for future residents. I've attached some images to illustrate it. The idea is to shift the entrance slightly to the left:

- This would soften what is currently a sharp 82-degree turn, making the entry safer and more natural for incoming traffic.
- It would also create a safer buffer for Bonnie View homes, where children's bedrooms, play area, electrical panel and water hitter face the proposed entrance.
- The road would follow the angle of the first two buildings, reinforcing a natural flow into the community.
- It even opens the possibility for nicer landscaping, better visual separation between two communities and a future community name sign at the entry, if desired.

We truly appreciate your plan to add a concrete fence for safety. At the same time, because the fence will sit less than 5 feet from the corner of the first Bonnie View house (our house), we're concerned it might not withstand a heavy vehicle impact (such as delivery truck) and could pose risks to the home's electrical panel and water heater setting our house on fire, or running straight into our kids bedrooms. This small adjustment to the entrance location may help address that concern in a more lasting way.

Overview of current proposed entrance:



Overview of safer entrance:



Currently proposed entrance design:






KIDS
KIDS
KIDS
KIDS


KIDS
KIDS
KIDS

Safer Entrance Design:







Since this change doesn't impact unit count, it feels like a rare win-win! One of those moments where a slight design shift can dramatically improve both livability and safety. We'd love the chance to explore this together with you, combining your expertise with our local perspective to make the best outcome for everyone.

Thank you for your time and consideration. We look forward to working together on this.

Warm regards,

Lana

From: BONNIE VIEW PARK [redacted]
Sent: Tuesday, May 19, 2026 11:50 AM
To: Planning <Planning@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>; Lana Gerasimova [redacted]
Subject: 14789 Oka Road Development.

[EXTERNAL SENDER]

Letter To Los Gatos Planning Commission & Town Council – 14789 Oka Road

Dear Members of the Planning Commission & Town Council,

I will be out of town for the next month beginning tomorrow and, unfortunately, will be unable to attend the May 27th meeting regarding the proposed development at 14789 Oka Road.

I looked for the meeting agenda so I could direct my comments to the appropriate agenda item and recipient, but I was unable to locate a posted agenda at this time. As a result, I am submitting the following comments in hopes they may still be included as part of the written public comment record for this project.

While I understand the Town is facing significant challenges related to Builder's Remedy projects, I do have concerns regarding the proposed development and its impacts on the surrounding neighborhood. I sincerely hope careful consideration is given to neighborhood safety, the effects on existing residents, and the practical impacts this project may have on the community. I also hope Urban Catalyst is held accountable for the commitments and representations it has made to us and the surrounding area.

I am writing regarding the proposed Builder's Remedy project at 14789 Oka Road, which is immediately adjacent to our mobile home community on Oka Road.

As the neighboring property owner/operator, I have met with the developer, Eric Hayden, to better understand the project and to discuss practical measures to help reduce impacts on

our residents. I appreciate his willingness to engage directly with both myself and one of our residents, Lana Gerasimova, on specific site-related concerns.

Through these discussions, several project adjustments and mitigation measures were presented by the developer:

Tree placement and infrastructure protection: Trees previously proposed in close proximity (approximately three feet) to our property line and near newly installed sewer infrastructure—originally identified as redwoods—have been discussed as being replaced with less intrusive species, specifically *Ginkgo biloba* 'Princeton Sentry' trees. This shift from redwoods to a more narrowly structured and less intrusive tree species is an important consideration given the close proximity to our property line and existing underground infrastructure. In addition, the developer indicated that in-ground root barriers would be installed along the shared property line to further protect underground utilities.

Perimeter buffering: A substantial concrete wall along the shared property line was proposed to serve as a buffer for noise and light between the two properties, helping to preserve the livability of our community.

Site access and safety improvements: In response to concerns about a potentially hazardous entry configuration—specifically the risk of vehicles making improper turns toward a nearby home and children's bedroom—the developer reviewed and expressed support for a revised entry design concept prepared by our resident, Lana Gerasimova. This alternative design improves both safety and overall site aesthetics, and we understand it is intended to be incorporated into the project plans.

My intent in sharing this information is simply to document the coordination that has taken place and the measures that have been discussed as part of that process. These items are meaningful to our residents, as they directly affect safety, infrastructure protection, and day-to-day quality of life along the shared boundary. It is our understanding that these previously discussed measures would be incorporated into the project as part of any

approval by the Town, and we look to the developer to be accountable for their implementation.

Separately, I note that due to the nature of Builder's Remedy projects, the proposed development is not subject to typical local parking standards. As a neighboring property with already limited guest parking, we are mindful of the potential for overflow impacts. While I understand the broader regulatory context, this remains an important consideration for our community.

We are committed to being constructive neighbors and to maintaining open communication if the project moves forward. Thank you for your time and consideration.

Sincerely,

Rachel Hinojosa
Operations Manager
Bonnie View Park
[redacted]

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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 14789 Oka Road 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 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
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?	Nesting Raptors and Migratory Birds *IV-1 If tree removal or ground disturbing activities are scheduled to commence during the breeding 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 Planning Division. 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 an on-site 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 Planning Division.* Special-Status Bat Species *IV-2 Approximately 14 days prior to tree removal or structure demolition activities, a qualified*	Town of Los Gatos Planning Division Town of Los Gatos Planning	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) Approximately 14 days prior to tree	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. *If no roosting sites or bats are found, a letter report confirming absence will be prepared and no further measures are required.* *If bats or roosting sites are found, a letter report and supplemental documents will be prepared prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures will be implemented:* *a. If bats are found roosting outside of the nursery season (May 1 through*	Division	removal or structure demolition activities	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		October 1), they will be evicted as described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season. *b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees to be removed, exclusion structures (e.g.*			

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. *If needed, other methods conducted under the direction of a qualified bat biologist could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.*			
IV-e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	*IV-3* *Prior to approval of final project improvement plans, the project applicant shall prepare a tree replacement plan for the three protected trees being removed to comply with the Town ordinances. The plan shall include the planting of suitable native species that align with the Town's guidelines for tree replacement. The tree replacement plan shall include the following standards and requirements:*	Town of Los Gatos Planning Division	Prior to the approval of final project improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		• *All replacement trees shall be planted within six months of the removal of the protected trees, preferably during the appropriate planting season to ensure high survival rates.* • *Newly planted trees shall receive regular watering, mulching, and protection from pests. A certified arborist shall monitor their health and provide necessary care during the first two years to ensure successful establishment.* • *With respect to Tree #375: the tree shall be replaced with six, 24-inch box Coast Live Oaks (Quercus agrifolia). The replacement trees shall be strategically planted within the property to ensure optimal growth conditions and to restore the ecological benefits provided by the removed tree. Each replacement tree shall be placed in locations that would not interfere with existing infrastructure or future construction plans.* • *With respect to Tree #17: the tree shall be replaced with three, 24-inch box native shade trees, such as Valley Oaks (Quercus lobata) or California Sycamores (Platanus racemosa). The foregoing species would be suitable to the local climate and would provide substantial ecological benefits. The trees shall be planted in designated*			

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		areas that would allow for their full mature growth potential, ensuring the trees would not impede future development. • *With respect to Tree #64: the tree, which is in poor health, shall be replaced with three, 24-inch box native trees, such as Black Walnuts (Juglans hindsii) or California Buckeyes (Aesculus californica). The replacement trees would enhance biodiversity and provide long-term benefits to the local environment. The planting locations shall be chosen to maximize the trees' chances of thriving without conflicting with existing or planned structures.* *Progress reports shall be submitted to the Town's Planning Division at regular intervals, detailing the health and growth of the replacement trees. Photos and site inspections shall accompany the reports to verify compliance with the replacement plan.*			
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*	Town of Los Gatos Planning Division	During construction, if historic, archaeological, or paleontological resources are encountered during subsurface excavation activities	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		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 (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*	Town of Los Gatos Planning Division Santa Clara County Coroner	During construction, if human remains, or other remains that are potentially human, are found	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		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,	NAHC, if the Santa Clara County Coroner determines remains are Native American		

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT						
Item Number	**Checklist Question**		**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
			determines that the treatment measures have been completed to the Town's satisfaction.			
VII. Geology and Soils						
VII-aiii; VII-aiv; VII-c	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic-related ground failure, including liquefaction; or landslides; 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?	*VII-1*	*Prior to approval of any building permits, the project Civil Engineer shall show on the project plans that the project design adheres to all engineering recommendations provided in the site-specific Geotechnical Investigation prepared for the proposed project by Cornerstone Earth Group to ensure that the recommended standards are incorporated into the project design and construction, including all relevant CBSC standards, to the satisfaction of the Town's Engineer. Such recommendations shall include, but are not limited to, the following:* • *Foundations shall be designed to tolerate the anticipated total and differential settlements, consistent with Section 8: Foundations, of the Geotechnical Investigation;* • *Surficial soils underlying on-site locations intended for project improvements, including buildings and pavement areas, shall be removed to avoid settlement;* • *The removed surficial soils shall be replaced with engineered fill, consistent with Section 6: Earthwork, of the Geotechnical Investigation; and* • *Compliance with all applicable 2022 California Building Code (CBC) standards shall be required, as*	Town of Los Gatos Building Division and Engineering Division	Prior to approval of any building permits for the project	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		detailed in Section 7 of the Geotechnical Investigation. *All grading and project improvement plans shall be reviewed by a licensed engineer and approved by the Town of Los Gatos Building Division and the Parks and the Town of Los Gatos Engineering Division.*			
X. Hydrology and Water Quality					
X-a; X-ci; X-cii; X-ciii	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or Create or contribute runoff water which would exceed the	*X-1*	*Prior to any ground-disturbing activities, the project applicant shall prepare and submit an 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 for projects disturbing more than one acre. 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. 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,*	Town of Los Gatos Engineering Division	Prior to any ground-disturbing activities	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	*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 14789 OKA ROAD 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* *Prior to approval of grading permits, the following criteria shall be established and noted on grading plans, subject to review and approval by the Town:* • *Ensure that construction activities are limited to the hours of 8:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 4:00 PM on Saturdays. Construction shall not be permitted on Sundays or holidays;* • *Temporary eight-foot noise barriers shall be constructed along the north and south property lines of the project site to shield adjacent sensitive receptors and residential land uses from ground-level construction equipment and activities. The noise barriers shall be solid over the face and at the base of the barrier to provide a five dBA noise reduction;* • *Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;* • *Unnecessary idling of internal combustion engines shall be strictly prohibited;* • *Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If the equipment must be*	Town of Los Gatos Engineering Division	Prior to approval of grading permits	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors; • *Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;* • *Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors;* • *Control noise from construction workers' radios to a point where radio noise is not audible at existing residences bordering the project site; and* • *Designate a disturbance coordinator responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include the number in the notice*			

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		sent to neighbors regarding the construction schedule. *Proof of compliance with the above measures shall be submitted to the Town of Los Gatos Building Department for review.*			
XIII-b	Generate excessive groundborne vibration or groundborne noise levels?	*XIII-2* *Prior to commencement of project construction activities, the project applicant shall prepare a Construction Vibration Plan to reduce construction vibration levels to less than or equal to 0.5 in/sec PPV. The project contractor shall ensure compliance and implementation of the plan throughout the construction period. All plan tasks shall be in accordance with industry-accepted standard methods. The Construction Vibration Plan shall be submitted to the Town of Los Gatos Community Development Department and include, but not be limited to, the following measures:* • *A list of all heavy construction equipment known to produce high vibration levels to be used for this project (e.g., dozers, graders, excavators, saws, trucks, and vibratory rollers) shall be submitted to the Town, as well as a list of smaller equipment (less than 18,000 pounds) to be used near the northern project site boundaries.* • *A smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor shall be used when compacting materials within 30 feet of any adjacent residential buildings. For*	Town of Los Gatos Building Division	Prior to the commencement of project construction activities	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
		all other equipment, smaller equipment (less than 18,000 pounds) shall be used within areas 15 feet adjacent to existing residential buildings. The smaller equipment shall be individually identified among the list of equipment as a subset of equipment allowed for use at the project site boundaries. • *Avoid dropping heavy equipment and using vibratory rollers within 30 feet of the sensitive receptors adjoining the project site. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 30 feet of adjacent buildings to the north.* • *Select orchard tree removal methods that do not involve large impact tools within 15 feet of the shared property line with the residences to the north. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.* • *Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of the coordinator shall be clearly posted on the construction site.*			
XVII. Transportation					
XVII-c; XVII-d	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision	*XVII-1* *Prior to approval of final improvement plans, the plans shall include all relevant recommendations as included in the Transportation Analysis prepared by Hexagon*	Town of Los Gatos Engineering Division	Prior to approval of final improvement plans	

MITIGATION MONITORING AND REPORTING PROGRAM 14789 OKA ROAD PROJECT					
Item Number	**Checklist Question**	**Mitigation Measure**	**Monitoring Agency**	**Implementation Schedule**	**Sign-Off**
	(b); or result in inadequate emergency access?	*Consultants, Inc., for the proposed project. Such recommendations shall include, but not be limited to, the following:* • *Large landscaping trees planted near the project site entrances shall be maintained so that the tree canopies are above 10 feet high to preserve sightlines and ensure the sight of exiting drivers is not obstructed; and* • *Red curb equal to at least one car length shall be striped adjacent to both sides of each entrance road along Oka Road.* *The foregoing recommendations shall be incorporated into the project design and construction to ensure the sight of drivers exiting the project site and driving along Oka Road shall not be obstructed. All project improvement plans shall be reviewed by a licensed engineer and approved by the Town of Los Gatos Engineering Division and the Town's Engineer.*			
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 14789 OKA ROAD 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

The Responses to Comments document contains comments received during the public review period of the 14789 Oka Road 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 provide 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 March 6, 2026. 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 Los Gatos Public Library, located at 100 Villa Avenue and at the Los Gatos Community Development Department and the Clerk's Office at 110 East Main Street. Electronic copies of the IS/MND were also available on the Town's website at the following page: www.losgatosca.gov/14789Oka. The public review period ended April 6, 2026.

LIST OF COMMENTERS

The Town of Los Gatos received nine 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 ..... California Department of Transportation (Caltrans)
Letter 2 ..... Santa Clara Valley Water District (SCVWD)

Individuals

Letter 3 ..... Mario Blaum
Letter 4 ..... Carolyn Drozdiak (1 of 2)
Letter 5 ..... Carolyn Drozdiak (2 of 2)
Letter 6 ..... Jim Drozdiak
Letter 7 ..... Lana Gerasimova
Letter 8 ..... Richard Henning
Letter 9 ..... Diana Schnabel

RESPONSES TO COMMENTS

The Responses to Comments below include each comment letter received regarding the 14789 Oka Road 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 STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS–10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

April 6, 2026

SCH #: 2026030319
GTS #: 04-SCL-2026-01489
GTS ID: 39394
Co/Rt/Pm: SCL/85/R10.697

Erin Walters, Senior Planner
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Re: 14789 Oka Road Project – Draft Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Erin Walters:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 14789 Oka Road Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the March 2025 Draft IS/MND. **1-1**

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would include the removal of the existing orchard to allow for the subdivision of the site into 18 residential lots and subsequent development of 138 townhome units within 18 residential buildings. The project also proposes construction of a new sidewalk, planting strip, on-street parking, and a bike lane along the Oka Road frontage. The approximately 6.71-acre project site is in close proximity to the State Route (SR) 17 and SR 85 interchange. **1-2**

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). **1-3**

1-3 cont. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

1-4 Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website (*link*) or contact LDR-D4@dot.ca.gov.

Sincerely,

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

LETTER 1: CALIFORNIA DEPARTMENT OF TRANSPORTATION

Response to Comment 1-1
The comment is introductory in nature and does not address the adequacy of the IS/MND.

Response to Comment 1-2
The comment consists of a summary of the proposed project and does not address the adequacy of the IS/MND.

Response to Comment 1-3
The comment does not specifically address the adequacy of the IS/MND. The comment has been noted for the record and will be forwarded to the project applicant and the decision-makers as part of their consideration of the proposed project.

Response to Comment 1-4
The comment does not address the adequacy of the IS/MND.

From: Lisa Brancatelli <LBrancatelli@valleywater.org>
Sent: Monday, April 6, 2026 4:49 PM
To: Erin Walters <EWalters@losgatosca.gov>
Subject: RE: CEQA - Public Review Period NOI- IS/MND for 14789 Oka Road Project (VW16926)

[EXTERNAL SENDER]

Hello Erin,

2-1 Valley Water staff have reviewed the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the 14789 Oka Road Project in Los Gatos. Based on our initial review, we have the following comments:

1. **2-2** Mitigation Measure (b, c) on page 37 indicates that the project site is located more than 25 feet from Los Gatos Creek, meaning it would not negatively impact the creek or its associated riparian corridor and would align with the Guidelines and Standards for Land Use Near Streams adopted by the Town. However, efforts should be made to preserve the existing riparian vegetation or enhance the area by planting vegetation that is suitable for the riparian corridor. It is important to avoid hardscape and other active uses that could harm the creek and its riparian habitat. Setbacks to the creek should be measured from the top of bank or the edge of the riparian corridor, whichever distance is greater, and should be based on a biological assessment of the site.
2. **2-3** Mitigation Measure (civ) on page 67. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) 06085C0239H, effective May 18, 2009, the project site is located in Zone X (shaded), an area with a 0.2% annual chance flood hazard. The document should be revised to include the FEMA zone description.
3. **2-4** Mitigation Measure (d) on page 69, the IS/MND should also note that the entire project site is also subject to dam inundation from the James J. Lenihan Dam on Lexington Reservoir.
4. **2-5** Valley Water records do not show any wells on the project site; however, it is always possible that a well exists that is not in Valley Water records. Abandoned or unused wells can serve as vertical conduits for contaminants to pollute groundwater. To avoid impacts to groundwater quality, any wells found on-site that will not be used must be properly destroyed in accordance with Ordinance 90-1, which requires issuance of a well destruction permit. Property owners or their representatives

2-5 cont. should call the Wells and Water Measurement Unit at (408) 630-2660 for more information on well permits and registration for well destruction.

5. Los Gatos Creek runs along the western property line, and Valley Water has an easement for the areas directly adjacent to the project site. Valley Water does not have any right-of-way or facilities within the project boundary; therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is not necessary for this project.

2-6 However, please note that if the project boundaries change, or if work is proposed within Valley Water's easement, or if there could be an impact on Valley Water facilities, including the Los Gatos Creek, a Valley Water encroachment permit will be required before construction can begin.

2-7 We appreciate the opportunity to comment on the IS/MND and look forward to reviewing any subsequent documents as they become available. If you have any questions, you may contact me at (408) 630-2479, or by e-mail at LBrancatelli@valleywater.org. Please reference District File No. 16926 on future correspondence regarding this project.

Thank you,

LISA BRANCATELLI
ASSOCIATE ENGINEER (CIVIL)

Community Projects Review Unit
lbrancatelli@valleywater.org
Tel. (408) 630-2479 / Cell. (408) 691-1247
CPRU Hotline: (408) 630-2650

Valley Water

SANTA CLARA VALLEY WATER DISTRICT

5750 Almaden Expressway, San Jose, CA 95118
www.valleywater.org

Clean Water · Healthy Environment · Flood Protection

LETTER 2: SANTA CLARA VALLEY WATER DISTRICT

Response to Comment 2-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 2-2
The reference to "Mitigation Measure (b, c)" included within the comment letter is incorrect. Rather, the comment is referring to the specific CEQA analysis section included within the IS/MND, not the mitigation measures included within the document.

With regard to stream setbacks, the Town relies on the Guidelines and Standards for Land Use Near Streams, developed by the Santa Clara Water Resources Collaborative. According to Section II.B.1, Bank Stability for Structures Built Near Streams, of the Guidelines and Standards for Land Use Near Streams, an offset of at least 20 feet from the top of the bank or property line is required for all new development. As shown on Figure 5, Proposed Utility Plan (1 of 2), on page 14 of the IS/MND, the proposed project would implement a 20-foot setback measured from the top of the bank, and thus, would comply with the standards provided in the Guidelines and Standards for Land Use Near Streams. An existing maintenance access road and levee are located between the top of the bank and the property line, which would remain with the proposed project. Thus, the proposed project would not impact Los Gatos Creek or its associated riparian corridor.

As the project would not adversely affect riparian habitat associated with Los Gatos Creek, there is no nexus to require the applicant to plant additional riparian vegetation.

Response to Comment 2-3
The reference to "Mitigation Measure (civ)" included within the comment letter is incorrect. Rather, the comment is referring to the specific CEQA analysis section included within the IS/MND, not the mitigation measures included within the document.

Based on the comment, page 67 of the IS/MND is hereby revised to include the Federal Emergency Management Agency (FEMA) zone description for the project site:

> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06085C0239H, effective May 18, 2009, the project site is located adjacent to a special flood hazard area (SFHA) associated with Los Gatos Creek. However, as shown in Figure 10, the entirety of the project site is located within an area classified as Zone X, an area with a 0.2 percent annual chance flood hazard. Zone X~~, which~~ is not considered an SFHA.

Response to Comment 2-4
The reference to "Mitigation Measure (d)" included within the comment letter is incorrect. Rather, the comment is referring to the specific CEQA analysis section included within the IS/MND, not the mitigation measures included within the document.

Page 69 of the IS/MND is hereby revised to include additional information regarding potential dam inundation from the James J. Lenihan Dam on Lexington Reservoir:

The nearest reservoir is the Vasona Reservoir, located approximately 0.54-mile south of the site. In addition, the Lexington Reservoir and Lenihan Dam are located approximately 3.93 miles south of the site. The project site is located within the dam failure inundation area associated with the Vasona Reservoir, as well as the James J. Lenihan Dam on Lexington Reservoir. The dams in Santa Clara County are managed by the SCVWD. The dams are continuously monitored and regularly inspected, as well as inspected immediately following significant earthquakes. To date, the SCVWD has not identified any issues with the Vasona Reservoir dam or the James J. Lenihan Dam on Lexington Reservoir during inspections.

Response to Comment 2-5

The Phase I Environmental Site Assessment (ESA) prepared for the proposed project by AEI Consultants (see Appendix F to the IS/MND) states that existing wells were not identified on or near the project site. Thus, impacts related to wells are not anticipated to occur as a result of the proposed project. Should an unanticipated well be discovered during construction, the well would be abandoned in accordance with Ordinance 90-1.

Response to Comment 2-6

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 their consideration of the proposed project.

Response to Comment 2-7

The comment is conclusory and does not address the adequacy of the IS/MND.

Letter 3

From: Mario Blaum [redacted]
Sent: Thursday, April 2, 2026 7:14 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Wendy Wood <WWood@losgatosca.gov>
Subject: Project at 14389 Oka Road

[EXTERNAL SENDER]

3-1 Dear Erin: I want to briefly comment on the project at 14389 Oka Road, whose CEQA was recently mailed to us.

3-2 It is clear that new housing is desperately needed, and I understand the State issuing the so-called Builder's Remedy that overcomes local regulations and zoning. However, if public safety is compromised by a project, such a project authorization can (and I would add, should) be denied by the local authorities. I argue that this project, which contemplates the construction of 138 townhome units, clearly qualifies as unsafe. Actually, we had this discussion some 13 years ago (before the time of Builder's Remedy), and the Los Gatos Council at that time concurred with the neighbors and decided not to change the single-home zoning for the area. In the years since, the problems did not subside, but did actually get worse.

3-3 Oka Road is the single exit for the neighborhood. In case of emergency, there is no other way out (think about Paradise).

3-4 We have several examples of this happening. Now, without any new construction at all, occasionally we get trapped in our houses. If there is a large event at the JCC, it takes a lot of time to get into Lark Av. Cars occasionally block Oka Road when they pick up children at the school in the JCC. We had two bomb alarms (fortunately fake) that closed the road for hours. Every now and then, a car from above in 85 lands into Oka Road (in one case with tragic consequences).

3-5 We have several residents in the neighborhood that are disabled and may need emergency vehicles. Certainly, adding 138 units will not improve this situation when we need to get out. What would happen if there were a propagating fire? Climate change makes this possibility more likely in the future. Sparks can propagate fires for miles (think about Pacific Palisades and Altadena). Nobody could give us a satisfactory answer on what to do if such a scenario occurs.

Letter 3 cont.

The Council is obligated to protect our lives as well as the ones of the people that will inhabit the 138 units planned. For the given reasons, the project should be either rejected or sized down significantly. Thanks for your attention.

3-6

Sincerely,

Mario Blaum

[redacted] Los Gatos, CA 95032

[redacted]

[redacted]

LETTER 3: MARIO BLAUM

Response to Comment 3-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 3-2
The comment does not address the adequacy of the IS/MND and the commenter does not provide any substantial evidence demonstrating why the project is "unsafe".

Response to Comment 3-3
The comment references Paradise in the context of Oka Road being the single exit for the neighborhood. Thus, the concern would appear to be focused on wildfire. As discussed on page 100 of the IS/MND, according to the maps prepared as part of the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project is not located within a State Responsibility Area (SRA) nor within a Very High or High Fire Hazard Severity Zone. According to CAL FIRE Mapping, the nearest Very High Fire Hazard Severity Zone is located approximately 1.2 miles southeast, across Highway 17, with substantial intervening urban development. The California Attorney General's *Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act* appears to define high-risk areas as those being with an SRA or lands classified as High or Very High Fire Hazard Severity Zones. Thus, based on the above, the project site is not located within a high-risk area for wildfire.

While the project could increase the amount of time for the limited residents north of the project site to evacuate in the event of an emergency, there is no substantial evidence to suggest that this could increase the risk to community safety given that the project is not located in a high wildfire risk area and the nearest Very High Fire Hazard Severity Zone is located approximately 1.2 miles away. Furthermore, unlike some rural areas where a relatively long single road provides the only egress/ingress to a high-risk area (e.g., Paradise), Lark Avenue is less than 1,000 feet to the south of the project site, which provides direct access to Highway 17 and other key local routes such as Winchester Boulevard and Los Gatos Boulevard.

Response to Comment 3-4
Please see Response to Comment 3-3.

Response to Comment 3-5
Please see Response to Comment 3-3.

Response to Comment 3-6
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 their consideration of the proposed project.

Letter 4

From: Carolyn Drozdiak [redacted]
Sent: Monday, March 23, 2026 12:57 PM
To: Erin Walters <EWalters@losgatosca.gov>; BONNIE VIEW PARK [redacted]>; Jim Drozdiak [redacted]; Gerasimova, Lana [redacted]; Rob Moore <RMoore@losgatosca.gov>
Subject: Oka Road 138 unit project

[EXTERNAL SENDER]

Please be sure the drive through is one-way & goes counter-clockwise into the new development on Oka Road.

4-1 I.e., the ingress is next to the JCC parking lot and the egress is next to the Bonnie View Park.

This will prevent many potential traffic problems –

Currently the traffic congestion potential at the juncture of LGSRC and Bonnie View Park as both residents and LGSRC club members enter the club and exit the park in the morning is alleviated by them going in a different direction in the early morning.

4-2 Later in the afternoon, (end of workday), the traffic heading home to both Mozart and Bonnie View and the LGSRC is plenty for that small intersection to handle. By having the new residents (of the new development) turn into their homes BEFORE that congested intersection, many problems and frustrations will be avoided!!

4-3 I have written about this in my letters to you and the committee last year. I have also spoken directly to Rob Mor about it and reminded him about it recently. Thanks for your consideration.

Carolyn Drozdiak

[redacted]

LETTER 4: CAROLYN DROZDIAK (1 OF 2)

Response to Comment 4-1

The commenter's recommendation appears to be related to concerns about increased congestion on Oka Road as a result of the project. Please see Response to Comment 4-2.

Response to Comment 4-2

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, most commonly understood as congestion. However, pursuant to Senate Bill (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, concerns related to LOS are not required to be addressed in the IS/MND, and vehicle miles traveled (VMT) is now used, rather than LOS, to assess the significance of transportation impacts under CEQA. Therefore, the analysis included under Section XVII, Transportation, of the IS/MND focuses on VMT and not on the effects of the proposed project on traffic conditions or congestion along roadways in the project vicinity. The comment will be forwarded to the decision-makers are part of their consideration of the proposed project.

Response to Comment 4-3

The comment does not address the adequacy of the IS/MND.

On Monday, March 23, 2026 at 09:51:23 PM PDT, Carolyn Drozdiak <[redacted]> wrote:

Hi all,

5-1 Oops!

Somehow I said counter-clockwise in my earlier e-mail-- but Idescribed a clockwise flow! sheesh! I meant clockwise!

5-2 To avoid a big traffic back-up at end of business days I believe, the ingress to the new Oka Road development would clearly be better at the south side (by the JCC). Otherwise, everyone wanting to get home to Mozart, OR Bonnie View, OR the new development (OR to a LGSRC work-out class or a kid swim team practice or tennis match after work) would all be queued up on little Oka Road going north from Lark--all heading to that one unofficial "intersection" where the three complexes have an entrance/exit.

Just imagine the fun between 5 & 7pm!

And that does not even account for the difficulty there will be by definition as people turn left out of the LGSRC club and are immediately confronted with cars turning left in front of them trying to enter the new Oka Road complex. I think it will be far safer to have the ingress to the new complex be on the south side (by the JCC).

5-3 That will also keep any headlights in the evening (from cars returning home after dark) away from the windows of [redacted] 👍 .

5-4 If the egress is along Bonnie View (north side), I do not thlnk [redacted] will get much extra exhaust, as that is the same way cars exit Bonnie View in the morning now-anyway. There is

5-5 really no significant cueing up to turn right out of Bonnie View now, and the new driveway will be a pretty open "breezeway" from the drawings Lana just shared.

5-6 My biggest concern now (other than the big mess, noise & daily traffic disruption which a large, lengthy construction project next door will clearly cause) is a question of enough parking for the new unit owners and their visitors & roommates.

Carolyn

LETTER 5: CAROLYN DROZDIAK (2 OF 2)

Response to Comment 5-1
Please see Response to Comment 4-1.

Response to Comment 5-2
Please see Response to Comment 4-2.

Response to Comment 5-3
As discussed under Section I, Aesthetics, of the IS/MND, existing sources of light and glare in the vicinity of the site include headlights on cars and trucks travelling along Oka Road. Thus, any vehicle traffic associated with the proposed project would not be considered a new source of light and glare along Oka Road, nor would it be considered "substantial" (See Appendix G, Section I, Question 'd') in the context of the anticipated nighttime trips associated with the project. For example, even during winter, when the majority of project-related vehicle trips could be returning home in the PM peak hour when it is dark, only 47 vehicles are estimated to enter the site and 32 are estimated to exit the site (IS/MND, Appendix C, Table 3).

Response to Comment 5-4
As discussed under Section III, Air Quality, of the IS/MND, an Air Quality and Greenhouse Gas Assessment was prepared for the proposed project, which concluded that the proposed project would not result in emissions of criteria pollutants, such as exhaust, in excess of the Bay Area Air District's (BAAD's) applicable thresholds of significance. In addition, based on the BAAD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

Response to Comment 5-5
The comment does not address the adequacy of the IS/MND.

Response to Comment 5-6
It is unclear what "big mess" the commenter is referring to. Please see Response to Comment 4-2. In addition, as discussed under Section XIII, Noise, of the IS/MND, a Noise and Vibration Assessment was prepared for the proposed project by I&R (see Appendix K of the IS/MND), which determined that the proposed project is not anticipated to increase peak hour traffic volumes along Oka Road sufficient to significantly increase noise levels. In comparison to existing peak hour traffic volumes along Oka Road, the peak hour trips associated with the proposed project would result in a noise level increase of less than one decibel (dBA L_{dn}), compared to the three dBA L_{dn} threshold established by the Federal Interagency Committee on Noise (FICON). The three dBA L_{dn} threshold is the level at which a noise level increase becomes perceptible. Thus, operation of the proposed project would not generate a substantial increase in ambient noise levels in the vicinity of the project in excess of applicable noise standards.

The scope of an EIR is limited to a local agency's evaluation of potentially significant environmental impacts of a project. (Public Resources Code [PRC] Section 21060.5; CEQA Guidelines Section 15360.) An analysis of parking impacts is not included within the IS/MND because such potential impacts are not considered to have effects on the environment. As noted on page 11 of the IS/MND, the proposed project would include a total of 396 parking spaces

throughout the site, which would include 20 guest spaces. Furthermore, the proposed project would include on-street parking along the Oka Road frontage.

Letter 6

From: Jim Drozdiak [redacted]
Sent: Tuesday, March 24, 2026 9:56 AM
To: Rob Moore <RMoore@losgatosca.gov>; Carolyn Drozdiak [redacted]>;
Jim Drozdiak [redacted]>
Cc: Lana Gerasimova <[redacted]; Erin Walters <EWalters@losgatosca.gov>;
BONNIE VIEW PARK [redacted]
Subject: Re: Oka Road 138 unit project part 2

[EXTERNAL SENDER]

Hi all,

As Carolyn states, our biggest concern now is parking. I noted this in my December 2024 input to the project team, and the issue remains. The current plan for guest parking is insufficient.

There are always cars parked on Oka Rd. next to the apartments across from the JCC. The situation will be even worse with the 138 unit project.

Also, on some spring and summer Saturdays with swim meets at the LG Swim & Racquet Club, cars swarm all over Oka Rd and beyond, making parking virtually impossible.

6-1 The best solution would be to replace the "mini-park" in the northwest area of the new development with more guest parking. I don't like removing a "green" area, but it seems to be the most realistic solution. (Another option would be to reduce the number of townhomes to make room for parking, but no doubt the developer would find that financially impractical.)

This won't completely solve the problem, but it will make things much better. The developer requested a Builder's Remedy waiver for guest parking requirements, but I think it's in the developer's best interests to make this change. Townhome owners will find this arrangement more beneficial in the long run.

Regards,

Jim Drozdiak

Bonnie View resident

LETTER 6: JIM DROZDIAK

Response to Comment 6-1

Please see Response to Comment 5-6.

From: Lana Gerasimova [redacted]
Sent: Monday, March 23, 2026 4:45 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Carolyn Drozdiak <[redacted]; BONNIE VIEW PARK <[redacted]; Jim Drozdiak [redacted]>; Rob Moore <RMoore@losgatosca.gov>
Subject: Re: Oka Road 138 unit project

[EXTERNAL SENDER]

Hi Carolyn,

7-1 Thank you very much for your idea and trying to keep us safe! I actually thought about the counter-clockwise idea earlier on too, but after looking at it more closely, I started to get concerned about the impact on the homes along Bonnie View.

7-2 With that setup, headlights from cars exiting would shine directly into those houses at night. For example, [redacted] home would be pretty exposed since it faces the internal driveway between the townhomes. I worry that could really affect sleep.

7-3 Also, having cars slow down and turn onto Oka right there would likely mean more noise and exhaust near [redacted] windows.

7-4 On another note, I've been working with the developer on the entrance layout, and Erik Hayden agreed to shift the road slightly so the sharp turn issue should be improved, which you know was was a huge concern of mine. I'll attach couple of images below for you:) It may not be exact, but should be something close to that (hopefully).

With all that in mind, I'm hoping we can keep the current direction rather than switching it.

7-5 Really appreciate you bringing this up though it's helpful to think through all angles, and I think we're all trying to get to the best outcome for everyone.

Sincerely,

Lana

Letter 7 cont.

7-6





Letter 7 cont.

7-6 cont.



LETTER 7: LANA GERASIMOVA

Response to Comment 7-1
The comment does not address the adequacy of the IS/MND.

Response to Comment 7-2
Please see Response to Comment 5-3.

Response to Comment 7-3
Please see Responses to Comments 5-4 and 5-6.

Response to Comment 7-4
The comment does not address the adequacy of the IS/MND.

Response to Comment 7-5
The comment is a conclusion statement and does not address the adequacy of the IS/MND.

Response to Comment 7-6
The comment does not address the adequacy of the IS/MND.

Letter 8

----- Forwarded Message -----

From: DICK HENNING [redacted]

To: Ewalters@losgatoca.gov <ewalters@losgatoca.gov>

Sent: Sunday, March 8, 2026 at 01:11:32 PM PDT

Subject: 14789 Oka Road , 138 Townhomes.

Hello , My name is Richard Henning. First a bit about myself. I was a member of the development team who built 18 homes in 1986 through 1988 at the end of Mozart to include Mojonera Court and Mozart Court at the end. I have a B.S. degree in Urban and Regional Planning from U.C Davis , 1977, which led me to my work in residential development over 3 decades. We met strong opposition in taking out the "beloved" Los Gatos YMCA that had resided there for years prior. And the opposition from the entire neighborhood to single family new homes (many of which are 2 stories), 18 to be exact on normal sized lots of 9,000 to 16,000 square feet. The opposition also cited density in proximity to the "future" large freeway planned called Highway 85. The argument went on for years to come after the homes were done as to how to access the neighborhood with the new freeway

8-1 going in and how cal-trans and the city would handle easy access in the case of personal emergencies or fire to the homes. Putting in access over the creek to Winchester or building an underpass or overpass of the freeway on Oka Road , or both. This was argued for a long time finally settling on the single access route down Oka Road exiting onto Lark Avenue, despite the many concerns of high traffic density and emergency access at the time. (yes traffic problems existed in1990) . That is a brief history of the prior development and concerns at the time. I bought and retained a home that was to be the model home in 1988 at the corner of Mojonera and Mozart. Most of the homes have sold two or more times since then, and the older homes that were in the neighborhood were all rebuilt or extensively remodeled now. Fast forward to TODAY. I am one of the older people in the neighborhood and few that remember the ordeals from a "developers" point of view. I am now in my 70's and I am disabled and face multiple health issues and no long drive or have a car. I have a driver and also have medical transportation frequently . (multiple times a month). I have been evacuated by ambulance as well in the past.

8-2 I have watched on you-tube the various city council meetings , but have not gone in person due to obvious reasons. I am astonished at the pure numbers of high density townhomes on the parcel which, by the way, is about the same as the size of the parcel containing the 18 homes myself and my team, marketed in 1987-1988, under the name "Bel Canto" . I understand the outrage by many

8-3 of the people around here about the sheer increase in volume of traffic that will clog and bring to a standstill the already huge traffic problem at certain times of day on Oka and Lark Avenue. For myself as a disabled senor I am already convinced that the city council and members or the

8-4 planning commission have giving their full approval and have done their duty by listening to the residents and concerned citizens as they always do prior to these massive developments.

Letter 8 cont.

8-5 Since this development will impede my personal emergency evacuation route and need for medical access in and out of the neighborhood at the end of Oka Road I have had to take measures to personally mitigate the future issue. I have put my attorney on notice that I will have problems getting to medical care and ambulances will not be able to get through the traffic problem . I have also put family members and neighbors on notice that the traffic will prohibit me from getting medical attention in the future. I am also PUTTING YOU AND THE PLANNING COMMISION ON NOTICE OF FUTURE PROBLEMS WITH ME GETTING OUT OF SINGLE ACCESS SMALL TWO LANE OKA ROAD. Which is extremely inadequate for this 138 townhome development and existing 170 approx homes at the end of Oka Road., and tennis club, and mobile home park, and J.C.C and apartments, etc. .

8-6 I would like to also bring to your attention that in the Town Of Moraga , CA., has been sued by a group calling themselves "Safe Moraga" over approval of a 66 unit development without first studying an inadequate emergency route and the impact to residents along a small Two Lane Road called Moraga Road , with ONLY ONE WAY OUT. The group of residents accused the town and I quote , " Putting their dead in the sand and ignoring the evacuation route " Doesn't this sound eerily familiar to the Oka Road situation ???

8-7 I would also like you to copy my email and send it to the city council and planning commission members as my input and future emergency plans. I have problems with my hands in doing so physically, thank you.

And to assure that you read this correspondence and did not just file it with the other NIMBY letters you receive or in your spam folder , could you please call me at [redacted] to discuss further.

I look forward to talking to you soon.

Sincerely

Richard Henning

[redacted]

LETTER 8: RICHARD HENNING

Response to Comment 8-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 8-2
The comment does not address the adequacy of the IS/MND.

Response to Comment 8-3
Please see Response to Comment 4-2.

Response to Comment 8-4
The comment does not address the adequacy of the IS/MND.

Response to Comment 8-5
Please see Response to Comment 3-3. There is no substantial evidence to suggest that the project would impede emergency medical response vehicles from being able to access the commenter's home at the end of Oka Lane. If averaged over a 24-hour period, the project would only contribute an estimated 82 trips per hour to Oka Road (in reality a greater proportion of trips would occur during the AM and PM peak hours). Oka Road can accommodate this relatively modest increase in trips without disrupting the ability for emergency responders to adequately access residents along Oka Road.

Response to Comment 8-6
The comment does not address the adequacy of the IS/MND. Please see Response to Comment 3-3.

Response to Comment 8-7
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 their consideration of the proposed project.

Letter 9

From: Diana Schnabel <[redacted]
Sent: Monday, April 6, 2026 4:15 PM
To: Erin Walters <EWalters@losgatosca.gov>
Cc: Len Connolly [redacted]
Subject: CEQA PUBLIC REVIEW PERIOD: 14789 Oka Road Written Comments

[EXTERNAL SENDER]

Erin,

Thank you for taking my phone call today. I appreciate your time.

9-1 Please see Jewish Silicon Valley's questions and comments for 14789 Oka Road (Architecture and Site Application S-24-052 & Subdivision Application M-24-017):

Parking

9-2
- What are the Town rules during construction?
  - Are they going to be able to park on the street where there is currently no parking allowed?

9-3
  - Will there be an increase in police/private patrol? Who is going to pay for that if there is?

9-4
  - Our parking lot is private and is currently not going to be available for their use unless there is a written agreement.
    - This includes using our parking lot as a "turn around" for large construction vehicles.
    - It should NOT be happening unless there is prior written permission.

9-5
- Enforcement of Oka Parking Lots - What does that look like?
  - Additional signage
  - Towing cars after hours
  - Towing construction vehicles during business hours
  - Apartments across the street

9-6
Construction
- Contact Information

9-6 cont.
- Providing a contact person for nights, weekends and business hours for emergencies.

9-7
- When is the project scheduled to start?
  - Is the project 5 days a week, 6 days, 7 days?

9-8
  - How is this being communicated to the residents and business owners on Oka Road?
    - Will there be construction updates if there are delays, etc?

9-9
    - How long is the project slated to take, pending acts of God?

9-10
- How do they plan on communicating with us regarding certain pieces of construction?
  - Electrical/Water/Power
    - If any utilities will be affected/turned off.
      - What is the notice requirement? Especially if school or camp is in session.

9-11
- Are they open to feedback on the construction timeline?

9-12
  - When do we see an increase of construction vehicles?
    - How are they going to mitigate traffic control?

9-13
  - What are the plans in regards to traffic control during camp? During school?
    - Have they included CalTrans in their traffic studies?

9-14
      - Are they going to change/update the timing of the lights to fit the needs of the construction project?
      - Issues with the timing of traffic lights now. The light does not stay green long enough to circulate people off of Oka Road or Lark Ave (North and South).

9-15
- How do they plan on mediating the "mess" during construction?
  - Construction Fencing
    - How tall will the fencing be during construction?
    - Will there be privacy screening to help with the dust control?

Letter 9 cont.

9-15 cont.

- What percentage will it be? 90%? 95%

- Garbage

9-16

  - Making sure garbage from the construction site is maintained and disposed of properly, so it does not blow into our playgrounds/property.

- Hazardous Materials

9-17

  - Making sure hazardous materials from the construction site are maintained and disposed of properly.

- Street Sweeping
  - During construction & Post construction

9-18

    - Materials on the main street. How will this be maintained and cleaned daily? Weekly?
      - I.e. nails, etc...

- Dust/dirt when they break ground and during the entire construction process.
  - Coming into the play yards when the children are outside.
    - How do they plan to mitigate the amount of dust/dirt, as to not impact the current playground

9-19

    - cleaning schedule?
  - Impact on the JCC Pool.
    - How do they plan to mitigate the amount of dust/dirt, as to not impact the current pool cleaning schedule?
      - We request that builders cover any additional pool and deck cleaning due to the construction.

- Noise

9-20

  - Impacting preschool/nap time & Yavneh/testing, etc...

- Wildlife

9-21

  - With the disruption of natural habitats, how do they plan on mitigating the migration of wildlife to our building?

Letter 9 cont.

9-21 cont.

- I.e. rodents, insects, snakes, birds, etc...
  - Concern that the first place the wildlife would find refuge would be the preschool classrooms, playgrounds, pool office, pool locker rooms, pool deck and pump house.

9-22

- Traffic
  - Need confirmation that the roads
  - **WILL NOT** close at any point of time during construction during our business hours.
    - Access for emergency vehicles, etc

9-23

- Bike Lanes
  - What are the safety measures that will be put in place for cyclists and pedestrians during construction?

9-24

- What signage will be posted to make sure construction vehicles do not enter the JCC Parking Lot?

9-25

- Security
  - Construction Site
    - How will the construction site be monitored after-hours?
      - With materials being stored on-site, we are concerned about the increase in vandalism and theft. (Especially after being a victim of theft a year or so ago).
    - Will there be cameras installed?
      - If so, will they be pointed at our building? Will they have sightlines into classrooms?
      - How are they being monitored? Is it recorded to the cloud?

9-26

- DOJ's
  - Are the workers who will be next door background checked or are there DOJs on all of those that are in close proximity to a school?

9-27

- Noise Ordinances

Letter 9 cont.

9-27 cont.

- What are the projected working hours?
- How will that impact businesses that have private events?
  - I.e. Bar/Bat Mitzvahs, Wedding Receptions, etc...

9-28

- Smoking vs Non-smoking Campus
  - Will smoking be allowed next to a school?
    - How will they monitor their staff smoking in front of our building, etc...?

9-29

- Sightlines
  - Building height exceeds maximum allowable 30ft.
    - Assuming builders remedy on this, and if so, what can be done with sightlines into classrooms and playgrounds?

9-30

- Town Infrastructure
  - Wear and tear on the streets
    - Will the street be repaved when the project is complete?

9-31

We expect, as good neighbors, that the builders and developer will appropriately mitigate all the significant environmental impacts created by the project. All notices or communications regarding the project, including but not limited to any and all hearings, should be directed to:

Diana Schnabel-Arevalo
Chief Operating Officer
[redacted]

Len Connolly
Senior Director of Security & Facilities
[redacted]

If you have any questions, please let me know.
Thank you,

Letter 9 cont.

9-31 cont.

Diana

Diana Schnabel-Arevalo
Chief Operating Officer
Jewish Silicon Valley
14855 Oka Road, Ste. 201
Los Gatos, CA 95032
[redacted]
www.jvalley.org

Join us in making a difference—donate to our annual campaign today!



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LETTER 9: DIANA SCHNABEL

Response to Comment 9-1
The comment is introductory and does not address the adequacy of the IS/MND.

Response to Comment 9-2
The comment does not address the adequacy of the IS/MND. Please see Response to Comment 5-6.

Response to Comment 9-3
As discussed under Section XV, Public Services, of the IS/MND, police protection services would be provided to the site by the Los Gatos-Monte Sereno Police Department. As noted therein, buildout of the proposed project would not result in the need for new or physically altered police protection facilities. The commenter's question about increased police/private patrol is beyond the scope of CEQA, as CEQA is focused on the project's potential physical effects on the environment (e.g., in the context of law enforcement, this could involve the construction of a new police station), rather than the potential needs for additional law enforcement services.

Response to Comment 9-4
The comment does not address the adequacy of the IS/MND. Please see Response to Comment 5-6.

Response to Comment 9-5
The comment does not address the adequacy of the IS/MND. Please see Response to Comment 5-6.

Response to Comment 9-6
As discussed under Section III, Air Quality, of the IS/MND, all projects within the district's jurisdiction are required to implement Basic Construction Mitigation Measures (BCMMs). In accordance with BAAD BCMM requirements, the proposed project would be required to post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. In addition, the proposed project would be subject to Mitigation Measure XIII-2, which requires the designation of a Disturbance Coordinator who shall be responsible for registering and investigating claims of excessive vibration. The contact information of the coordinator shall be clearly posted on the construction site.

Response to Comment 9-7
The comment does not address the adequacy of the IS/MND. A construction schedule has not been provided at the time of this response. As discussed under Section XIII, Noise, of the IS/MND, pursuant to Section 16.20.035 of the Town's Municipal Code, construction activities would be limited to between the hours of 8:00 AM and 6:00 PM weekdays, and 9:00 AM and 4:00 PM Saturdays. Construction would not be permitted on Sundays or holidays.

Response to Comment 9-8
Please see Response to Comment 9-7.

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 their consideration of the proposed project.

Response to Comment 9-9

As discussed under Section III, Air Quality, of the IS/MND, construction of the proposed project is anticipated to take place over approximately 15 months.

Response to Comment 9-10

The comment does not address the adequacy of the IS/MND. The comment will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 9-11

The comment does not address the adequacy of the IS/MND.

Response to Comment 9-12

Section XVII, Transportation, of Appendix G of the CEQA Guidelines does not specifically require evaluation of short-term increases in traffic due to construction. Notwithstanding, the Town's standard conditions of approval require that the applicant submit a Temporary Traffic Control Plan (TCCP) for its review and approval prior to commencement of construction activities. The TCCP shall be 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.

Response to Comment 9-13

The Transportation Analysis prepared for the proposed project by Hexagon Transportation Consultants, Inc. (see Appendix C to the IS/MND) was routed to Caltrans through the State Clearinghouse as an Appendix to the IS/MND. Please see responses to Caltrans' comment letter on the IS/MND herein as Letter 1.

Response to Comment 9-14

Please see Response to Comment 4-2.

Response to Comment 9-15

The comment does not address the adequacy of the IS/MND. In addition, as discussed on page 31 of the IS/MND, all projects under the jurisdiction of BAAD are required to implement the BAAD's BCMMs. The BCMMs would act to reduce construction-related dust by ensuring that haul trucks with loose material are covered, reducing vehicle dirt track-out, and limiting vehicle speeds within the improvement area, among other methods, which would ensure that construction of the proposed project does not result in substantial emissions of dust.

Response to Comment 9-16

In the context of solid waste, CEQA (Appendix G, Section XIX, Utilities and Service Systems) asks whether the proposed project would 1) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or 2) Comply with all federal, State, and local statutes and regulations related to managing solid waste and recycling. Temporary trash during the

construction period is beyond the scope of CEQA, and clearly, would not exceed the capacity of local solid waste infrastructure.

The commenter's concern will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 9-17

As discussed under Section IX, Hazards and Hazardous Materials, of the IS/MND, the project contractor would be required to comply with all California Health and Safety Codes regulating the handling, storage, and transportation of hazardous and toxic materials during construction activities.

Response to Comment 9-18

As discussed under Section III, Air Quality, of the IS/MND, the proposed project would be required to comply with Basic Construction Mitigation Measures (BCMMs) established by BAAD. Such measures would include, but not be limited to, the removal of all visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers at least once per day, as well as watering all exposed surfaces two times per day.

Response to Comment 9-19

Please see Responses to Comments 9-15 and 9-18.

Response to Comment 9-20

As discussed under Section XIII, Noise, of the IS/MND, the Jewish Community Center, located 90 feet from the project site, is not anticipated to be significantly impacted by project construction-related noise. Nonetheless, the proposed project would be required to comply with Mitigation Measure XIII-1, implementation of which would require the project contractor to establish noise-reduction measures to further reduce construction-related noise. Such measures would include the adequate muffling of stationary noise-generating equipment (with enclosures where feasible and appropriate), as well as limiting unnecessary idling of internal combustion engines. In addition, the Town has made the following staff-initiated revision to Mitigation Measure XIII-1, requiring a temporary noise barrier along the southern property line, as well as the northern property line:

> *XIII-1 Prior to approval of grading permits, the following criteria shall be established and noted on grading plans, subject to review and approval by the Town:*
>
> - *Ensure that construction activities are limited to the hours of 8:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 4:00 PM on Saturdays. Construction shall not be permitted on Sundays or holidays;*
> - *~~A t~~Temporary eight-foot noise barriers shall be constructed along the north and south property lines of the project site to shield adjacent sensitive receptors and residential land uses from ground-level construction equipment and activities. The noise barriers shall be solid over the face and at the base of the barrier to provide a five dBA noise reduction;*
> - *Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;*
> - *Unnecessary idling of internal combustion engines shall be strictly prohibited;*

- *Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If the equipment must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors;*
- *Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;*
- *Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors;*
- *Control noise from construction workers' radios to a point where radio noise is not audible at existing residences bordering the project site; and*
- *Designate a disturbance coordinator responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include the number in the notice sent to neighbors regarding the construction schedule.*

Proof of compliance with the above measures shall be submitted to the Town of Los Gatos Building Department for review.

Compliance with Mitigation Measure XIII-1 would ensure that noise associated with the proposed project's construction equipment and activities would not result in any impacts to the Jewish Community Center. Please also see Response to Comment 5-6.

Response to Comment 9-21

As discussed under Section IV, Biological Resources, the project site is not located within a regional movement corridor or landscape linkage. Wildlife species may use Los Gatos Creek and the associated riparian corridor for movement through the area. An existing fence is located along the project site's western boundary, inhibiting wildlife species from using the site for movement. In addition, given that Los Gatos Creek and the associated riparian corridor are located to the west of the site, and agricultural lands are located to the east, any wildlife on the project site would most likely migrate to such natural lands rather than the developed areas located in the project vicinity. Furthermore, CEQA does not require an analysis of potential impacts to non-special-status species. As discussed under Section IV, Biological Resources, the proposed project would include relevant mitigation measures relating to the protection of special-status species. The IS/MND concluded that implementation of the provided mitigation measures would reduce any potential impacts to special-status species to a less-than-significant level.

Response to Comment 9-22

Please see Response to Comment 9-12.

Response to Comment 9-23

Please see Response to Comment 9-12.

Response to Comment 9-24

Please see Response to Comment 9-12.

Response to Comment 9-25
The comment does not address the adequacy of the IS/MND. The commenter's concern will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 9-26
The comment does not address the adequacy of the IS/MND. The commenter's concern will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 9-27
Please see Responses to Comments 9-7 and 9-20.

Response to Comment 9-28
The comment does not address the adequacy of the IS/MND. The commenter's concern will be forwarded to the decision-makers as part of the consideration of the proposed project.

Response to Comment 9-29
The comment appears to pertain to concerns about infringement of JCC's privacy due to the project's building heights. This concern is beyond the scope of CEQA and has been forwarded to the decision-makers for their consideration.

Response to Comment 9-30
The comment does not address the adequacy of the IS/MND. In addition, the comment does not provide substantial evidence supporting why the proposed project would cause significant wear and tear such as to warrant repaving of the roadways.

Response to Comment 9-31
The comment is a conclusion statement and does not address the adequacy of the IS/MND. The comment will be forwarded to the decision-makers as part of their consideration of the proposed project.

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ERRATA SHEET

INTRODUCTION

This Errata presents, in ~~strike-through~~ and double-underline format, the revisions to the 14789 Oka Road 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 14789 Oka Road 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 14789 Oka Road Project IS/MND is not required.

CHANGES TO IS/MND

The following revision is hereby made to page 67 of the IS/MND:

> According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06085C0239H, effective May 18, 2009, the project site is located adjacent to a special flood hazard area (SFHA) associated with Los Gatos Creek. However, as shown in Figure 10, the entirety of the project site is located within an area classified as Zone X, an area with a 0.2 percent annual chance flood hazard. Zone X~~, which~~ is not considered an SFHA.

Page 69 of the IS/MND is hereby revised as follows:

> The nearest reservoir is the Vasona Reservoir, located approximately 0.54-mile south of the site. In addition, the Lexington Reservoir and Lenihan Dam are located approximately 3.93 miles south of the site. The project site is located within the dam failure inundation area associated with the Vasona Reservoir, as well as the James J. Lenihan Dam on Lexington Reservoir. The dams in Santa Clara County are managed by the SCVWD. The dams are continuously monitored and regularly inspected, as well as inspected immediately following significant earthquakes. To date, the SCVWD has not identified any issues with the Vasona Reservoir dam or the James J. Lenihan Dam on Lexington Reservoir during inspections.

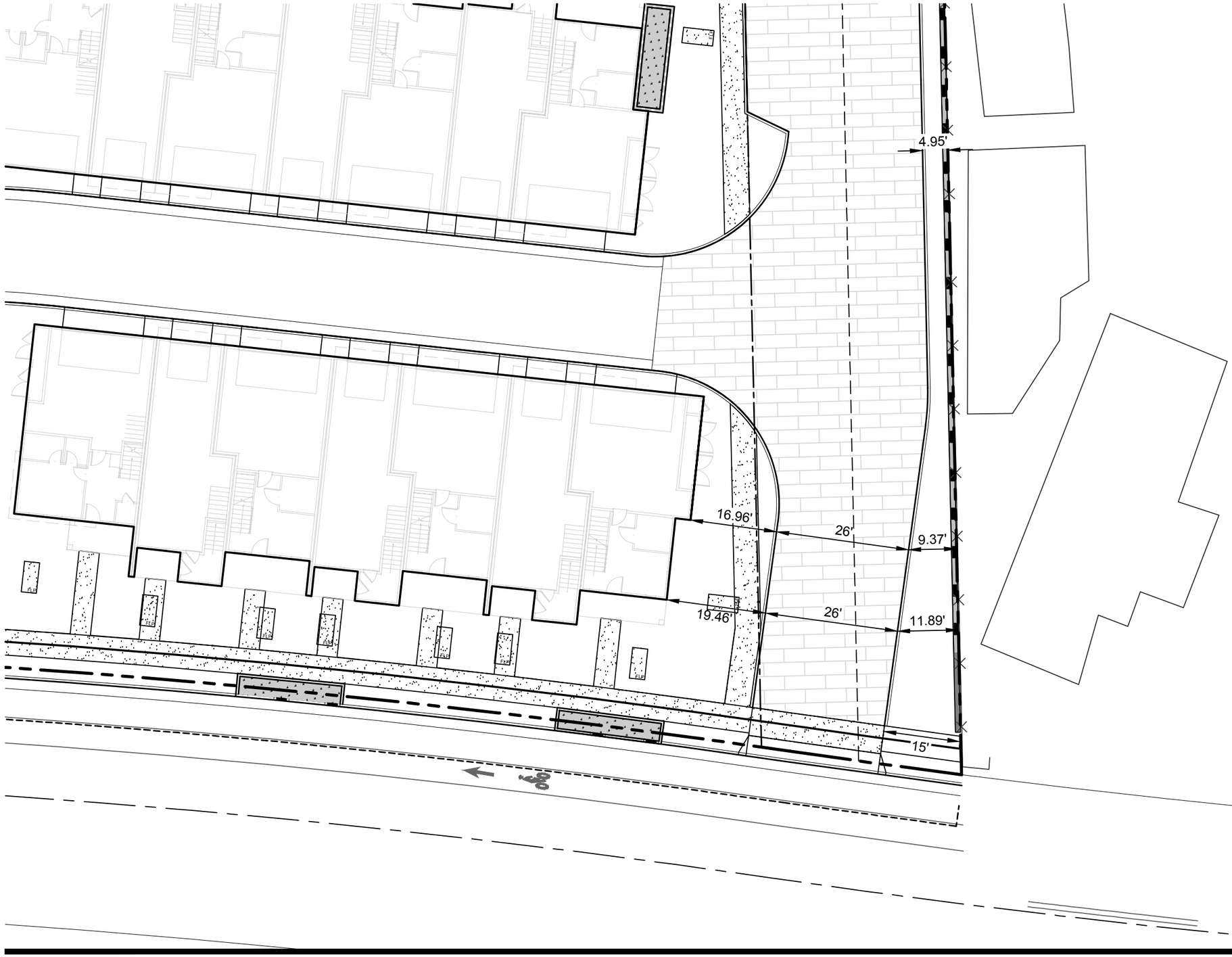
The following revision is hereby made to Mitigation Measure XIII-1 on page 80 of the IS/MND:

> *XIII-1 Prior to approval of grading permits, the following criteria shall be established and noted on grading plans, subject to review and approval by the Town:*
>
> - *Ensure that construction activities are limited to the hours of 8:00 AM to 6:00 PM on weekdays and between the hours of 9:00 AM and 4:00 PM on Saturdays. Construction shall not be permitted on Sundays or holidays;*
> - *~~A t~~Temporary eight-foot noise barriers shall be constructed along the north and south property lines of the project site to shield adjacent sensitive receptors and residential land uses from ground-level construction equipment and activities. The noise barriers shall be solid over the face and at the base of the barrier to provide a five dBA noise reduction;*

- *Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment;*
- *Unnecessary idling of internal combustion engines shall be strictly prohibited;*
- *Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If the equipment must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors;*
- *Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction;*
- *Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors;*
- *Control noise from construction workers' radios to a point where radio noise is not audible at existing residences bordering the project site; and*
- *Designate a disturbance coordinator responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include the number in the notice sent to neighbors regarding the construction schedule.*

Proof of compliance with the above measures shall be submitted to the Town of Los Gatos Building Department for review.

The above modifications are for clarification purposes only and do not change the analysis or conclusions of the IS/MND.



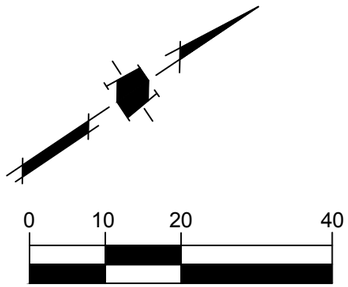


EXHIBIT 18

NORTH ENTRANCE REALIGNMENT

39 OKA ROAD

HMH#6843.00 | Drawn: RHM | Review: RH | Scale: 1" = 20' | Date: 1/29/26

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

PLOTTED: 1/29/2026 11:50 AM S:\PROJECTS\684300\PL\EXHIBITS\20260129 684300LP - NORTH ENTRANCE.DWG

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Project Address: 14789 Oka Road

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been

APPENDIX B – OBJECTIVE DESIGN STANDARDS CHECKLIST

YES	NO	N/A	Objective Design Standard		SHEET	COMMENT	APPLICANT'S RESPONSE	PLANNING COMMENT
A. SITE STANDARDS								
A.1. Pedestrian Access								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	L4		Dimensions are provided. Refer Sheet L4.	Meets Standard.
x			A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	L4			Meets Standard.
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
				Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.				

EXHIBIT 19

	x		A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	N/A		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance. Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would	Justification provided.

	x		A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	N/A		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance. Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would	Justification provided.

	x		A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	N/A		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance. Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would	Justification provided.

	x		A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	N/A		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does not provide any short-term bicycle parking spaces within 50 feet of the primary pedestrian building entrance. Providing 138 bike spaces (and meeting all of the other short-term bike related requirements associated with those spaces and identified at left) would require a minimum of 1932sf (138 x 7' x 2') of land area to be dedicated to bike parking which would	Justification provided.
A.3. Long-Term Bicycle Parking (Class I)								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
		x		Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.
		x	A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.

		x	A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	N/A		Long term bicycle parking spaces are provided in the garage of each townhome unit. There is adequate room within the garages to allow for required Town dimesions for vehicle parking as well as long-term bicycle parking anf trash storage.	Justification provided.
			A.3.3	Bicycle locker minimum requirements:				
		x		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	N/A			N/A
		x		b. Must withstand a load of 200 pounds per square	N/A			N/A
		x		c. Opened door must withstand 500-pound vertical	N/A			N/A
			A.3.4	Bicycle rooms with key access minimum requirements:	N/A			N/A
		x		a. Bicycle rooms shall have a minimum ceiling height of seven feet.	N/A			N/A
		x		b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	N/A			N/A
		x		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	N/A			N/A
		x		d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	N/A			N/A
		x		e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in	N/A			N/A
A.4. Vehicular Access								N/A
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			N/A
x			A.4.1	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation	C3.0			Meets Standard.
A.5. Parking Location and Design								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	C3.0			Meets Standard.

		x	A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	N/A			N/A
A.6. Parking Structure Access								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
		x	A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	N/A			N/A
		x	A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	N/A			N/A
		x	A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	N/A			N/A
A.7. Utilities								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	Photometric		Lights are 12’ tall. Lights are placed along pedestrian path at a spacing of a maximum of 90 linear feet. We understand the Town’s Objective Design Standards to be have been adopted pursuant to the Town’s Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of	Justification provided.

x			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	Photometric	**Planning Comment 06-04-25 Outstanding - photometric study shows the lighting spilling onto the adjacent residential zoned property. Modify plan or provide justificaiton.**	**Photometric Plan has been enclosed with letter from Associated Lighting Representatives that the proposed lighting will not spill over to the adjacent properties.**	Meets Standard.
x			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	L4			Meets Standard.
		x	A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	N/A			N/A
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			A.8.1	At least 50 percent of the front setback area shall be landscaped.	L4			Meets Standard.

	x		A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed- Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	N/A		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project proposes 5' landscape buffer, with additional buffer provided by the private street, parking areas and sidewalks. Buildings are located a minimum of 45' from the shared property line. Increasing the landscape buffer to 10' would result in the loss of 4 units (one each in lot 1, 6,9 and 12), also qualifying the Project for an SDBL waiver. A. A 6 ft. solid masonry wall will be constructed along the north-east property boundary. B. Trees are planted at a rate of at least one tree per 30 linear feet along shared property line. Trees species was selected from Los Gatos Master	Justification provided.
x			A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	N/A			Meets Standard.
A.9. Fencing								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	L4			Meets Standard.
x			A.9.2	Chain link fencing is prohibited.	L4, L6			Meets Standard.
		x	A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	N/A			N/A
		x	A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	N/A			N/A

A.10. Retaining Walls								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
		x	A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower	N/A			N/A
		x	A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent	N/A			N/A
A.11. Landscaped, Private, and Community Recreation Spaces								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.				
x				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	L7		Total irrigated landscape area is 74,501 SF. The total site area is 295,266 SF. 25% of the site is landscaped. Refer Sheet L7 for landscape area SF	Meets Standard.
	x			b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.			See below for square feet provided for each category.	Justification provided.

	x			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	A.33		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA.Increasing the setbacks and spacing would result in the loss of 30 units, in violation of the HAA. The project does provide private ground floor open space range from 75 sf to	Justification provided.
		x		ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions	N/A		Not applicable since the code requires units with a ground floor entry to meet the open space requirement at the ground level. However all units do provide a min. of 60' sf of decks/balconies	Meets Standard.
x				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature	L4		Project complies . Dimensions are provided for each counted community recreation space and proposed trees will be providing the required shade. Refer to Sheet L4 for compliance	Meets Standard.
		x		i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	N/A			N/A
x				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	L4		The project provides 22,997 of community open space which is more than the requirement (100 SF per unit = 13,800 SF) . Refer Sheet L4.	Meets Standard.
		x		iii. A project with four or less residential units is exempt	N/A			N/A

		x		iv. Landscaped roof space can satisfy both required	N/A			N/A
A.12. Building Placement								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
		x	A.12.1	To ensure buildings provide a continuous frontage	N/A			N/A
		x	A.12.2	A Residential Mixed-Use project with a ground-floor	N/A			N/A
		x		a. Landscape materials or raised planters;	N/A			N/A
		x		b. Walls designed to accommodate pedestrian	N/A			N/A
		x		c. Site furnishings, including fountains, sculptures,	N/A			N/A
		x		d. Tables and chairs associated with the ground floor	N/A			N/A
B.1. Massing and Scale								N/A
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
x			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a <u>minimum of three</u> of the following solutions along the combined façade area of all primary buildings facing the street:	A.32 - A.38		Note: Street facing buildings are Building 8A,8B and 7B	Meets Standard.
x				a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet.	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
x				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
x				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
		x		d. An exterior arcade that provides a sheltered	N/A			
x				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	A.32 - A.38		Project complies. Refer to Sheet A.32 - A.38 for exhibit illustrating compliance.	Meets Standard.
		x		f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	N/A			

	x		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	A.32 - A.38		We understand the Town's Objective Design Standards to be have been adopted pursuant to the Town's Zoning Ordinance, and to function as zoning in that they impose specific design standards on development proposals. Accordingly, the Project is not required to comply with this requirement due to the applicability of the Builder's Remedy provision of the HAA. The project does provide for articulation and some setbacks. The project does not comply with setting back the 3rd floor of all the buildings since this would result in the loss of 138 units and would prohibit the	Justification provided.
B.2. Parking Structure Design								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
		x	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	N/A			N/A
		x	B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency	N/A			N/A
		x	B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the	N/A			N/A
		x		a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal	N/A			N/A
		x		b. A different building material covering the entire façade articulation.	N/A			N/A
B.3. Roof Design								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			

			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using <u>at least one</u> of the following strategies:	A.7 - A.10			
x				a. Gables;	A.7 - A.10			Meets Standard.
		x		b. Building projection with a depth of a minimum of two feet;	N/A			N/A
		x		c. Change in façade or roof height of a minimum of two feet;	N/A			N/A
		x		d. Change in roof pitch or form; or	N/A			N/A
		x		e. Inclusion of dormers, parapets, and/or varying cornices.	N/A		Project Complies. No Dormers. See sheet A.33	N/A
		x	B.3.2	Skylights shall have a flat profile rather than domed.	N/A			N/A
		x	B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	N/A			N/A
		x	B.3.4	Carport roof materials shall be the same as the primary building.	N/A			N/A
B.4. Façade Design and Articulation								
YES	**NO**	**N/A**	**Objective Design Standard**		**SHEET**			
			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using <u>at least two</u> of the following solutions:				
x				a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	A.36		Project complies. Refer to Sheet A.36 for exhibit illustrating compliance.	Meets Standard.

x				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;		A.33	Project complies. Refer to Sheet A.33 for exhibit illustrating compliance.	Meets Standard.
		x		c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;		N/A		N/A
x				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or		A.7 - A.10	Project complies. Refer to Sheet A.7 - A.10 for exhibit illustrating compliance.	Meets Standard.
		x		e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.		N/A		N/A
x			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.		A.7 - A.10	Project complies. Refer to Sheet A.7 - A.10 for exhibit illustrating compliance.	Meets Standard.
B.4. Façade Design and Articulation (continued)								
YES	**NO**		**Objective Design Standard**			**SHEET**		
			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:				
				Architectural features, such as:				
		x		○ Arcade or gallery along the ground floor;	8 points	N/A		N/A
		x		○ Awnings or canopies on all ground floor windows of commercial space;	6 points	N/A		N/A
		x		○ Building cornice;	5 points	N/A		N/A
x				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points	A.33	Project complies. Refer to Sheet A.33 for exhibit illustrating compliance.	Meets Standard.

		x		▪ Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points	N/A			N/A
x				▪ Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points	A.35		Project complies. Refer to Sheet A.35 for exhibit illustrating compliance.	Meets Standard.
		x		▪ Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points	N/A			N/A
x				▪ Materials and color changes;	3 points	A.7 - A.10			
x				▪ Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points	A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		x		▪ Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points	N/A			N/A
x				▪ Decorative elements such as molding, brackets, or corbels	3 points	A.7 - A.10			Meets Standard.
				TOTAL	17 points				Meets Standard.
x			B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
x			B.4.5	Changes in building materials shall occur at inside corners.		A.7 - A.10			Meets Standard.

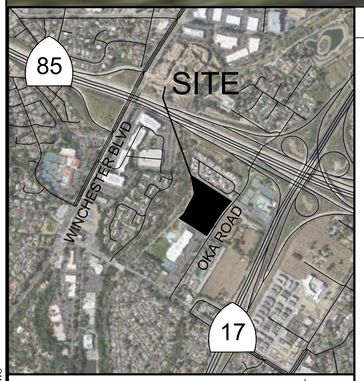
x			B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:		A.7 - A.10			Meets Standard.
				a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:		A.7 - A.10			
x				i. The entrance shall be recessed in the façade plane at least three feet in depth; or		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		x		ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.		N/A			N/A
B.4. Façade Design and Articulation (continued)									
YES	**NO**		**Objective Design Standard**			**SHEET**			
		x		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.		N/A			N/A
			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:		A.34			
x				a. Individual residential entries: five feet in width		A.34		Project complies. Refer to Sheet A.34 for exhibit illustrating compliance.	Meets Standard.
		x		b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in		N/A			N/A
		x		c. Storefront entry: six feet in width		N/A			N/A
x			B.4.8	Mirrored windows are prohibited.		A.7 - A.10			Meets Standard.

		x	B.4.9	Awnings shall be subject to the following requirements:	N/A			N/A
		x		a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	N/A			N/A
		x		b. Shall not extend beyond individual storefront bays; and	N/A			N/A
		x		c. Shall not be patterned or striped.	N/A			N/A
		x	B.4.10	For buildings abutting a single-family zoning district or existing single- family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	N/A		Not applicable since all decks adjacent to the SFD zone are oriented to the front of the building, away from the SFD zone. Furthermore the proposed units are located +/- 45' away from the shared property line. Refer to Sheet A.30 for exhibit showing compliance.	N/A
x			B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	A.35		Project complies. Refer to Sheet A.35 for exhibit illustrating compliance.	Meets Standard.
		x	B.4.12	Residential Mixed-Use buildings shall provide <u>at least one</u> of the following features along street-facing façades where the façade exceeds 50 feet in length:	N/A			
		x		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	N/A			N/A
		x		b. Multiple pilasters or columns, each with a minimum width of two feet; or	N/A			N/A
		x		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	N/A			N/A
x			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	A.37		Project complies. Refer to Sheet A.37 for exhibit illustrating compliance.	Meets Standard.

ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP

14789 OKA ROAD: S-24-052, U-24-016, M-24-017





VICINITY MAP
SCALE: 1" = 1000'

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	424-08-035, 424-08-074
PROJECT ADDRESS/LOCATION:	14789 OKA ROAD
EXISTING GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL, PUBLIC
EXISTING ZONING DESIGNATION:	R-1-8:HEOZ, R-1:8
EXISTING USE:	AGRICULTURE (ORCHARD)
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
GROSS SITE AREA:	±6.78 AC
RIGHT-OF-WAY DEDICATION:	±0.07 AC
NET SITE AREA:	±6.71 AC
EXISTING TOTAL GROSS PARCEL SF:	
TRACT A-PARCEL 1:	14,229 SF
TRACT B- PARCEL 1:	269,194 SF
TRACT B- PARCEL 2	11,853 SF
	295,276 SF
AVERAGE SLOPE:	0.0023 x 1 x 5027.8' = 1.71%
	6.78

PROPOSED SITE COVERAGE:	
BUILDINGS:	±117,592 SF (39.8%)
PRIVATE CIRCULATION:	±62,115 SF (21.0%)
LANDSCAPE/HARDSCAPE:	±115,569 SF (39.2%)
	±295,276 SF (100%)
PROPOSED DENSITY:	138 DU
	6.71 AC (NET)
	20.57 DU / AC
PROPOSED PARKING:	2 SPACES/UNIT + 20 GUEST SPACES = 296 SPACES
	20 ON SITE GUEST PARKING SPACES (2 EV CAPABLE (1 ADA), 8 EV READY, 1 VAN ADA)
BICYCLE PARKING:	BIKE PARKING IS PROVIDED FOR EACH UNIT IN INDIVIDUAL GARAGES
TREE REMOVAL:	374 ORCHARD TREES
	2 PROTECTED ORCHARD TREES
	372 NON-PROTECTED ORCHARD TREES
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUPS:	R-2 & U (GARAGES AND METER CLOSETS)

TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING
C1.0 TITLE SHEET
C1.1 PROJECT INFORMATION
C2.0 EXISTING CONDITIONS PLAN
C3.0 SITE PLAN
C3.1 CROSS SECTIONS
C4.0 GRADING & DRAINAGE PLAN
C4.1 GRADING & DRAINAGE PLAN
C4.2 GRADING & DRAINAGE PLAN
C4.3 GRADING & DRAINAGE PLAN
C5.0 UTILITY PLAN
C5.1 UTILITY PLAN
C6.0 STORMWATER CONTROL PLAN
C6.1 STORMWATER CONTROL PLAN NOTES
C6.2 STORMWATER CONTROL PLAN DETAILS
C6.3 STORMWATER CONTROL PLAN CALCULATIONS
C6.4 STORMWATER CONTROL PLAN CALCULATIONS
C7.0 EROSION CONTROL TITLE SHEET
C7.1 EROSION CONTROL DETAILS
C7.2 EROSION CONTROL DETAILS
C7.3 BASMAA
C8.0 FIRE ACCESS PLAN
C9.0 VESTING TENTATIVE TRACT MAP

ARCHITECTURE
A.1 EXISTING SITE CONDITIONS
A.2 EXISTING SITE CONDITIONS
A.3 ARCHITECTURAL SITE PLAN
A.4 BUILDING PLANS- 7-PLEX
A.5 BUILDING PLANS- 7-PLEX
A.6 BUILDING ROOF PLANS- 7 PLEX
A.7 7-PLEX- ELEVATION A
A.8 7-PLEX- ELEVATION B
A.9 7-PLEX A-SECTIONS
A.10 7 PLEX B-SECTIONS
A.11 BUILDING PLANS- 8-PLEX
A.12 BUILDING PLANS- 8-PLEX
A.13 BUILDING ROOF PLANS- 8 PLEX
A.14 8-PLEX- ELEVATION A
A.15 8-PLEX- ELEVATION B
A.16 8 PLEX A - SECTIONS
A.17 8 PLEX B- SECTIONS
A.18 UNIT PLAN 1
A.19 UNIT PLAN 2
A.20 UNIT PLAN 3
A.21 UNIT PLAN 4
A.22 COLOR BOARD- 7-PLEX
A.23 COLOR BOARD- 8-PLEX
A.24 SOLAR STUDY
A.25 SOLAR STUDY
A.26 STREETSCAPE
A.27 STREETSCAPE
A.28 SITE CROSS SECTION
A.29 SITE PERSPECTIVE
A.30 SITE PERSPECTIVE
A.31 SITE AERIAL VIEW
A.32 OBJECTIVE DESIGN STANDARD EXHIBIT
A.33 OBJECTIVE DESIGN STANDARD EXHIBIT
A.34 OBJECTIVE DESIGN STANDARD EXHIBIT
A.35 OBJECTIVE DESIGN STANDARD EXHIBIT
A.36 OBJECTIVE DESIGN STANDARD EXHIBIT
A.37 OBJECTIVE DESIGN STANDARD EXHIBIT
A.38 OBJECTIVE DESIGN STANDARD EXHIBIT
A.39 LOT 1 8-PLEX ELEVATION B
A.40 LOT 2 8-PLEX ELEVATION A
A.41 LOT 3 7-PLEX ELEVATION B
A.42 LOT 4 7-PLEX ELEVATION A
A.43 LOT 5 8-PLEX ELEVATION B
A.44 LOT 6 8-PLEX ELEVATION A
A.45 LOT 7 8-PLEX ELEVATION B
A.46 LOT 8 8-PLEX ELEVATION A
A.47 LOT 9 7-PLEX ELEVATION B
A.48 LOT 10 7-PLEX ELEVATION A
A.49 LOT 11 8-PLEX ELEVATION B
A.50 LOT 12 8-PLEX ELEVATION A
A.51 LOT 13 8-PLEX ELEVATION B
A.52 LOT 14 8-PLEX ELEVATION A
A.53 LOT 15 7-PLEX ELEVATION B
A.54 LOT 16 7-PLEX ELEVATION A
A.55 LOT 17 8-PLEX ELEVATION B
A.56 LOT 18 8-PLEX ELEVATION A

LANDSCAPE
L1 TREE MITIGATION AND PROTECTION PLAN
L2 TREE EVALUATION TABLE
L3 TREE EVALUATION TABLE
L4 LANDSCAPE PLAN
L5 PLANTING LEGEND AND NOTES
L6 CONCEPTUAL FURNISHINGS, MATERIALS LIST, AND DETAIL
L7 HYDROZONE PLAN
L8 IRRIGATION DETAILS

JOINT TRENCH
INT1 JOINT TRENCH INTENT TITLE SHEET
INT2 JOINT TRENCH INTENT
INT3 JOINT TRENCH INTENT
P1 PHOTOMETRICS
P2 POLE LIGHTING CUTSHEETS
P3 WALL LIGHTING CUTSHEETS

PROJECT DESCRIPTION

ARCHITECTURE & SITE REVIEW AND A TENTATIVE MAP FOR A BUILDER'S REMEDY PROJECT PURSUANT TO THE "HOUSING ACCOUNTABILITY ACT" VESTED BY THE FILING OF AN SB 330 PRELIMINARY APPLICATION. PROJECT WILL ALLOW FOR THE CONSTRUCTION OF UP TO 138 TOWNHOME STYLE CONDOMINIUM HOMES IN 18 BUILDINGS ON AN APPROXIMATELY 6.78-ACRE SITE. PROJECT WILL INCLUDE TREE REMOVAL OF 374 ORCHARD TREES, INCLUDING 2 PROTECTED ORCHARD TREES AND 372 NON-PROTECTED ORCHARD TREES. PROJECT WILL INCLUDE 28 AFFORDABLE UNITS AT LOW AFFORDABILITY LEVEL (20% OF TOTAL UNITS) AND 110 MARKET RATE UNITS. THIS MULTI-FAMILY DEVELOPMENT WILL COMPLY WITH THE TOWN'S ALL ELECTRICAL APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

DEVELOPMENT TEAM

GOVERNMENT AGENCY:

TOWN OF LOS GATOS
CONTACT: ERIN WALTERS
110 E. MAIN STREET
LOS GATOS, CA 95030
(408)354-6823

OWNER:

COMMUNITY FOUNDATION OF SANTA CLARA COUNTY
555 CASTRO STREET, SUITE 140
MOUNTAIN VIEW, CA 94041

YUKI FARMS LLC
15495 LOS GATOS BLVD, SUITE 11
LOS GATOS, CA 95032

DEVELOPER:

URBAN CATALYST
CONTACT: MALLORY MENNE
99 S ALMADEN BLVD, SUITE 500
SAN JOSE, CA 95113
(408) 839-9850

PLANNER/CIVIL ENGINEER:

HMH ENGINEERS
CONTACT: DEENA MORSILLI
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669) 221-7817

LANDSCAPE ARCHITECT:

HMH LANDSCAPE ARCHITECTURE
CONTACT: JUSTIN HAUSER
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669) 295-2331

ARCHITECT:

DAHLIN
CONTACT: RITU RAJ SHARMA
5865 OWENS DRIVE
PLEASANTON, CA 94588
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JOINT TRENCH:

GIACALONE DESIGN SOLUTIONS
CONTACE: ANDREW CUMMINS
8080 SANTA TERESA BLVD, STE 240
GILROY, CA 95020
(925) 467-1740

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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300TS.DWG
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TITLE SHEET

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EXHIBIT 20

14789 Oka Road(APN 424-08-074 and APN 424-08-035)

	Existing Tract B- Parcel 1	Existing Tract B-Parcel 2	Existing Tract A-Parcel 1	Proposed	Town Requirements	Notes
Address	14789 Oka Rd	14789 Oka Rd	Oka Rd			
APN	424-08-074	424-08-074	424-08-035		**Merge Lot/ Condo Map and Subdivision**	
Land Use Designation	Low Density Residential	Low Density Residential	Public			Builder's Remedy
Zoning	R-1:8:HEOZ	R-1:8:HEOZ	R-1:8			Builder's Remedy
Gross Lot Size	269,194 s.f.	11,852 sf	14,229 s.f.	6.78 acres	--	
Net Lot Size	--		--	6.71 acres	--	5 ft R-O-W dedication
Built	--		--	--	--	
Use	Vacant – Agriculture	Vacant – Agriculture	Vacant – Agriculture	Multi-Family condominiums		HEOZ site
Number of Buildings	0	0	0	18	A&S	
Housing Units						
Market	--		--	110 units	--	
Affordable	--		--	28 units	20%	low
Total	--		--	138	--	
Density	--		--	20.57 du/ac	5 du/ac (33 du max)	
Gross FAR						
Residential	--		--	325,770 sf	--	
Height	--		--	43 ft. – 3 1/8 in.	30 ft. max.	3 stories
Setbacks						
Front	--		--	8.5' ft. min. (overall site)	25 ft min	
Left Side	--		--	57.3' ft. min. (overall site)	8 ft min	
Right Side	--		--	45.3' ft. min. (overall site)	8 ft min	
Rear	--		--	15.2' ft. min. (overall site)	20 ft min	
Lot Coverage	--		--	39.72%	50% max for R-1:8/HEOZ, 40% max for R-1:8	
Parking						
Condominium	--		--	276 spaces (including 220 standard spaces and 56 tandem spaces)	276 spaces	Waiver Requested. See justification letter.
Condo Visitor	--		--	20 spaces	138 spaces	Waiver Requested. See justification letter.
Total				296 spaces	414 spaces	118 spaces short (including tandem spaces)
Bicycle parking						
Short Term				138	1 per dwelling unit = 138	Bicycle racks provided in each individual garage.
Landscape Area	--		--	25%	20% of site	
Community Recreation Space	--		--	22,297 s.f.	100 sf. per dwelling unit	see Letter of Justification
Private Recreational Space	--		--	min 60 s.f. per unit- balconies = 8,280 sf total	200 sf. per dwelling unit	

Plan Type	Living (gross)	Garage (gross)	Total Gross SF (living + garage)	Number of Bedrooms	Number of Baths	Notes
Plan 1	1413	590	2003	2	2.5	Market Rate/BMR
Plan 2	1905	509	2414	3	2.5	Market Rate
Plan 3	2027	526	2553	3	3.5	Market Rate
Plan 4	1942	523	2465	3	2.5	Market Rate

For location of BMR units, see Architecture sheet A.4

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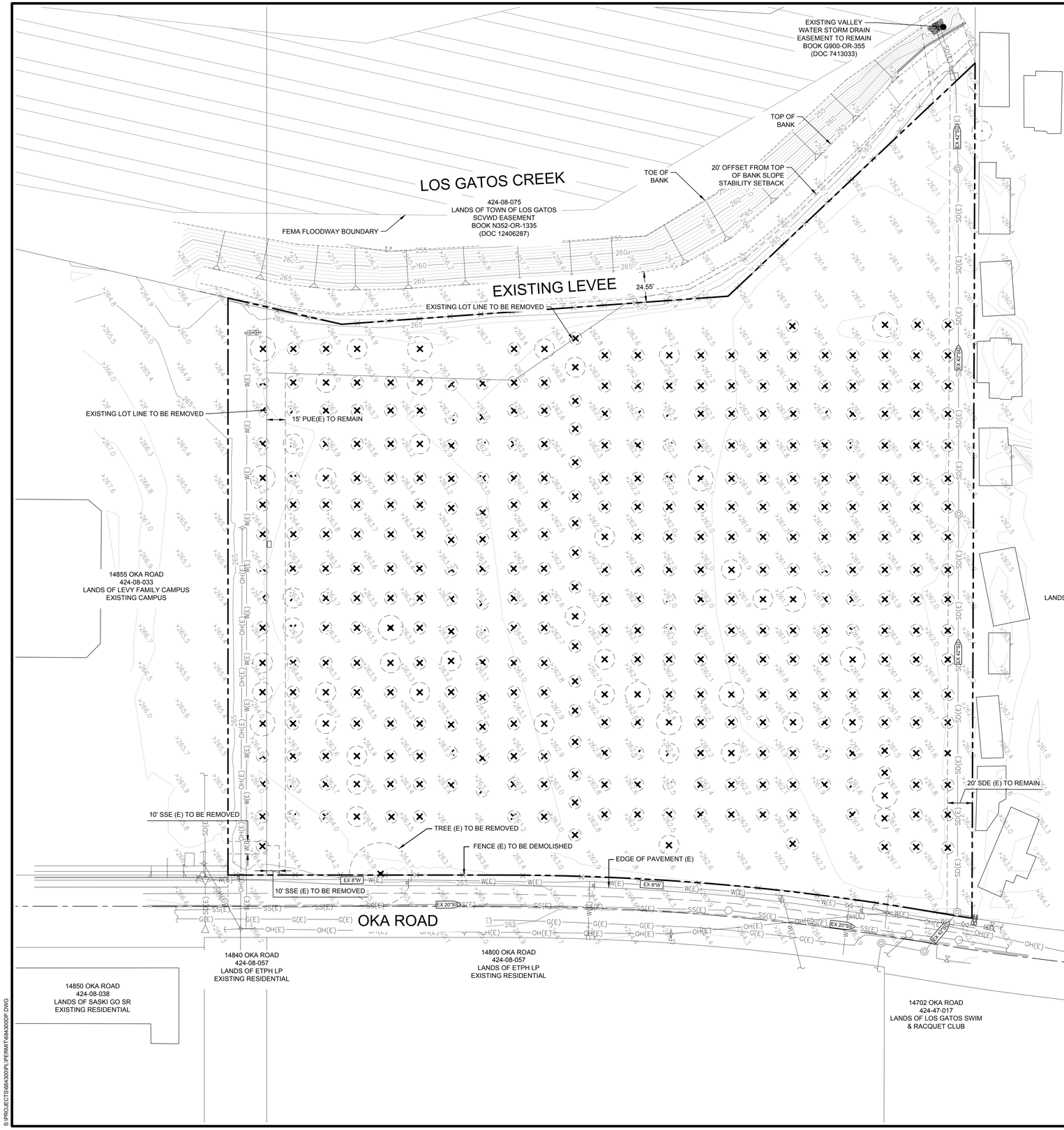
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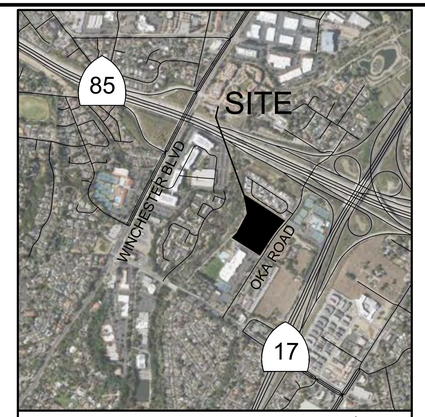
PROJECT INFORMATION

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VICINITY MAP
SCALE: 1" = 1000'

LEGEND

PROJECT BOUNDARY	
LOT LINE (EXISTING)	
BUILDING (EXISTING)	
EASEMENT (EXISTING)	
STORM DRAIN PIPE	SD(E)
SANITARY SEWER PIPE	SS(E)
JOINT TRENCH	JT(E)
WATER PIPE	W(E)
FIRE PIPE	F(E)
RECLAIMED WATER PIPE	RW(E)
GAS PIPE	G(E)
FIBER OPTIC LINE	FO(E)
TREE TO BE REMOVED (SEE LANDSCAPE PLANS)	

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
(E)	EXISTING

NOTES

1. SITE IS CURRENTLY DEVELOPED AS AN ORCHARD. NO BUILDINGS OR HARDSCAPE SURFACE IMPROVEMENTS EXIST ON THE PROJECT SITE.

0 20 40 80

1 INCH = 40 FEET

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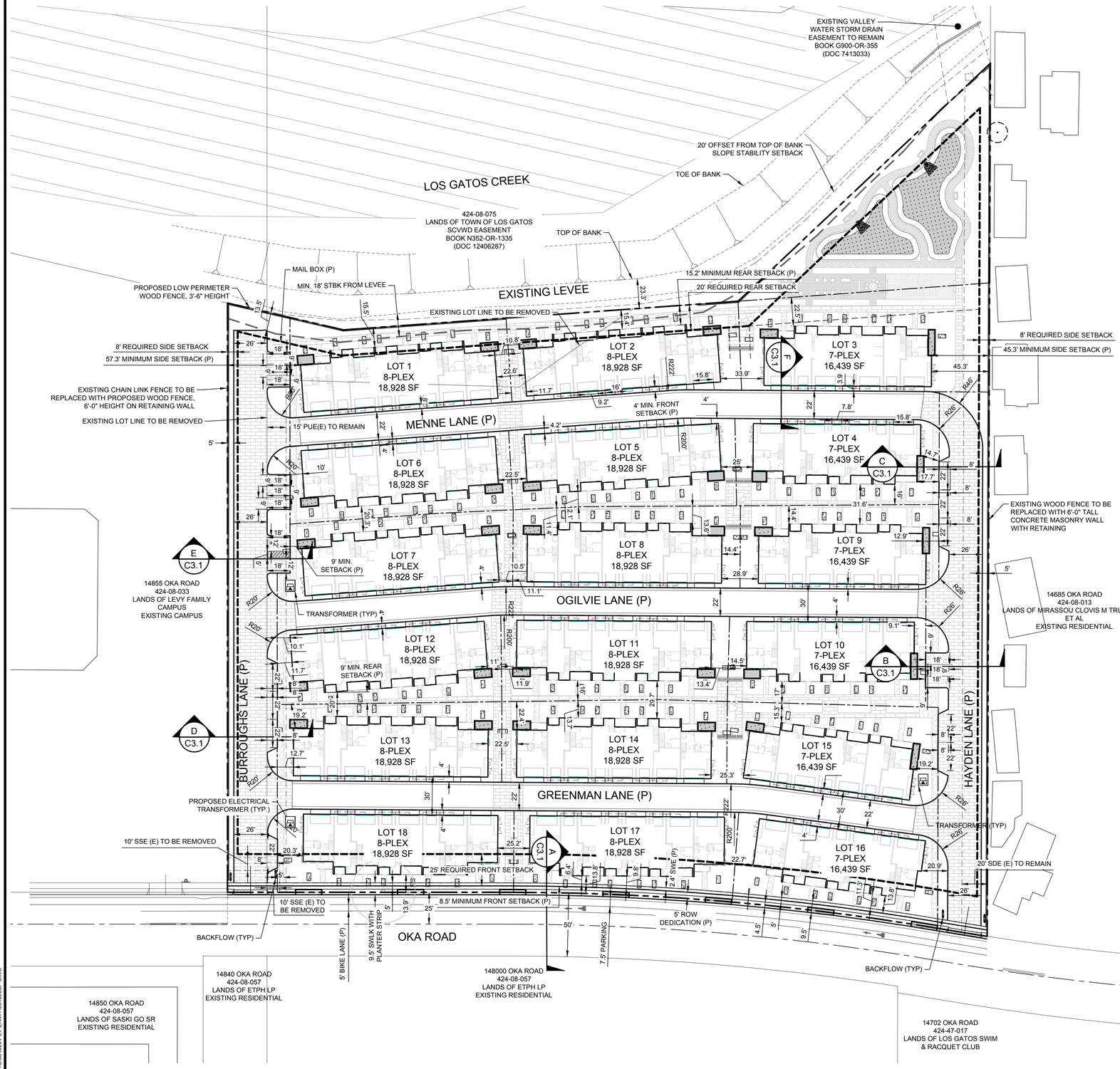
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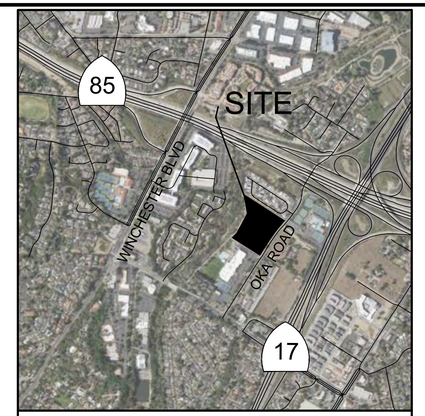
EXISTING CONDITIONS

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VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- PROJECT BOUNDARY
- LOT LINE (EXISTING)
- LOT LINE (PROPOSED)
- EASEMENT (EXISTING)
- EASMENT (PROPOSED)
- BUILDINGS (EXISTING)
- REQUIRED YARD- OVERALL SITE
- LEVEE SETBACK
- FEMA FLOOD BOUNDARY

ABBREVIATIONS

(E)	EXISTING
EAE	EMERGENCY ACCESS EASEMENT
(P)	PROPOSED
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SDRE	STORM DRAIN RELEASE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
EVCS	ELECTRIC VEHICLE CHARGING STATION
EVC	ELECTRIC VEHICLE CAPABLE
ADA	AMERICANS WITH DISABILITIES ACT ACCESSIBLE PARKING

PARKING SUMMARY

VEHICLE PARKING:

CONDOMINIUM:	376
CONDO VISITOR*:	20
TOTAL:	396

*INCLUDES 1 ADA VAN STALL, 2 EVCS STALLS (10%), 8 EV CAPABLE STALLS (40%)

BICYCLE PARKING PROVIDED IN INDIVIDUAL GARAGES

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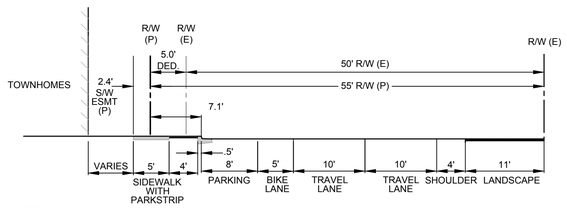
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SITE PLAN

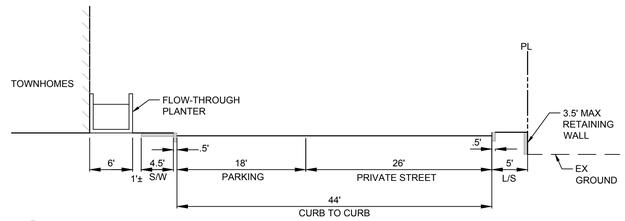
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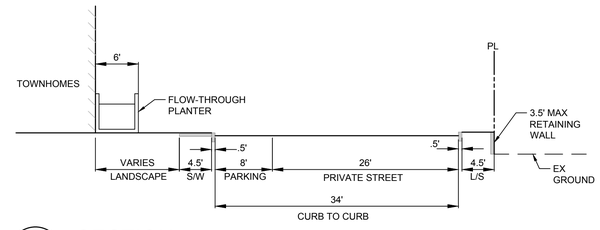
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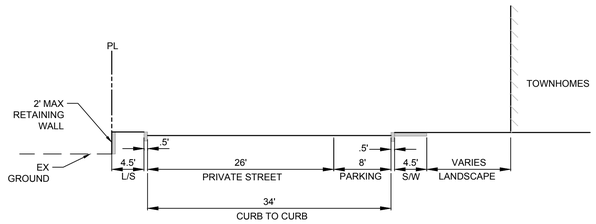
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NTS



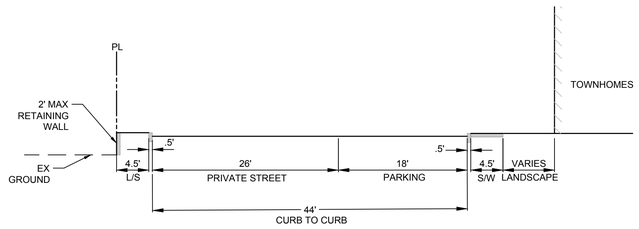
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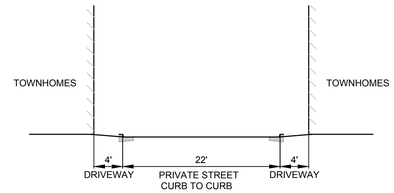
C SECTION
NTS



D SECTION
NTS



E SECTION
NTS



F SECTION
NTS

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PROJECT NO:	6843.00
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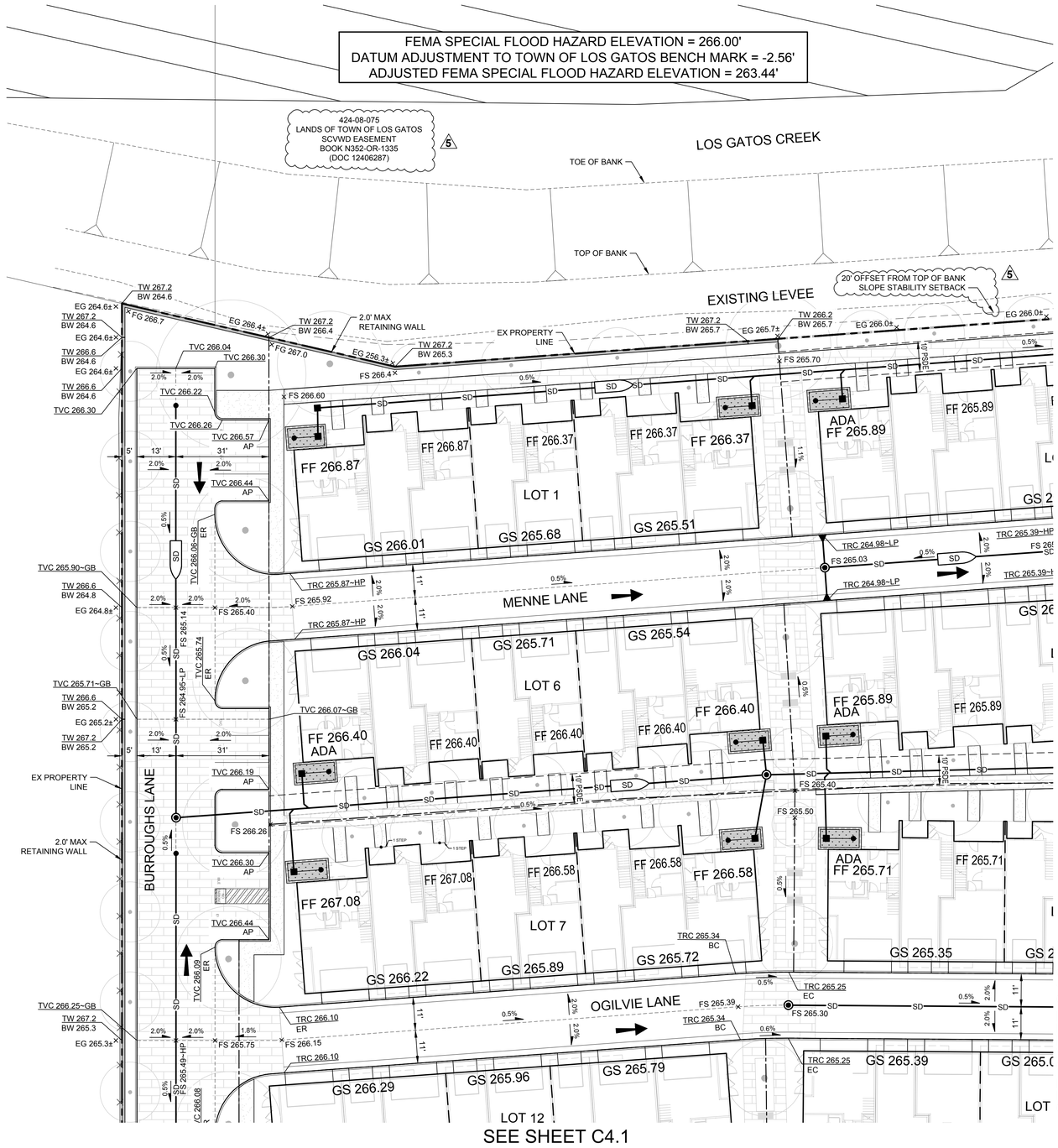
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CROSS SECTIONS

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1 INCH = 20 FEET

LEGEND

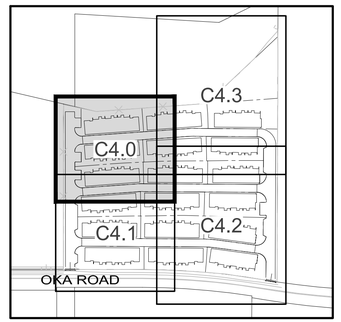
- PROJECT BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- TREE AND DRIPLINE
- LID TREATMENT AREA
- ELECTROLIER
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- STORM DRAIN BUBBLER BOX
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CURB INLET (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)
- SPECIAL FLOOD HAZARD AREA

ABBREVIATIONS

AP	ANGLE POINT
BC	BEGIN CURVE
BOW	BACK OF WALK
EC	END OF CURVE
EG	EXISTING GROUND
ER	END OF RETURN
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
PSDE	PRIVATE STORM DRAIN EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		CY	
SITE ELEMENT	CUT	FILL	CUT	FILL	IMPORT	EXPORT
STREETS	76	2667	1.5	2.4	2591	0
BUILDING FOOTPRINT	0	8151	0.9	3.4	8151	0
LANDSCAPE	119	7261	2.0	3.4	7142	0
TOTAL	195	18079	-	-	17884	0

NOTES:
1. THIS TABLE REPRESENTS THE ENTIRE SITE.
2. AREA OF DISTURBANCE = 302,162 SF.



KEY MAP
NOT TO SCALE

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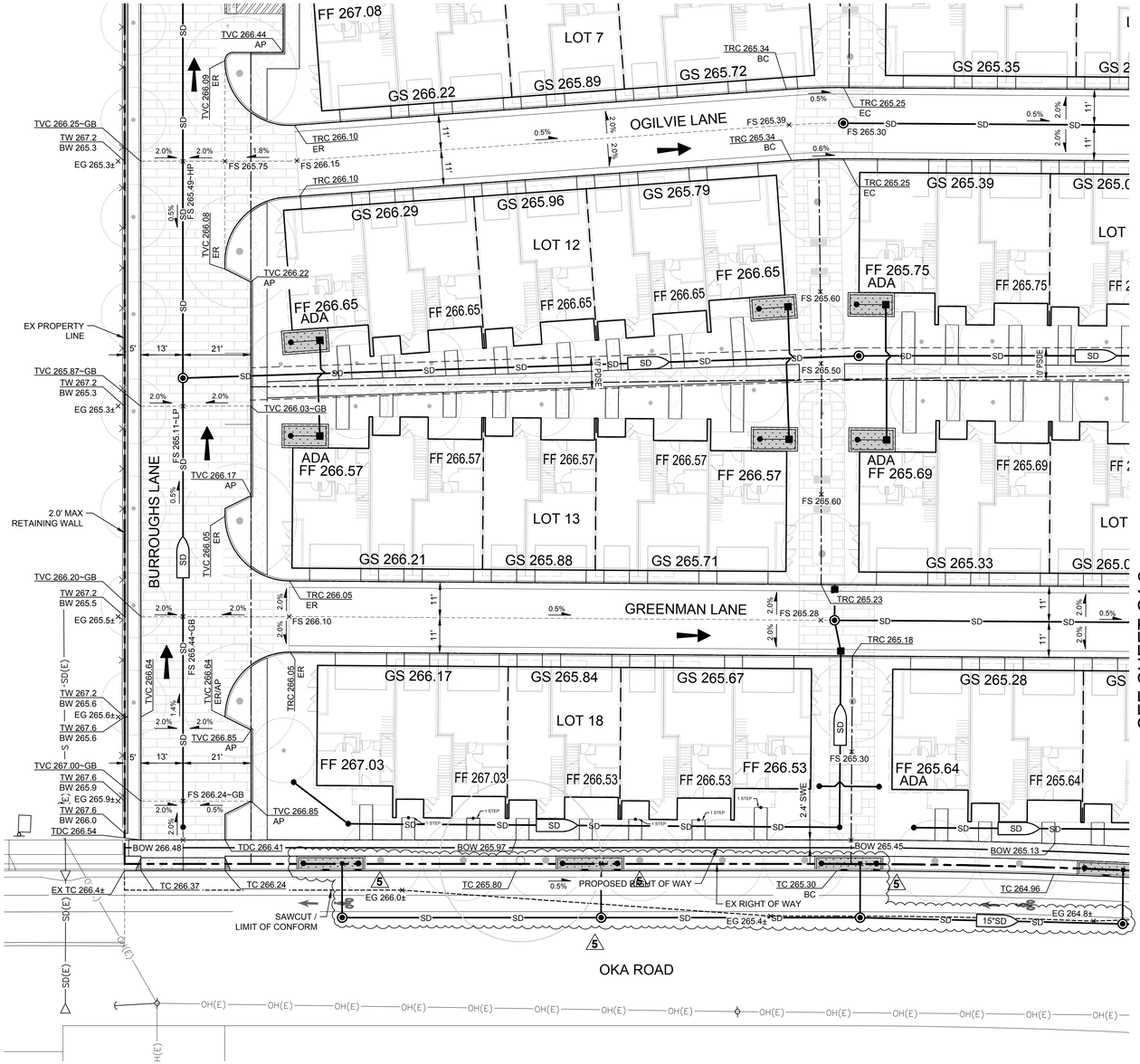
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GRADING AND DRAINAGE PLAN

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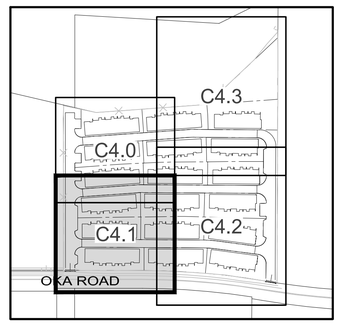
LEGEND

- PROJECT BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- TREE AND DRIPLINE
- LID TREATMENT AREA
- ELECTROLIER
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- STORM DRAIN BUBBLER BOX
- STORM DRAIN MANHOLE (EXISTING)
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- STORM DRAIN CATCH BASIN (EXISTING)
- SPECIAL FLOOD HAZARD AREA

ABBREVIATIONS

AP	ANGLE POINT
BC	BEGIN CURVE
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ER	END OF RETURN
ESMT	EASEMENT
EX/(E)	EXISTING
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LP	LOW POINT
PSDE	PRIVATE STORM DRAIN EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

NOTE:
FEMA SPECIAL FLOOD HAZARD ELEVATION = 266.00'
DATUM ADJUSTMENT TO TOWN OF LOS GATOS BENCH MARK = -2.56'
ADJUSTED FEMA SPECIAL FLOOD HAZARD ELEVATION = 263.44'



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5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300GP.DWG
DESIGNED BY:	RHM
DRAWN BY:	EN
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 20'

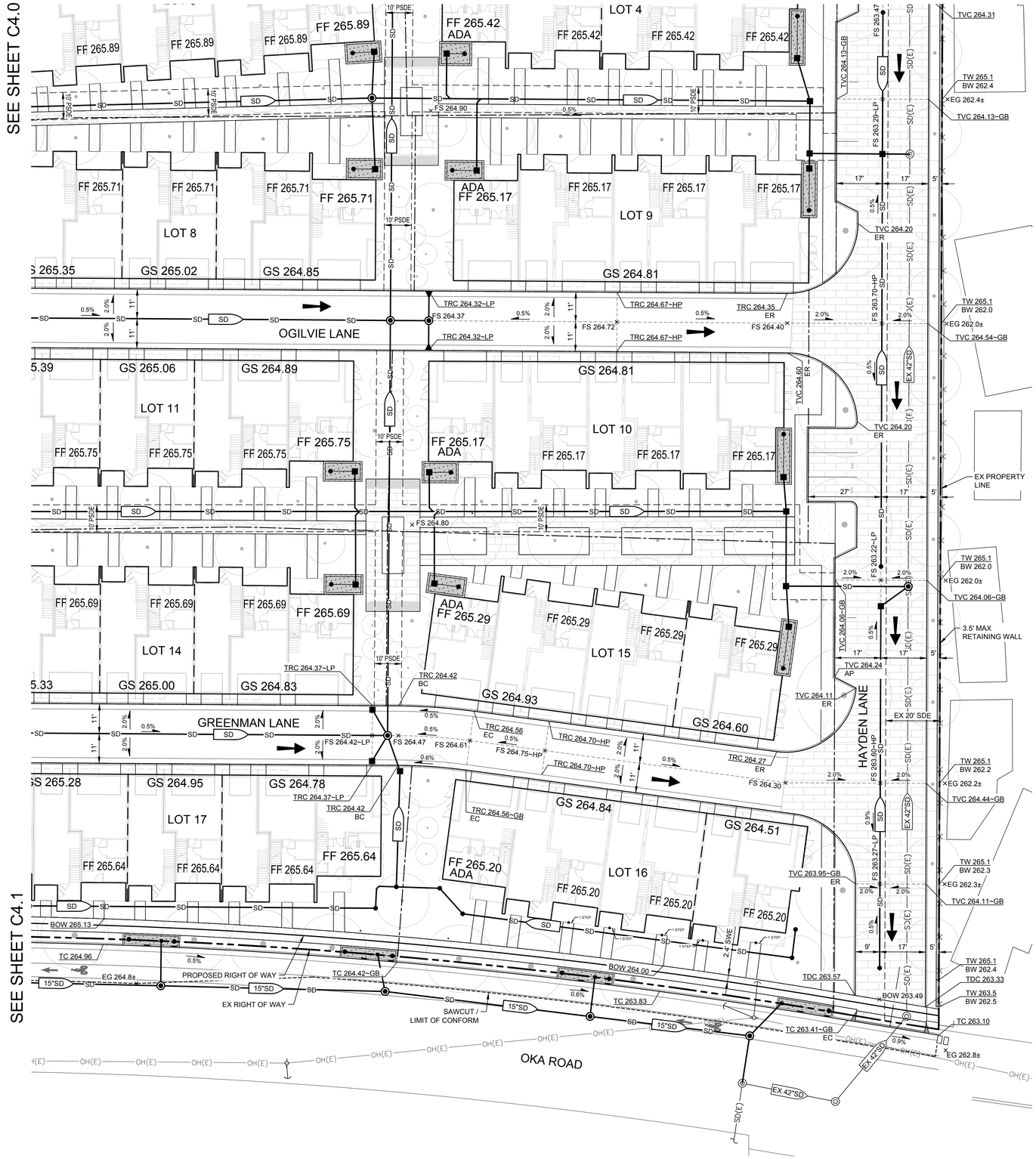
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GRADING AND DRAINAGE PLAN

C4.1

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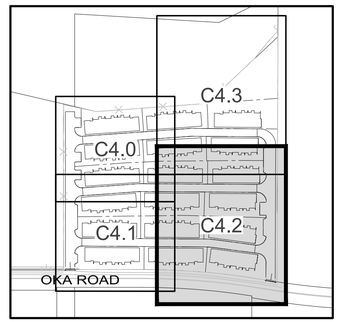
LEGEND

- PROJECT BOUNDARY
- LOT LINE
- LOT LINE (EXISTING)
- RIGHT OF WAY
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- STORM DRAIN PIPE (SD)
- STORM DRAIN PIPE (EXISTING) (SD(E))
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- DRAINAGE ARROW
- OVERLAND RELEASE
- TREE AND DRIPLINE
- LID TREATMENT AREA
- ELECTROLIER
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN/JUNCTION BOX
- STORM DRAIN AREA DRAIN
- STORM DRAIN CLEANOUT
- STORM DRAIN BUBBLER BOX
- STORM DRAIN MANHOLE (EXISTING)
- STORM DRAIN CURB INLET (EXISTING)
- STORM DRAIN CATCH BASIN (EXISTING)
- SPECIAL FLOOD HAZARD AREA

ABBREVIATIONS

AP	ANGLE POINT
BC	BEGIN CURVE
BOW	BACK OF WALK
EC	END OF CURVE
EG	EXISTING GROUND
ER	END OF RETURN
ESMT	EASEMENT
EX/(E)	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
PSDE	PRIVATE STORM DRAIN EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB

NOTE:
FEMA SPECIAL FLOOD HAZARD ELEVATION = 266.00'
DATUM ADJUSTMENT TO TOWN OF LOS GATOS BENCH MARK = -2.56'
ADJUSTED FEMA SPECIAL FLOOD HAZARD ELEVATION = 263.44'



KEY MAP
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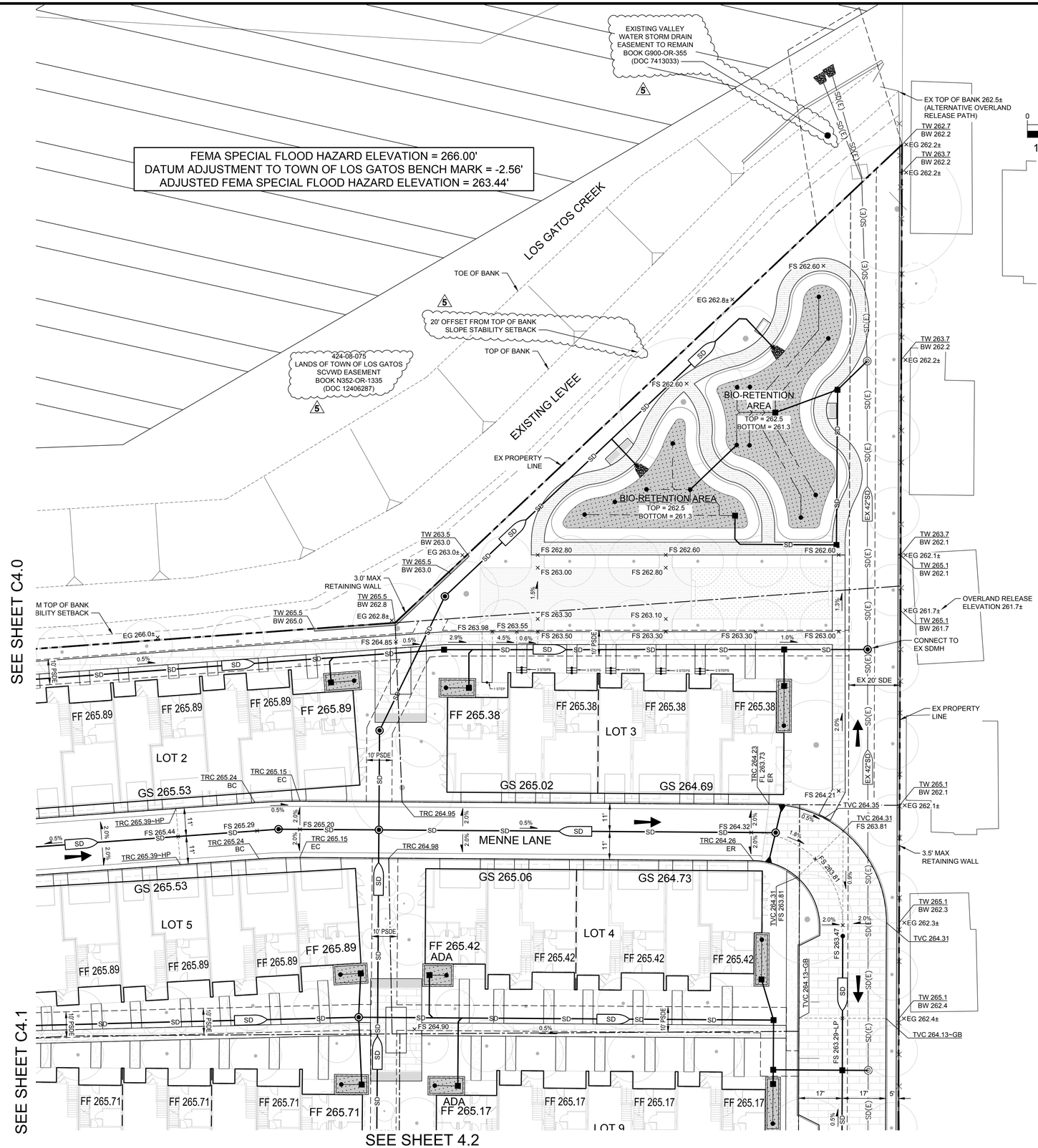
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GRADING AND DRAINAGE PLAN

C4.2

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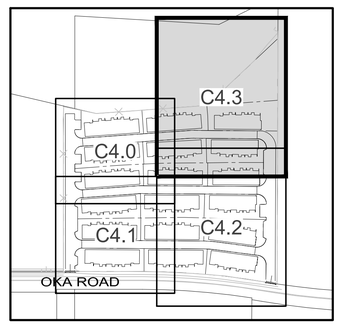


LEGEND

PROJECT BOUNDARY	
LOT LINE	
LOT LINE (EXISTING)	
RIGHT OF WAY	
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
DRAINAGE ARROW	
OVERLAND RELEASE	
TREE AND DRIPLINE	
LID TREATMENT AREA	
ELECTROLIER	
UTILITY POLE	
STORM DRAIN MANHOLE	
STORM DRAIN CATCH BASIN/JUNCTION BOX	
STORM DRAIN AREA DRAIN	
STORM DRAIN CLEANOUT	
STORM DRAIN BUBBLER BOX	
STORM DRAIN MANHOLE (EXISTING)	
STORM DRAIN CURB INLET (EXISTING)	
STORM DRAIN CATCH BASIN (EXISTING)	
SPECIAL FLOOD HAZARD AREA	

ABBREVIATIONS

AP	ANGLE POINT
BC	BEGIN CURVE
BOW	BACK OF WALK
EC	END OF CURVE
EG	EXISTING GROUND
ER	END OF RETURN
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FF	FINISH FLOOR
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FS	FINISH SURFACE
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HP	HIGH POINT
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PSDE	PRIVATE STORM DRAIN EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
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GRADING AND DRAINAGE PLAN

C4.3

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LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	◉	◎
PUMP	◉	◎
STANDARD CURB INLET	▲	△
STORM DRAIN FIELD INLET OR JUNCTION BOX	■	□
STORM DRAIN CLEANOUT	●	
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER CLEANOUT	●	○
PUMP DISCHARGE POINT	✱	
PROJECT BOUNDARY	———	
PROPERTY LINE	———	———
RIGHT-OF-WAY	———	———
EASEMENT	- - -	- - -
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN PERFORATED PIPE		
SANITARY SEWER PIPE	SS	SS(E)
JOINT TRENCH	JT	JT(E)
WATER PIPE	W	W(E)
FIRE PIPE	F	F(E)
RECLAIMED WATER PIPE	RW	RW(E)
GAS PIPE		G(E)
FIBER OPTIC LINE		FO(E)
AT&T COMMUNICATIONS LINE		AT&T(E)
FLOW THROUGH PLANTER	▭	
WATER SERVICE AND METER	▭—	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

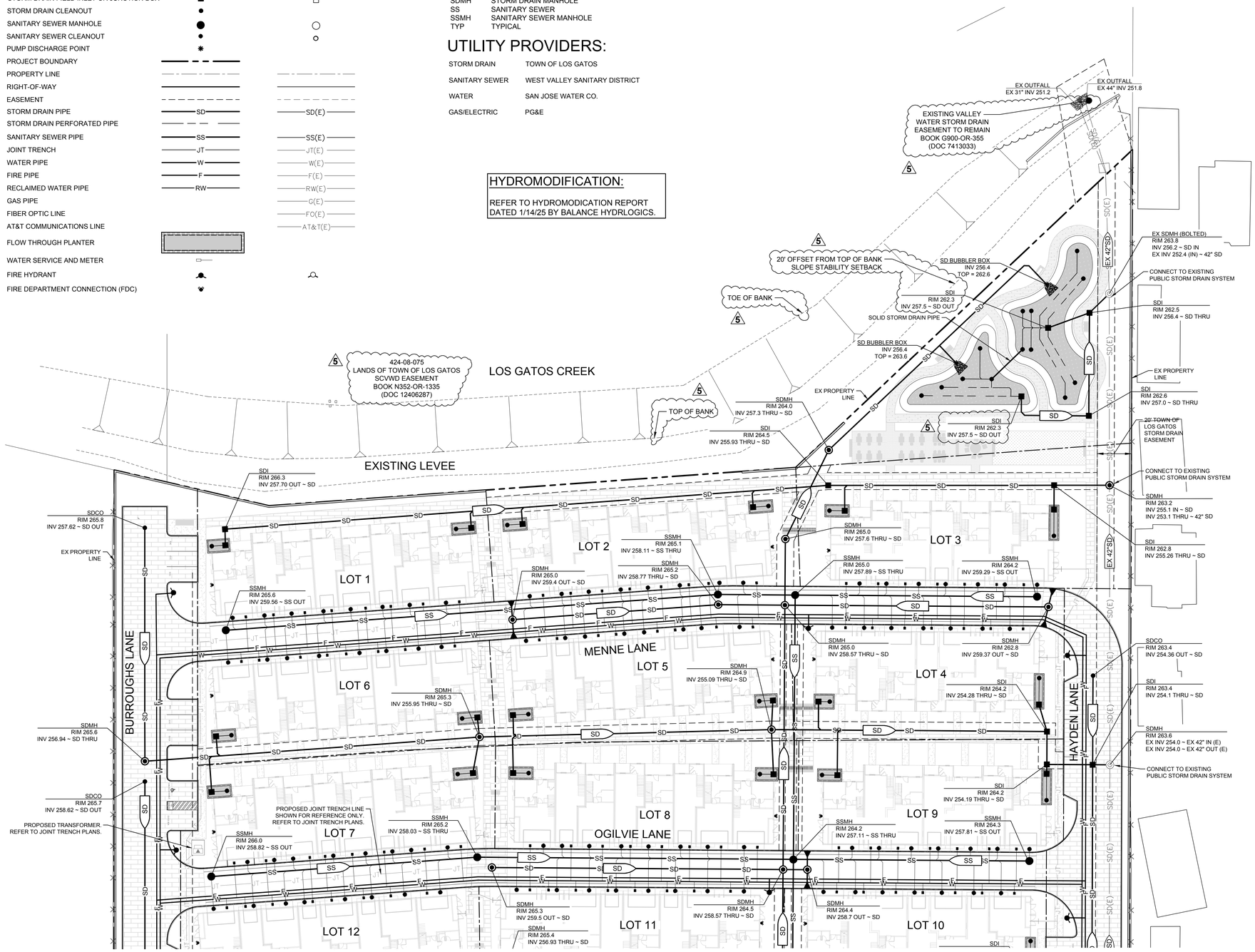
EX	EXISTING
INV	INVERT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

UTILITY PROVIDERS:

STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

HYDROMODIFICATION:

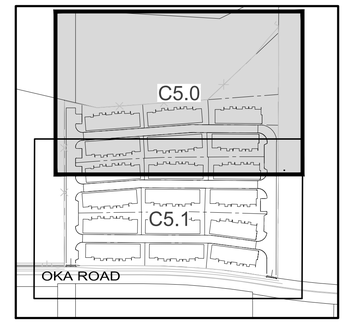
REFER TO HYDROMODICATION REPORT DATED 1/14/25 BY BALANCE HYDRLOGICS.



SEE SHEET C5.1

0 15 30 60

1 INCH = 30 FEET



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UTILITY PLAN

C5.0

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LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	◉	◎
PUMP	◉	
STANDARD CURB INLET	▲	△
STORM DRAIN FIELD INLET OR JUNCTION BOX	■	□
STORM DRAIN CLEANOUT	●	
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER CLEANOUT	•	○
PUMP DISCHARGE POINT	✱	
PROJECT BOUNDARY	———	
PROPERTY LINE	———	———
RIGHT-OF-WAY	———	———
EASEMENT	- - - -	- - - -
STORM DRAIN PIPE	——SD——	——SD(E)——
STORM DRAIN PERFORATED PIPE	——— — — ———	
SANITARY SEWER PIPE	——SS——	——SS(E)——
JOINT TRENCH	——JT——	——JT(E)——
WATER PIPE	——W——	——W(E)——
FIRE PIPE	——F——	——F(E)——
RECLAIMED WATER PIPE	——RW——	——RW(E)——
GAS PIPE		——G(E)——
FIBER OPTIC LINE		——FO(E)——
AT&T COMMUNICATIONS LINE		——AT&T(E)——
FLOW THROUGH PLANTER	▭	
WATER SERVICE AND METER	▭—	
FIRE HYDRANT		
FIRE DEPARTMENT CONNECTION (FDC)		

ABBREVIATIONS

EX	EXISTING
INV	INVERT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL

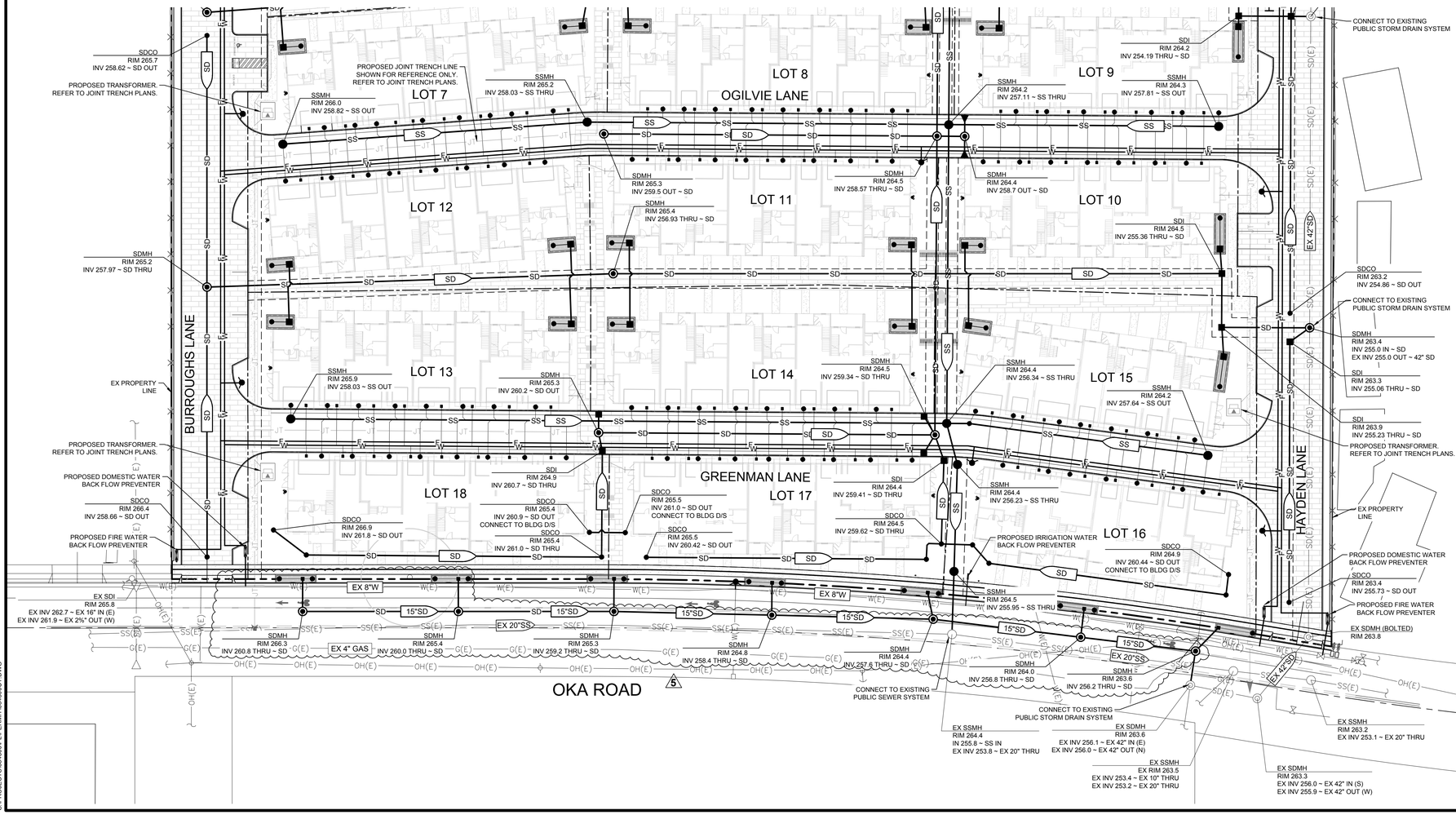
UTILITY PROVIDERS:

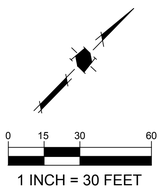
STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITARY DISTRICT
WATER	SAN JOSE WATER CO.
GAS/ELECTRIC	PG&E

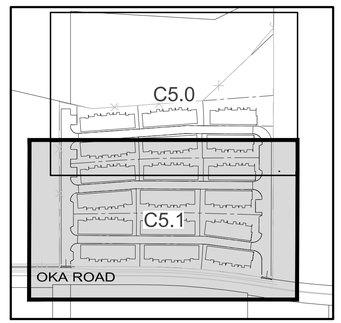
HYDROMODIFICATION:

REFER TO HYDROMODICATION REPORT DATED 1/14/25 BY BALANCE HYDRLOGICS.

SEE SHEET C5.0







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S-24-052, U-24-016, M-24-017

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DRAWN BY:	AV/RHM
CHECKED BY:	RH
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SCALE:	1" = 30'

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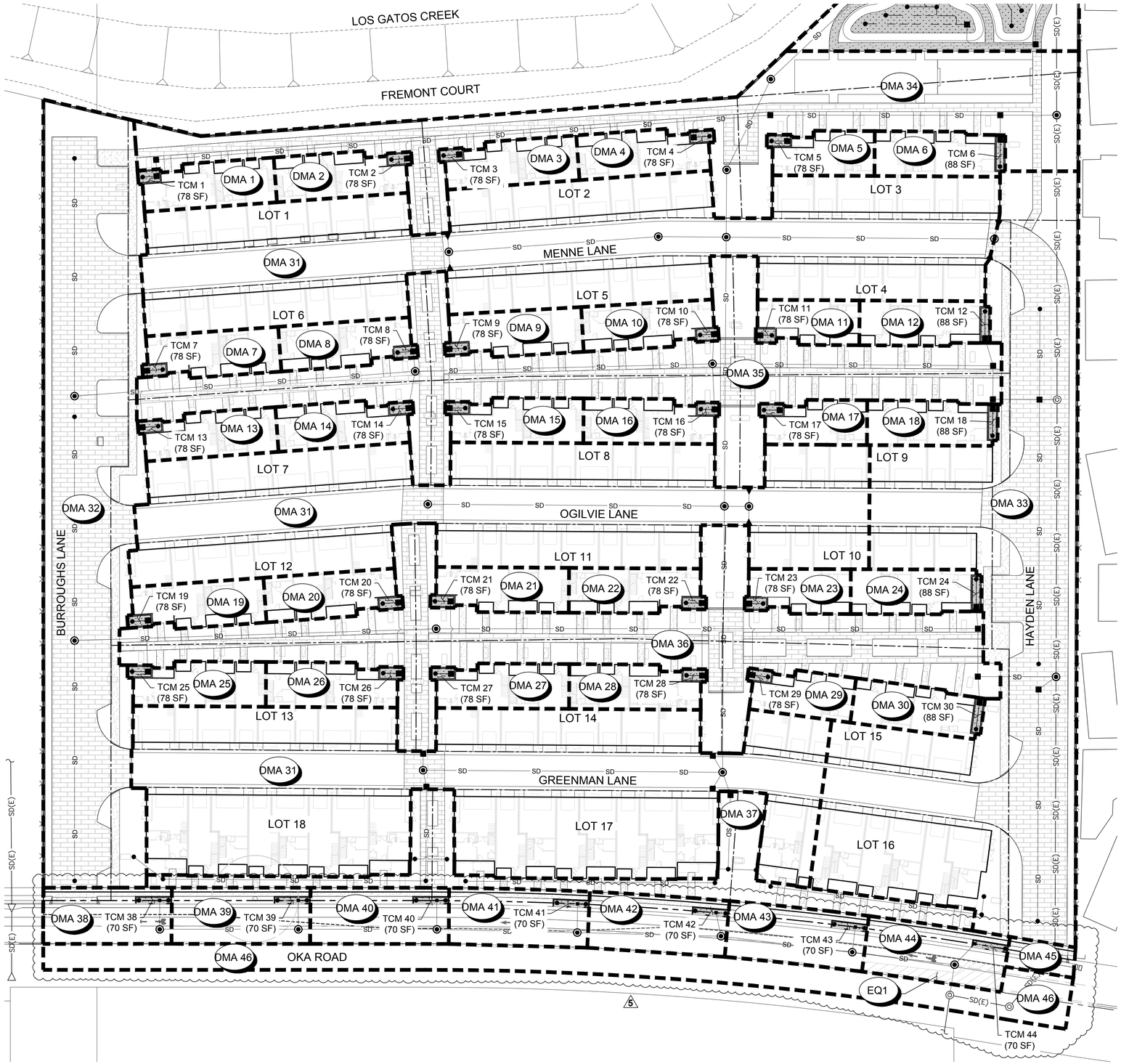
UTILITY PLAN

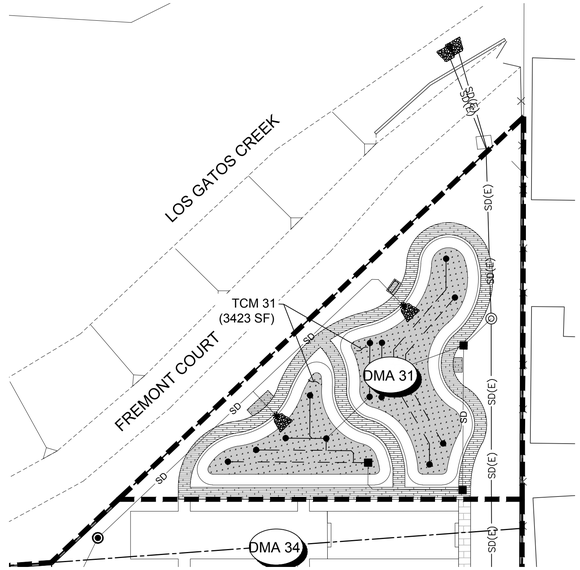
C5.1

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SEE RIGHT FOR CONTINUATION





SEE LEFT FOR CONTINUATION

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	SD
STORM DRAIN PIPE (EXISTING)	SD(E)
PERFORATED UNDERDRAIN PIPE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
BUBBLER BOX	
DIRECTION OF SURFACE DRAINAGE	
DRAINAGE MANAGEMENT AREA (SEE SIZING CALCULATIONS, SHEET C6.3)	DMA#
BIORETENTION AREA	
ALTERNATIVE COMPLIANCE/ EQUIVALENT AREA	
PERVIOUS PAVERS (SELF-TREATING)	

PROJECT SITE INFORMATION:

1. SOILS TYPE: SILT LOAM (B)
2. GROUND WATER DEPTH: 50 FEET
3. NAME OF RECEIVING BODY: LOS GATOS CREEK
4. FLOOD ZONE: ZONE X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

0 15 30 60

1 INCH = 30 FEET

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STORMWATER CONTROL PLAN

C6.0

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OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
14789 OKA ROAD, LOS GATOS, CA

I.B. PROPERTY OWNER:

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
ERIK HAYDEN

II.B. PHONE NUMBER OF CONTACT:
(408) 348-5679

II.C. EMAIL:
EHAYDEN@URBANCATALYST.COM

II.D. ADDRESS:
99 S ALMADEN BLVD, STE 500,
SAN JOSE, CA, 95113

2. Project Size

a. Total Site Area: 322,311 (ft²)		b. Total Land Area Disturbed During Construction: 322,311 (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	168,614	168,614
d. Total off-site IA[3]	18,927		18,927	10,448	29,375
e. Total project IA	18,927	0	18,927	179,062	197,989
f. Total new and replaced IA			197,989		
Pervious Area (PA)[4]					
g. Total on-site PA	290,834				122,220
h. Total off-site PA[3]	12,550				2,102
i. Total project PA	303,384				124,322
j. **Total Project Area (2.e.+2.i.)**	322,311				322,311
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.

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 1
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

SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT.
2. PERVIOUS PAVEMENT
3. OTHER SELF TREATING AREA (E.G., LANDSCAPED AREAS)

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY 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 RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

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	14789 Oka Road
APN #	424-08-035, 424-08-074
Project Address:	14789 Oka Road
Cross Streets:	
C.3 Regulated	Yes
Public/Private	Both
GSI Projects	Yes

Drainage Area #	Impervious Area (ft²)	Pervious Area (Permeable Pavement) (ft²)	Pervious Area (Other) (ft²)	Site Design Measures or Stormwater Treatment Measures	Hydraulic Sizing Criteria Used	Comments
1	1,854	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
2	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
3	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
4	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
5	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
6	1,813	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
7	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
8	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
9	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
10	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
11	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
12	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
13	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
14	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
15	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
16	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
17	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
18	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
19	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
20	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
21	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
22	1,837	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
23	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
24	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
25	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
26	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
27	1,855	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
28	1,838	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
29	1,395	0	78	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
30	1,814	0	88	Flow-through planter concrete lined* w/ underdrain	2c: Flow – Uniform Intensity Method	
31	92,872	0	15,469	Bioretention unlined w/ underdrain	3: Combination Flow and Volume Design Method	
32	1,769	15,556	7,331	Pervious pavement w/ underdrain	1b: Volume – CASQA BMP Handbook Method	DMA 32 is considered self retaining. Per the volume calculation, 2.6 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
33	13,530	16,059	7,243	Pervious pavement w/ underdrain	1b: Volume – CASQA BMP Handbook Method	DMA 33 is considered self retaining. Per the volume calculation, 4.3 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
34	2,507	3,996	12,092	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 34 is considered self retaining. Per the volume calculation, 4 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
35	2,085	4,299	12,445	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 35 is considered self retaining. Per the volume calculation, 3.7 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
36	2,075	5,204	13,504	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 36 is considered self retaining. Per the volume calculation, 3.5 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
37	807	628	6,004	Pervious pavement w/ underdrain	3: Combination Flow and Volume Design Method	DMA 37 is considered self retaining. Per the volume calculation, 6.1 inches of storage is required. Per the Hydromodification report by Balance Hydrologics, 12 inches of storage is required for Hydromod.
38	2,235	0	170	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
39	2,273	0	320	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
40	2,275	0	320	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
41	2,304	0	309	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
42	2,294	0	311	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
43	2,294	0	309	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	
44	2,334	0	314	Flow-through planter concrete lined* w/ underdrain	3: Combination Flow and Volume Design Method	DMA 44 includes EQ1 (718 SF) impervious area. The 1,616 SF is the new Impervious Area. Equivalent Treatment for DMA 44 (641 SF ≤ EQ1 (718 SF)).
45**	641	0	49	Untreated	Not Applicable	Being equivalently treated by EQ1
46	12,725	0	0	Untreated	Not Applicable	DMA 46 will only contain grind and overlay as part of roadway maintenance. No treatment is required.
TOTAL	**197,989**	**45,742**	**78,580**			

*"Lined" refers to an impermeable liner placed on the bottom of a bioretention area, such that no infiltration into native soil occurs.

**This drainage area is not being treated, but will be treated by area 44. The sum of the EQ areas in area 44 is greater than the required treatment area of area 45 (718 SF > 641 SF)

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
4		
3	8/15/25	PER CITY COMMENTS
2	5/2/25	PER CITY COMMENTS
1	1/15/25	PER CITY COMMENTS
0	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

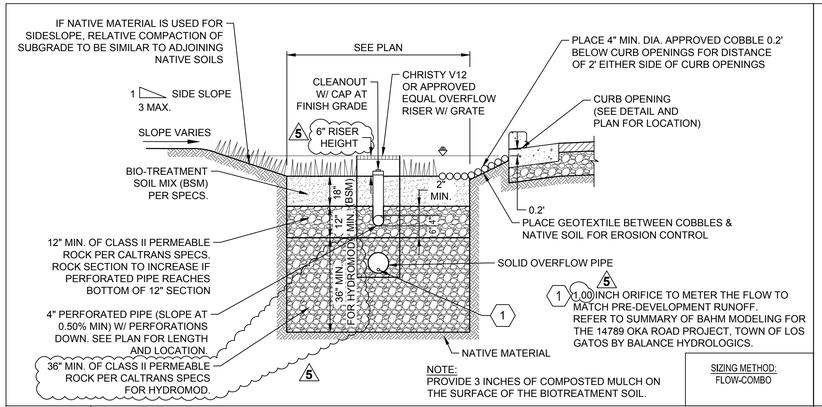
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STORMWATER CONTROL PLAN NOTES

C6.1

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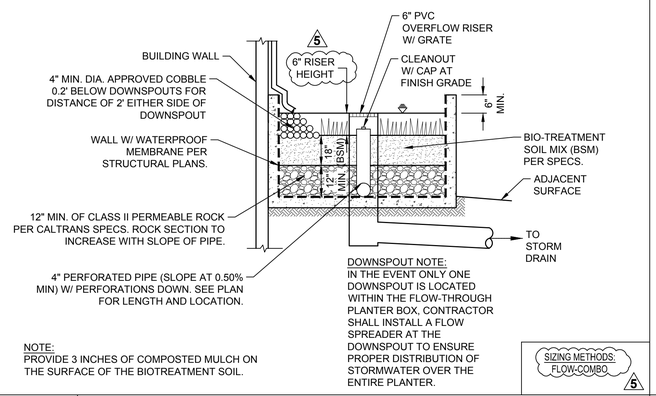
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NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

SIZING METHOD:
FLOW-COMBO

1 BIORETENTION BASIN W/O LINER N.T.S.

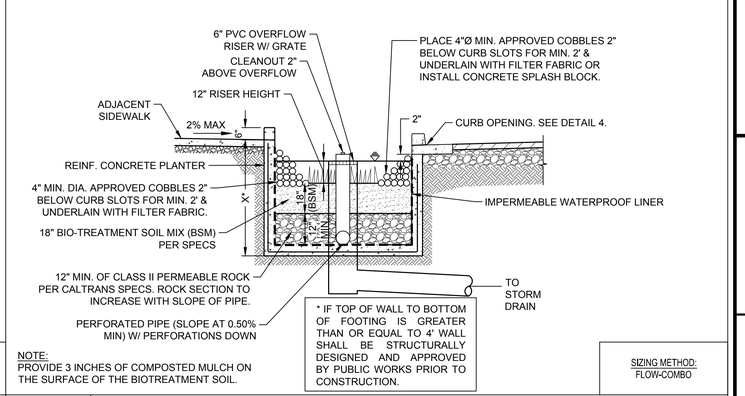


NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

DOWNSPOUT NOTE:
IN THE EVENT ONLY ONE DOWNSPOUT IS LOCATED WITHIN THE FLOW-THROUGH PLANTER BOX, CONTRACTOR SHALL INSTALL A FLOW SPREADER AT THE DOWNSPOUT TO ENSURE PROPER DISTRIBUTION OF STORMWATER OVER THE ENTIRE PLANTER.

SIZING METHODS:
FLOW-COMBO
5

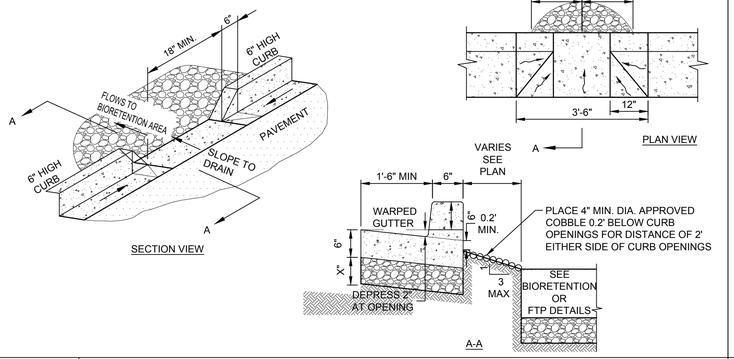
2 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



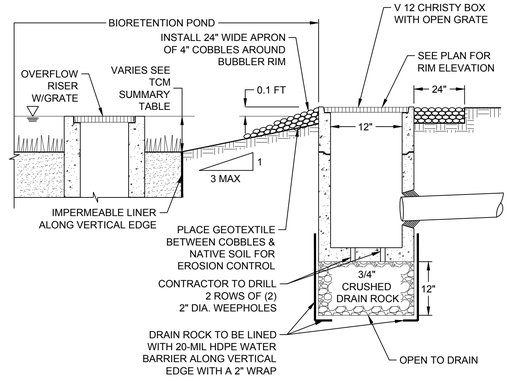
NOTE:
PROVIDE 3 INCHES OF COMPOSTED MULCH ON THE SURFACE OF THE BIOTREATMENT SOIL.

SIZING METHOD:
FLOW-COMBO

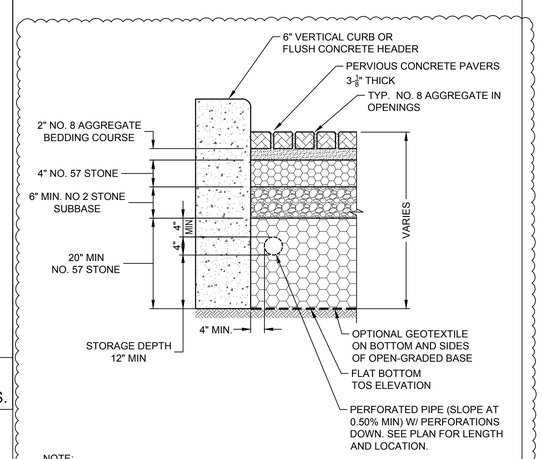
3 PUBLIC FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.



4 CURB OPENING N.T.S.



5 BUBBLER BOX DETAIL N.T.S.



5

NOTE:
MINIMUM STORAGE DEPTH OF 12" IS PROVIDED FOR HYDROMODIFICATION.

6 PERVIOUS PAVEMENT (SELF RETAINING OR SELF TREATING) N.T.S.

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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
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2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN DETAILS

C6.2

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Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 108341 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 92872 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 15469 **square feet**
- **% Impervious =** 86 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.48 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.76 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 6,926 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.82 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 2786.16 Square feet *3% of total drainage area*
- **BMP Surface Area =** 2,672 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 4,255 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 2,671

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 31

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2405 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2235 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 170 **square feet**
- **% Impervious =** 93 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.53 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.84 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 168 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 4.19 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 67.05 Square feet *3% of total drainage area*
- **BMP Surface Area =** 62 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 108 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 60

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 38

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2593 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2273 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 320 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.49 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.78 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 169 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.92 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 68.19 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 106 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 63

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 39

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2595 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2275 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 320 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.49 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.78 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 169 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.92 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 68.25 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 106 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 63

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 40

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2615 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2304 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 311 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 172 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 69.12 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 41

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2598 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2289 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 309 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 170 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 68.67 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 64

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 42

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2603 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2294 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 309 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 171 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 68.82 Square feet *3% of total drainage area*
- **BMP Surface Area =** 65 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 107 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 43

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Flow-through planter box

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 2648 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 2334 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 314 **square feet**
- **% Impervious =** 88 **%**

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary. Click here for map (Figure B-1)
  MAP_{site} = 22 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.58 *Correction factor = MAPsite/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Silt Loam (B) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  Yes
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.50 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.79 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 174 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 3.94 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 70.02 Square feet *3% of total drainage area*
- **BMP Surface Area =** 66 **Square feet**

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 108 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 65

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **Inches**

The average ponding depth is acceptable
The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 44

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	8/15/25	PER CITY COMMENTS
2	5/2/25	PER CITY COMMENTS
1	1/15/25	PER CITY COMMENTS
0	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

© HMH

STORMWATER CONTROL PLAN CALCULATIONS

C6.3

S:\PROJECTS\684300PL\PERMIT\684300SW.DWG

PLOTTED: 8/13/2025 11:38 AM

SIZING FOR VOLUME BASED TREATMENT

DMA # 32

Step 1: Drainage Area and % Impervious
A= 24656 s.f.
Pervious Pavement Area = 15556 s.f.
Impervious Area = 1769
Remaining Pervious Area= 7331 s.f.
% Imperviousness (i)= 70.27% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.414386478 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.425763871 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.414386478 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.65586 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 1,347.58 ft^3 **Design Depth= 1.0395** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	2.60	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 32

SIZING FOR VOLUME BASED TREATMENT

DMA # 33

Step 1: Drainage Area and % Impervious
A= 36832 s.f.
Pervious Pavement Area = 16059 s.f.
Impervious Area = 13530
Remaining Pervious Area= 7243 s.f.
% Imperviousness (i)= 80.34% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.470466144 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.484763304 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.470466144 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.74462 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 2,285.50 ft^3 **Design Depth= 1.7078** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	4.27	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 33

SIZING FOR VOLUME BASED TREATMENT

DMA # 34

Step 1: Drainage Area and % Impervious
A= 18598 s.f.
Pervious Pavement Area = 3996 s.f.
Impervious Area = 2507
Remaining Pervious Area= 12095 s.f.
% Imperviousness (i)= 34.97% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.217761318 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.218901495 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.217761318 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.34466 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 534.16 ft^3 **Design Depth= 1.6041** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	4.01	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 34

SIZING FOR VOLUME BASED TREATMENT

DMA # 35

Step 1: Drainage Area and % Impervious
A= 18829 s.f.
Pervious Pavement Area = 4299 s.f.
Impervious Area = 2085
Remaining Pervious Area= 12445 s.f.
% Imperviousness (i)= 33.91% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.211851665 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.212684157 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.211851665 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.3353 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 526.12 ft^3 **Design Depth= 1.4686** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	3.67	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 35

SIZING FOR VOLUME BASED TREATMENT

DMA # 36

Step 1: Drainage Area and % Impervious
A= 20783 s.f.
Pervious Pavement Area = 5204 s.f.
Impervious Area = 2075
Remaining Pervious Area= 13504 s.f.
% Imperviousness (i)= 35.02% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.218082664 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.219239571 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.218082664 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.34517 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 597.80 ft^3 **Design Depth= 1.3785** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	3.45	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 36

SIZING FOR VOLUME BASED TREATMENT

DMA # 37

Step 1: Drainage Area and % Impervious
A= 7439 s.f.
Pervious Pavement Area = 628 s.f.
Impervious Area = 807
Remaining Pervious Area= 6004 s.f.
% Imperviousness (i)= 19.29% ***

Step 2: Calculate Correction Factor
MAPsite = 22
MAPgage = 13.9
Correction Factor= **1.5827**

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.
Clay (D): | Sandy Clay (D): | Clay Loam (D):
Silt Loam/Loam (B): X | Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? YES Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infiltatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
S= 1.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.
UBS Volume for 1% Slope (UBS1%) = 0.130446565 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.127040731 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.130446565 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.20646 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Step 7: Determine the BMP Design Volume
Design Volume = 127.99 ft^3 **Design Depth= 2.4457** inch

SELF RETAINING (PERVIOUS PAVEMENT)

Step 6: Calculate Min. Storage Depth Required.

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	6.11	Yes

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

DMA 37

5

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Stormwater Compliance

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
6	8/15/25	PER CITY COMMENTS
5	5/2/25	PER CITY COMMENTS
4	1/15/25	PER CITY COMMENTS
3	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300SW.DWG
DESIGNED BY:	RH
DRAWN BY:	AV
CHECKED BY:	RH
DATE:	SEPTEMBER 13, 2024
SCALE:	NOT TO SCALE

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STORMWATER CONTROL PLAN CALCULATIONS

C6.4

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PLOTTED: 8/13/2025 11:49 AM

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   NAME
   ADDRESS
   CITY, CA 951XX
   (408) XXX-XXXX

   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

LEGEND

STANDARD INLET PROTECTION

FIBER ROLL

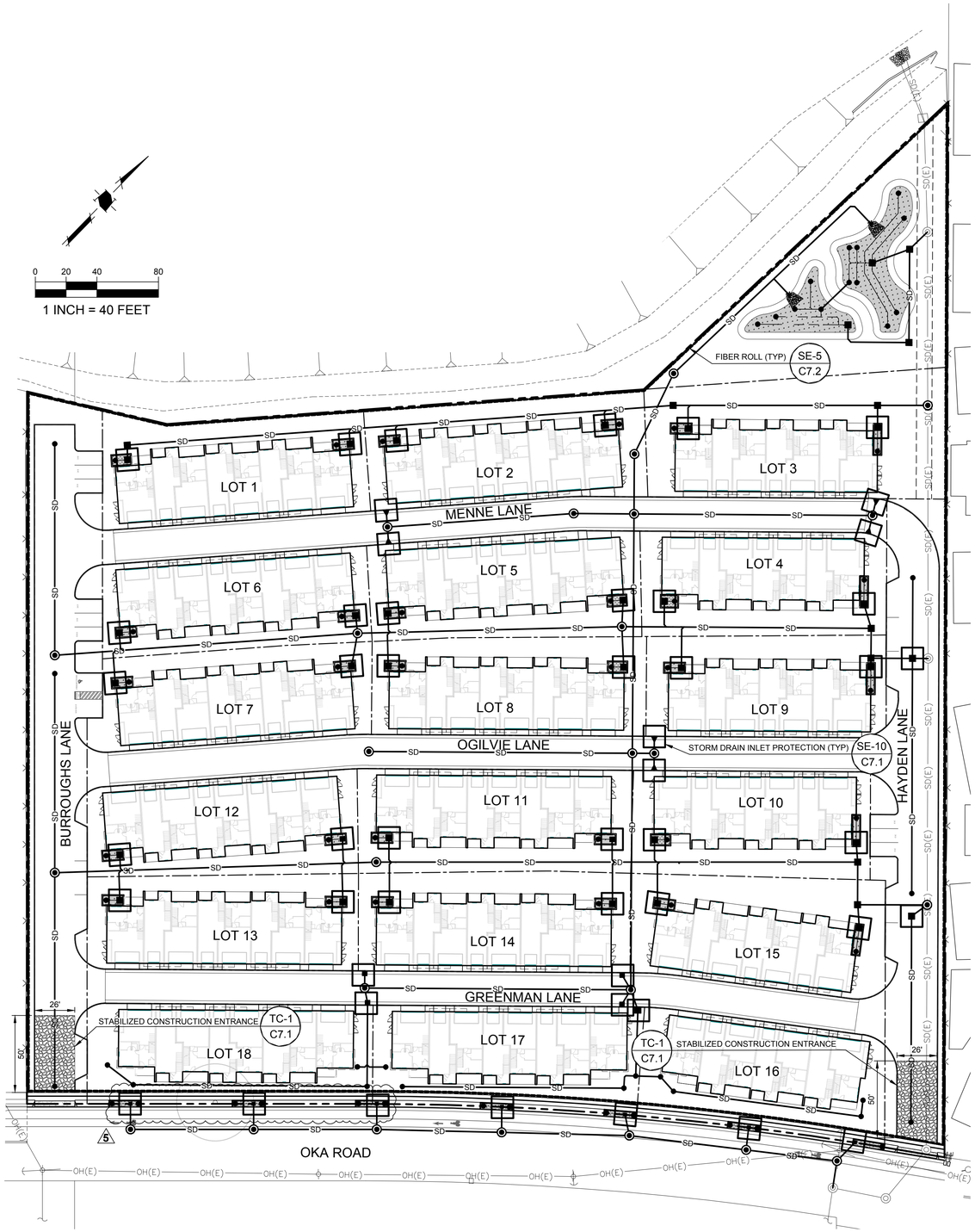
STABILIZED CONSTRUCTION ENTRANCE

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.



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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
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3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300EC.DWG
DESIGNED BY:	AV
DRAWN BY:	AV
CHECKED BY:	AV/RH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

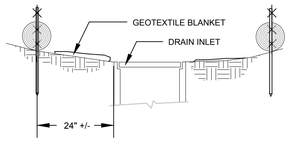
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EROSION CONTROL TITLE SHEET

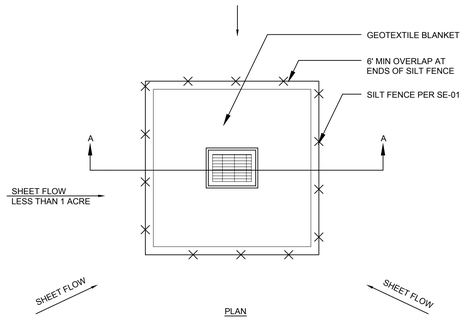
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SECTION A-A

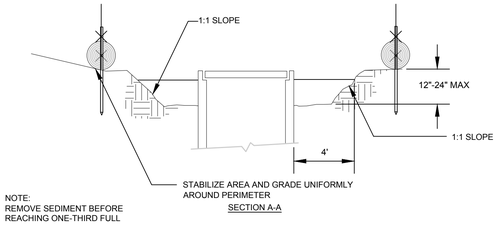


PLAN

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

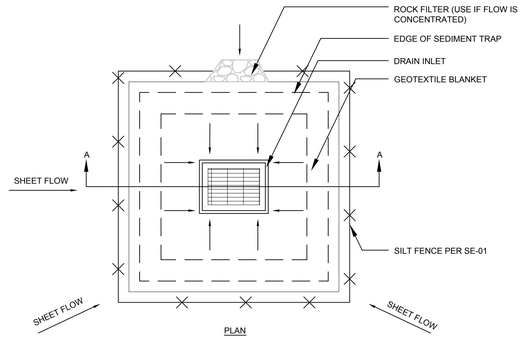
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL

SECTION A-A

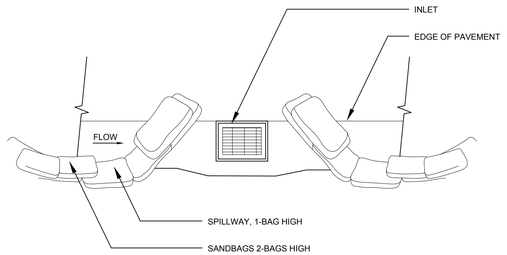


PLAN

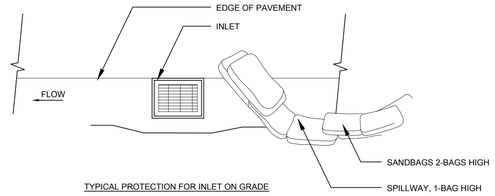
NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.



TYPICAL PROTECTION FOR INLET ON SUMP

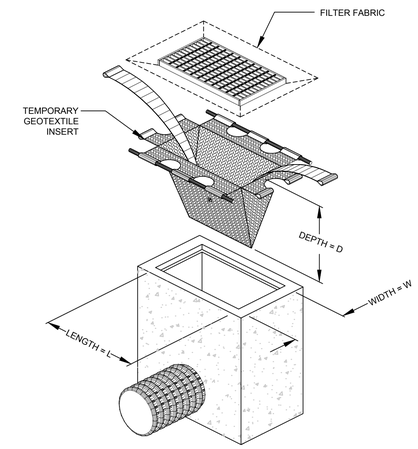


TYPICAL PROTECTION FOR INLET ON GRADE

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

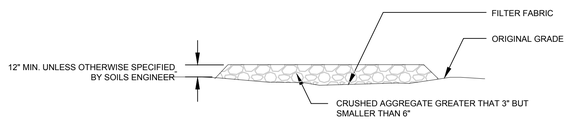
N.T.S.



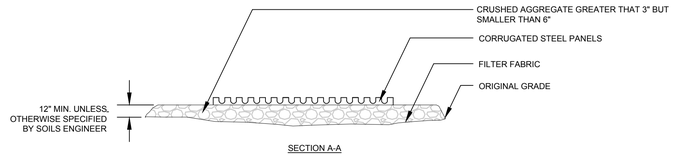
NOTES:
1. INTENDED FOR SHORT TERM USE
2. INSTALL PER MANUFACTURER INSTRUCTION
3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

SE-10 STORM DRAIN INLET PROTECTION - TYPE 4

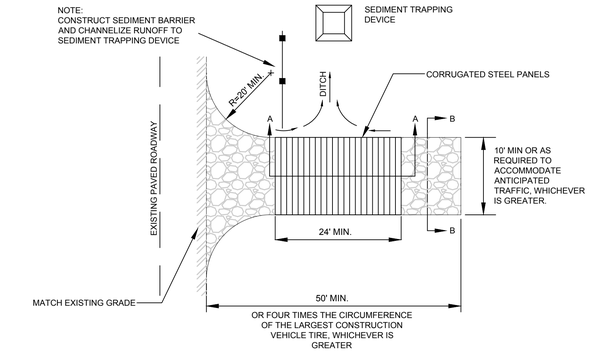
N.T.S.



SECTION B-B
N.T.S.

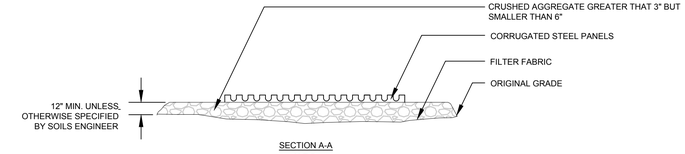


SECTION A-A
N.T.S.

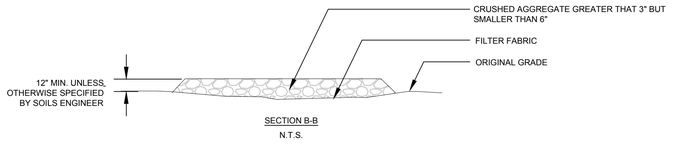


TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

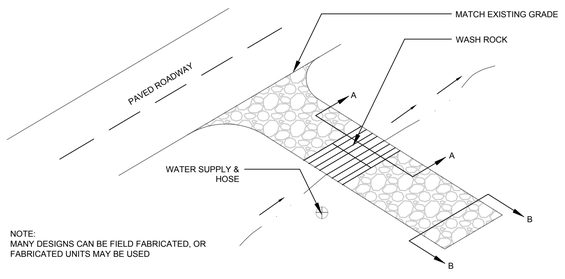
N.T.S.



SECTION A-A
N.T.S.



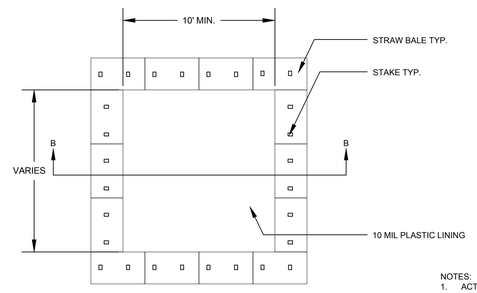
SECTION B-B
N.T.S.



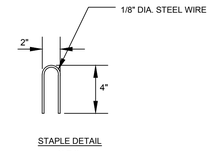
NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.

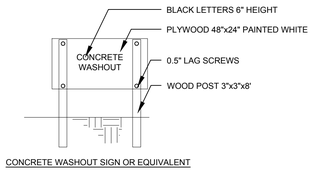


PLAN
N.T.S.
TYPE "ABOVE GRADE" STRAW BALES

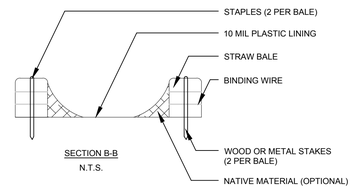


STAPLE DETAIL
N.T.S.

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:

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SCALE:	NOT TO SCALE

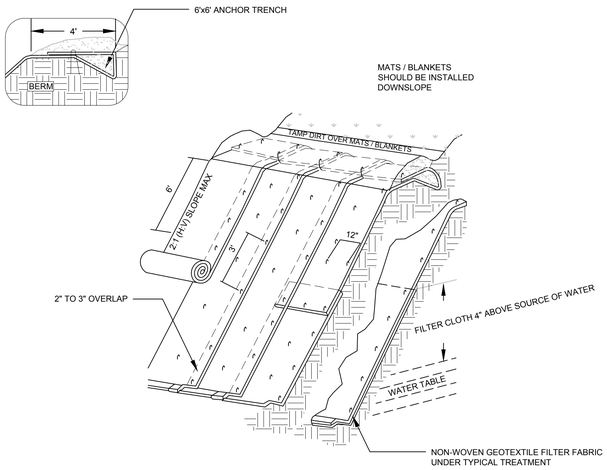
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EROSION CONTROL DETAILS

C7.1

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ISOMETRIC VIEW

TYPICAL SLOPE SOIL STABILIZATION

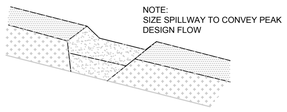
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NOTES:

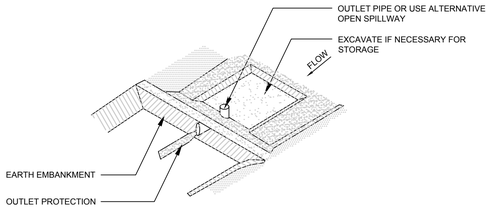
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

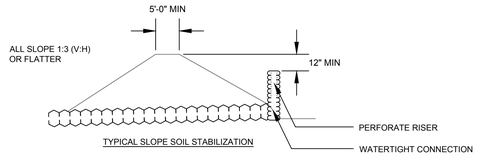
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



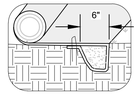
TYPICAL OPEN SPILLWAY





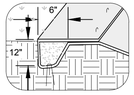
SE-3 SEDIMENT TRAP

N.T.S.



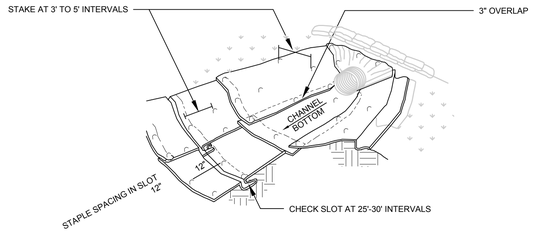
INITIAL CHANNEL ANCHOR TRENCH

N.T.S.



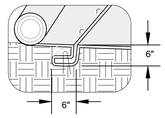
TERMINAL SLOPE AND CHANNEL ANCHOR TRENCH

N.T.S.



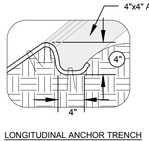
ISOMETRIC VIEW

N.T.S.



INTERMITTENT CHECK SLOT

N.T.S.



LONGITUDINAL ANCHOR TRENCH

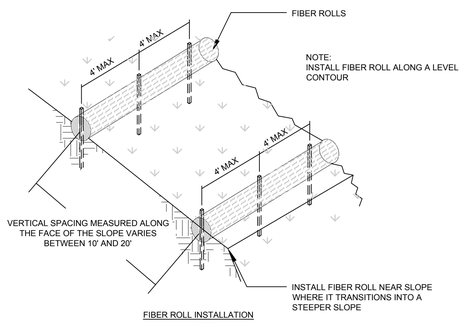
N.T.S.

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

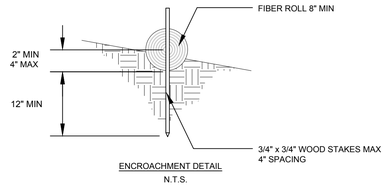
EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

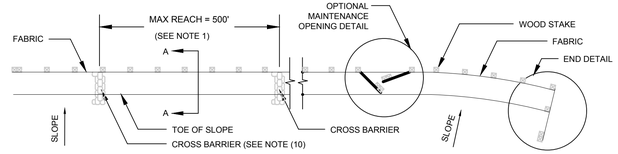


ENCROACHMENT DETAIL

N.T.S.

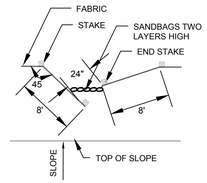
SE-5 FIBER ROLLS

N.T.S.

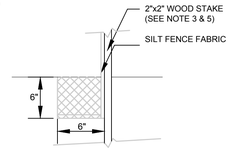


SILT FENCE PLAN

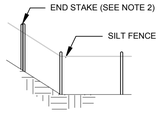
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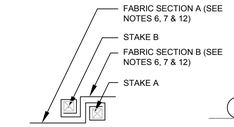
OPTIONAL MAINTENANCE OPENING DETAIL



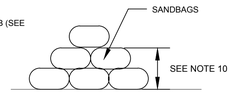
DETAIL A



END DETAIL

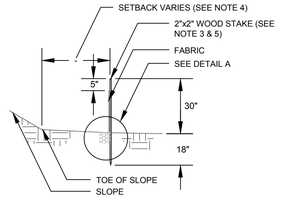


JOINING SECTION DETAIL (TOP VIEW)



SECTION C-C

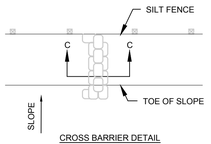
N.T.S.



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.

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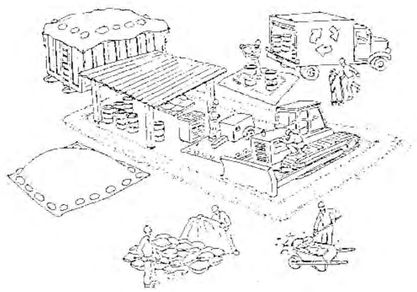
EROSION CONTROL DETAILS

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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
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!

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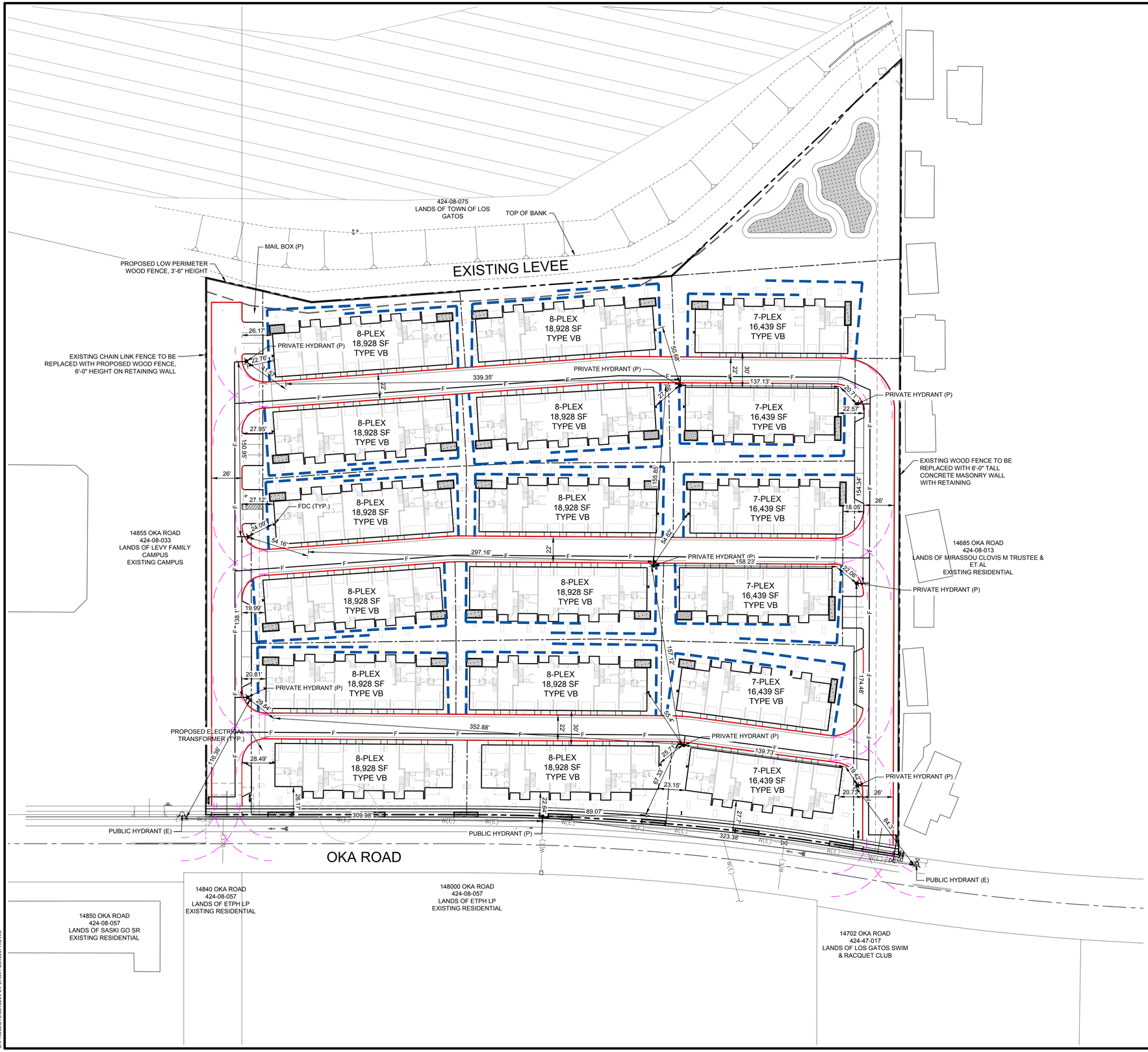
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LEGEND

PROJECT BOUNDARY	
PROPOSED PROPERTY LINE	
PROPOSED BUILDING	
PROPOSED FACE OF CURB	
150' HOSE PULL	
PROPOSED RED CURB	
EXISTING WATER LINE	W(E) EX 6"W W(E)
FIRE DEPARTMENT LINE (PROPOSED)	6"FW
PROPOSED WATER LINE	10"W
STORMWATER TREATMENT PLANTER	
FIRE HYDRANT (E)	
FIRE HYDRANT (P)	
FIRE DEPARTMENT CONNECTION (P)	
FIRE DEPARTMENT CONNECTION	FDC
EXISTING	(E)
PROPOSED	(P)
FIRE LADDER PAD	
30'/50' TURNING RADIUS	

NOTES

1. PRIVATE STREETS WILL INCLUDE EMERGENCY ACCESS EASEMENTS
2. MAX HOSE PULL LENGTH IS 150'
3. CONSTRUCTION TYPE IS V-B
4. OCCUPANCY GROUPS: R-2 & U (GARAGES AND METER CLOSETS)
5. FIRE SPRINKLERS SHALL BE A DEFERRED SUBMITTAL ITEM
6. FIRE ALARM SHALL BE A DEFERRED SUBMITTAL ITEM.
7. 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.
7. NO COMBUSTIBLE CONSTRUCTION SHALL OCCUR PRIOR TO NEW HYDRANT INSTALLATION.

REQUIRED FIRE FLOW & HYDRANTS

8-PLEX BUILDING: 18,928 SF, TYPE VB
FIRE FLOW: 2812 GPM FOR 2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 4 HYDRANTS WITH AVERAGE SPACING 350' PER CFC APPENDIX C, TABLE C102.1

7-PLEX BUILDING: 16,439 SF, TYPE VB
FIRE FLOW: 2625 GPM FOR 2 HOUR, PER CFC APPENDIX B, TABLE B105.1(1) AND TABLE B105.1(2)
HYDRANTS: 4 HYDRANTS WITH AVERAGE SPACING 350' PER CFC APPENDIX C, TABLE C102.1

0 20 40 80
1 INCH = 40 FEET

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300FA.DWG
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	
DATE:	SEPTEMBER 13, 2024
SCALE:	AS SHOWN

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FIRE ACCESS PLAN

C8.0

S:\PROJECTS\6843\300\PLI\PENMIT\6843003FA.DWG

PLOTTED: 8/12/2025 8:54 AM

GENERAL NOTES

- PROJECT NAME: OKA ROAD
- OWNER: COMMUNITY FOUNDATION OF SANTA CLARA COUNTY
  555 CASTRO STREET, SUITE 140
  MOUNTAIN VIEW, CA 94041

  YUKI FARMS LLC
  15495 LOS GATOS BLVD, SUITE 11
  LOS GATOS, CA 95032
- SUBDIVIDER: URBAN CATALYST
  99 S ALMADEN BLVD, SUITE 500
  SAN JOSE, CA 95113
- ENGINEER: HMH ENGINEERS
  1570 OAKLAND ROAD
  SAN JOSE, CA 95131
  RAFAEL HERNANDEZ, RCE #81168
- STREET LOCATION: 14789 OKA ROAD
- EXISTING ZONING: R-1-8:HEOZ, R-1:8
- EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL, PUBLIC
- EXISTING USE: ORCHARD
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- WATER SUPPLY: SAN JOSE WATER COMPANY
- SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT
- ASSESSOR'S PARCEL #(S): 424-08-035, 424-08-074
- TOTAL SITE AREA: ±6.78 ACRES
- PUBLIC STREET DEDICATION: ±0.07 ACRES
- NET SITE AREA: ±6.71 NET ACRES
- PROPOSED LOTS: 18 BUILDING LOTS, 6 COMMON LOTS
- TOTAL UNITS: 138 CONDOMINIUM UNITS
- FLOOD ZONE: X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1222794-SC DATED JUNE 18, 2024

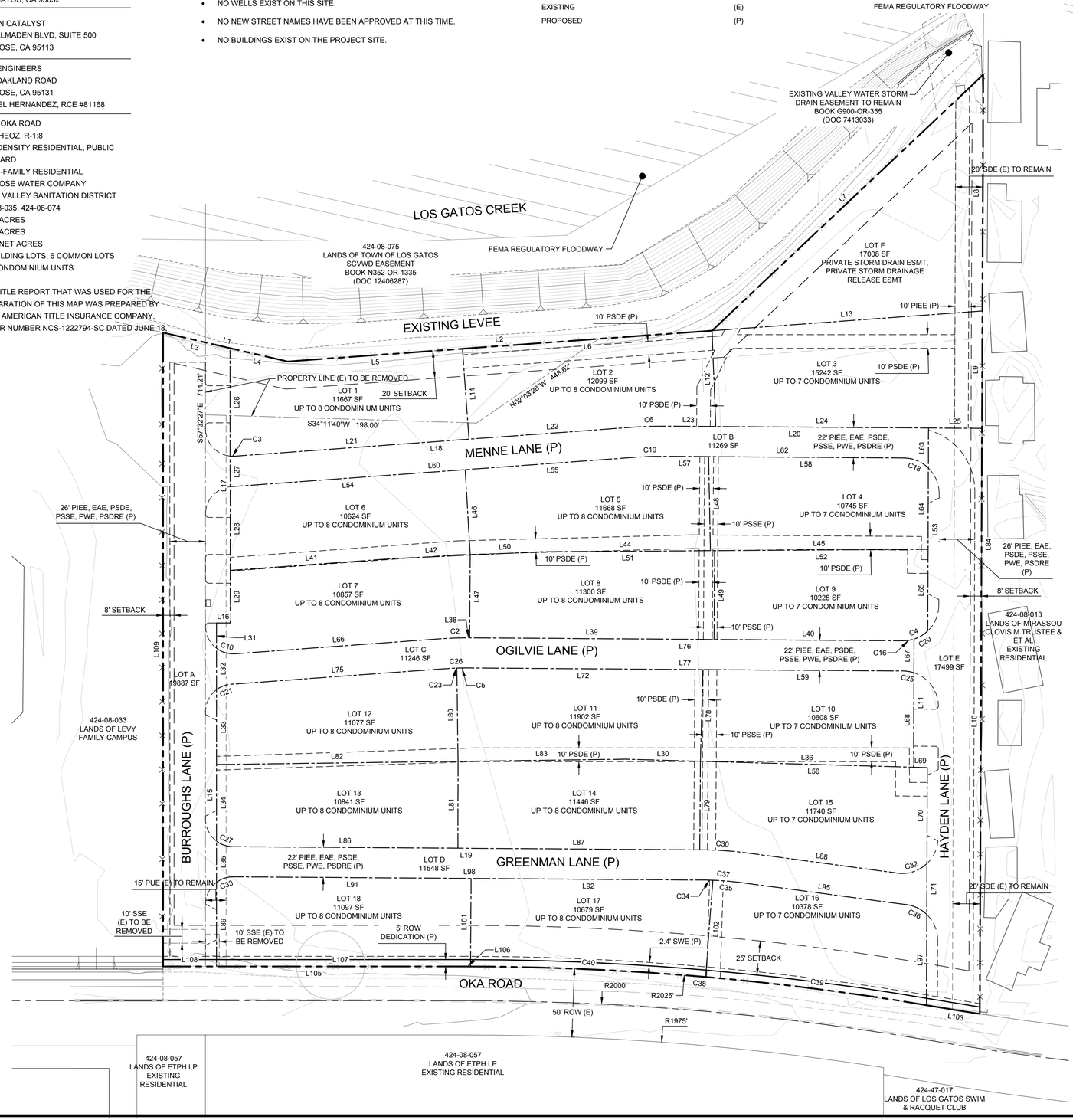
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE STANDARDS OF THE TOWN OF LOS GATOS.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY HMH ENGINEERS, DATED JUNE 14, 2024.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- NO BUILDINGS EXIST ON THE PROJECT SITE.

ABBREVIATIONS

STORM DRAIN EASEMENT	SDE
PUBLIC UTILITY EASEMENT	PUE
PRIVATE STORM DRAIN EASEMENT	PSDE
PRIVATE INGRESS/EGRESS EASEMENT	PIEE
SIDEWALK	SWLK
EASEMENT	ESMT
EXISTING	(E)
PROPOSED	(P)

LEGEND

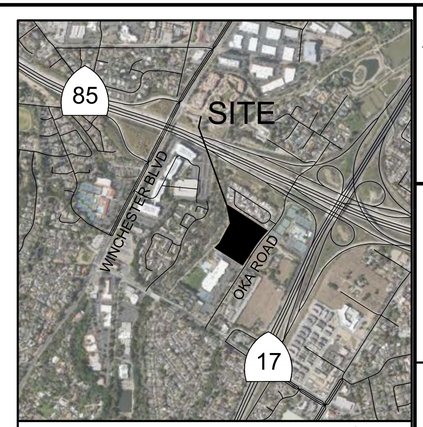
PROJECT BOUNDARY
EASEMENT (EXISTING)
EASEMENT (PROPOSED)
LOT LINE (EXISTING)
LOT LINE (PROPOSED)
SETBACK (EXISTING)
FEMA REGULATORY FLOODWAY



LINE TABLE		
LINE	LENGTH	BEARING
L1	93.37'	N45°28'33"E
L2	310.46'	N28°18'09"E
L3	50.25'	N45°28'33"E
L4	43.12'	N45°28'33"E
L5	127.85'	N28°18'09"E
L6	182.61'	N28°18'09"E
L7	272.16'	N10°52'59"W
L8	172.46'	S57°19'40"E
L9	85.66'	S57°19'40"E
L10	427.36'	S57°19'40"E
L11	93.50'	N57°20'28"W
L12	70.04'	N59°46'26"W
L13	197.81'	N28°18'09"E
L14	66.14'	S61°41'51"E
L15	250.68'	N57°33'13"W
L16	10.00'	N32°26'47"E
L17	200.57'	N57°33'13"W
L18	294.27'	N28°18'09"E
L19	340.75'	N32°51'10"E
L20	195.03'	N32°51'10"E
L21	171.30'	N28°18'09"E
L22	122.97'	N28°18'09"E
L23	39.80'	N32°51'10"E
L24	155.22'	N32°51'10"E
L25	39.02'	N32°51'10"E
L26	78.78'	S57°33'13"E
L27	22.36'	S57°33'13"E
L28	61.06'	S57°33'13"E
L29	38.37'	S57°33'13"E
L30	54.72'	N34°03'14"E
L31	18.50'	S57°33'13"E
L32	30.16'	S57°33'13"E
L33	54.64'	S57°33'13"E
L34	55.92'	S57°33'13"E
L35	30.03'	S57°33'13"E
L36	155.63'	N34°03'14"E
L37	152.40'	N28°18'09"E
L38	1.66'	N32°51'10"E
L39	178.31'	N32°51'10"E
L40	137.89'	N32°51'10"E
L41	119.08'	N28°18'09"E
L42	56.47'	N29°48'33"E
L43	51.20'	N29°48'33"E
L44	124.12'	N32°05'34"E
L45	158.82'	N32°05'34"E
L46	62.40'	S60°55'42"E
L47	60.45'	S57°07'53"E
L48	68.66'	S58°38'48"E
L49	64.85'	S57°08'50"E
L50	51.20'	N29°48'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L51	127.18'	N32°05'34"E
L52	155.76'	N32°05'34"E
L53	148.14'	S57°20'28"E
L54	171.95'	N28°17'59"E
L55	127.36'	N28°18'09"E
L56	165.63'	N34°03'14"E
L57	34.73'	N32°51'10"E
L58	142.46'	N32°51'10"E
L59	146.06'	N32°49'41"E
L60	299.32'	N28°18'03"E
L62	177.19'	N32°51'10"E
L63	29.18'	S57°20'28"E
L64	59.35'	S57°20'28"E
L65	59.62'	S57°20'28"E
L66	152.40'	N28°18'09"E
L67	24.53'	S57°20'28"E
L68	68.97'	S57°20'28"E
L69	10.00'	N34°03'14"E
L70	70.09'	S57°20'28"E
L71	37.05'	S57°20'28"E
L73	156.90'	N28°18'09"E
L74	318.10'	N32°51'10"E
L75	156.90'	N28°18'09"E
L76	317.86'	N32°51'10"E
L77	318.10'	N32°51'10"E
L78	66.90'	S55°57'50"E
L79	64.65'	S57°08'50"E
L80	68.10'	N58°17'15"W
L81	63.37'	N57°25'57"W
L82	176.27'	N31°42'45"E
L83	122.15'	N31°42'45"E
L84	685.47'	S57°19'40"E
L86	164.23'	N32°51'10"E
L87	176.52'	N32°51'10"E
L88	113.01'	N40°04'05"E
L89	61.43'	N57°33'13"W
L91	173.65'	N32°51'10"E
L92	171.25'	N32°51'10"E
L95	122.59'	N40°04'05"E
L97	66.25'	S57°20'28"E
L98	344.90'	N32°51'10"E
L101	64.24'	N57°08'50"W
L102	70.81'	S53°16'22"E
L103	33.78'	S41°42'38"W
L105	220.02'	S32°27'33"W
L106	4.37'	S32°31'16"W
L107	180.96'	S32°27'33"W
L108	39.06'	S32°27'33"W
L109	462.57'	N57°32'27"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.42'	2145.64'	1°03'10"
C2	17.63'	220.02'	4°35'29"
C3	3.45'	20.00'	9°52'59"
C4	19.97'	26.00'	44°00'27"
C5	7.53'	200.00'	2°09'24"
C6	17.63'	222.00'	4°33'02"
C10	14.32'	20.00'	41°00'49"
C16	8.22'	26.00'	18°06'51"
C17	15.88'	200.00'	4°33'02"
C18	19.79'	26.00'	43°37'08"
C19	15.88'	199.87'	4°33'12"
C20	11.75'	26.00'	25°53'36"
C21	11.42'	20.00'	32°43'34"
C23	15.88'	200.00'	4°33'02"
C25	8.05'	25.93'	17°47'23"
C26	15.88'	200.00'	4°33'02"
C27	12.77'	20.00'	36°35'17"
C30	32.50'	300.09'	6°12'17"
C32	23.18'	26.00'	51°04'29"
C33	13.01'	20.00'	37°16'35"
C34	5.12'	200.00'	1°27'57"
C35	20.07'	200.00'	5°44'57"
C36	16.52'	26.00'	36°24'15"
C37	25.19'	200.00'	7°12'54"
C38	344.29'	2025.00'	9°44'29"
C39	162.52'	2025.00'	4°35'54"
C40	171.76'	2025.00'	4°51'35"



VICINITY MAP
SCALE: 1" = 1000'

0 20 40 80
1 INCH = 40 FEET

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San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300TM.DWG
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	
DATE:	SEPTEMBER 13, 2024
SCALE:	AS SHOWN

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VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES

C9.0

S:\PROJECTS\6843\PLTENTATIVE MAP\6843007M.DWG

PLOTTED: 8/13/2025 5:46 PM











VICINITY MAP:
(NTS)

14789 Oka Road

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DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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URBAN CATALYST

HMH

GIACALONE DESIGN SERVICES, INC.

EXISTING SITE CONDITIONS

SHEET A.1

1858.001 | AUG 15, 2025

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VICINITY MAP:
(NTS)

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EXISTING SITE CONDITIONS

SHEET A.2

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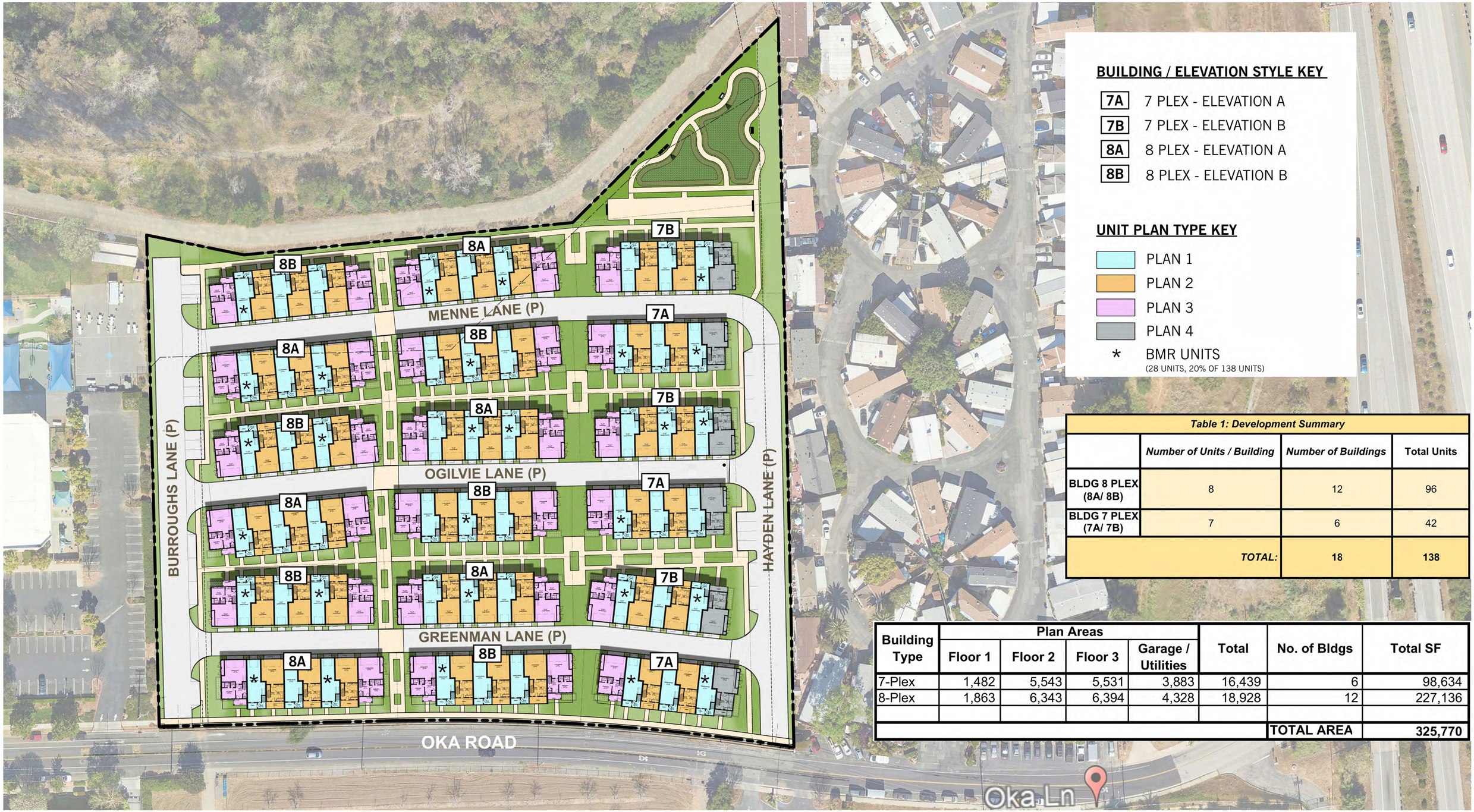


Table 1: Development Summary

	Number of Units / Building	Number of Buildings	Total Units
BLDG 8 PLEX (8A/ 8B)	8	12	96
BLDG 7 PLEX (7A/ 7B)	7	6	42
	TOTAL:	18	138

Building Type	Plan Areas				Total	No. of Bldgs	Total SF
	Floor 1	Floor 2	Floor 3	Garage / Utilities			
7-Plex	1,482	5,543	5,531	3,883	16,439	6	98,634
8-Plex	1,863	6,343	6,394	4,328	18,928	12	227,136
						TOTAL AREA	325,770

ARCHITECTURAL SITE PLAN

14789 Oka Road

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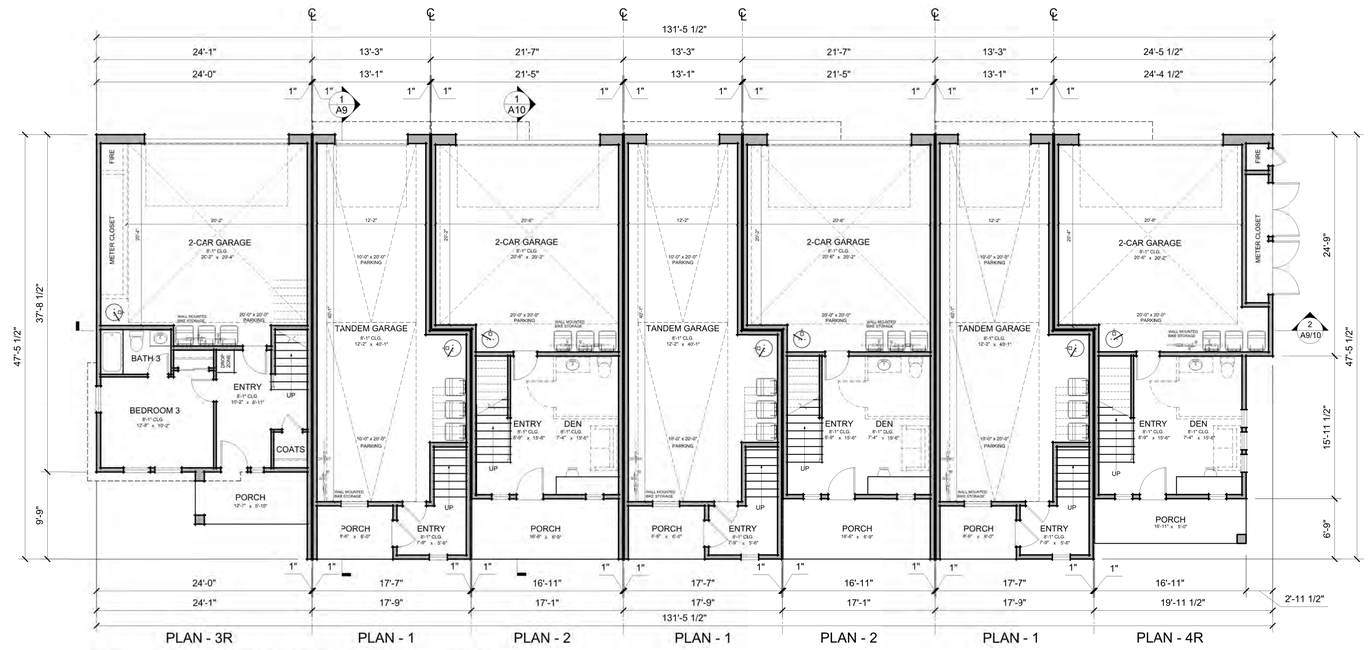
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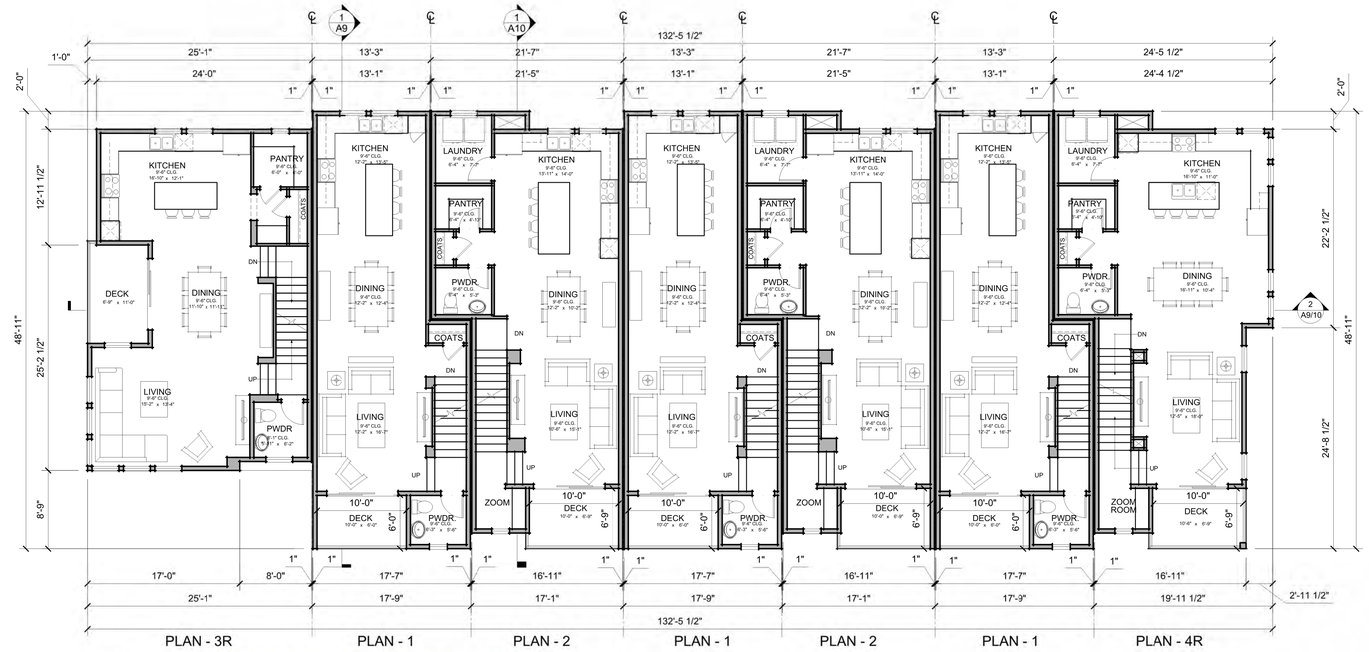
SHEET A.3

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7 PLEX - FIRST FLOOR PLAN



7 PLEX - SECOND FLOOR PLAN

BUILDING PLANS - 7-PLEX

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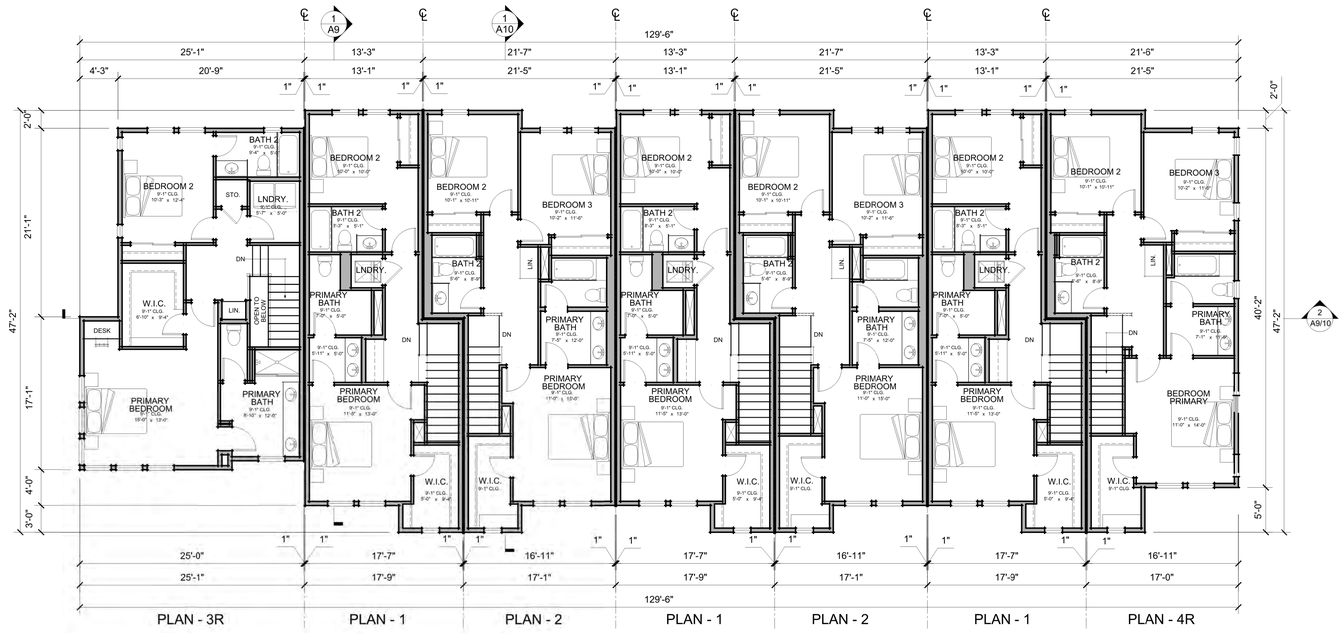
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SHEET A.4

0 8 16 32

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7 PLEX - THIRD FLOOR PLAN

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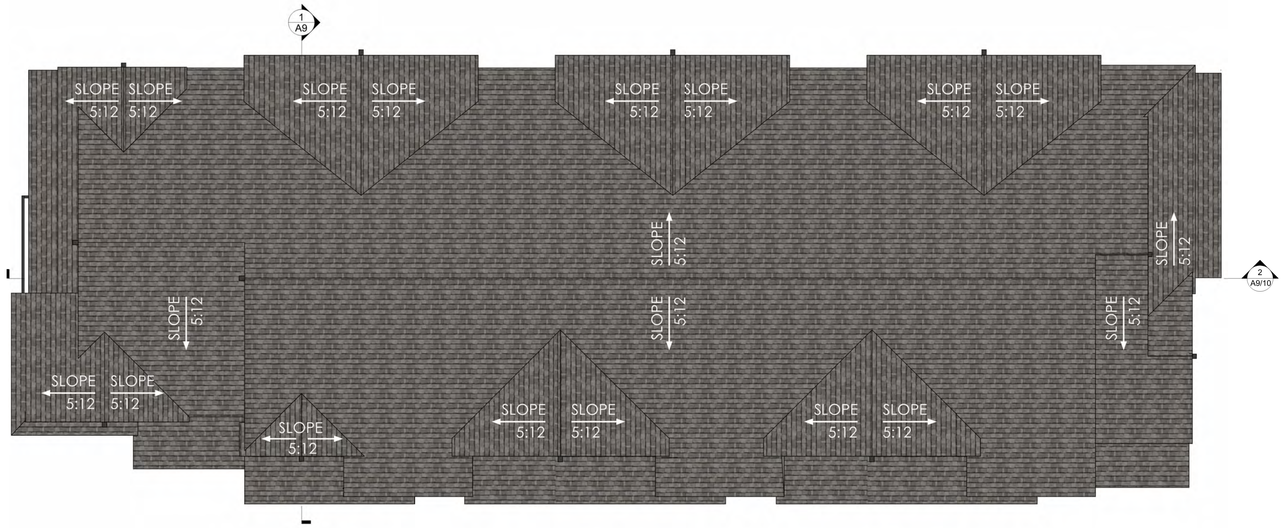
BUILDING PLANS - 7-PLEX

SHEET A.5

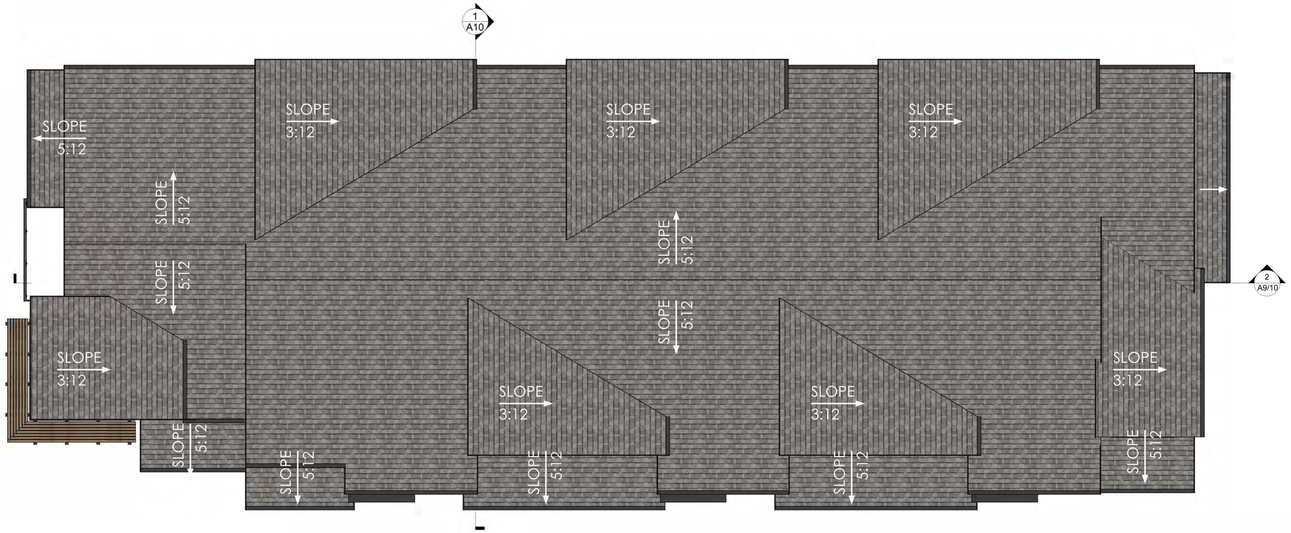
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7 PLEX - ELEVATION A- ROOF PLAN



7 PLEX - ELEVATION B- ROOF PLAN

BUILDING ROOF PLANS - 7-PLEX

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SHEET A.6

0 4 8 16

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7 PLEX - FRONT ELEVATION



7 PLEX - RIGHT ELEVATION



7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION

7-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



7 PLEX - RIGHT ELEVATION



7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION

7-PLEX-ELEVATION B

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SHEET A.8

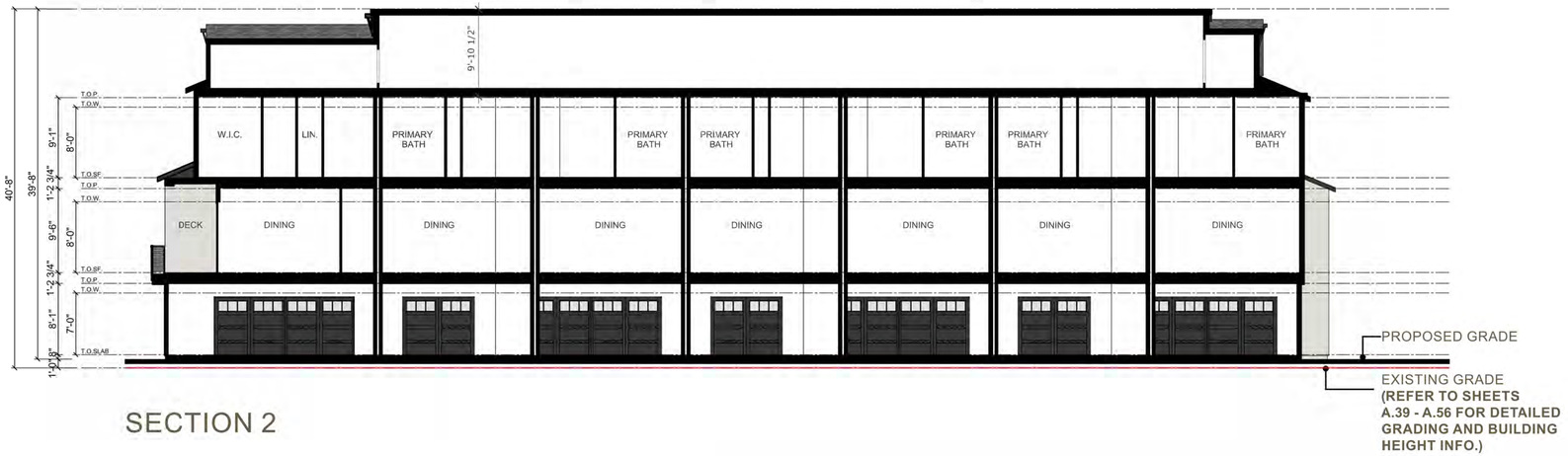
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1858.001 | AUG 15, 2025

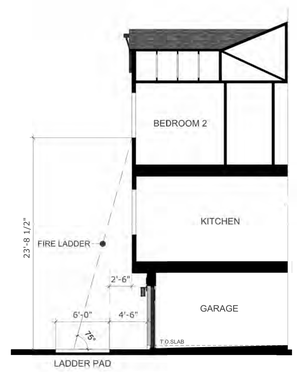
DAHLIN



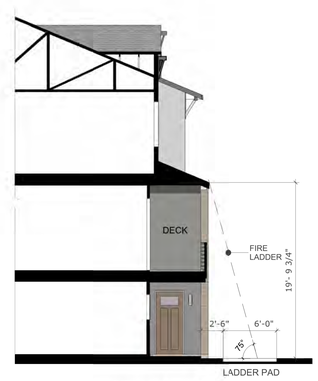
SECTION 1



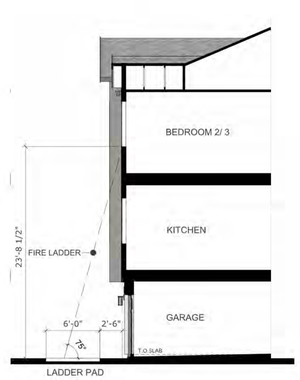
SECTION 2



UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

7 PLEX A- SECTIONS

14789 Oka Road

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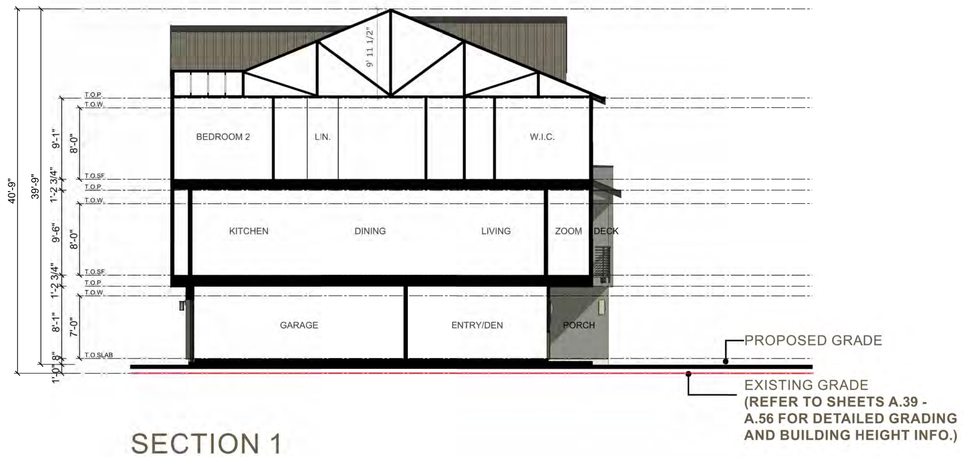
GIACALONE DESIGN SERVICES, INC.

SHEET A.9

0 8 16 32

1858.001 | AUG 15, 2025

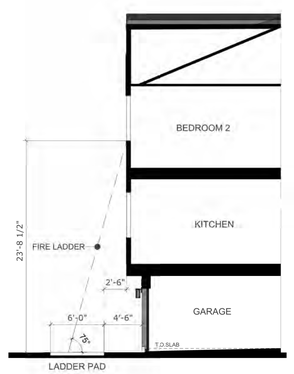
DAHLIN



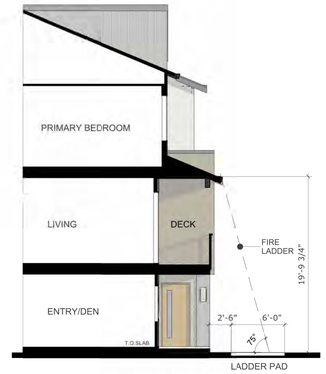
SECTION 1



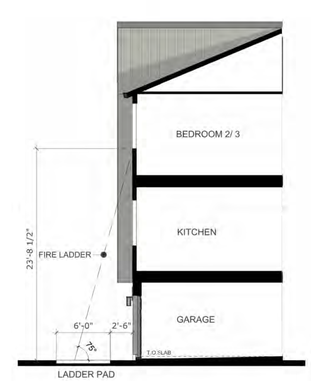
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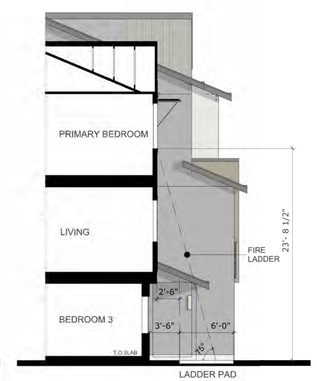
UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

7 PLEX B- SECTIONS

14789 Oka Road

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URBAN CATALYST

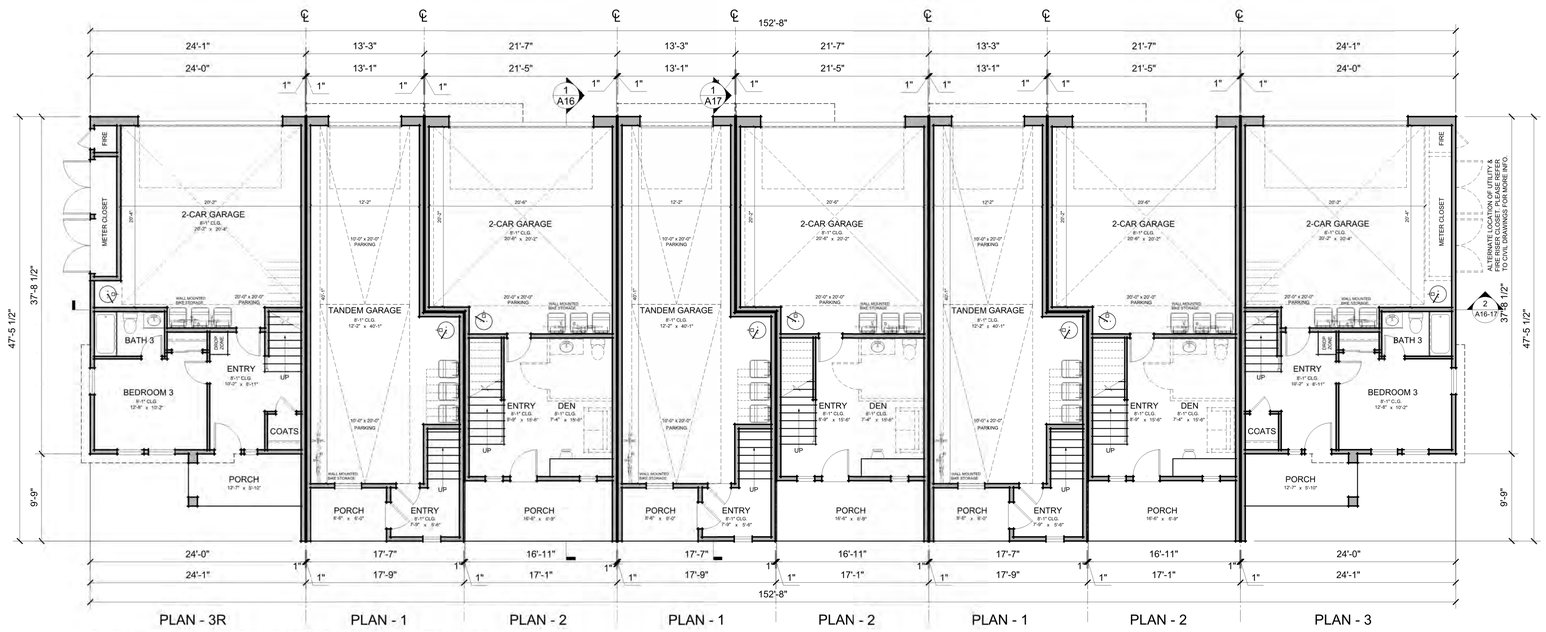
GIACALONE DESIGN SERVICES, INC.

SHEET A.10

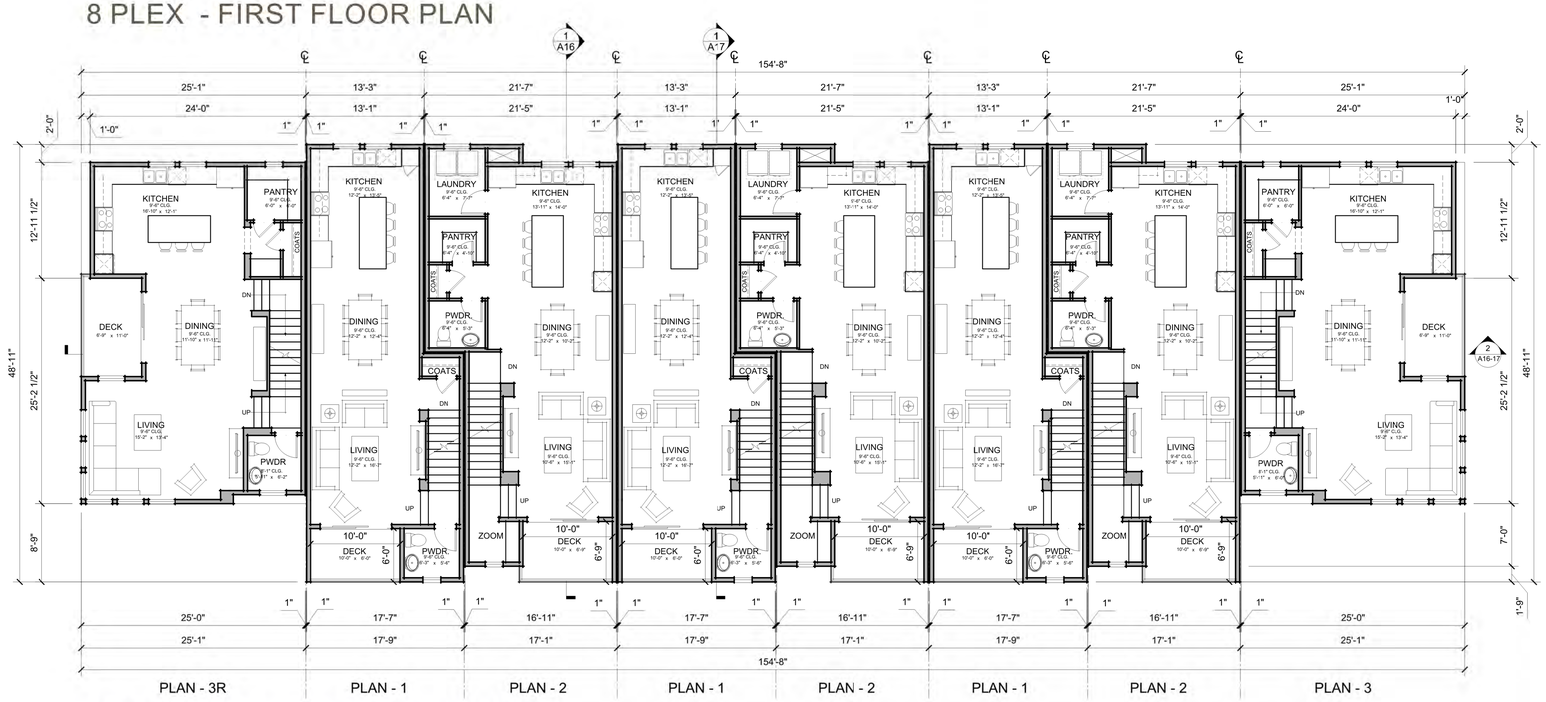
0 8 16 32

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DAHLIN



8 PLEX - FIRST FLOOR PLAN



8 PLEX - SECOND FLOOR PLAN

BUILDING PLANS - 8-PLEX

14789 Oka Road

LOS GATOS, CA | URBAN CATALYST, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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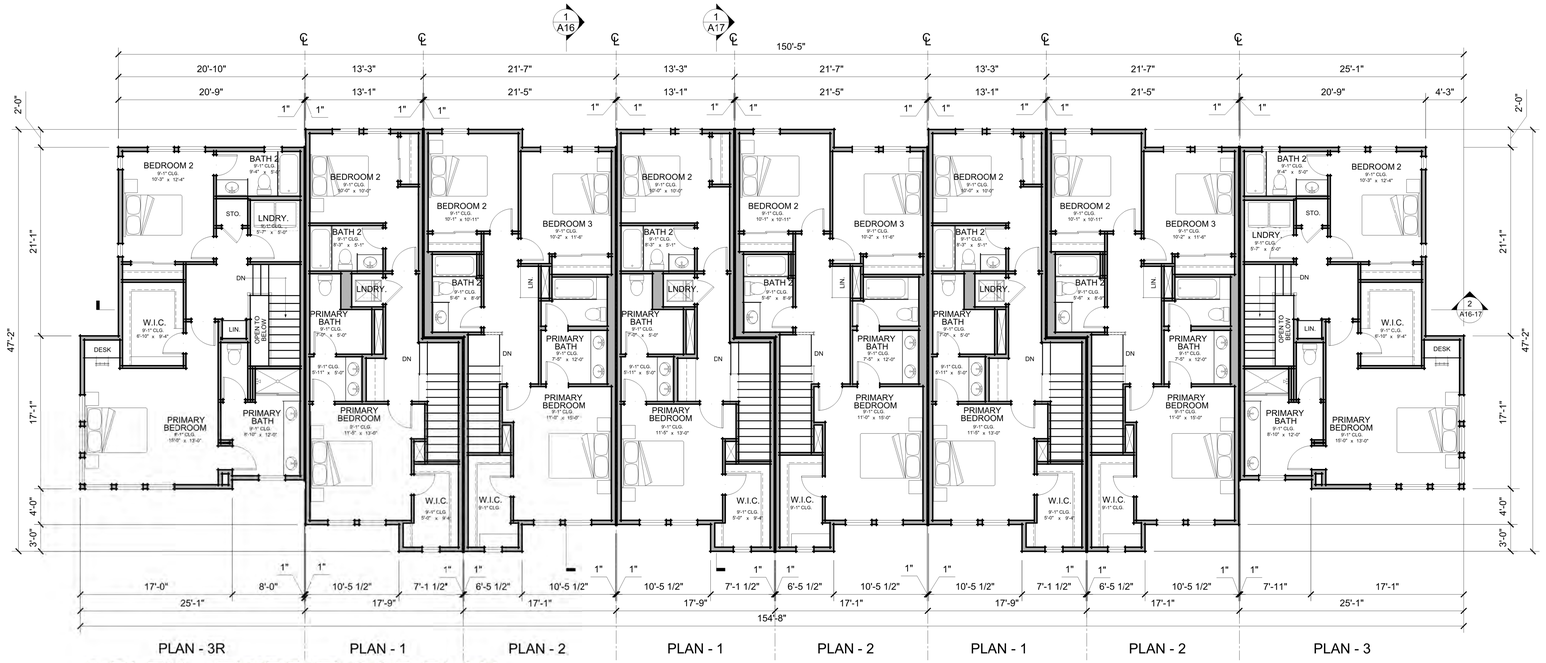
GIACALONE DESIGN SERVICES, INC.

SHEET A.11

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8 PLEX - THIRD FLOOR PLAN

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GIACALONE DESIGN SERVICES, INC.

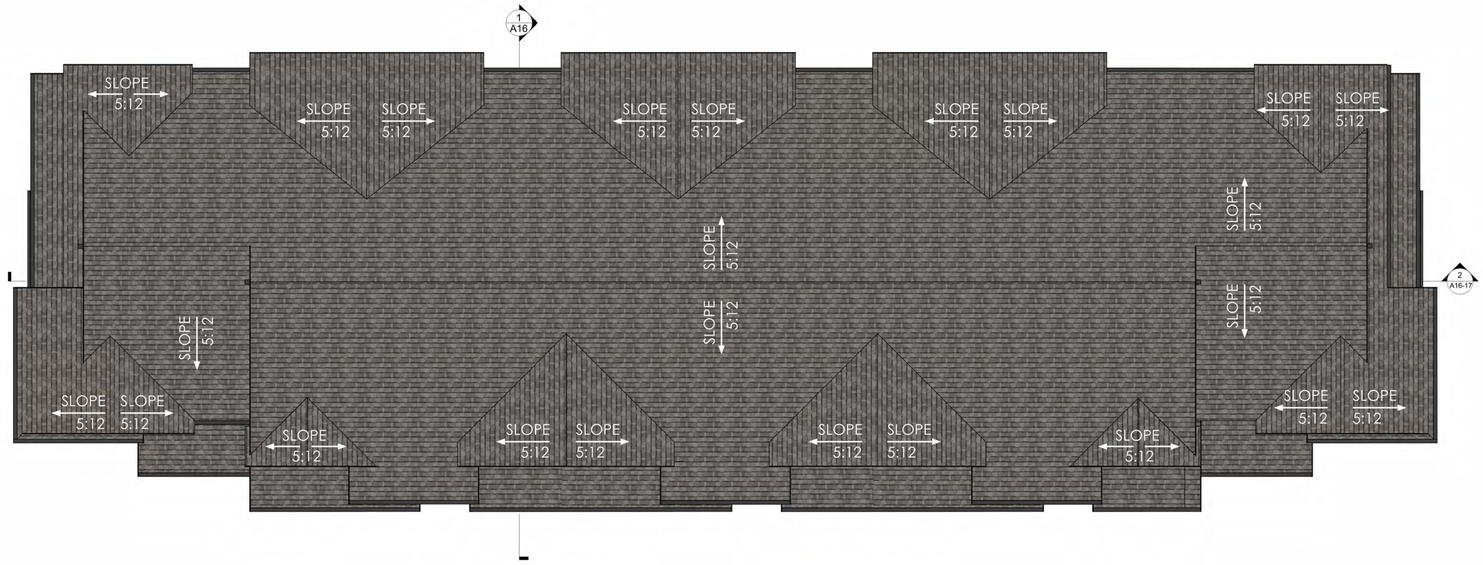
BUILDING PLANS - 8-PLEX

SHEET A.12

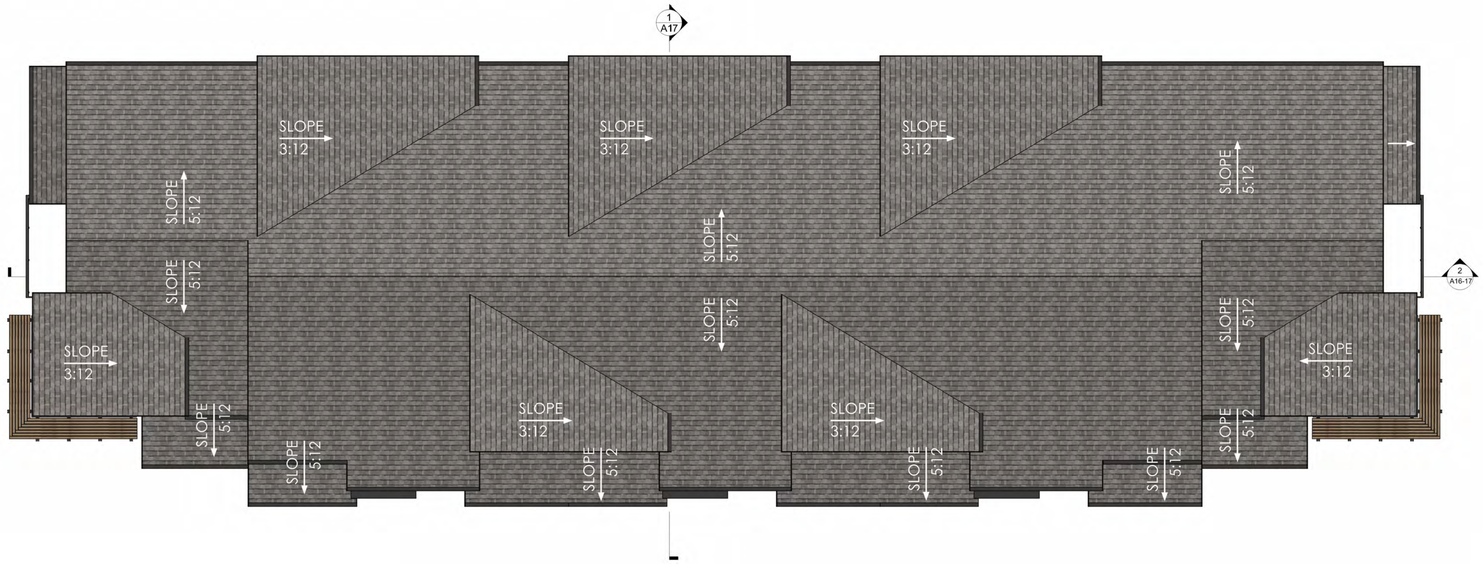
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8 PLEX - ELEVATION A - ROOF PLAN



8 PLEX - ELEVATION B - ROOF PLAN

BUILDING ROOF PLANS - 8-PLEX

SHEET A.13

0 4 8 16

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8 PLEX - FRONT ELEVATION



8 PLEX - RIGHT ELEVATION



8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION

8-PLEX-ELEVATION A

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SHEET A.14

0 8 16 32

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8 PLEX - FRONT ELEVATION



8 PLEX - RIGHT ELEVATION



8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION

8-PLEX-ELEVATION B

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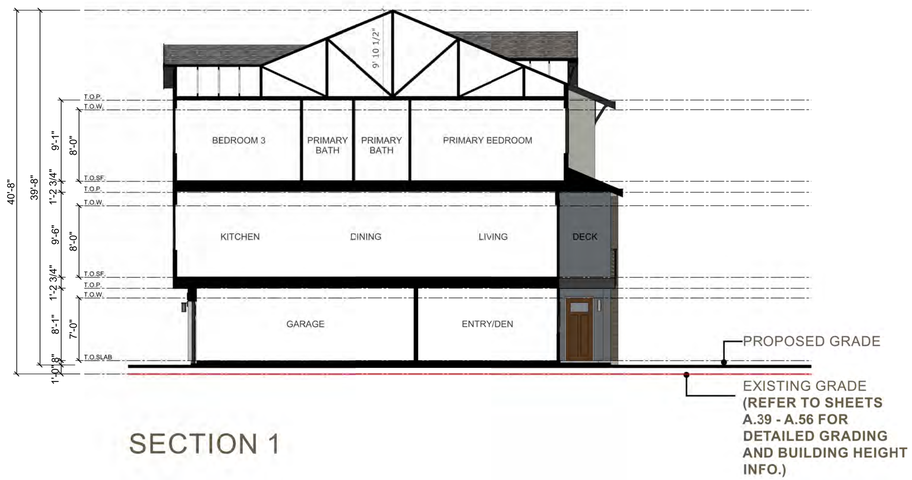
GIACALONE DESIGN SERVICES, INC.

SHEET A.15

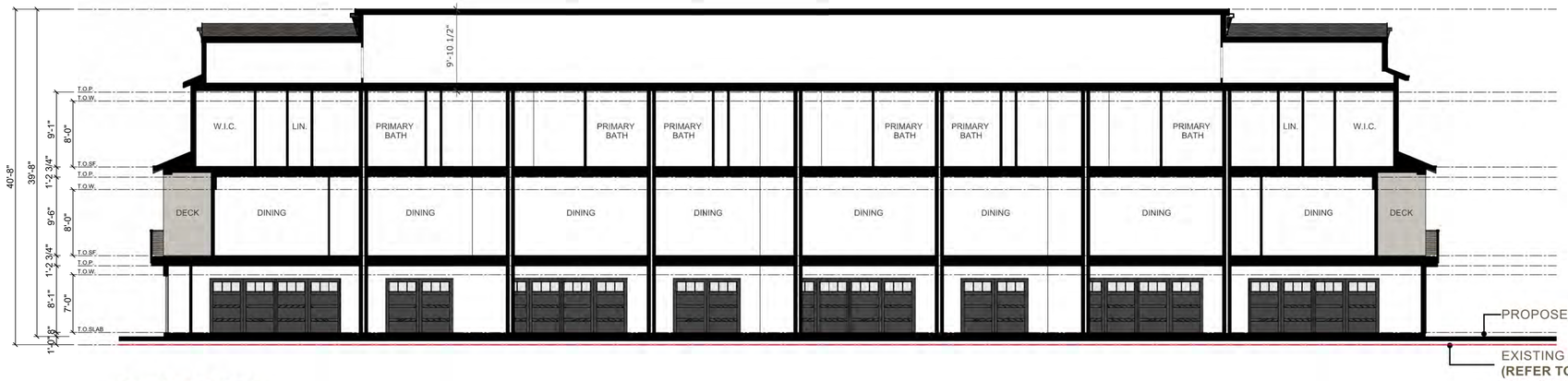
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1858.001 | AUG 15, 2025

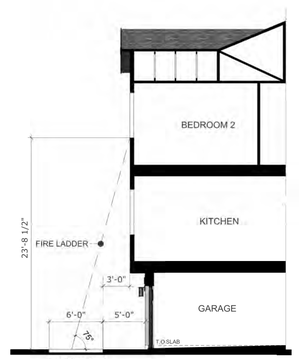
DAHLIN



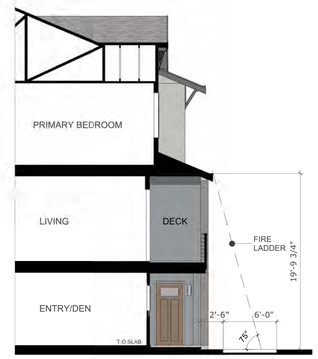
SECTION 1



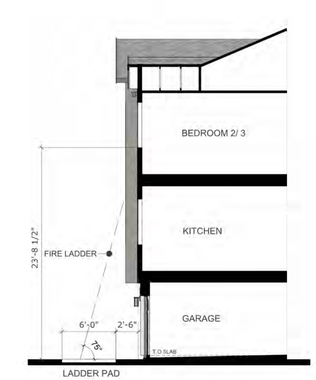
SECTION 2



UNITS 1, 2
(CONDITION ON REAR SIDE)



UNITS 1, 2
(CONDITION ON FRONT SIDE)



UNITS 2, 3
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

8 PLEX A- SECTIONS

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URBAN CATALYST

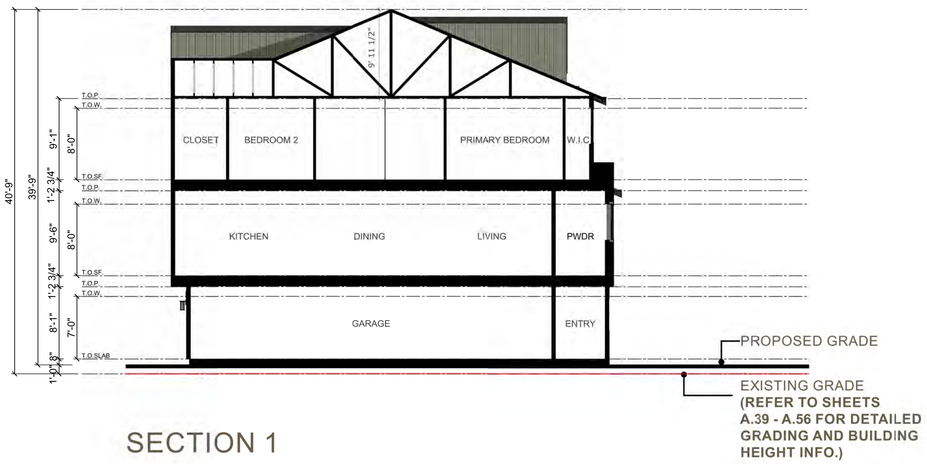
GIACALONE DESIGN SERVICES, INC.

SHEET A.16

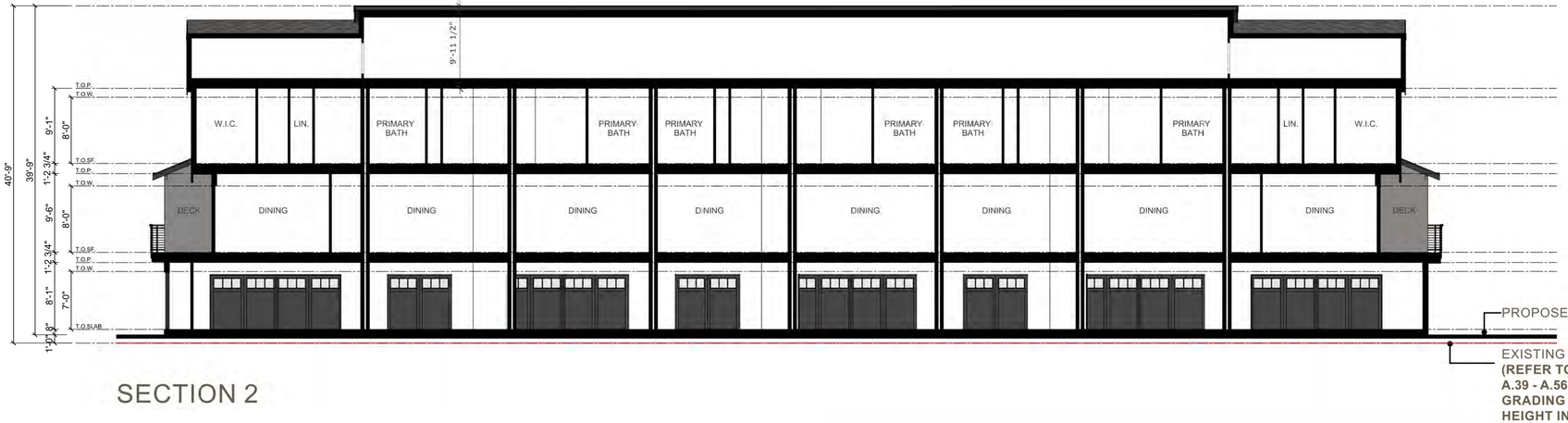
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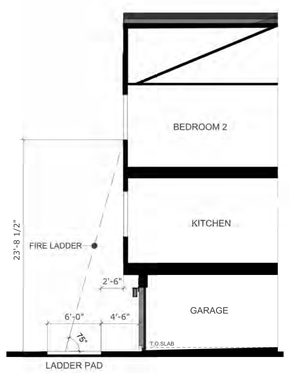
DAHLIN



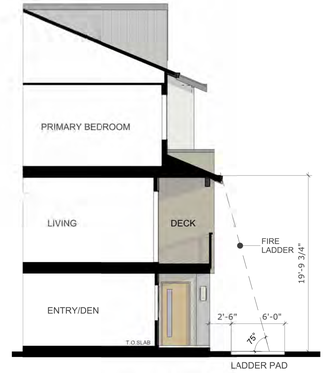
SECTION 1



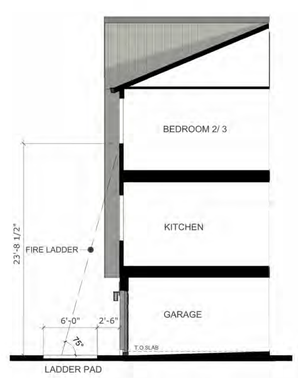
SECTION 2



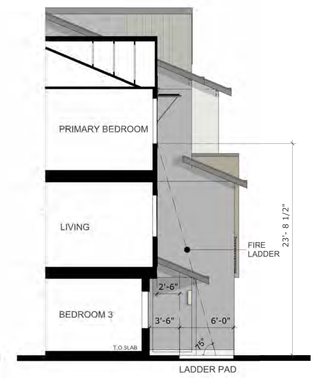
UNITS 1, 2, 4
(CONDITION ON REAR SIDE)



UNITS 1, 2, 4
(CONDITION ON FRONT SIDE)



UNITS 2, 3, 4
(CONDITION ON REAR SIDE)



UNIT 3
(CONDITION ON FRONT SIDE)

FIRE ACCESS EXHIBITS

8 PLEX B- SECTIONS

14789 Oka Road

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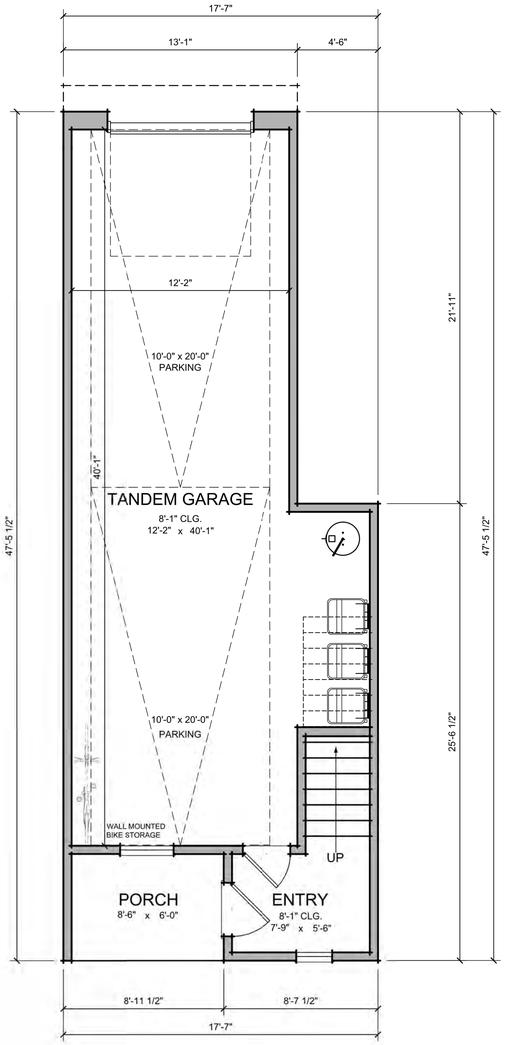
GIACALONE DESIGN SERVICES, INC.

SHEET A.17

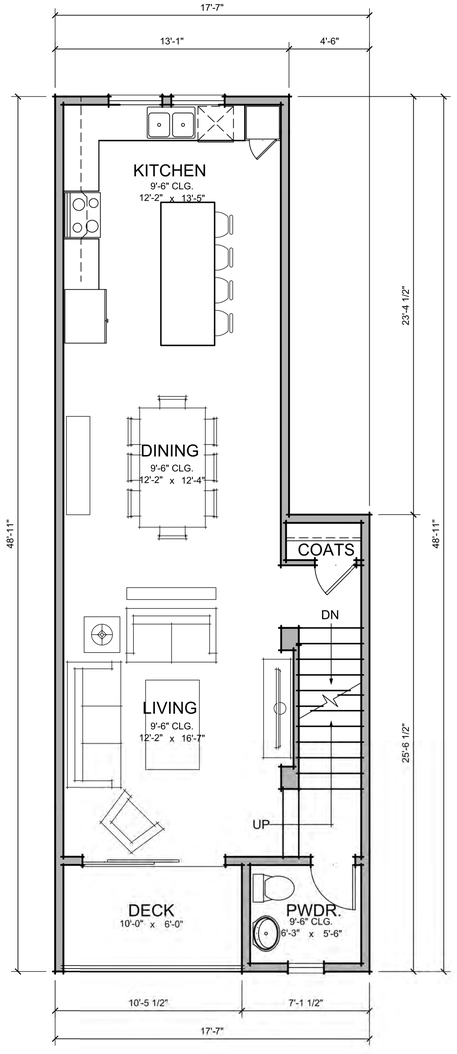
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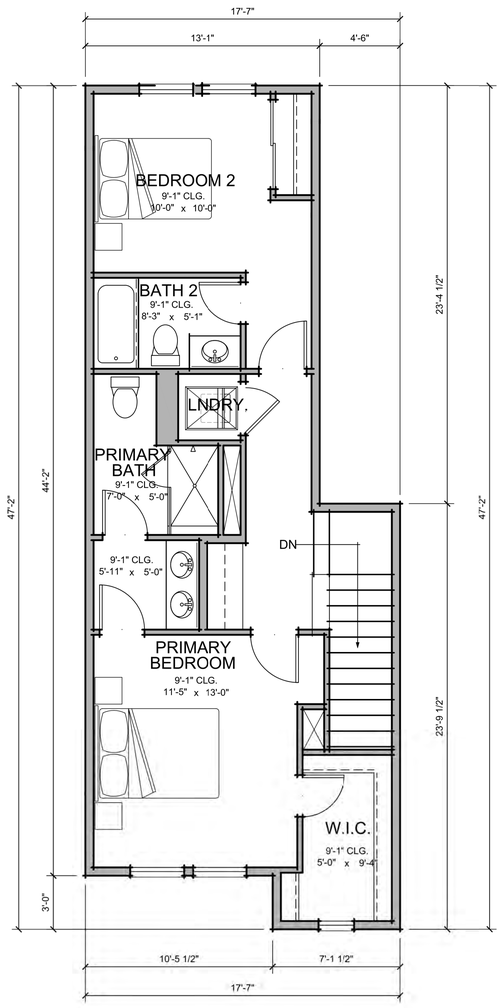
DAHLIN



UNIT 1-FIRST FLOOR



UNIT 1-SECOND FLOOR



UNIT 1-THIRD FLOOR

UNIT 1- 2 BR/ 2.5 BA*	
FIRST FLOOR	85 SQ. FT.
SECOND FLOOR	693 SQ. FT.
THIRD FLOOR	635 SQ. FT.
TOTAL LIVING	1413 SQ. FT.
GARAGE (TANDEM)	590 SQ. FT.
PORCH	53 SQ. FT.
DECK	62 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD
AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 1

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HMH

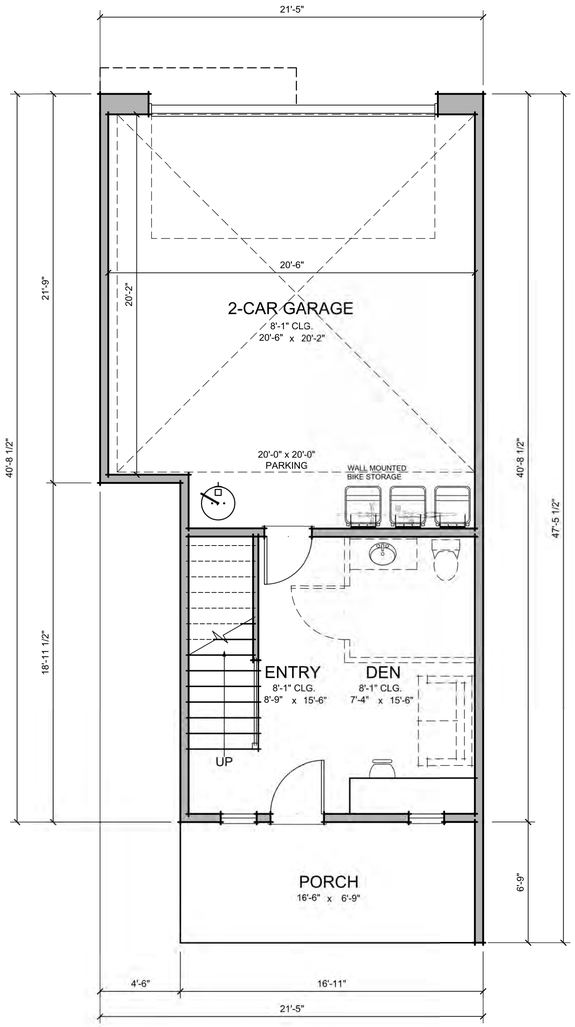
GIACALONE DESIGN SERVICES, INC.

SHEET A.18

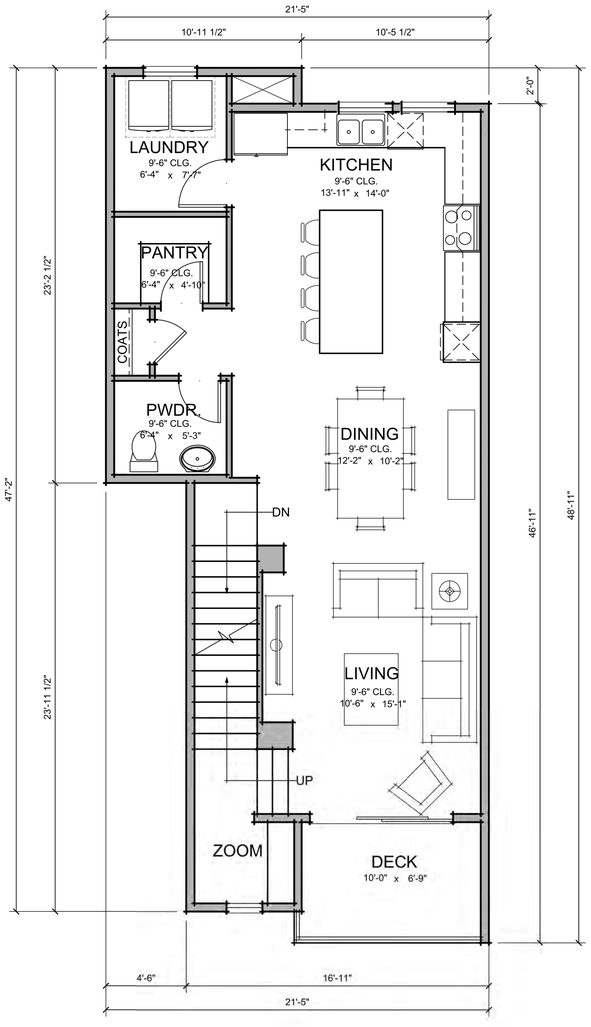
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1858.001 | AUG 15, 2025

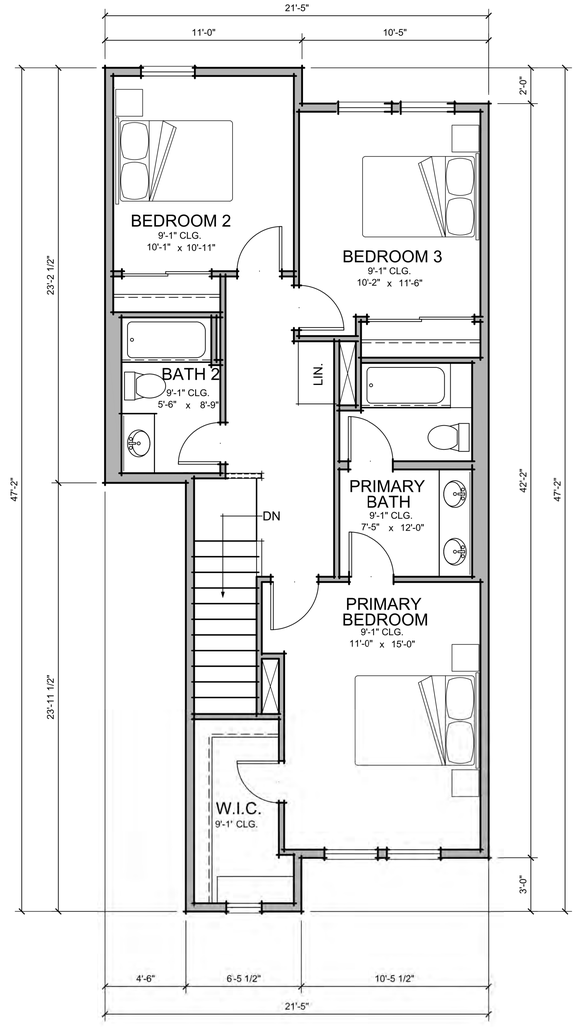
DAHLIN



UNIT 2-FIRST FLOOR



UNIT 2-SECOND FLOOR



UNIT 2-THIRD FLOOR

UNIT 2- 3 BR/ 2.5 BA*	
FIRST FLOOR	278 SQ. FT.
SECOND FLOOR	829 SQ. FT.
THIRD FLOOR	798 SQ. FT.
TOTAL LIVING	1905 SQ. FT.
GARAGE	509 SQ. FT.
PORCH	114 SQ. FT.
DECK	71 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 2

14789 Oka Road

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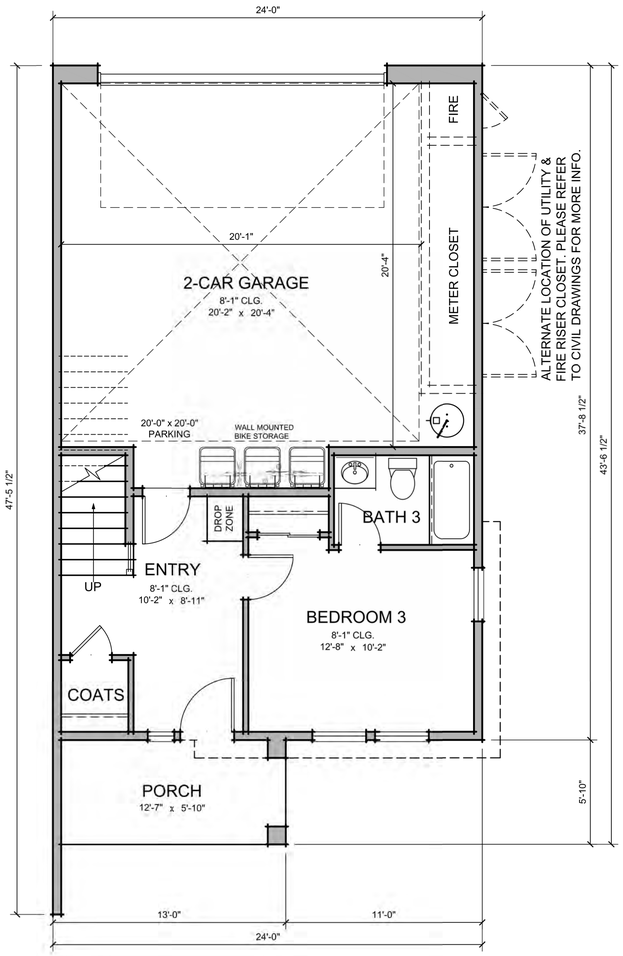
GIACALONE DESIGN SERVICES, INC.

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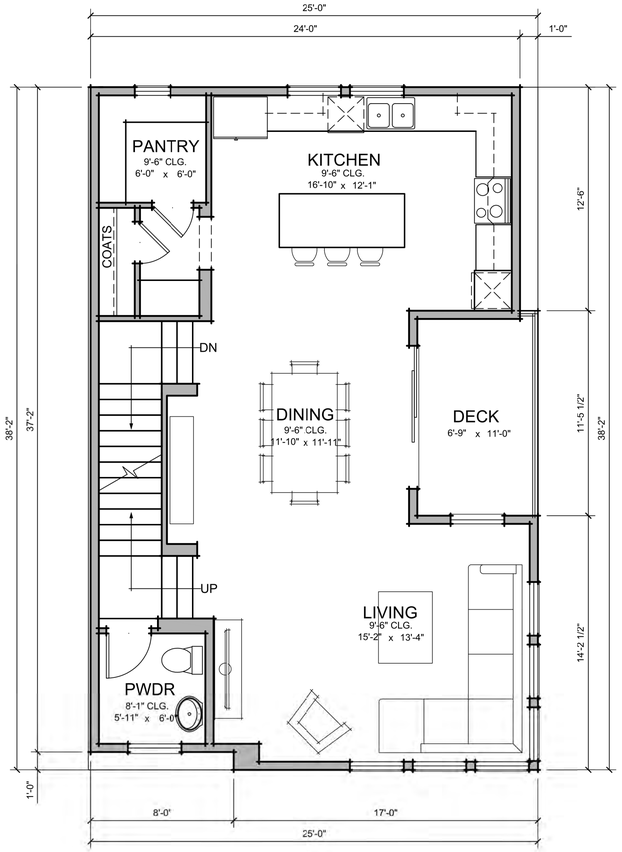
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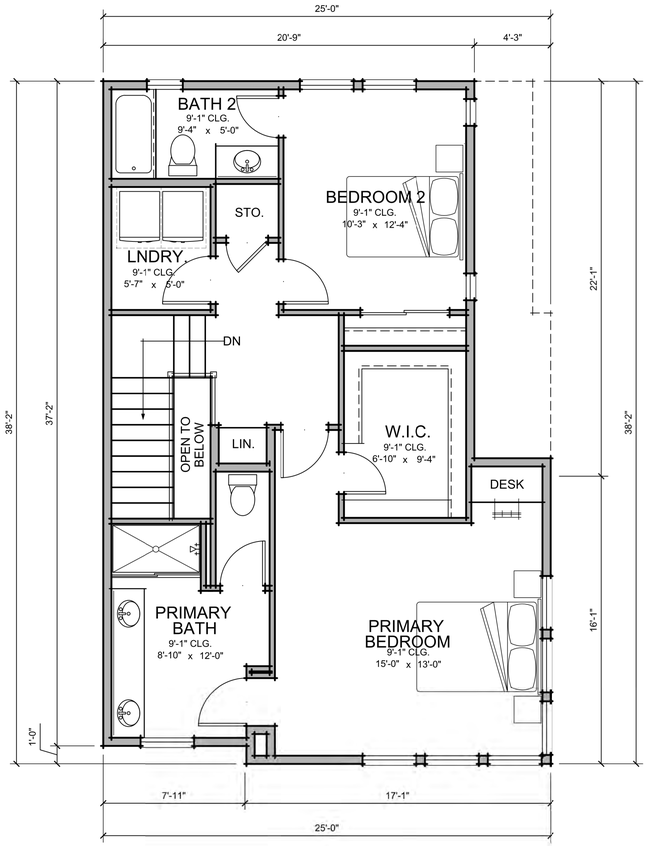
DAHLIN



UNIT 3-FIRST FLOOR



UNIT 3-SECOND FLOOR



UNIT 3-THIRD FLOOR

UNIT 3- 3 BR/ 3.5 BA*	
FIRST FLOOR	368 SQ. FT.
SECOND FLOOR	859 SQ. FT.
THIRD FLOOR	789 SQ. FT.
TOTAL LIVING	2016 SQ. FT.
GARAGE	537 SQ. FT.
PORCH	76 SQ. FT.
DECK	75 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 3

14789 Oka Road

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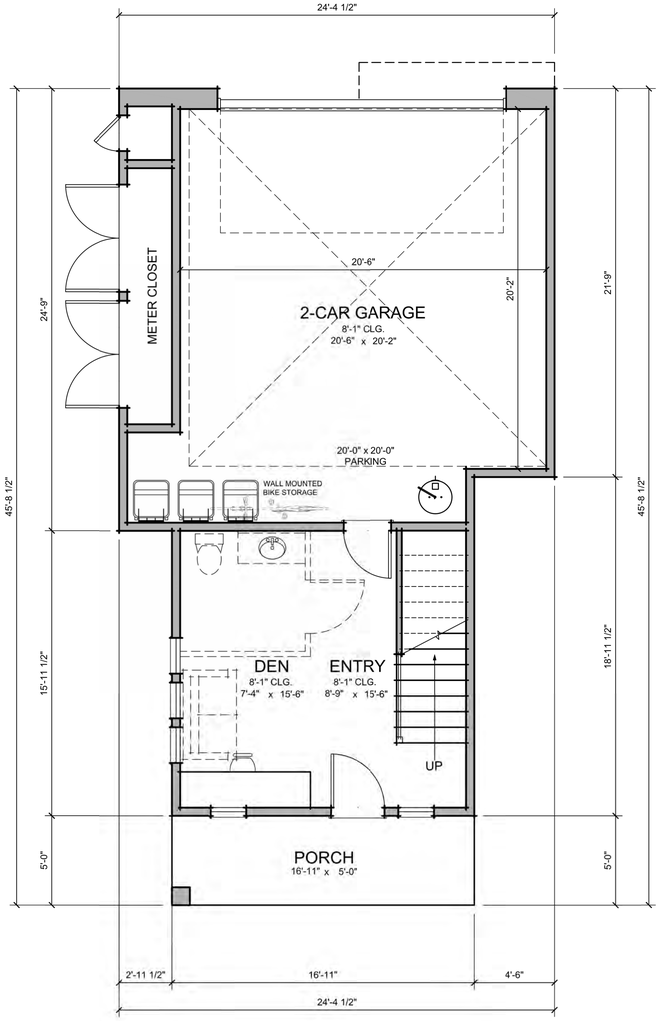
GIACALONE DESIGN SERVICES, INC.

SHEET A.20

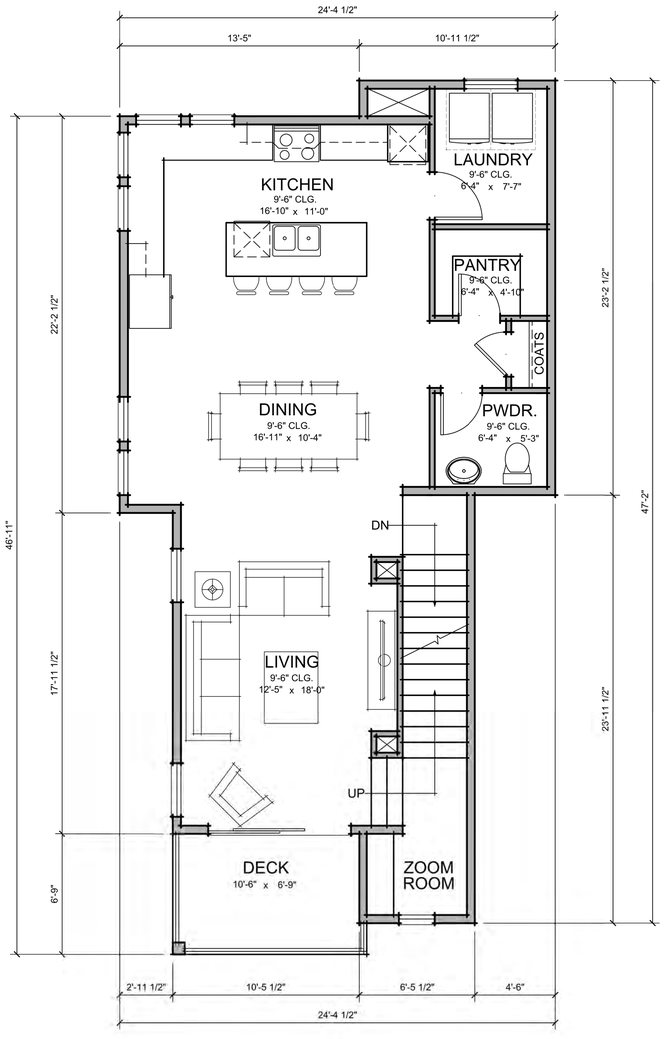
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1858.001 | AUG 15, 2025

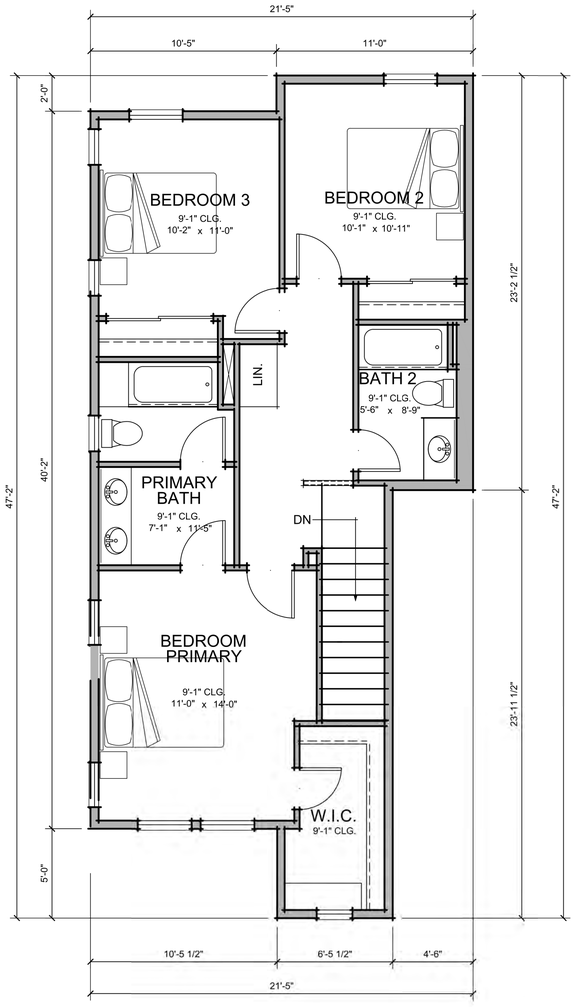
DAHLIN



UNIT 4-FIRST FLOOR



UNIT 4-SECOND FLOOR



UNIT 4-THIRD FLOOR

UNIT 4- 3 BR/ 2.5 BA*	
FIRST FLOOR	270 SQ. FT.
SECOND FLOOR	895 SQ. FT.
THIRD FLOOR	777 SQ. FT.
TOTAL LIVING	1942 SQ. FT.
GARAGE	523 SQ. FT.
PORCH	85 SQ. FT.
DECK	71 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

UNIT PLAN 4

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SHEET A.21

0 4 8 16

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7 PLEX - ELEVATION A - FRONT ELEVATION



7 PLEX - ELEVATION B - FRONT ELEVATION

COLORS- 7A

ICED MOCHA
SW 9092

TOQUE WHITE
SW 7003

GARRET GRAY
SW 6075

REQUISITE GRAY
SW 7023

GRIZZLY GRAY
(TRIM - FASCIA BOARD)
SW 7068
NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 7A

J GARAGE DOOR
CLOPAY CANYON RIDGE



K BALCONIES
(METAL RAILING)



L WINDOW
(BLACK FRAME)



COLORS- 7B

TONY TAUPE
SW 7038

SNOWBOUND
SW 7004

EVERGREEN FOG
SW 9130

DORIAN GRAY
SW 7017

GRIZZLY GRAY
(TRIM - FASCIA BOARD)
SW 7068
NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 7B

M GARAGE DOOR
CLOPAY - RESERVE



N BALCONIES
(METAL RAILING)



O WINDOW
(BLACK FRAME)



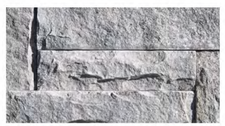
P AWNING
(METAL AWNING)

MATERIALS

A ROOF MATERIAL
COMPOSITION SHINGLE



B ADHERED MASONRY VENEER
ELDORADO STONE



C HORIZONTAL LAP SIDING
7.25" SIDING W/ 6" EXP.



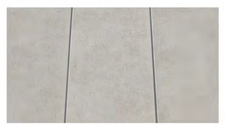
D STUCCO
SMOOTH FINISH



E BOARD & BATT SIDING
1x3 BATTENS SPACED @ 16" C/C



F CEMENTITIOUS PANEL SIDING
SMOOTH FINISH



G PROGRESS LIGHTING OR APPROVED EQUAL
P5675-31- OUTDOOR WALL CYLINDER
(100 Watt Bulb or LED Equivalent)



(Located at the Entry Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

H PROGRESS LIGHTING OR APPROVED EQUAL
P5644-31- OUTDOOR WALL SCONCE- SQUARE
(100 Watt Bulb or LED Equivalent)



(Located at the Garage Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS, PAINTED.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS- PAINT AS PER COLORBOARD.

COLORBOARD- 7-PLEX

14789 Oka Road
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DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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GIACALONE DESIGN SERVICES, INC.

SHEET A.22

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DAHLIN



8 PLEX - ELEVATION A - FRONT ELEVATION



8 PLEX - ELEVATION B - FRONT ELEVATION

COLORS- 8A

DRIFT OF MIST	POISED TAUPE	GRAY CLOUDS	WHITE FLOUR	GRIZZLY GRAY (TRIM - FASCIA BOARD)
SW 9166	SW 6039	SW 7685	SW 7102	SW 7068 NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 8A

J GARAGE DOOR — CLOPAY CANYON RIDGE



K BALCONIES — (METAL RAILING)



L WINDOW — (BLACK FRAME)



COLORS- 8B

EVERGREEN FOG	SNOWBOUND	TONY TAUPE	DORIAN GRAY	GRIZZLY GRAY (TRIM - FASCIA BOARD)
SW 9130	SW 7004	SW 7038	SW 7017	SW 7068 NOTE: TRIM - WINDOWS MATCH ADJACENT BODY COLOR

MATERIALS- 8B

M GARAGE DOOR — CLOPAY - RESERVE



N BALCONIES — (METAL RAILING)



O WINDOW — (BLACK FRAME)



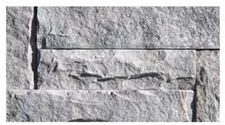
P AWNING — (METAL AWNING)

MATERIALS

A ROOF MATERIAL — COMPOSITION SHINGLE



B ADHERED MASONRY VENEER — ELDORADO STONE



C HORIZONTAL LAP SIDING — 7.25" SIDING W/ 6" EXP.



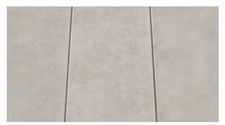
D STUCCO — SMOOTH FINISH



E BOARD & BATT SIDING — 1x3 BATTENS SPACED @ 16" C/C



F CEMENTITIOUS PANEL SIDING — SMOOTH FINISH



G PROGRESS LIGHTING OR APPROVED EQUAL
P5675-31- OUTDOOR WALL CYLINDER
(100 Watt Bulb or LED Equivalent)



(Located at the Entry Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

H PROGRESS LIGHTING OR APPROVED EQUAL
P5644-31- OUTDOOR WALL SCONCE- SQUARE
(100 Watt Bulb or LED Equivalent)



(Located at the Garage Door)

Exterior fixtures will comply with Town requirements to be downward directed and shielded.

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES. REFER TO ACTUAL MATERIALS FOR COLORS.

DOWNSPOUTS: PAINT ALL EXPOSED SIDES WITH ADJACENT COLOR.

GUTTERS: 5" O'GEE GUTTERS, PAINTED.

WINDOWS: ALL VINYL WINDOWS W/ DARK COLORED FRAMES. WINDOW TRIMS- 2X TRIMS- PAINT AS PER COLORBOARD.

COLORBOARD- 8-PLEX

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SUMMER SOLSTICE (NOT TO SCALE)



MORNING JUNE 21ST, 9 AM



NOON JUNE 21ST, 12 PM



AFTERNOON JUNE 21ST, 3 PM

NEIGHBORING HOUSES DATA:

BUILDING NUMBER	1	2	3	4	5	6	7	8	9	10	11
BUILDING HEIGHT	10 FT	11 FT	10 FT	22 FT	22 FT	12 FT	18 FT	10 FT	10 FT	10 FT	10 FT
NUMBER OF STORIES	ONE	ONE	ONE	TWO	TWO	ONE	TWO	ONE	ONE	ONE	ONE

SOLAR STUDY

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WINTER SOLSTICE (NOT TO SCALE)



MORNING DECEMBER 21ST, 9 AM



NOON DECEMBER 21ST, 12 PM



AFTERNOON DECEMBER 21ST, 3 PM

NEIGHBORING HOUSES DATA:

BUILDING NUMBER	1	2	3	4	5	6	7	8	9	10	11
BUILDING HEIGHT	10 FT	11 FT	10 FT	22 FT	22 FT	12 FT	18 FT	10 FT	10 FT	10 FT	10 FT
NUMBER OF STORIES	ONE	ONE	ONE	TWO	TWO	ONE	TWO	ONE	ONE	ONE	ONE

SOLAR STUDY

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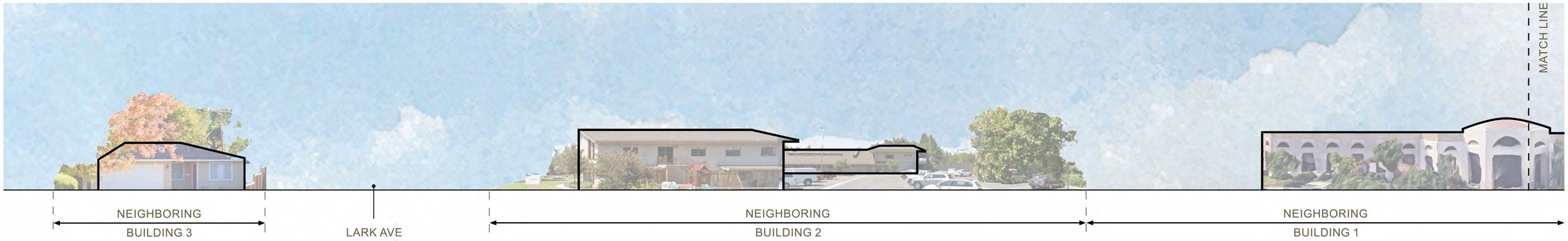
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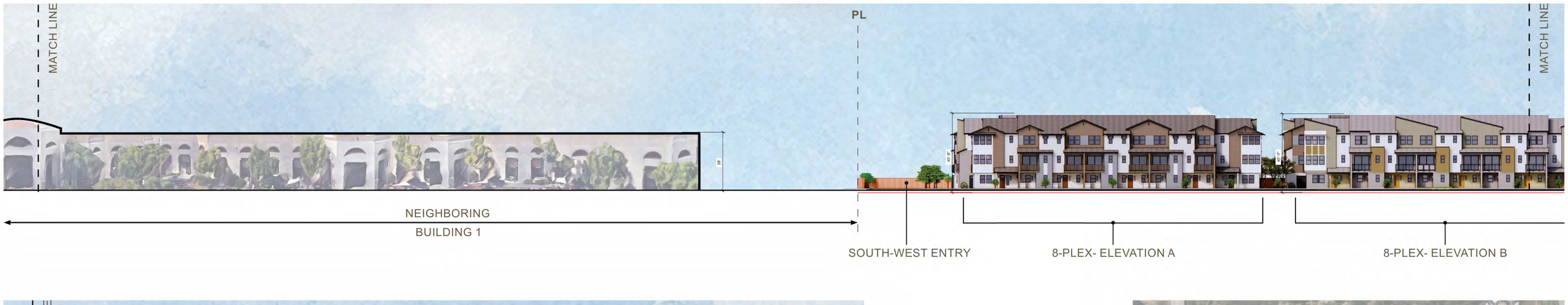
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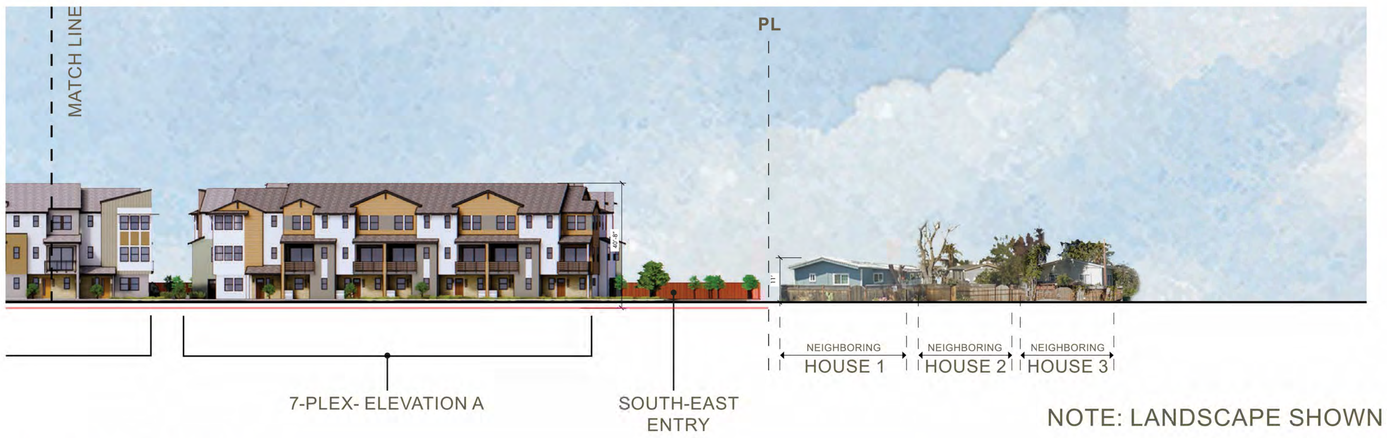
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KEY MAP

NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.

STREETSCAPE A

STREETSCAPE

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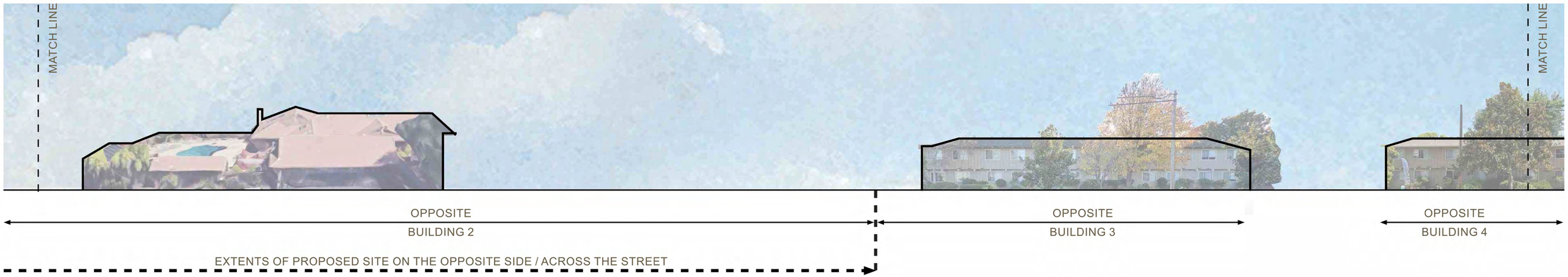
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KEY MAP

STREETSCAPE B

STREETSCAPE

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NORTH

KEY MAP

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SITE CROSS SECTION

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

(VIEW FROM SOUTH-EAST ENTRY)

SITE PERSPECTIVE

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

(VIEW FROM PASEO)

SITE PERSPECTIVE

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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
DEPICTED TREE HEIGHT IS FIVE YEARS AFTER PLANTING.

SITE AERIAL VIEW

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OBJECTIVE DESIGN STANDARD : B.1.1.a

A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet.

------ 1st floor exterior facade extent



7 PLEX - THIRD FLOOR PLAN

Total Building Length: 129'-6"
Recessed Facade Length: 88'
Recessed Facade Length Percent: 88' / 129.5' = 67.95%



8 PLEX - THIRD FLOOR PLAN

Total Building Length: 150'-5"
Recessed Facade Length: 114'-2"
Recessed Facade Length Percent: 114'-2" / 150'-5" = 75.83%



7 PLEX - SECOND FLOOR PLAN

Total Building Length: 132'-5 1/2"
Recessed Facade Length: 85'-6"
Recessed Facade Length Percent: 85.5' / 132.45' = 64.55%



8 PLEX - SECOND FLOOR PLAN

Total Building Length: 154'-8"
Recessed Facade Length: 110'
Recessed Facade Length Percent: 110' / 154'-8" = 71.12%

OBJECTIVE DESIGN STANDARD : B.1.1.c

Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane.

OBJECTIVE DESIGN STANDARD : B.1.1.e

Ground floor open area abutting street-facing façade with a minimum area of 60 square feet.



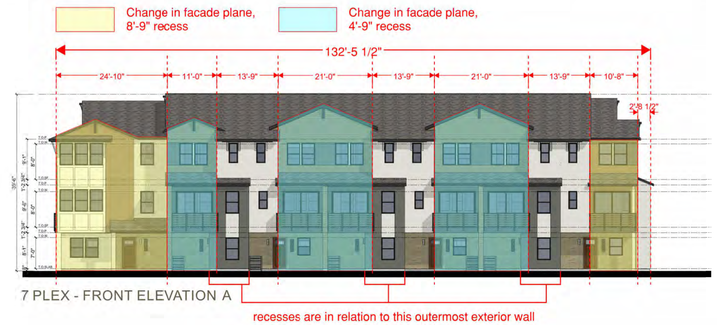
7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

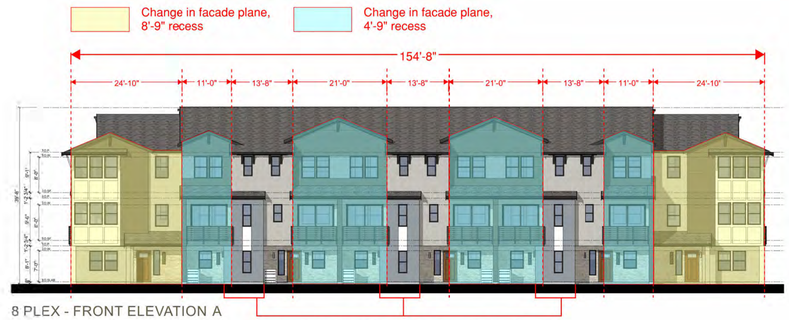
OBJECTIVE DESIGN STANDARD : B.1.1.b

Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet.



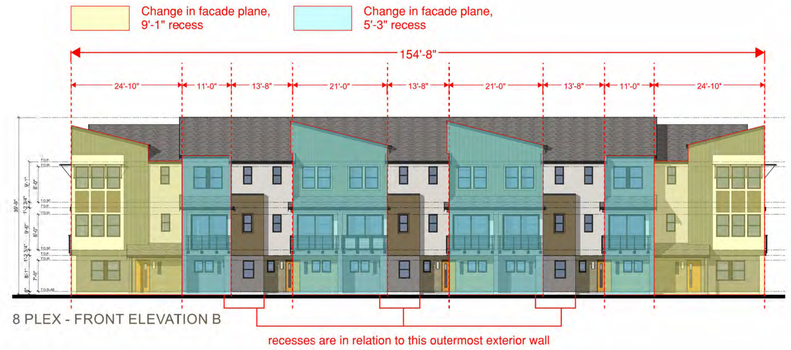
7 PLEX - FRONT ELEVATION A

recesses are in relation to this outermost exterior wall



8 PLEX - FRONT ELEVATION A

recesses are in relation to this outermost exterior wall



8 PLEX - FRONT ELEVATION B

recesses are in relation to this outermost exterior wall

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.1.b

Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade.

Minimum Balcony Depth = 6'



7 PLEX - SECOND FLOOR PLAN

Total building length 132'-5 1/2"
Balconies total length: 60'-6"
Balconies as a percentage of the street facing facade: 60'-6"/132'-5 1/2"=45%



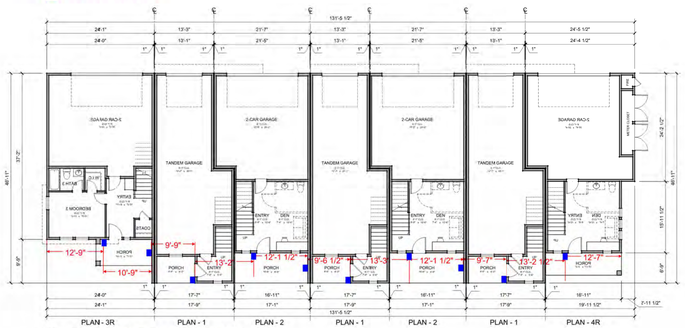
8 PLEX - SECOND FLOOR PLAN

Total building length 154'-8"
Balconies total length: 60'
Balconies as a percentage of the street facing facade: 60'/154'-8"=38%

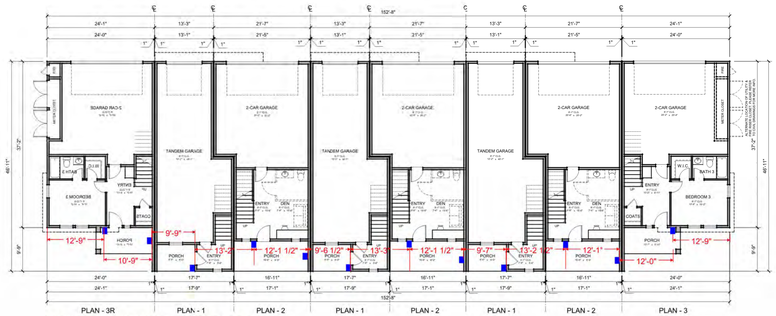
OBJECTIVE DESIGN STANDARD : B.4.3 Sconce Lighting

Façade sconce lighting at a minimum of one light fixture per 15 linear feet.

Sconce locations



7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

OBJECTIVE DESIGN STANDARD : B.3.3

The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.

All roofs are gable roofs or shed roofs , no dormers used in design.



8 PLEX - FRONT ELEVATION A



8 PLEX - FRONT ELEVATION B

OBJECTIVE DESIGN STANDARD : B.4.1.d

The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade.

Note: Material totals listed above only shows facade materials highlighted in the elevation below to meet the min. 20% requirement. Actual % of material on the facade may be higher.



7 PLEX - FRONT ELEVATION

Total facade area: +/- 4139 sf
Siding: 913 sf (22%)
Stucco: 1240 sf (30%)



8 PLEX - FRONT ELEVATION A

Total facade area: +/- 4826 sf
Siding: 1014 sf (21%)
Stucco: 1463 sf (30%)



8 PLEX - FRONT ELEVATION B

Total facade area: +/- 5013 sf
Siding: 1234 sf (21%)
Stucco: 1597 sf (32%)

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.3 Eaves

Eaves that overhang a minimum of two feet from the facade with supporting brackets.

Eaves overhang two feet from the facade with supporting brackets.



7PLEX - STYLE A - FRONT ELEVATION



7PLEX - STYLE A - RIGHT ELEVATION



7PLEX - STYLE A - LEFT ELEVATION



7PLEX - STYLE A - REAR ELEVATION



8PLEX - STYLE A - FRONT ELEVATION



8PLEX - STYLE A - RIGHT ELEVATION



8PLEX - STYLE A - LEFT ELEVATION



8PLEX - STYLE A - REAR ELEVATION



8PLEX - STYLE B - FRONT ELEVATION



8PLEX - STYLE B - RIGHT ELEVATION



8PLEX - STYLE B - LEFT ELEVATION

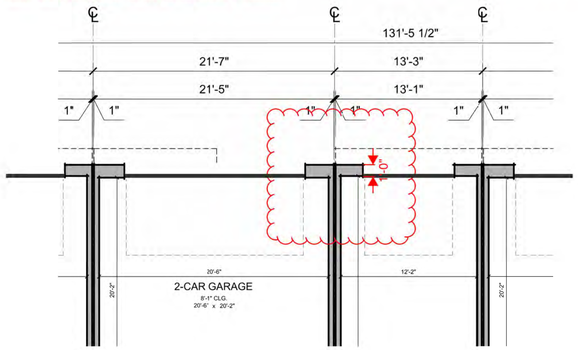


8PLEX - STYLE B - REAR ELEVATION

OBJECTIVE DESIGN STANDARD : B.4.4

Garage doors shall be recessed a minimum of 12 inches from the façade plane, and along the street-facing façade shall not exceed 40 percent of the length of the building façade.

Garage doors are recessed 12 inches from the facade plane and there's no garage door located on the street-facing facade.
Note: Walls have been furred out to create 1' recess.



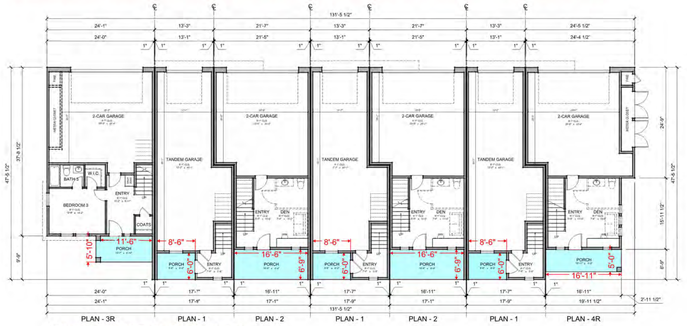
OBJECTIVE DESIGN STANDARD : B.4.6.i

The entrance shall be recessed in the façade plane at least three feet in depth.

OBJECTIVE DESIGN STANDARD : B.4.7.a

Individual residential entries: five feet in width.

All entrances are recessed in the facade plane more than 3' in depth, and all entry porches are at least 5' in width.



7 PLEX - FIRST FLOOR PLAN



8 PLEX - FIRST FLOOR PLAN

OBJECTIVE DESIGN STANDARD EXHIBIT

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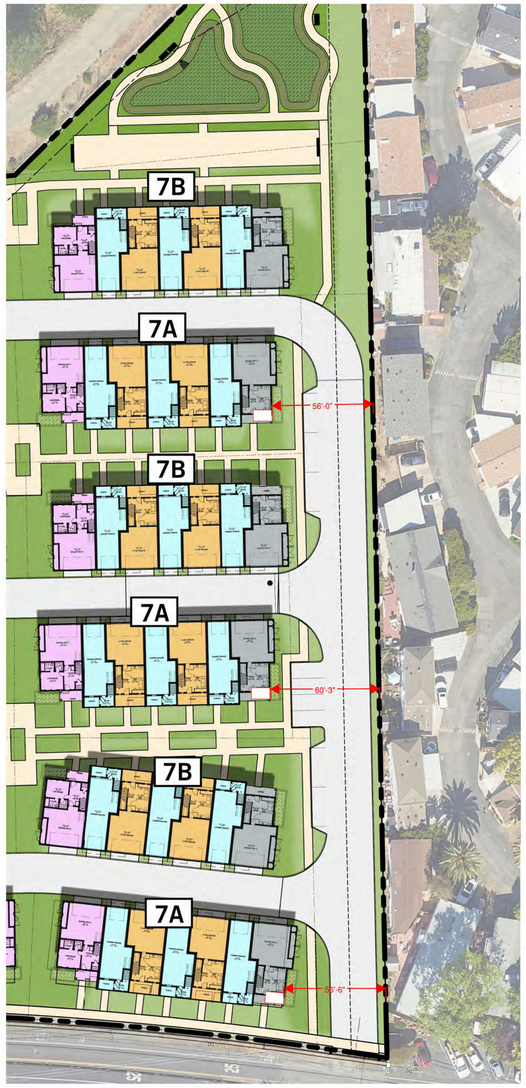
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OBJECTIVE DESIGN STANDARD : B.4.10

For buildings abutting a single-family zoning district or existing single- family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.

Deck Locations

No part of a rooftop or upper floor terrace or deck is closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.



OBJECTIVE DESIGN STANDARD : B.1.2

Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor facade.

Extents of ground floor facade

Line set back by 5' from ground line

Areas after 5' set back

7 Plex: If we offset 5' from 1st floor ground line, we will lose 814 sq.ft per building.

We have 6 numbers of 7plex buildings on site, which means we will lose 4884 sq.ft which would be equal to 2.7 number of unit plans on an average on the site.



7 PLEX - THIRD FLOOR PLAN

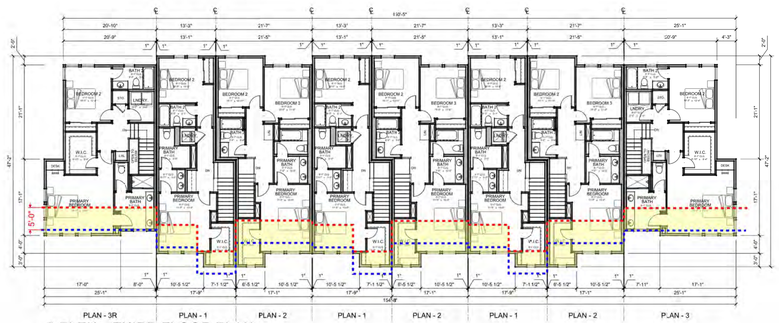
Extents of ground floor facade

Line set back by 5' from ground line

Areas after 5' set back

8 Plex: If we offset 5' from 1st floor ground line, we will lose 988.3 sq.ft per building.

We have 12 numbers of 8plex buildings on site, which means we will lose 11859.6 sq.ft which would be equal to 6.58 number of unit plans on an average on the site.



8 PLEX - THIRD FLOOR PLAN

OBJECTIVE DESIGN STANDARD : B.4.3 Balconies

Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade.

Total length of balcony provided is greater than 40% of the total length of fenestrations on the second floor.



7 PLEX - SECOND FLOOR PLAN

Total fenestration length: 85'-8"
40% of total fenestration length: 85'-8"x40%=34'-3"
Total length of balcony: 61'-8"



8 PLEX - SECOND FLOOR PLAN

Total fenestration length: 97'-3"
40% of total fenestration length: 97'-3"x40%=38'-11"
Total length of balcony: 61'-3"

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OBJECTIVE DESIGN STANDARD : B.4.1.a

Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet.



7 PLEX - FRONT ELEVATION A

Total length = 132'-5 1/2"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+10'8"= 88'-3"
Percentage variation in building mass: 88'-3"/132'-5 1/2"=66%



8 PLEX - FRONT ELEVATION A

Total length = 154'-8"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+11'+24'10"=113'-5"
Percentage variation in building mass: 113'-5"/154'-8"=73%



8 PLEX - FRONT ELEVATION B

Total length = 154'-8"
Variation in building mass (more than 2' recess): 24'10"+11'+21'+21'+11'+24'10"=113'-5"
Percentage variation in building mass: 113'-5"/154'-8"=73%

OBJECTIVE DESIGN STANDARD : B.4.11

Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.

Building 8A and 8B are street facing as well as existing non-residential neighboring parcel facing.
Building 7A is street facing
Decks do not protrude beyond the building footprint.

Extents of Ground level building footprint

Street facing deck locations



7 PLEX - SECOND FLOOR PLAN



8 PLEX - SECOND FLOOR PLAN

OBJECTIVE DESIGN STANDARD EXHIBIT

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OBJECTIVE DESIGN STANDARD : B.4.13

Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

There are no continuous blank facades on any floor level that exceed 25 percent of the entire facade length.



7PLEX - STYLE A - FRONT ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - REAR ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - FRONT ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



7PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



7PLEX - STYLE A - REAR ELEVATION

33'-1 3/8" — 25% of total length of building

132'-5 1/2" — Total length of building



8PLEX - STYLE A - FRONT ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE A - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE A - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE A - REAR ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE B - FRONT ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building



8PLEX - STYLE B - RIGHT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE B - LEFT ELEVATION

12'-2 3/4" — 25% of total length of building

48'-11" — Total length of building



8PLEX - STYLE B - REAR ELEVATION

38'-8" — 25% of total length of building

154'-8" — Total length of building

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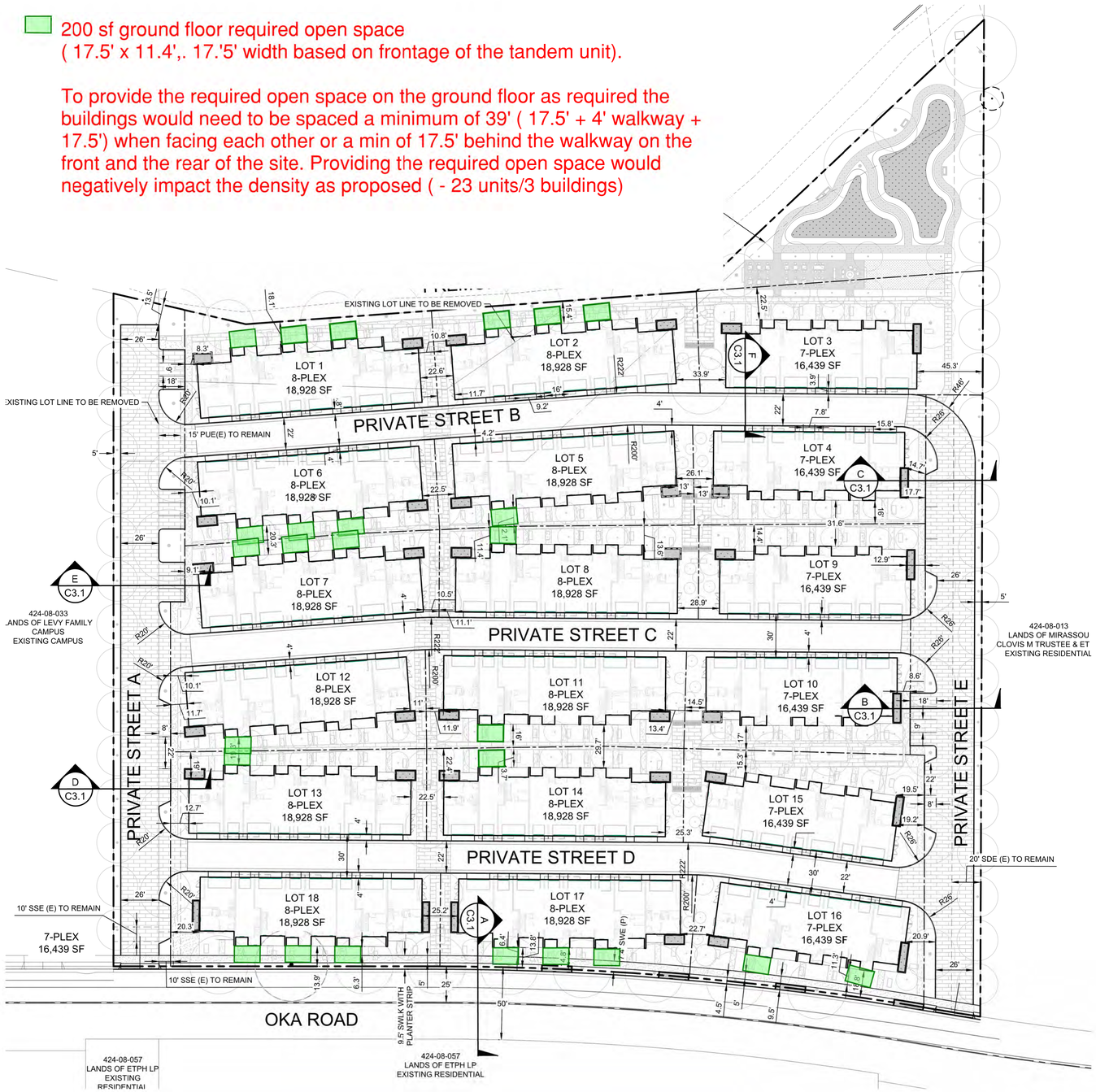
DAHLIN

OBJECTIVE DESIGN STANDARD : A.11.1.i

Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.

200 sf ground floor required open space
(17.5' x 11.4',. 17.'5' width based on frontage of the tandem unit).

To provide the required open space on the ground floor as required the buildings would need to be spaced a minimum of 39' (17.5' + 4' walkway + 17.5') when facing each other or a min of 17.5' behind the walkway on the front and the rear of the site. Providing the required open space would negatively impact the density as proposed (- 23 units/3 buildings)



OBJECTIVE DESIGN STANDARD EXHIBIT

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8 PLEX - FRONT ELEVATION



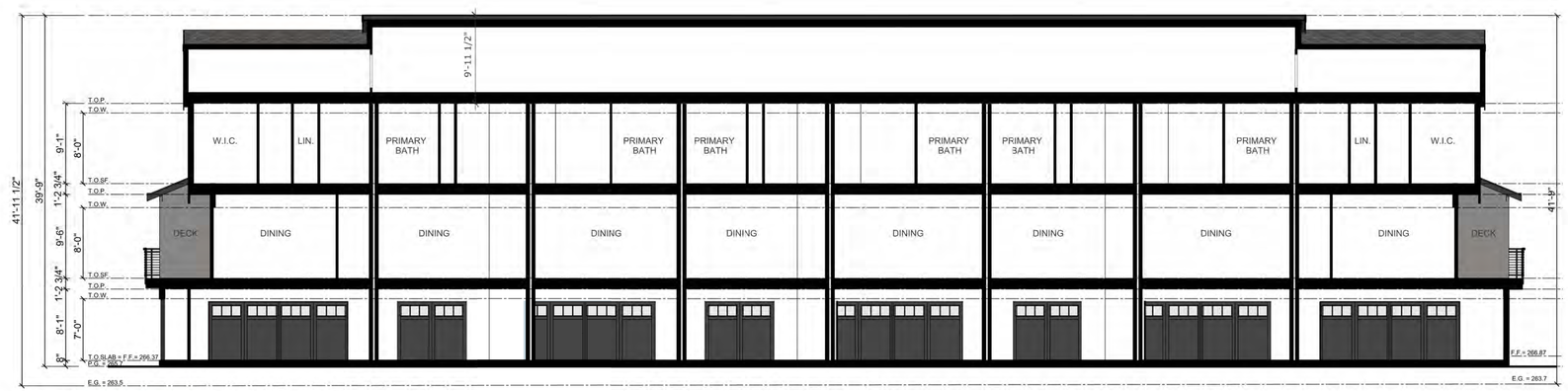
8 PLEX - RIGHT ELEVATION



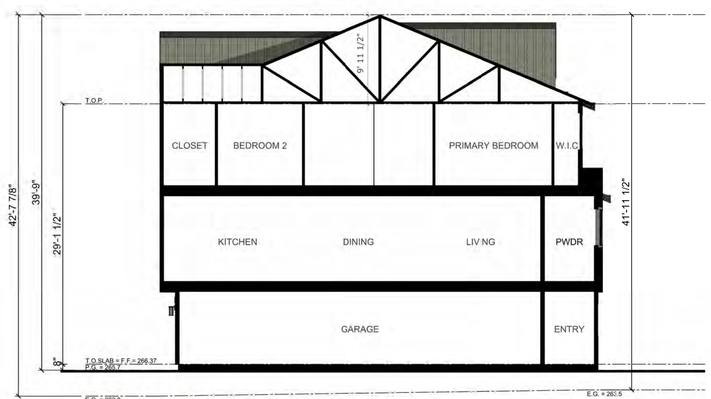
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 1

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



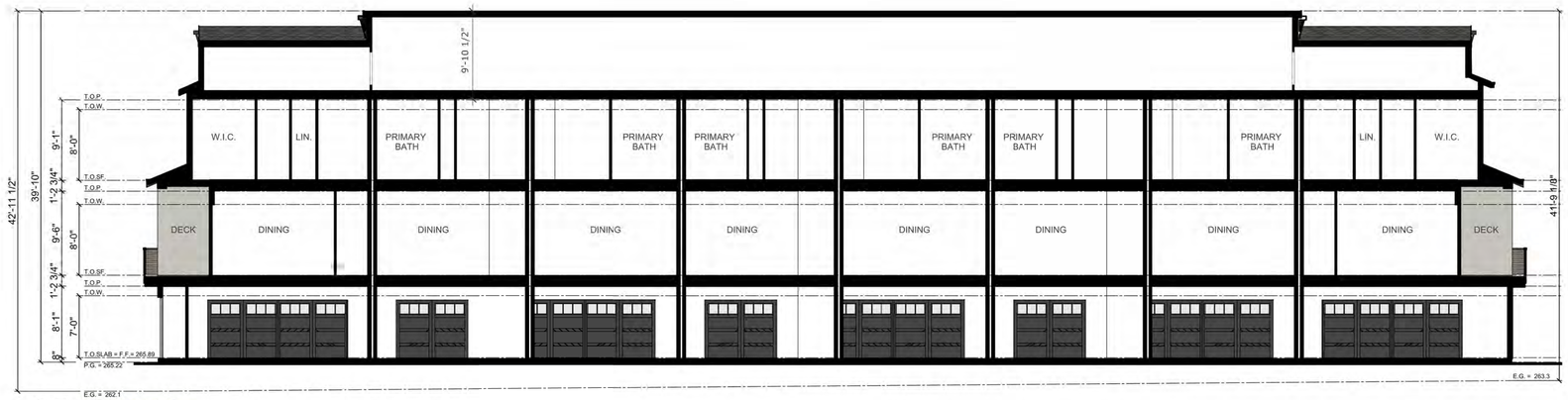
8 PLEX - RIGHT ELEVATION



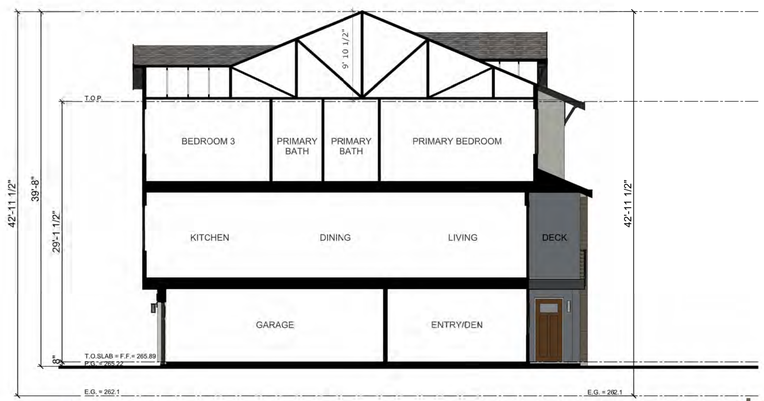
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 2

8-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



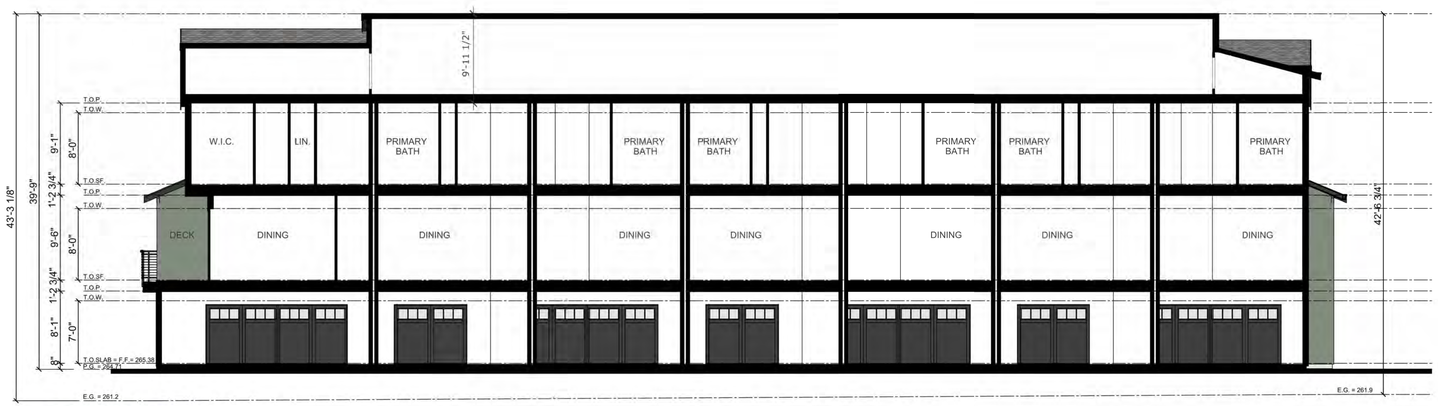
7 PLEX - RIGHT ELEVATION



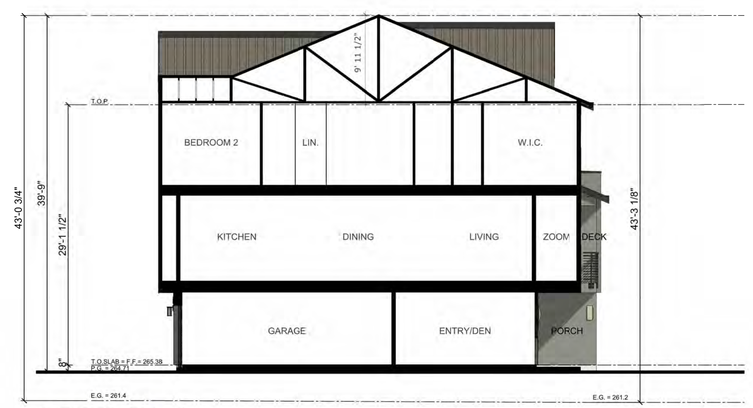
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 3

7-PLEX-ELEVATION B

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7 PLEX - FRONT ELEVATION



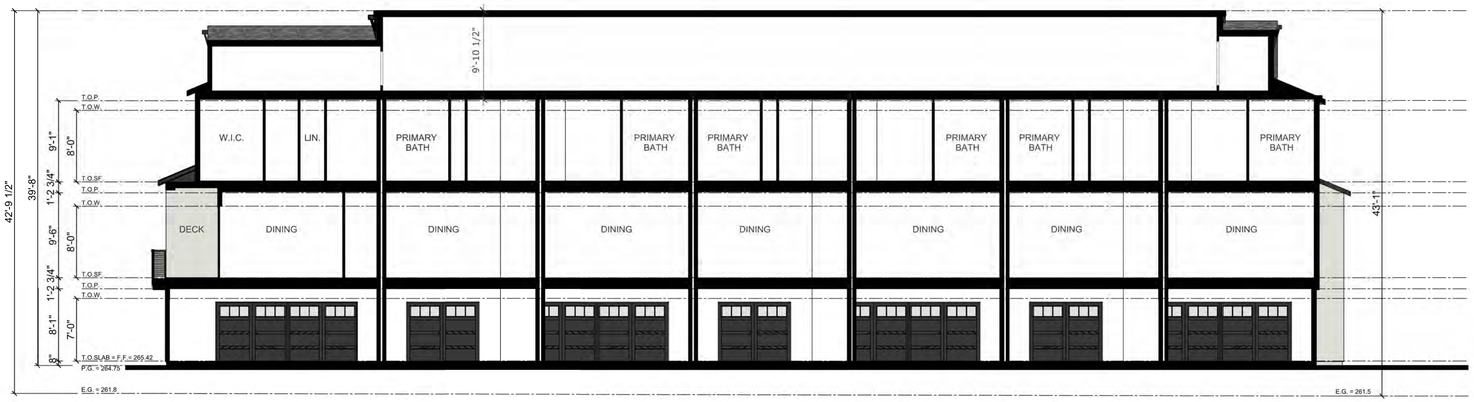
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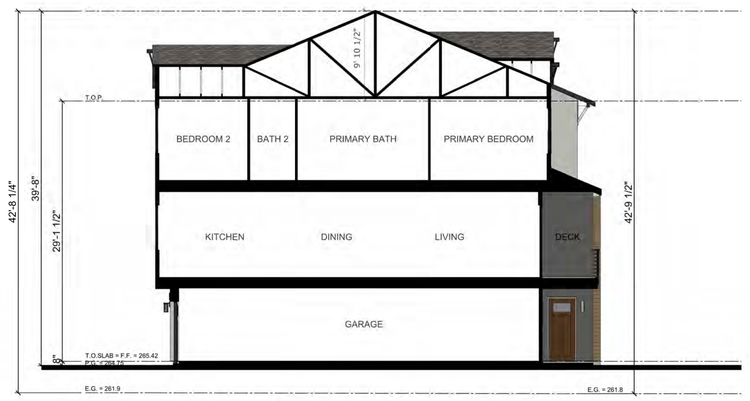
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 4

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



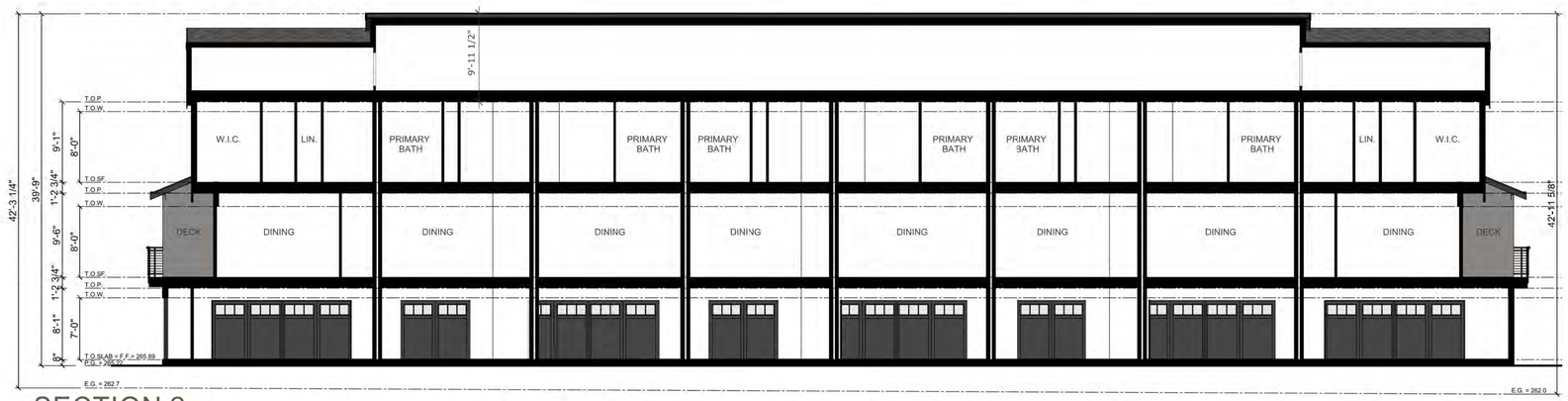
8 PLEX - RIGHT ELEVATION



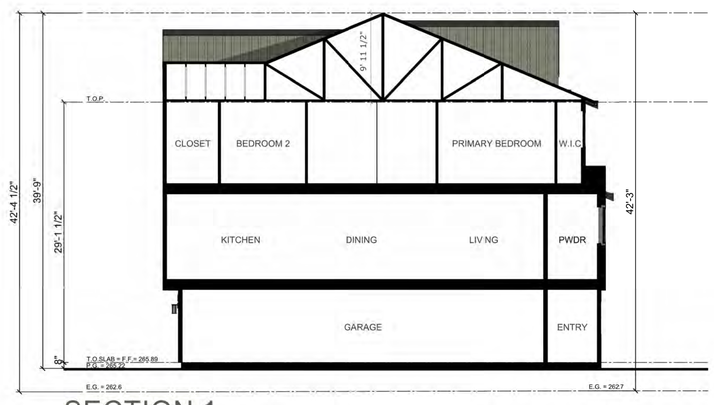
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 5

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



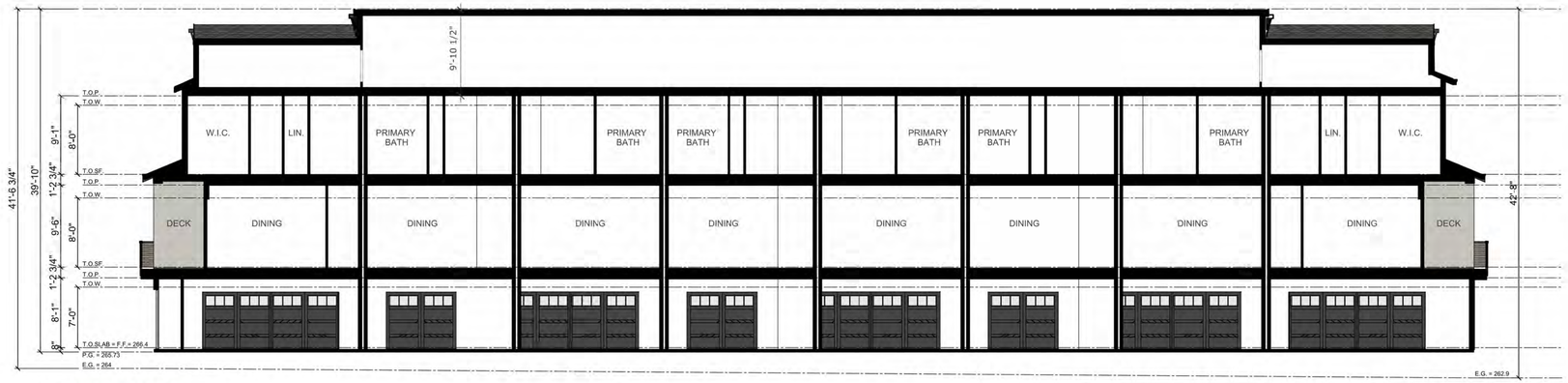
8 PLEX - RIGHT ELEVATION



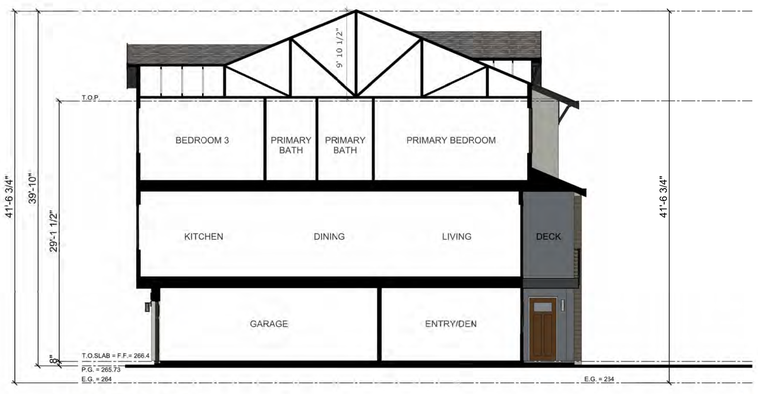
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 6

8-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



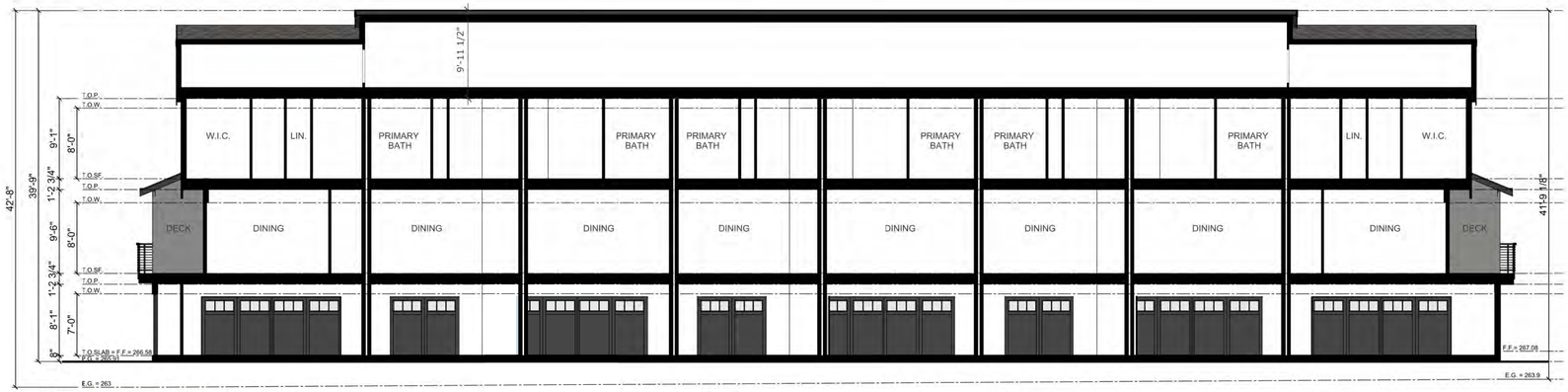
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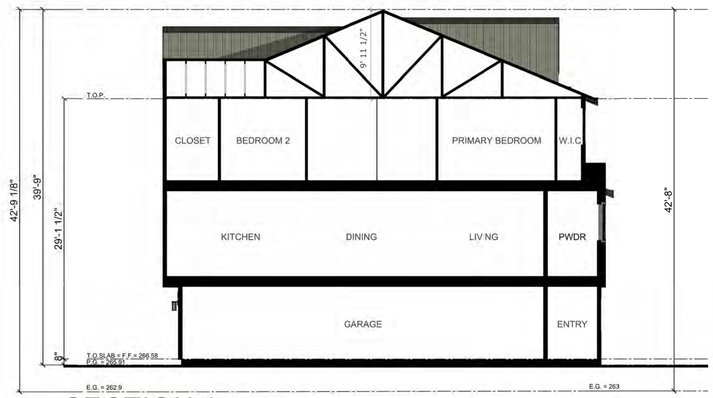
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 7

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



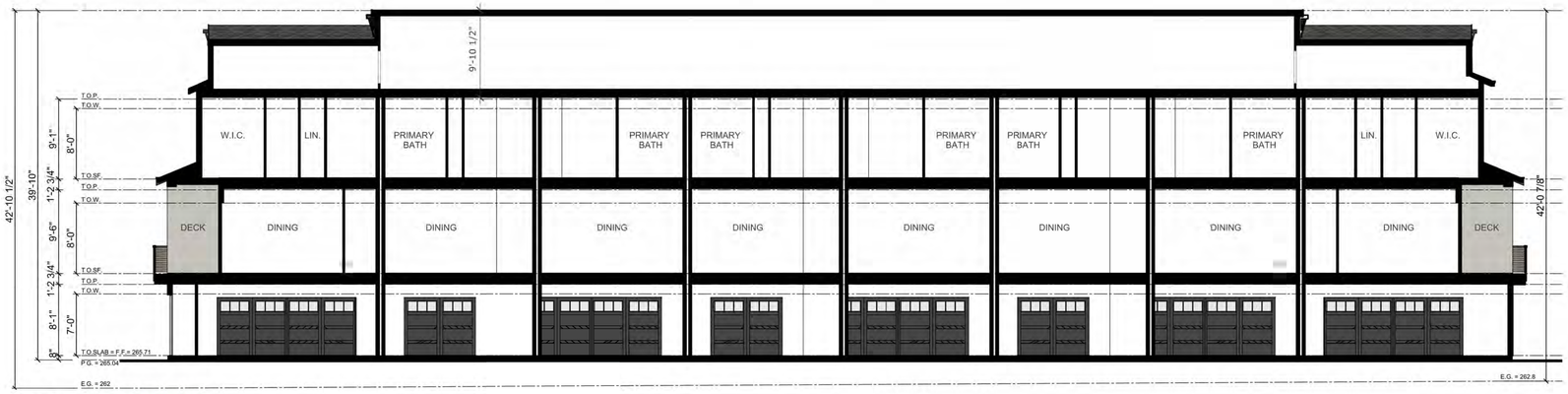
8 PLEX - RIGHT ELEVATION



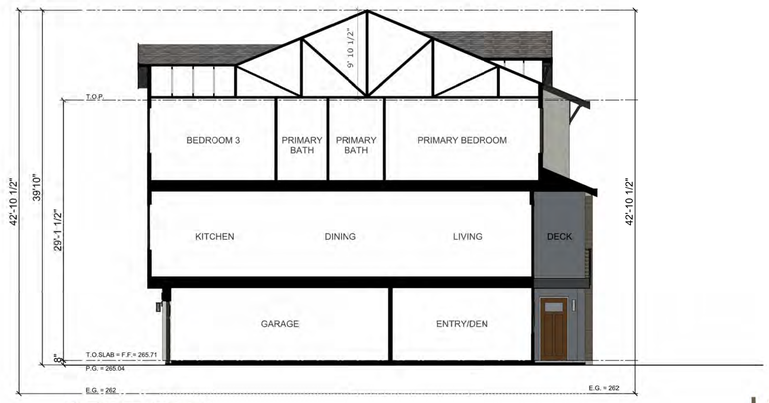
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 8

8-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



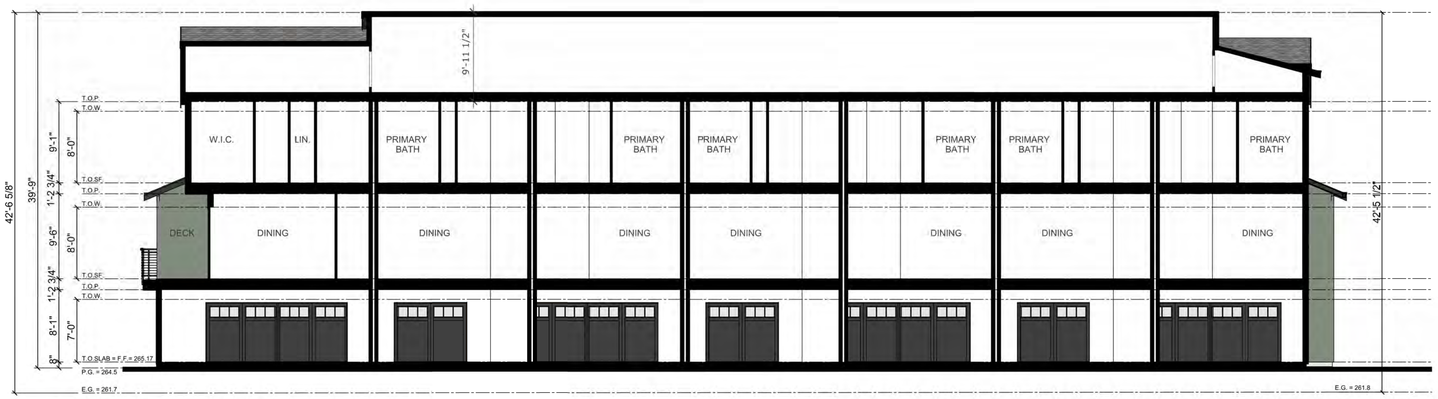
7 PLEX - RIGHT ELEVATION



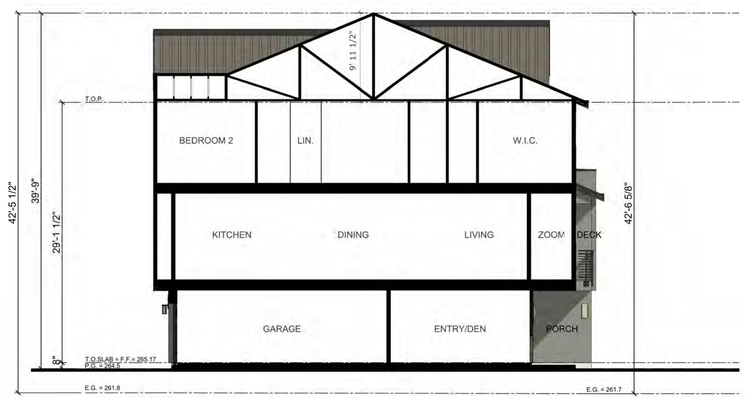
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 9

7-PLEX-ELEVATION B

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7 PLEX - FRONT ELEVATION



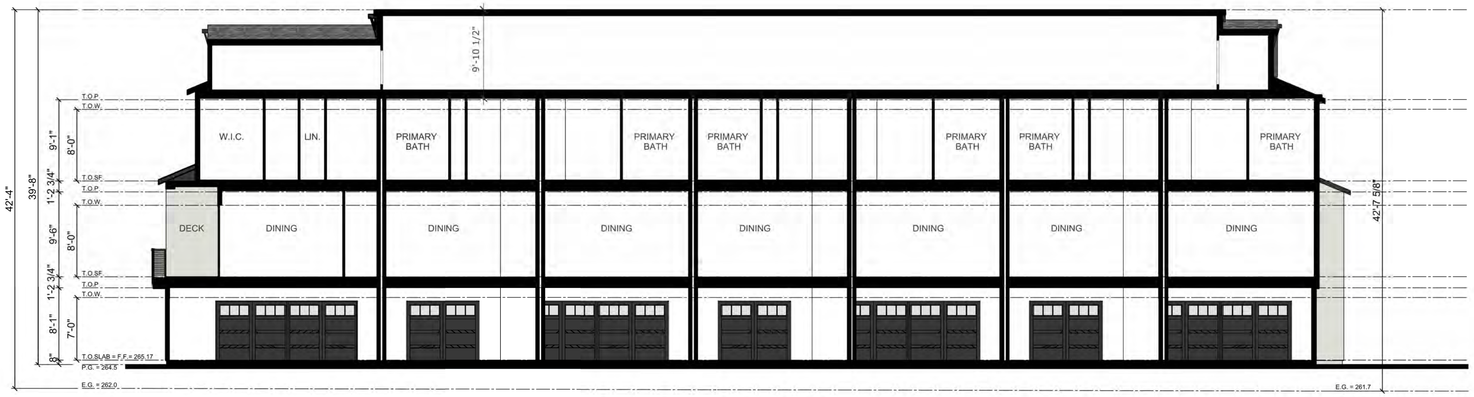
7 PLEX - RIGHT ELEVATION



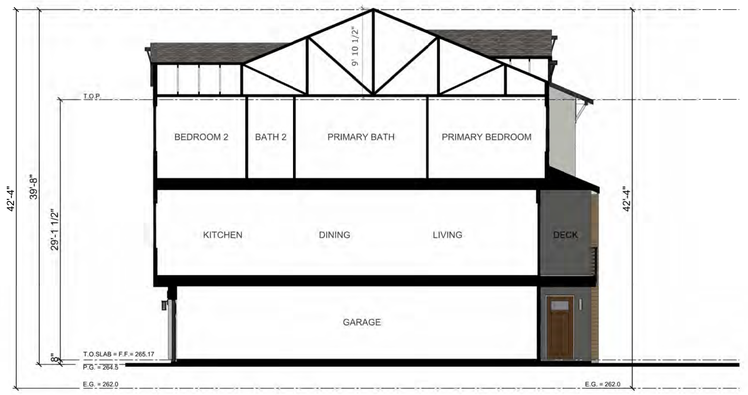
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 10

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



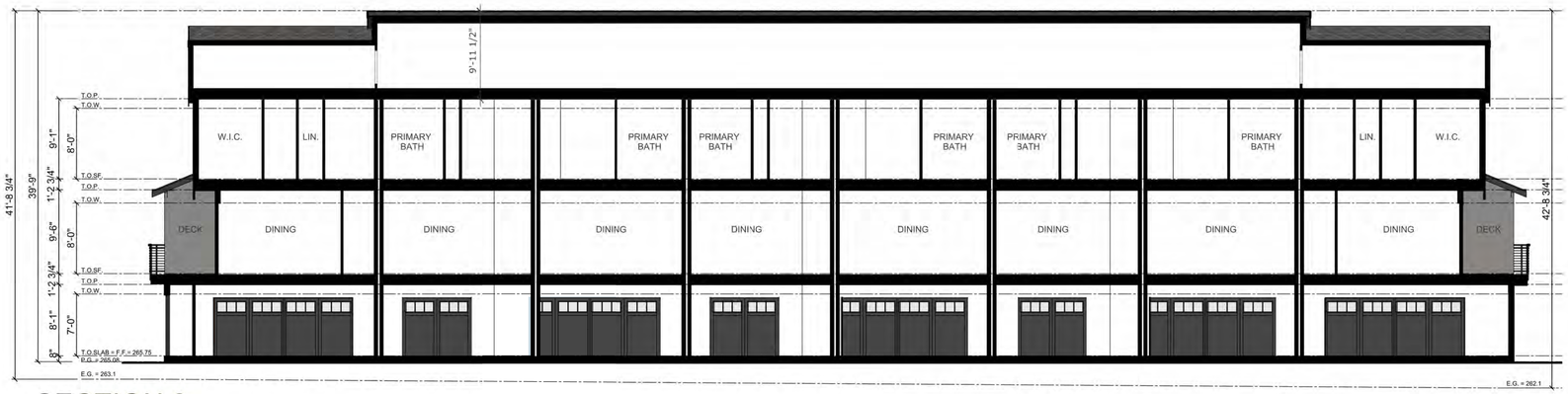
8 PLEX - RIGHT ELEVATION



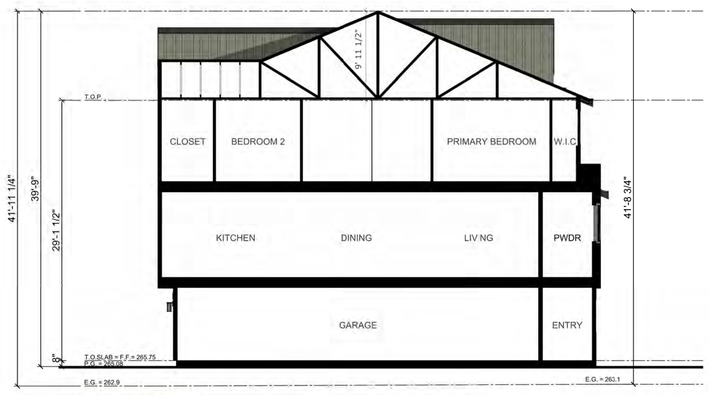
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 11

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



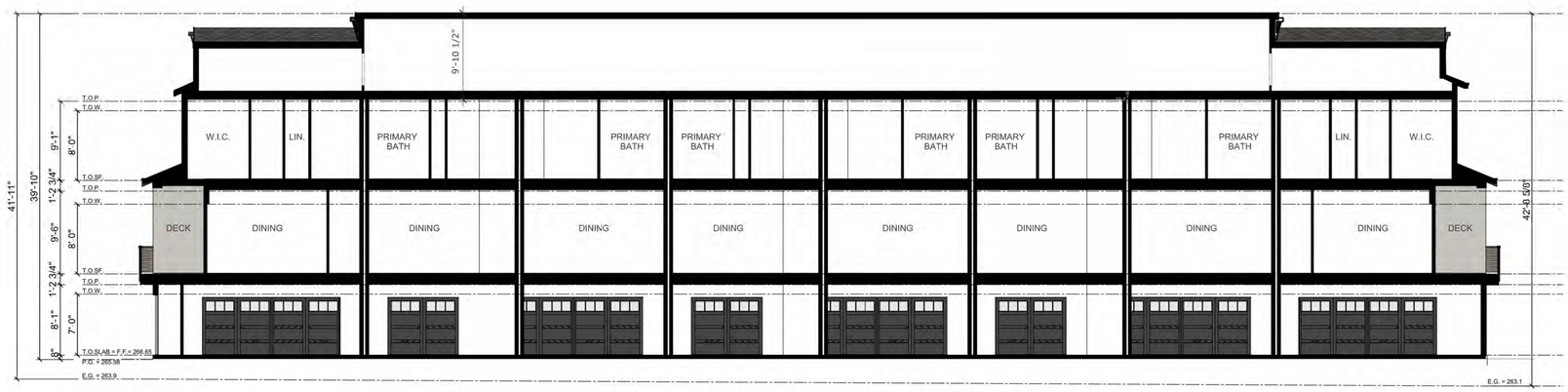
8 PLEX - RIGHT ELEVATION



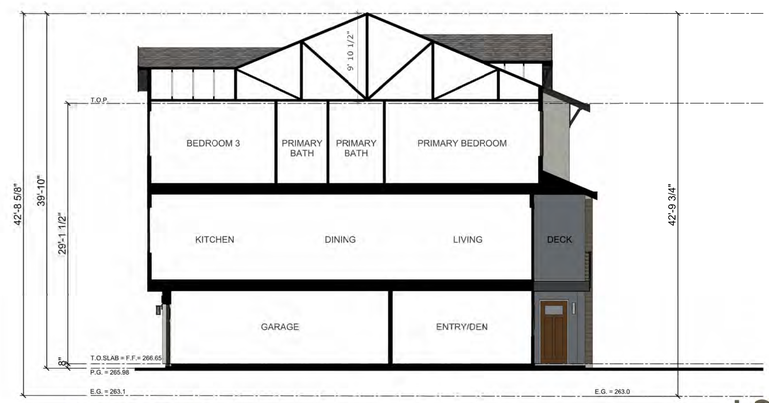
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 12

8-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



8 PLEX - RIGHT ELEVATION



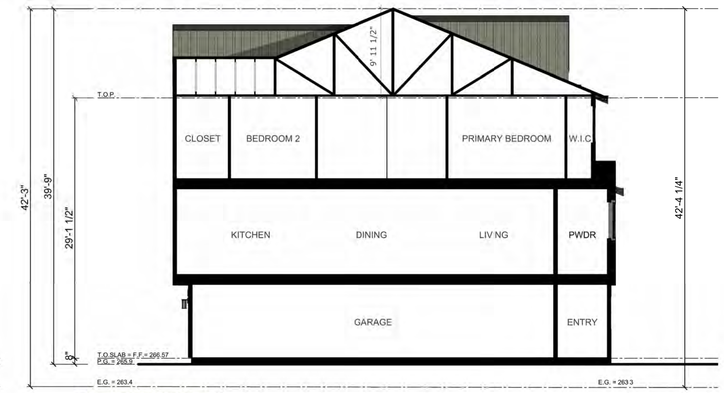
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 13

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



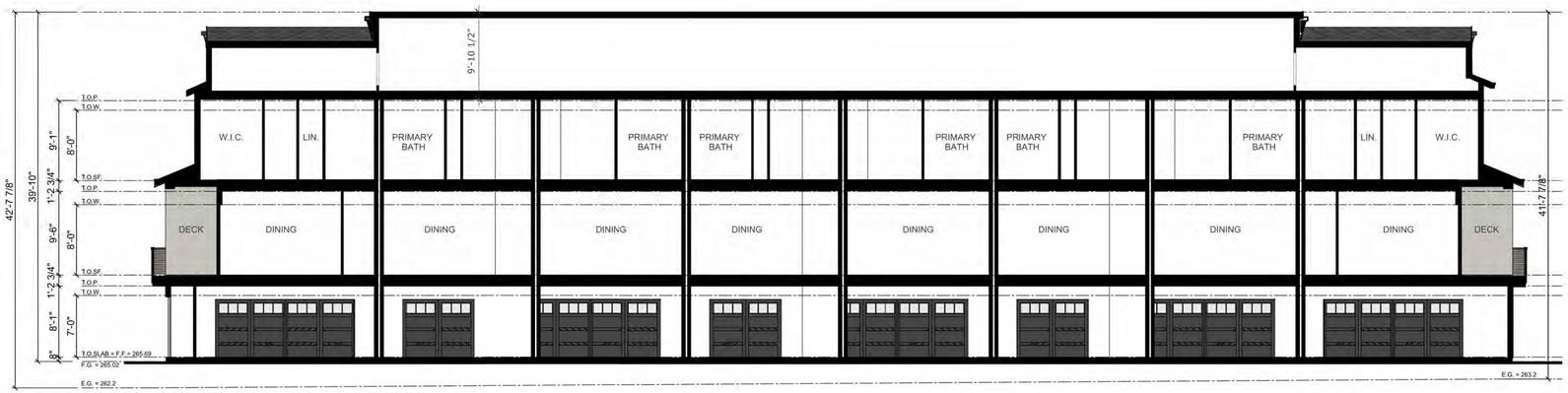
8 PLEX - RIGHT ELEVATION



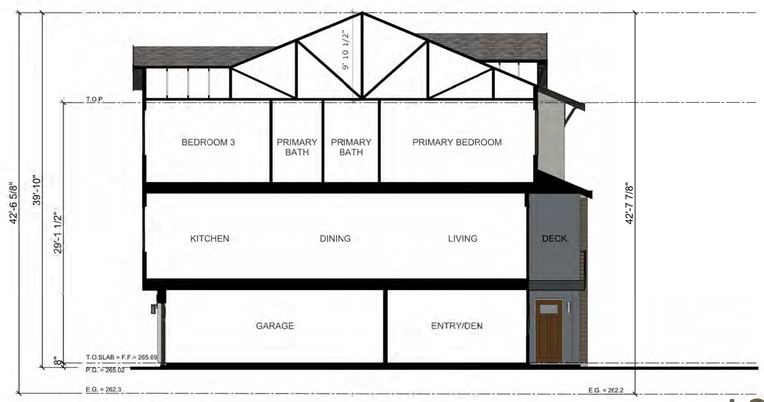
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 14

8-PLEX-ELEVATION A

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7 PLEX - FRONT ELEVATION



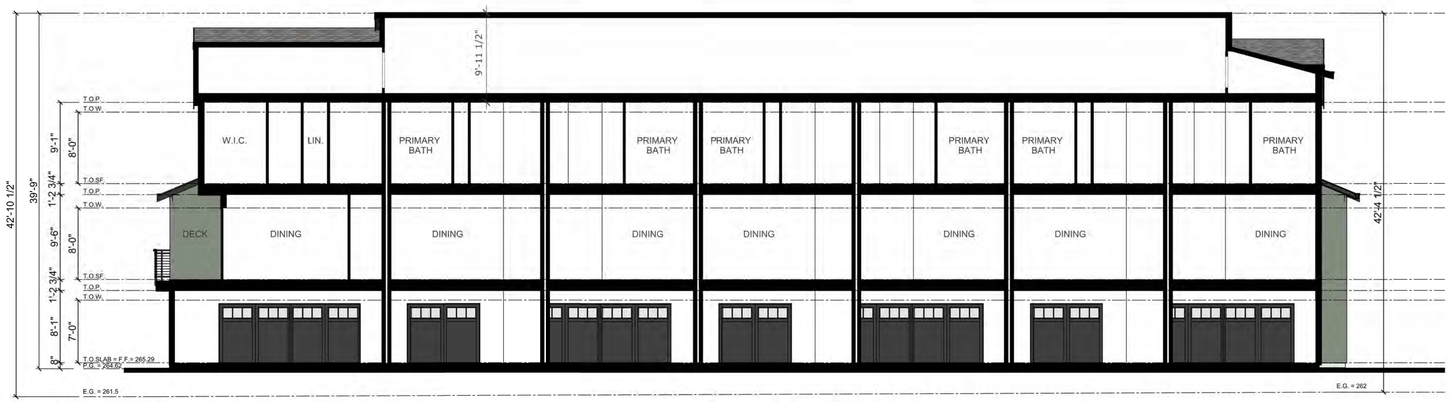
7 PLEX - RIGHT ELEVATION



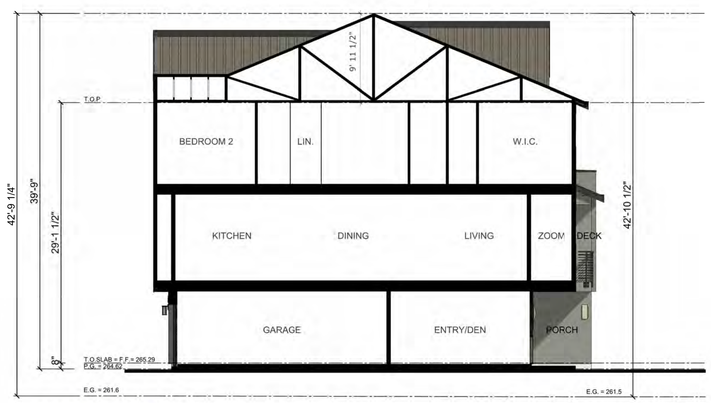
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 15

7-PLEX-ELEVATION B

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7 PLEX - FRONT ELEVATION



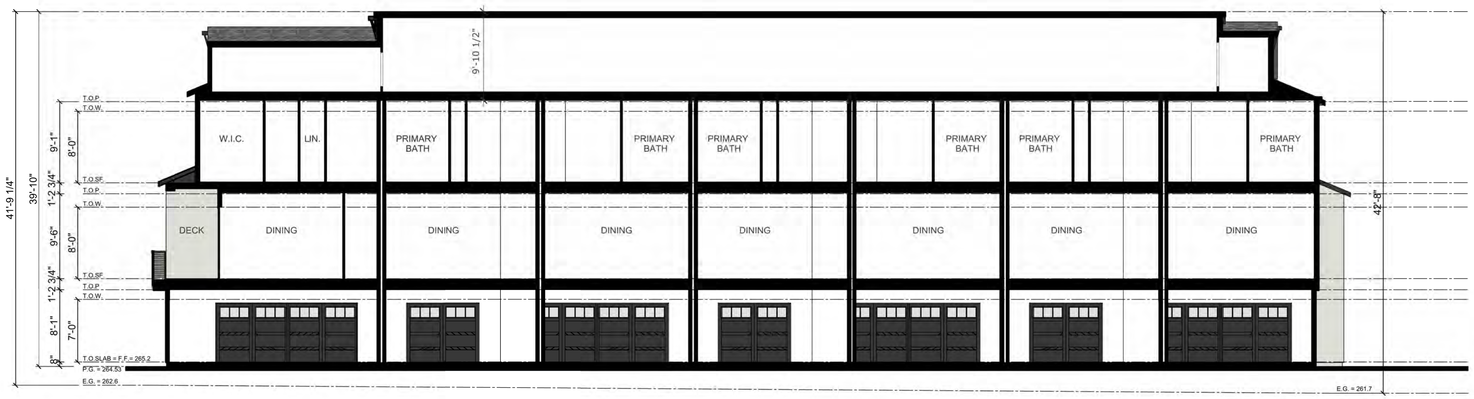
7 PLEX - RIGHT ELEVATION



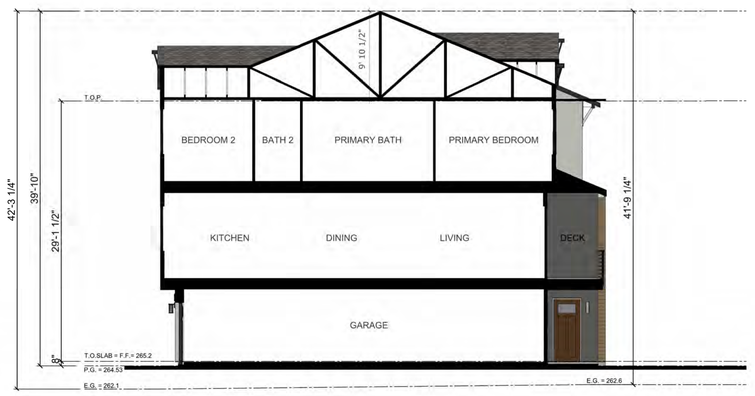
7 PLEX - REAR ELEVATION



7 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 16

7-PLEX-ELEVATION A

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8 PLEX - FRONT ELEVATION



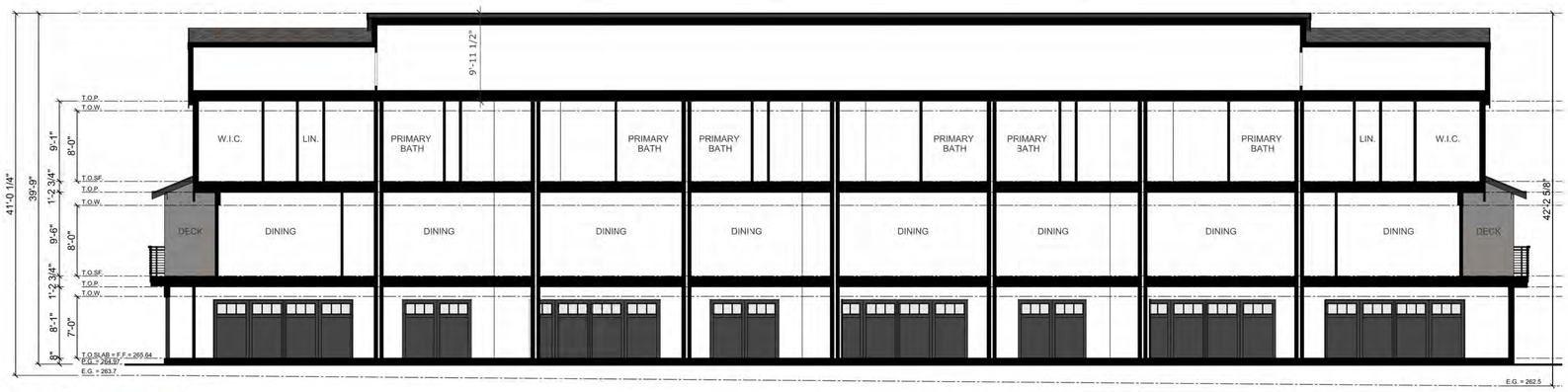
8 PLEX - RIGHT ELEVATION



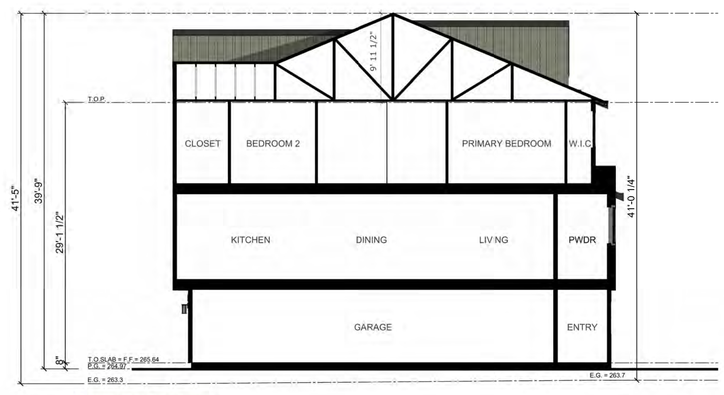
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 17

8-PLEX-ELEVATION B

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8 PLEX - FRONT ELEVATION



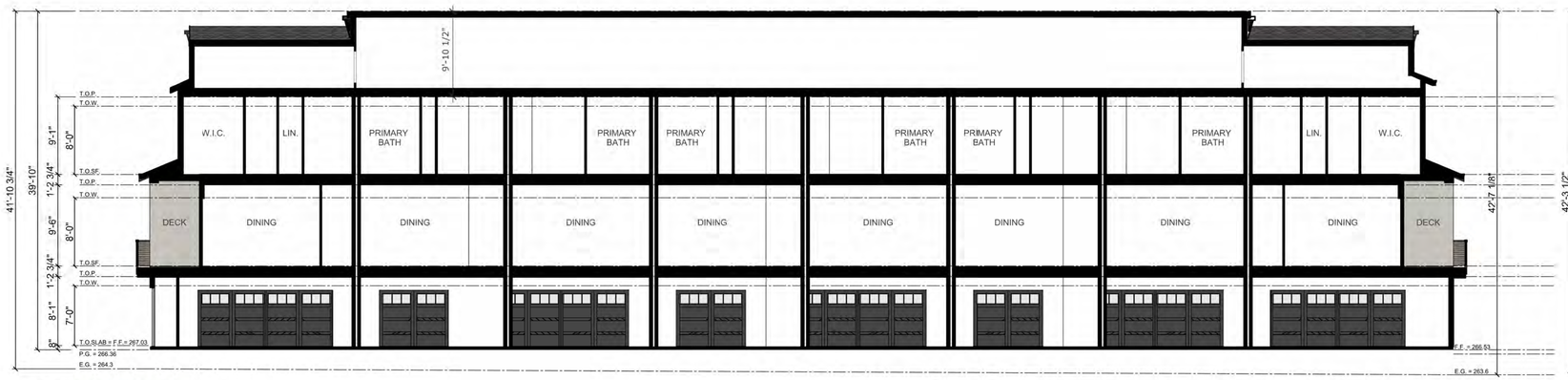
8 PLEX - RIGHT ELEVATION



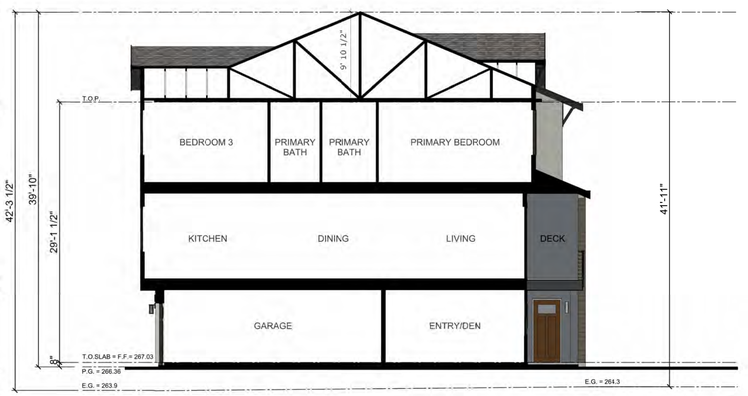
8 PLEX - REAR ELEVATION



8 PLEX - LEFT ELEVATION



SECTION 2



SECTION 1

LOT 18

8-PLEX-ELEVATION A

14789 Oka Road

LOS GATOS, CA | URBAN CATALYST, LLC

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

URBAN CATALYST

HMH

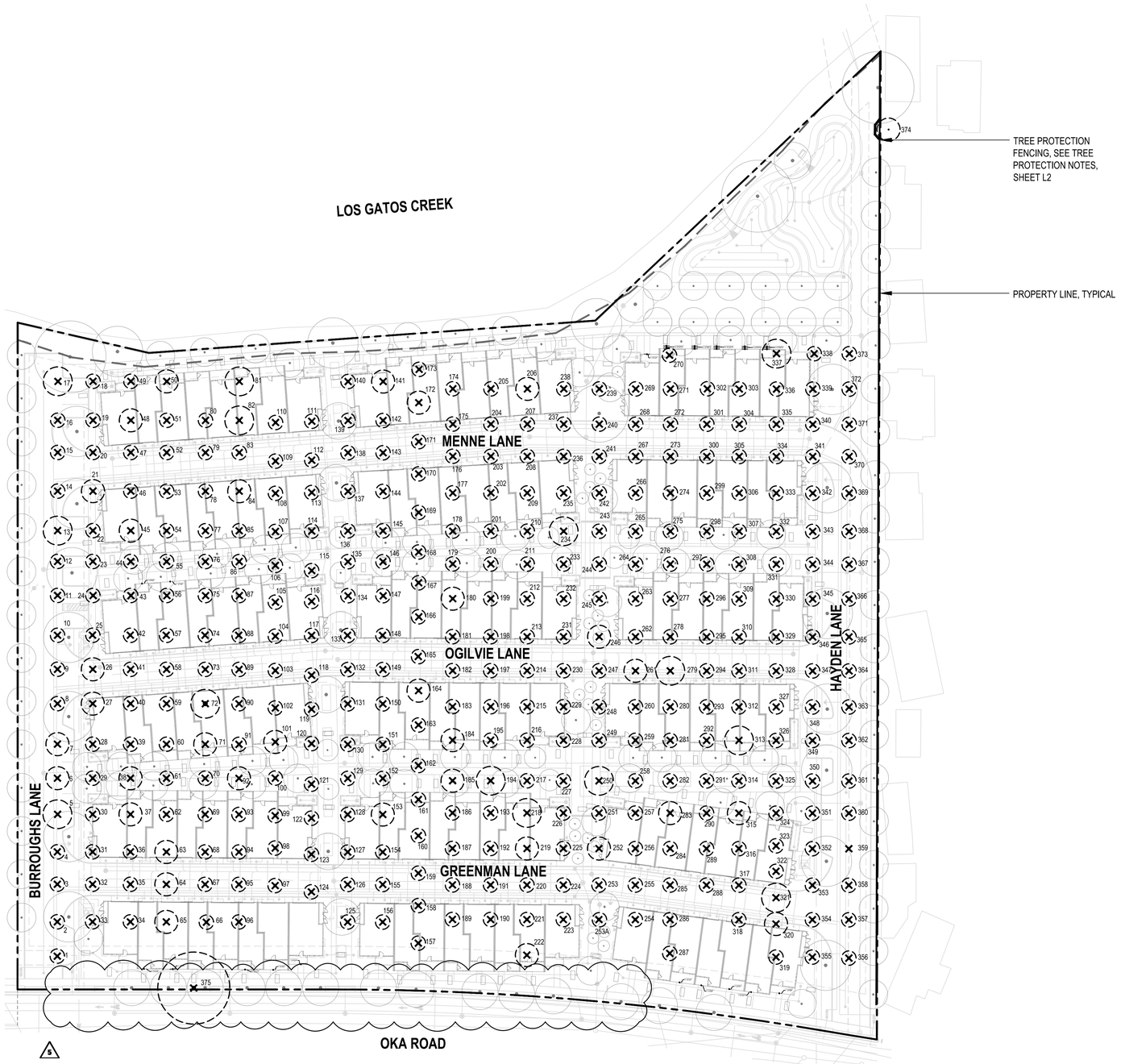
GIACALONE DESIGN SERVICES, INC.

SHEET A.56

0 8 16 32

1858.001 | AUG 15, 2025

DAHLIN



EXISTING TREE LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN AND PROTECT	•
TREE PROTECTION FENCING	—
PROPOSED TREE, SIZE AND SPECIES VARIES, SEE LANDSCAPE PLAN	•

EXISTING TREE SUMMARY

DESCRIPTION	QUANTITY
TREES IN ARBORIST REPORT	376
TREES TO REMAIN AND PROTECT	1
PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	372

TREE REPLACEMENT RATIOS

TREE TYPE	CANOPY SIZE	QTY REMOVED	RATIO	QTY REQUIRED
NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	1	6:1	6 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
NON-NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	0	6:1	0 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
	TRUNK DIA	QTY REMOVED	RATIO	QTY REQUIRED
ORCHARD	<18"	372	NONE	0
	≥18"	2	3:1	6 - 24" BOX

TREE MITIGATION SUMMARY

DESCRIPTION	QUANTITY	SIZE
MITIGATION TREES REQUIRED	12	24" BOX
	0	36" BOX
PROPOSED ON-SITE TREES	203	15 GALLON
	0	24" BOX
PROPOSED STREET TREES	14	15 GALLON
	0	24" BOX

NOTES:

1. SEE SHEET L2 - L3 FOR TREE EVALUATION SUMMARY.
2. TRUNK DIAMETER IS MEASURED AT 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF THE TREE.
3. 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.
4. SEE ARBORIST REPORT BY DAVID BECKHAM, CERTIFIED ARBORIST WE-10724A, DATED JUNE 28, 2024.
5. THERE ARE NO STREET TREES PROPOSED TO BE REMOVED.
6. 100 PERCENT OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOIL RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST.
7. TREE PROTECTION WARNING SIGN SHALL BE ON EACH TREE PROTECTION FENCING. WARNING SIGN SHALL BE 8 1/2" X 11" SIGN STATING "WARNING- TREE PROTECTION ZONE- THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 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

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
5	8/15/25	PER CITY COMMENTS
4	5/2/25	PER CITY COMMENTS
3	1/15/25	PER CITY COMMENTS
2	10/25/24	PER CITY COMMENTS
1		

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

© HMH

TREE PROTECTION AND MITIGATION PLAN

L1

S:\PROJECTS\6843000\LAYPLAN\NG\6843000LPD.DWG

PLOTTED: 8/8/2025 10:36 AM

Arborist Report & Tree Protection Plan

KIELTY
ARBORISTS SERVICES LLC

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (H.) / Canopy Spread (S.):	**Trunk (In.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	**#, D. 15 Times the Diameter (D.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:

Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.

Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.

Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:

Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.

Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.

Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:

Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.

Fair: Contributes to landscape; survival possible with protection during minor construction impacts.

Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

Tree Form Ratings:

Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.

Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.

Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:
Very Poor 1-29
Poor 30-49
Fair 50-69
Good 70-89
Excellent 90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (ft.-ISPG)	Number of Replacement Trees (24" box)	Summary
1	(R)	-	**English walnut**	*Juglans regia*	1-1	2	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
2	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
3	(R)	-	**English walnut**	*Juglans regia*	5-4.2-4	11.2	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
4	(R)	-	**English walnut**	*Juglans regia*	3.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
5	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
6	(R)	-	**English walnut**	*Juglans regia*	3-3	8	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
7	(R)	-	**English walnut**	*Juglans regia*	7-5.3	12.3	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
8	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
9	(R)	-	**English walnut**	*Juglans regia*	3.8	-	12/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
10	(R)	-	**English walnut**	*Juglans regia*	5.8	-	14/12	Poor	Poor	Poor	0%	-	**DEAD.**
11	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Poor	Poor	Fair	30%	-	Decay at root crown.
12	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
13	(R)	-	**English walnut**	*Juglans regia*	6-5	11	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
14	(R)	-	**English walnut**	*Juglans regia*	6.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
15	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
16	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
17	(R)	(P)	**English walnut**	*Juglans regia*	8-4.8-7.2	20	15/20	Fair	Good	Good	70%	3	Orchard tree, well maintained for walnut production
18	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
19	(R)	-	**English walnut**	*Juglans regia*	9.0	-	14/12	Fair	Fair	Fair	50%	-	Limb at 3' removed in the past with associated decay.
20	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/10	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
21	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Poor	Fair	30%	-	A large scar on a limb.
22	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/10	Poor	Fair	Fair	30%	-	Poor vigor.
23	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
24	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
25	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
26	(R)	-	**English walnut**	*Juglans regia*	8.0	-	12/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
27	(R)	-	**English walnut**	*Juglans regia*	7.5	-	12/14	Fair-poor	Poor	Fair	30%	-	Decay at grade.
28	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
29	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
30	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
31	(R)	-	**English walnut**	*Juglans regia*	3.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
32	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
33	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
34	(R)	-	**English walnut**	*Juglans regia*	5.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
35	(R)	-	**English walnut**	*Juglans regia*	4-3	7	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
36	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
37	(R)	-	**English walnut**	*Juglans regia*	7.4	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
38	(R)	-	**English walnut**	*Juglans regia*	4-5	9	12/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
39	(R)	-	**English walnut**	*Juglans regia*	6.5	-	10/8	Poor	Poor	Poor	0%	-	**DEAD**
40	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
41	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
42	(R)	-	**English walnut**	*Juglans regia*	6.4	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
43	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
44	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
45	(R)	-	**English walnut**	*Juglans regia*	8.1	-	15/16	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
46	(R)	-	**English walnut**	*Juglans regia*	5.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
47	(R)	-	**English walnut**	*Juglans regia*	5.8	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
48	(R)	-	**English walnut**	*Juglans regia*	9.2	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
49	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
50	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
51	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
52	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
53	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
54	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
55	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
56	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
57	(R)	-	**English walnut**	*Juglans regia*	3.8	-	4/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
58	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
59	(R)	-	**English walnut**	*Juglans regia*	3-3	6	8/5	Poor	Poor	Poor	0%	-	**DEAD**
60	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
61	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/10	Poor	Poor	Poor	20%	-	Poor vigor, lit decline.
62	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
63	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
64	(R)	(P)	**English walnut**	*Juglans regia*	18.3	-	16/16	Poor	Poor	Poor	20%	3	Poor vigor, abundance of dead wood, in severe decline, history of limb loss.
65	(R)	-	**English walnut**	*Juglans regia*	9.7	-	15/15	Fair	Fair	Poor	50%	-	Suppressed by oak.
66	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
67	(R)	-	**English walnut**	*Juglans regia*	5.1	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
68	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
69	(R)	-	**English walnut**	*Juglans regia*	4.3-3.7	8	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
70	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
71	(R)	-	**English walnut**	*Juglans regia*	8.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
72	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
73	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
74	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
75	(R)	-	**English walnut**	*Juglans regia*	3-2	5	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
76	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
77	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
78	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
79	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
80	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
81	(R)	-	**English walnut**	*Juglans regia*	12.1	-	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
82	(R)	-	**English walnut**	*Juglans regia*	6.5-6.5	13	18/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
83	(R)	-	**English walnut**	*Juglans regia*	2.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
84	(R)	-	**English walnut**	*Juglans regia*	16.1	-	18/15	Fair-poor	Poor	Fair	30%	-	Root rot observed.
85	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
86	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
87	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
88	(R)	-	**English walnut**	*Juglans regia*	2-2	4	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
89	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
90	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
91	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
92	(R)	-	**English walnut**	*Juglans regia*	7-6	13	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
93	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
94	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Poor	Poor	Fair	30%	-	History of limb loss, dead wood observed.
95	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
96	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
97	(R)	-	**English walnut**	*Juglans regia*	7.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
98	(R)	-	**English walnut**	*Juglans regia*	5.2-4.5	9.7	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
99	(R)	-	**English walnut**	*Juglans regia*	2.3	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
100	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
101	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
102	(R)	-	**English walnut**	*Juglans regia*	6.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
103	(R)	-	**English walnut**	*Juglans regia*	5.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
104	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
105	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
106	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
107	(R)	-	**English walnut**	*Juglans regia*	3.6	-	10/6	Poor	Poor	Poor	0%	-	**DEAD**
108	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Fair	Fair	50%	-	Damage to trunk.
109	(R)	-	**English walnut**	*Juglans regia*	5.7	-	10/10	Poor	Poor	Fair	30%	-	Dead wood, limb loss, in decline.
110	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
111	(R)	-	**English walnut**	*Juglans regia*	9.1	-	14/12	Poor	Poor	Poor	30%	-	Codominant at 8' with actively splitting union.
112	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
113	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Fair	30%	-	Failed limbs with associated decay
114	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
115	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
116	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
117	(R)	-	**English walnut**	*Juglans regia*	0.5	-	4/1	Poor	Poor	Poor	30%	-	In decline
118	(R)	-	**English walnut**	*Juglans regia*	4-4	8	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
119	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
120	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
121	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
122	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
123	(R)	-	**English walnut**	*Juglans regia*	1.5	-	4-Jun	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
124	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
125	(R)	-	**English walnut**	*Juglans regia*	1.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
126	(R)	-	**English walnut**	*Juglans regia*	5.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
127	(R)	-	**English walnut**	*Juglans regia*	2-3	5	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
128	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
129	(R)	-	**English walnut**	*Juglans regia*	3.5-2.5	6	10/10	Poor	Poor	Poor	30%	-	In decline.
130	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
131	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
132	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
133	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
134	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
135	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
136	(R)	-	**English walnut**	*Juglans regia*	1.5	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
137	(R)	-	**English walnut**	*Juglans regia*	2.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
138	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
139	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
140	(R)	-	**English walnut**	*Juglans regia*	2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
141	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
142	(R)	-	**English walnut**	*Juglans regia*	6.9	-	12/12	Poor	Poor	Poor	10%	-	Nearly dead.
143	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
144	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
145	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
146	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
147	(R)	-	**English walnut**	*Juglans regia*	4.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
148	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
149	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
150	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
151	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
152	(R)	-	**English walnut**	*Juglans regia*	2.5	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
153	(R)	-	**English walnut**	*Juglans regia*	8.2	-	13/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
154	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
155	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/12	Fair	Poor	Fair	45%	-	Decay at root crown
156	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
157	(R)	-	**English walnut**	*Juglans regia*	1.2	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
158	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
159	(R)	-	**English walnut**	*Juglans regia*	3.5	-	3/0	Poor	Poor	Poor	0%	-	**DEAD, standing stump**
160	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
161	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/12	Poor	Poor	Poor	0%	-	**DEAD**
162	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
163	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
164	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
165	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
166	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
167	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
168	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
169	(R)	-	**English walnut**	*Juglans regia*	5.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
170	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
171	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
172	(R)	-	**English walnut**	*Juglans regia*	8.2	-	14/14	Fair-poor	Fair	Fair	50%	-	Dead wood.
173	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
174	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
175	(R)	-	**English walnut**	*Juglans regia*	4.0	-	14/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
176	(R)	-	**English walnut**	*Juglans regia*	1.0	-	10/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
177	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
178	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
179	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
180	(R)	-	**English walnut**	*Juglans regia*	8.6	-	15/15	Poor	Fair	Fair	40%	-	Dead wood.
181	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
182	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
183	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
184	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
185	(R)	-	**English walnut**	*Juglans regia*	7.7	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
186	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
187	(R)	-	**English walnut**	*Juglans regia*	4.9	-	12/10	Poor	Poor	Fair	30%	-	Decay at root crown, dead wood.
188	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
189	(R)	-	**English walnut**	*Juglans regia*	5.3	-	10/10	Poor	Poor	Poor	0%	-	**DEAD**
190	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
191	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
192	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
193	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
194	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
195	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
196	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
197	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut

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.

(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. 2240, § I(Exh. B), 6-2-15)

Tree Protection

Typically there are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K. and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

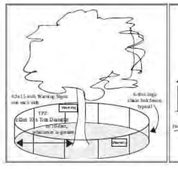


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter.

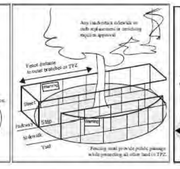


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree.

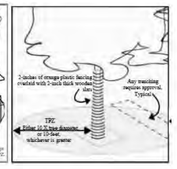


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Average Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition Rating (%)	Number of Replacement Trees per Tree	Summary
288	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
289	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
290	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
291	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
292	(R)	-	**English walnut**	*Juglans regia*	4.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
293	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Poor	Fair	45%	-	Decay at root crown
294	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
295	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
296	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
297	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
298	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
299	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
300	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
301	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
302	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
303	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
304	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
305	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
306	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
307	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
308	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
309	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
310	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
311	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
312	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
313	(R)	-	**English walnut**	*Juglans regia*	6-6.5	12.5	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
314	(R)	-	**English walnut**	*Juglans regia*	4.3	-	14/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
315	(R)	-	**English walnut**	*Juglans regia*	4-4-4	12	14/14	Poor	Fair	Fair	45%	-	Dead wood
316	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
317	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
318	(R)	-	**English walnut**	*Juglans regia*	7.3	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
319	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
320	(R)	-	**English walnut**	*Juglans regia*	6.7	-	14/14	Fair	Good	Good	69%	-	Undermined by ground squirrels
321	(R)	-	**English walnut**	*Juglans regia*	13.2	-	20/20	Poor	Poor	Fair	45%	-	Large codominant leader failure in past
322	(R)	-	**English walnut**	*Juglans regia*	6.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
323	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
324	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
325	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
326	(R)	-	**English walnut**	*Juglans regia*	4.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
327	(R)	-	**English walnut**	*Juglans regia*	4.2	-	8/6	Poor	Poor	Fair	30%	-	In decline, decay at root crown.
328	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
329	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
330	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
331	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
332	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
333	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
334	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
335	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
336	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
337	(R)	-	**English walnut**	*Juglans regia*	13.3	-	15/20	Fair	Poor	Poor	20%	-	Decay at root crown
338	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
339	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
340	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
341	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
342	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
343	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
344	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
345	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
346	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
347	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
348	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
349	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
350	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
351	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
352	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
353	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
354	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
355	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
356	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
357	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
358	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
359	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
360	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
361	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
362	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
363	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
364	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
365	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
366	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
367	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
368	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
369	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
370	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
371	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
372	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
373	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
374*	(P)	(P)	**Mulberry**	*Morus alba*	10.0	-	18/15	Fair	Poor	Fair	50%	-	Topped in past. 4' from property line.
375	(R)	(P)	**Coast live oak**	*Quercus agrifolia*	52.0	-	40/50	Good	Fair	Good	70%	6	Codominant at 10' with fair attachments, 10' from road, dense canopy, recommended minor crown reduction pruning. **LARGE PROTECTED TREE**

* - **Indicates a neighboring tree**

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ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
4	8/15/25	PER CITY COMMENTS
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE
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TREE EVALUATION TABLE AND NOTES

L3

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COMMUNITY RECREATIONAL OPEN SPACE BOUNDARY, TYPICAL

REQUIRED COMMUNITY RECREATIONAL OPEN SPACE: 13,800 SF

RECREATIONAL OPEN SPACE:

NATURE WALK AREA:	10,664 SF
COMMUNITY OPEN SPACE AREAS:	4,165 SF
PASEO SEATING AREAS:	7,468 SF
SUBTOTAL (COMMON):	22,297 SF

TOTAL COMMUNITY RECREATIONAL OPEN SPACE PROVIDED: 22,297 SF

PROPOSED PERCENTAGE OF LANDSCAPING IN THE 25' FRONT SETBACK: 42.5%

LANDSCAPE AREA:	6,375 SF
TOTAL AREA:	15,000 SF



LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
LOW WALL AND BUILT IN-BENCH	
SITE FURNISHING	
FIRE PIT	
SPECIMEN BOULDER	
PERVIOUS SYNTHETIC LAWN	
CONCRETE PAVING	
DECOMPOSED GRANITE	
PERVIOUS PAVERS	
WOOD BOARDWALK	
PLANTING AREA	
BIOTREATMENT AREA	

TREE LEGEND

BOTANICAL NAME	SYMBOL
ARBUTUS MENZIESII	
CERCIS OCCIDENTALIS	
GINKGO BILOBA 'PRINCETON SENTRY'	
MORELLA CALIFORNICA	
PARKINSONIA MICROPHYLLA	
PRUNUS ILICIFOLIA	
QUERCUS AGRIFOLIA	
QUERCUS KELLOGGII	
QUERCUS LOBATA	

NOTES:
1. SEE SHEET L5 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L6 FOR CONCEPTUAL FURNISHINGS, MATERIALS LIST, AND DETAIL.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER.
5. BIOTREATMENT PLANTING AREAS SHALL RECEIVE 3" NONFLOTABLE MULCH.
6. PLANTS WITHIN BIOTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.

GRAPHIC SCALE
40 0 20 40 80 160
(In Feet)
1 inch = 40 feet

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1		

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SCALE:	1" = 40'

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LANDSCAPE PLAN

L4

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PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL 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.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. PLANTS WITHIN BIORTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDICX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.
5. 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.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. 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.
9. 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.
10. 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.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 6' FROM UNDERGROUND UTILITIES.
13. 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.
14. CONTRACTOR MUST CONTACT THE TOWN 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.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. 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.
17. THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES OR BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNELS/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-TROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIOTREATMENT AREAS.

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	8	ARBUTUS MENZIESII	PACIFIC MADRONE	15 GALLON	60' x 30'	L	
	10	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	15' x 15'	L	
	110	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	45' x 25'	M	
	24	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	15 GALLON	20' x 10'	M	
	16	PARKINSONIA MICROPHYLLA	YELLOW PALOVERDE	15 GALLON	30' x 20'	VL	
	14	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GALLON	30' x 25'	L	
	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' x 40'	VL	
	17	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GALLON	80' x 35'	L	
	3	QUERCUS LOBATA	VALLE OAK	15 GALLON	70' x 60'	L	

PLANTING LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
		ARTEMISIA CALIFORNICA 'MONTARA'	MONTARA SAGEBRUSH	1 GALLON	2' X 4'	L	
		ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	1' x 4'	L	
		BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	2' x 6'	L	
		ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON	4' X 4'	L	
		ERIGONUM GRANDE VAR. RUBESCENS	RED-FLOWERED BUCKWHEAT	1 GALLON	1.5' x 3'	L	
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	3' X 3'	L	
		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
		MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' X 3'	L	
		NEPETA X FAASSENII	CATMINT	1 GALLON	1' X 2'	L	
		PENSTEMON 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GALLON	2' X 2'	L	
		PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	3' X 3'	L	
		SALVIA CLEVELANDII	CELEVELAND SAGE	1 GALLON	4' X 8'	L	
		SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON	2' x 3'	L	

BIOTREATMENT LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
		CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3' x 4'	L	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' x 2'	L	
		MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	3' x 3'	VL	

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PLANTING LEGEND AND NOTES

L5

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FURNITURE LIST

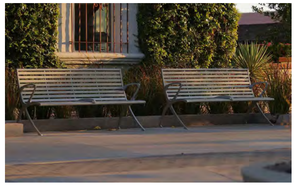
LOUNGE SEATING:



FOCAL FEATURE:



BENCH:



DINING TABLE:



MAILBOX CLUSTER:



MATERIALS LIST

LOW WALL AND BUILT IN BENCH:



LOW SEAT WALL:



SPECIMEN BOULDER:



WOOD FENCE:
- HEIGHT: 6' - 0"
- MATERIAL: CONSTRUCTION GRADE REDWOOD
- ON RETAINING WALL, SEE CIVIL DRAWINGS



LOW FENCE:
- HEIGHT: 3' - 6"
- ON RETAINING WALL, SEE CIVIL DRAWINGS



TEMPORARY TREE PROTECTION FENCING:
- HEIGHT: 6' - 0"
- MATERIAL: CHAIN LINK FENCE



CONCRETE PAVING:
- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL



DECOMPOSED GRANITE:
- SHALL BE CALIFORNIA GOLD FINES WITH POLYPAVEMENT STABILIZER.



PERVIOUS PAVERS:



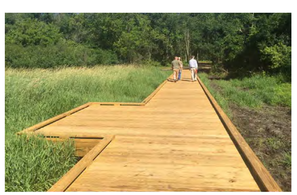
PERVIOUS SYNTHETIC LAWN:



VEHICULAR PERVIOUS PAVER:



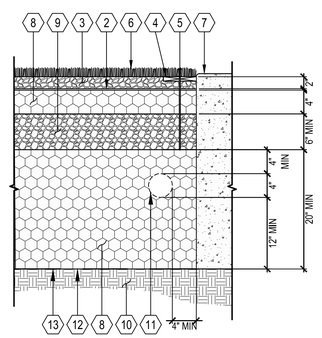
WOOD BOARDWALK:



CONCRETE MASONRY WALL:
- HEIGHT: 6' - 0"
- WITH RETAINING WALL, SEE CIVIL DRAWINGS



NOTES:
1. SYNTHETIC LAWN SHALL BE SYNAUGUSTINE 347 BY SYNLAWN.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL INFORMATION CONTAINED HEREIN MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
4. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
5. SEAMS MUST BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
6. INFILL GRASS FIBERS PER MANUFACTURER'S SPECIFICATIONS.



SECTION
SYNTHETIC LAWN AT ADJACENT PAVING

1. SOIL SUBGRADE, COMPACTED PER MANUFACTURERS RECOMMENDATIONS
2. WEED BARRIER FABRIC
3. NO. 8 AGGREGATE BEDDING COURSE
4. 1x6 COMPOSITE WOOD BOARD, PLACE AT PERIMETER AND SEAMS, STAPLE OR NAIL TURF TO BOARD
5. 12" NAIL, EVERY 2'-0" ON CENTER
6. SYNTHETIC LAWN
7. ADJACENT CONCRETE HEADER, SEE CONCRETE HEADER DETAIL
8. NO. 57 STONE
9. NO. 2 STONE SUBBASE
10. FINISH GRADE, TO BE 1" BELOW SYNTHETIC LAWN
11. 4" UNDERDRAIN
12. OPTIONAL GEOTEXTILE ON BOTTOM AND SIDES OF OPEN-GRADED BASE
13. FLAT BOTTOM TOS ELEVATION

PERVIOUS SYNTHETIC LAWN

SCALE: 1" = 1'-0"

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14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
1		
2	8/15/25	PER CITY COMMENTS
1	5/2/25	PER CITY COMMENTS
1	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	NONE

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CONCEPTUAL FURNISHINGS, MATERIALS LIST, AND DETAIL

L6

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PLOTTED: 8/8/2025 9:36 AM



WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	43.3

Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
Regular Landscape Areas							
Low Water Use Shrubs and Groundcover	0.3	Drip	0.81	0.37	72,433	26,827.04	720,198.64
Low Water Use Trees	0.3	Bubblers	0.81	0.37	690	255.56	6,860.64
Medium Water Use Trees	0.6	Bubblers	0.81	0.74	1,340	992.59	26,647.14
					(A)	(B)	
				Total:	74,463.00	28,075.19	
Special Landscape Areas							
None	-	-	-	-	-	-	-
					(C)	(D)	
				Total:	-	-	

Estimated Total Water Use (ETWU):	753,706.42
Maximum Applied Water Allowance (MAWA):	1,099,468.53

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Regular Landscape Areas	
Total ETAF x Area	28,075.19
Total Area	74,463.00
Average ETAF	0.38

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)

All Landscape Areas	
Total ETAF x Area	28,075.19
Total Area	74,463.00

5

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES	
DRIP IRRIGATION FOR BIOTREATMENT AREAS	
DRIP IRRIGATION FOR PUBLIC BIOTREATMENT AREAS	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR TOWN 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, SHRUB, AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE, SHRUB, AND GROUNDCOVER 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. TWO NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

AGGREGATE IRRIGATED LANDSCAPE AREA:

DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES:	65,440 SF
DRIP IRRIGATION FOR BIOTREATMENT AREAS:	9,023 SF
TOTAL IRRIGATED LANDSCAPE AREA:	74,463 SF

PERCENTAGE OF LANDSCAPE AREA:

TOTAL IRRIGATED LANDSCAPE AREA:	74,463 SF
TOTAL SITE AREA:	295,266 SF
PERCENTAGE OF LANDSCAPE AREA:	25%

5

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

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PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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HYDROZONE PLAN AND WATER USE CALCULATIONS

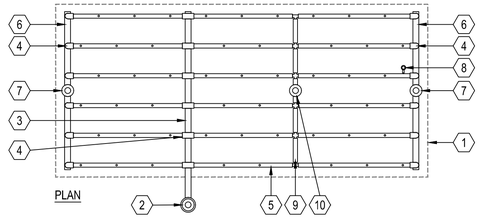
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NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

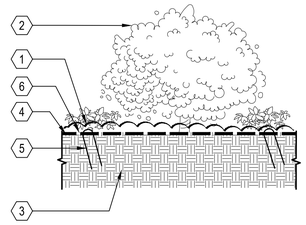
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



K DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

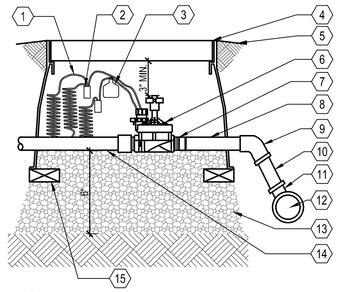
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



H DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

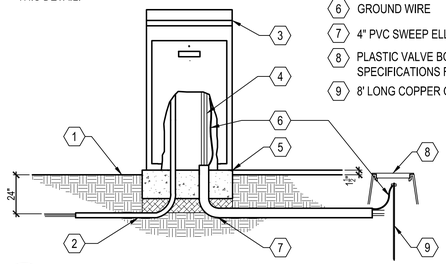
1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MUCH
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER



E REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE:
1. VERIFY POWER SOURCE 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.

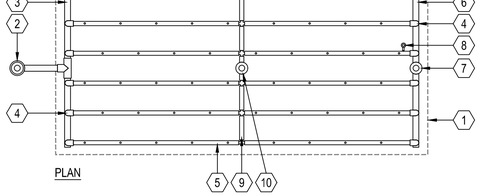
1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD



B PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



J DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)

G DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

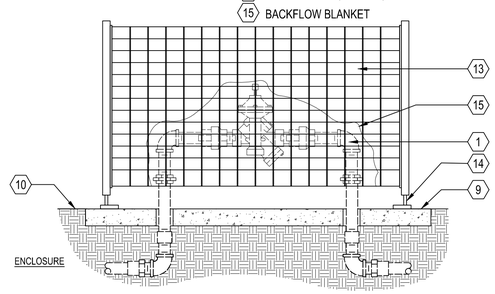
NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

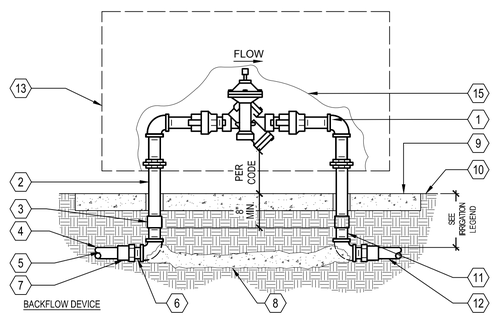
1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS

D BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

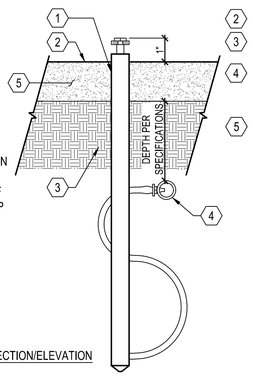




A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

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.
5. LOCATE INDICATORS IN ADJACENT PLANTING AREAS OUTSIDE TURF AREAS WITH SUB-DRIP SYSTEMS (OUTSIDE TURF).

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
5. MULCH LAYER



I DRIPLINE OPERATION INDICATOR
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.

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

C QUICK COUPLING VALVE
SCALE: N.T.S.

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CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	AS NOTED

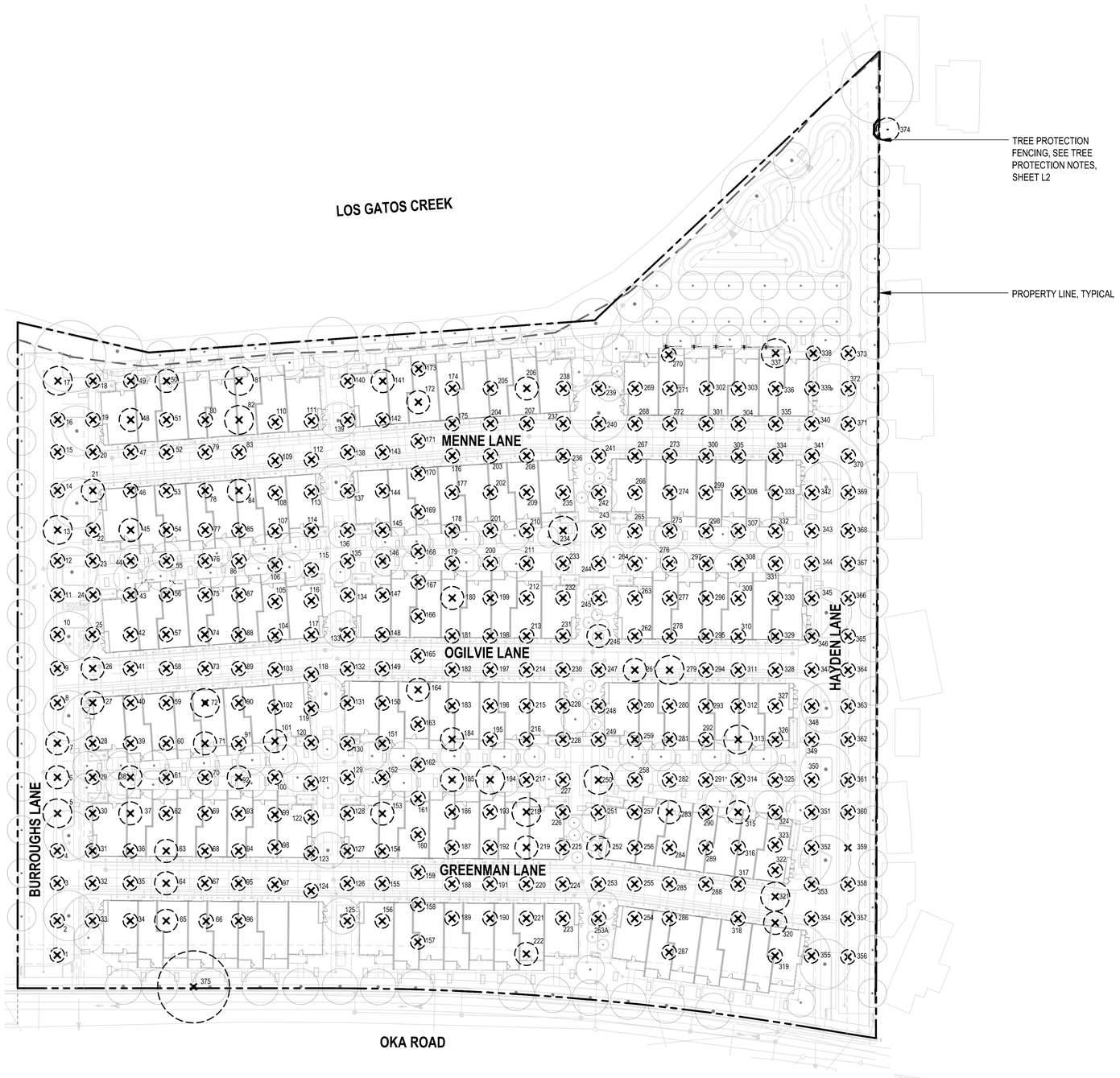
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IRRIGATION PLAN

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EXISTING TREE LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN AND PROTECT	•
TREE PROTECTION FENCING	—
PROPOSED TREE, SIZE AND SPECIES VARIES, SEE LANDSCAPE PLAN	•

EXISTING TREE SUMMARY

DESCRIPTION	QUANTITY
TREES IN ARBORIST REPORT	376
TREES TO REMAIN AND PROTECT	1
PROTECTED TREES TO BE REMOVED	3
NON-PROTECTED TREES TO BE REMOVED	372

TREE REPLACEMENT RATIOS

TREE TYPE	CANOPY SIZE	QTY REMOVED	RATIO	QTY REQUIRED
NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	1	6:1	6 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
NON-NATIVE	<10'	0	2:1	0 - 24" BOX
	11' - 25'	0	3:1	0 - 24" BOX
	26' - 40'	0	4:1	0 - 24" BOX
	41' - 55'	0	6:1	0 - 24" BOX
	>55'	0	6:1	0 - 24" BOX
	TRUNK DIA	QTY REMOVED	RATIO	QTY REQUIRED
ORCHARD	<18"	372	NONE	0
	≥18"	2	3:1	6 - 24" BOX

TREE MITIGATION SUMMARY

DESCRIPTION	QUANTITY	SIZE
MITIGATION TREES REQUIRED	12	24" BOX
	0	36" BOX
PROPOSED ON-SITE TREES	203	15 GALLON
	0	24" BOX
PROPOSED STREET TREES	14	15 GALLON
	0	24" BOX

NOTES:

1. SEE SHEET L2 - L3 FOR TREE EVALUATION SUMMARY.
2. TRUNK DIAMETER IS MEASURED AT 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF THE TREE.
3. 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.
4. SEE ARBORIST REPORT BY DAVID BECKHAM, CERTIFIED ARBORIST WE-10724A, DATED JUNE 28, 2024.
5. THERE ARE NO STREET TREES PROPOSED TO BE REMOVED.
6. 100 PERCENT OF TREES, STUMPS, ROCKS, AND ASSOCIATED VEGETATION AND SOIL RESULTING FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST.
7. TREE PROTECTION WARNING SIGN SHALL BE ON EACH TREE PROTECTION FENCING. WARNING SIGN SHALL BE 8 1/2" X 11" SIGN STATING "WARNING- TREE PROTECTION ZONE- THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025."

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 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

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

© HMH

TREE PROTECTION AND MITIGATION PLAN

L1

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PLOTTED: 4/29/2024 4:18 PM

Arborist Report & Tree Protection Plan

KIELTY
ARBORISTS SERVICES LLC

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (H.) / Canopy Spread (S.):	**Trunk (In.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	**#, D. Times the Diameter (D.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:

Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous tree.

Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.

Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Suitability for Preservation:

Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.

Fair: Contributes to landscape; survival possible with protection during minor construction impacts.

Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Tree Health Ratings:

Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.

Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.

Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Tree Form Ratings:

Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.

Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.

Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition (ft.-ISPG)	Number of Replacement Trees (24" box)	Summary
1	(R)	-	**English walnut**	*Juglans regia*	1-1	2	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
2	(R)	-	**English walnut**	*Juglans regia*	2.1	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
3	(R)	-	**English walnut**	*Juglans regia*	5-4.2-4	11.2	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
4	(R)	-	**English walnut**	*Juglans regia*	3.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
5	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
6	(R)	-	**English walnut**	*Juglans regia*	3-3	8	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
7	(R)	-	**English walnut**	*Juglans regia*	7-5.3	12.3	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
8	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
9	(R)	-	**English walnut**	*Juglans regia*	3.8	-	12/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
10	(R)	-	**English walnut**	*Juglans regia*	5.8	-	14/12	Poor	Poor	Poor	0%	-	**DEAD.**
11	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Poor	Poor	Fair	30%	-	Decay at root crown.
12	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10.8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
13	(R)	-	**English walnut**	*Juglans regia*	6-5	11	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
14	(R)	-	**English walnut**	*Juglans regia*	6.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
15	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
16	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
17	(R)	(P)	**English walnut**	*Juglans regia*	8-4.8-7.2	20	15/20	Fair	Good	Good	70%	3	Orchard tree, well maintained for walnut production
18	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
19	(R)	-	**English walnut**	*Juglans regia*	9.0	-	14/12	Fair	Fair	Fair	50%	-	Limb at 3' removed in the past with associated decay.
20	(R)	-	**English walnut**	*Juglans regia*	2-2-1	3	10/10	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
21	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Poor	Fair	30%	-	A large scar on a limb.
22	(R)	-	**English walnut**	*Juglans regia*	5.0	-	10/10	Poor	Fair	Fair	30%	-	Poor vigor.
23	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
24	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
25	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
26	(R)	-	**English walnut**	*Juglans regia*	8.0	-	12/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
27	(R)	-	**English walnut**	*Juglans regia*	7.5	-	12/14	Fair-poor	Poor	Fair	30%	-	Decay at grade.
28	(R)	-	**English walnut**	*Juglans regia*	7.0	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
29	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
30	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
31	(R)	-	**English walnut**	*Juglans regia*	3.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
32	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
33	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
34	(R)	-	**English walnut**	*Juglans regia*	5.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
35	(R)	-	**English walnut**	*Juglans regia*	4-3	7	10/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
36	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
37	(R)	-	**English walnut**	*Juglans regia*	7.4	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
38	(R)	-	**English walnut**	*Juglans regia*	4-5	9	12/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
39	(R)	-	**English walnut**	*Juglans regia*	6.5	-	10/8	Poor	Poor	Poor	0%	-	**DEAD**
40	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
41	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
42	(R)	-	**English walnut**	*Juglans regia*	6.4	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
43	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
44	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
45	(R)	-	**English walnut**	*Juglans regia*	8.1	-	15/16	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
46	(R)	-	**English walnut**	*Juglans regia*	5.6	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
47	(R)	-	**English walnut**	*Juglans regia*	5.8	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
48	(R)	-	**English walnut**	*Juglans regia*	9.2	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
49	(R)	-	**English walnut**	*Juglans regia*	3.2	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
50	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
51	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
52	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
53	(R)	-	**English walnut**	*Juglans regia*	6.3	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
54	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
55	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
56	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7.5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
57	(R)	-	**English walnut**	*Juglans regia*	3.8	-	4/0	Poor	Poor	Poor	0%	-	**DEAD, Standing stump.**
58	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
59	(R)	-	**English walnut**	*Juglans regia*	3-3	6	8/5	Poor	Poor	Poor	0%	-	**DEAD**
60	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
61	(R)	-	**English walnut**	*Juglans regia*	3-3	6	10/10	Poor	Poor	Poor	20%	-	Poor vigor, lit decline.
62	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
63	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
64	(R)	(P)	**English walnut**	*Juglans regia*	18.3	-	16/16	Poor	Poor	Poor	20%	3	Poor vigor, abundance of dead wood, in severe decline, history of limb loss.
65	(R)	-	**English walnut**	*Juglans regia*	9.7	-	15/15	Fair	Fair	Poor	50%	-	Suppressed by oak.
66	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
67	(R)	-	**English walnut**	*Juglans regia*	5.1	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
68	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
69	(R)	-	**English walnut**	*Juglans regia*	4.3-3.7	8	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
70	(R)	-	**English walnut**	*Juglans regia*	5.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
71	(R)	-	**English walnut**	*Juglans regia*	8.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
72	(R)	-	**English walnut**	*Juglans regia*	5.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
73	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
74	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
75	(R)	-	**English walnut**	*Juglans regia*	3-2	5	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
76	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
77	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
78	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
79	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
80	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
81	(R)	-	**English walnut**	*Juglans regia*	12.1	-	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
82	(R)	-	**English walnut**	*Juglans regia*	6.5-6.5	13	18/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
83	(R)	-	**English walnut**	*Juglans regia*	2.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
84	(R)	-	**English walnut**	*Juglans regia*	16.1	-	18/15	Fair-poor	Poor	Fair	30%	-	Root rot observed.
85	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
86	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
87	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
88	(R)	-	**English walnut**	*Juglans regia*	2-2	4	7/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
89	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
90	(R)	-	**English walnut**	*Juglans regia*	3.8	-	10.7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
91	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
92	(R)	-	**English walnut**	*Juglans regia*	7-6	13	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
93	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
94	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Poor	Poor	Fair	30%	-	History of limb loss, dead wood observed.
95	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
96	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
97	(R)	-	**English walnut**	*Juglans regia*	7.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
98	(R)	-	**English walnut**	*Juglans regia*	5.2-4.5	9.7	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
99	(R)	-	**English walnut**	*Juglans regia*	2.3	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
100	(R)	-	**English walnut**	*Juglans regia*	2.2	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
101	(R)	-	**English walnut**	*Juglans regia*	7.0	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
102	(R)	-	**English walnut**	*Juglans regia*	6.3	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
103	(R)	-	**English walnut**	*Juglans regia*	5.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
104	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
105	(R)	-	**English walnut**	*Juglans regia*	2.2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
106	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
107	(R)	-	**English walnut**	*Juglans regia*	3.6	-	10/6	Poor	Poor	Poor	0%	-	**DEAD**
108	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Fair	Fair	50%	-	Damage to trunk.
109	(R)	-	**English walnut**	*Juglans regia*	5.7	-	10/10	Poor	Poor	Fair	30%	-	Dead wood, limb loss, in decline.
110	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
111	(R)	-	**English walnut**	*Juglans regia*	9.1	-	14/12	Poor	Poor	Poor	30%	-	Codominant at 8' with actively splitting union.
112	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
113	(R)	-	**English walnut**	*Juglans regia*	6.5	-	12/10	Poor	Poor	Fair	30%	-	Failed limbs with associated decay
114	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
115	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
116	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
117	(R)	-	**English walnut**	*Juglans regia*	0.5	-	4/1	Poor	Poor	Poor	30%	-	In decline
118	(R)	-	**English walnut**	*Juglans regia*	4-4	8	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
119	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
120	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
121	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
122	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
123	(R)	-	**English walnut**	*Juglans regia*	1.5	-	4-Jun	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
124	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
125	(R)	-	**English walnut**	*Juglans regia*	1.2	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
126	(R)	-	**English walnut**	*Juglans regia*	5.8	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
127	(R)	-	**English walnut**	*Juglans regia*	2-3	5	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
128	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
129	(R)	-	**English walnut**	*Juglans regia*	3.5-2.5	6	10/10	Poor	Poor	Poor	30%	-	In decline.
130	(R)	-	**English walnut**	*Juglans regia*	2-2-1	5	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
131	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
132	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
133	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
134	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
135	(R)	-	**English walnut**	*Juglans regia*	1.5	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
136	(R)	-	**English walnut**	*Juglans regia*	1.5	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
137	(R)	-	**English walnut**	*Juglans regia*	2.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
138	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Poor	Poor	Poor	0%	-	**DEAD**
139	(R)	-	**English walnut**	*Juglans regia*	2-2-2	6	8/7	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
140	(R)	-	**English walnut**	*Juglans regia*	2	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
141	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
142	(R)	-	**English walnut**	*Juglans regia*	6.9	-	12/12	Poor	Poor	Poor	10%	-	Nearly dead.
143	(R)	-	**English walnut**	*Juglans regia*	4.1	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
144	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
145	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
146	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
147	(R)	-	**English walnut**	*Juglans regia*	4.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
148	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
149	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/1	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
150	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
151	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
152	(R)	-	**English walnut**	*Juglans regia*	2.5	-	7/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
153	(R)	-	**English walnut**	*Juglans regia*	8.2	-	13/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
154	(R)	-	**English walnut**	*Juglans regia*	4.5	-	10/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
155	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/12	Fair	Poor	Fair	45%	-	Decay at root crown
156	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
157	(R)	-	**English walnut**	*Juglans regia*	1.2	-	10/6	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
158	(R)	-	**English walnut**	*Juglans regia*	1.2	-	7/5	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
159	(R)	-	**English walnut**	*Juglans regia*	3.5	-	3/0	Poor	Poor	Poor	0%	-	**DEAD, standing stump**
160	(R)	-	**English walnut**	*Juglans regia*	3-3-3	9	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
161	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/12	Poor	Poor	Poor	0%	-	**DEAD**
162	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
163	(R)	-	**English walnut**	*Juglans regia*	2.0	-	8/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
164	(R)	-	**English walnut**	*Juglans regia*	9.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
165	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
166	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
167	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
168	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
169	(R)	-	**English walnut**	*Juglans regia*	5.2	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
170	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
171	(R)	-	**English walnut**	*Juglans regia*	7.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
172	(R)	-	**English walnut**	*Juglans regia*	8.2	-	14/14	Fair-poor	Fair	Fair	50%	-	Dead wood.
173	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/2	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
174	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
175	(R)	-	**English walnut**	*Juglans regia*	4.0	-	14/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
176	(R)	-	**English walnut**	*Juglans regia*	1.0	-	10/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
177	(R)	-	**English walnut**	*Juglans regia*	4.5	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
178	(R)	-	**English walnut**	*Juglans regia*	6.8	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
179	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
180	(R)	-	**English walnut**	*Juglans regia*	8.6	-	15/15	Poor	Fair	Fair	40%	-	Dead wood.
181	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
182	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
183	(R)	-	**English walnut**	*Juglans regia*	2.5	-	6/4	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
184	(R)	-	**English walnut**	*Juglans regia*	7.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
185	(R)	-	**English walnut**	*Juglans regia*	7.7	-	14/14	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
186	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
187	(R)	-	**English walnut**	*Juglans regia*	4.9	-	12/10	Poor	Poor	Fair	30%	-	Decay at root crown, dead wood.
188	(R)	-	**English walnut**	*Juglans regia*	5.5	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
189	(R)	-	**English walnut**	*Juglans regia*	5.3	-	10/10	Poor	Poor	Poor	0%	-	**DEAD**
190	(R)	-	**English walnut**	*Juglans regia*	4-3.5	7.5	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
191	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
192	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
193	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
194	(R)	-	**English walnut**	*Juglans regia*	8.5	-	15/15	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
195	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Young orchard tree, recently planted.
196	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
197	(R)	-	**English walnut**	*Juglans regia*	3.5	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maint

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.

(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. 2240, § I(Exh. B), 6-2-15)

Tree Protection

Typically there are three different tree protection schemes which are called Type I, Type II and Type III trunk protection only (Figures 1, 2, and 3). Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K. and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Figure 3).

Both the ISA *Best Management Practices: Root Management*, 2017 and ISA *Best Management Practices: Managing trees during construction, second edition*, 2016 indicate linear cuts should be beyond six times the trunk diameter distance when affected on only one side.

Tree protection for this project would consist of a modified Type I scheme with the retained trees all located around the perimeter of the site. The tree protection fence should be placed no closer than six times the trunk diameter distances in feet and preferably twelve.

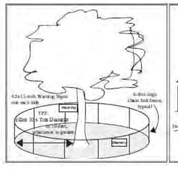


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter.

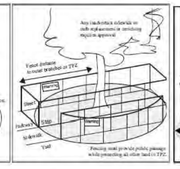


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree.

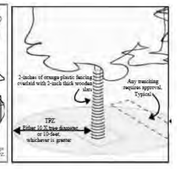


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage.

Tree Tag #	Preserve or Remove	Protected Tree	Common Name	Scientific Name	Trunk Dia 1	If more than 1 Trunk, Total Diameter	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Overall Condition Rating (%)	Number of Replacement Trees per Tree	Summary
288	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
289	(R)	-	**English walnut**	*Juglans regia*	6.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
290	(R)	-	**English walnut**	*Juglans regia*	1.2	-	6/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
291	(R)	-	**English walnut**	*Juglans regia*	6.2	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
292	(R)	-	**English walnut**	*Juglans regia*	4.5	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
293	(R)	-	**English walnut**	*Juglans regia*	4.2	-	10/10	Fair	Poor	Fair	45%	-	Decay at root crown
294	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
295	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
296	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
297	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
298	(R)	-	**English walnut**	*Juglans regia*	2.5	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
299	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
300	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
301	(R)	-	**English walnut**	*Juglans regia*	3.0	-	8/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
302	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
303	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
304	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
305	(R)	-	**English walnut**	*Juglans regia*	3.4	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
306	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
307	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
308	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
309	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
310	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
311	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
312	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
313	(R)	-	**English walnut**	*Juglans regia*	6-6.5	12.5	20/20	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
314	(R)	-	**English walnut**	*Juglans regia*	4.3	-	14/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
315	(R)	-	**English walnut**	*Juglans regia*	4-4-4	12	14/14	Poor	Fair	Fair	45%	-	Dead wood
316	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
317	(R)	-	**English walnut**	*Juglans regia*	1.0	-	5/2	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
318	(R)	-	**English walnut**	*Juglans regia*	7.3	-	15/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
319	(R)	-	**English walnut**	*Juglans regia*	1.0	-	8/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
320	(R)	-	**English walnut**	*Juglans regia*	6.7	-	14/14	Fair	Good	Good	69%	-	Undermined by ground squirrels
321	(R)	-	**English walnut**	*Juglans regia*	13.2	-	20/20	Poor	Poor	Fair	45%	-	Large codominant leader failure in past
322	(R)	-	**English walnut**	*Juglans regia*	6.7	-	12/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
323	(R)	-	**English walnut**	*Juglans regia*	1.0	-	7/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
324	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
325	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
326	(R)	-	**English walnut**	*Juglans regia*	4.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
327	(R)	-	**English walnut**	*Juglans regia*	4.2	-	8/6	Poor	Poor	Fair	30%	-	In decline, decay at root crown.
328	(R)	-	**English walnut**	*Juglans regia*	1.5	-	7/4	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
329	(R)	-	**English walnut**	*Juglans regia*	4.0	-	10/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
330	(R)	-	**English walnut**	*Juglans regia*	2.0	-	10/5	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
331	(R)	-	**English walnut**	*Juglans regia*	2.0	-	7/6	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
332	(R)	-	**English walnut**	*Juglans regia*	1.0	-	6/3	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
333	(R)	-	**English walnut**	*Juglans regia*	3.0	-	10/8	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
334	(R)	-	**English walnut**	*Juglans regia*	6.3	-	14/12	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
335	(R)	-	**English walnut**	*Juglans regia*	5.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
336	(R)	-	**English walnut**	*Juglans regia*	4.0	-	12/10	Fair	Good	Good	70%	-	Orchard tree, well maintained for walnut production
337	(R)	-	**English walnut**	*Juglans regia*	13.3	-	15/20	Fair	Poor	Poor	20%	-	Decay at root crown
338	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
339	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
340	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
341	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
342	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
343	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
344	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
345	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
346	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
347	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
348	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
349	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
350	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
351	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
352	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
353	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
354	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
355	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
356	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
357	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
358	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
359	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
360	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
361	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
362	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
363	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
364	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
365	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
366	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
367	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
368	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
369	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
370	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
371	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
372	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
373	(R)	-	**English walnut**	*Juglans regia*	2.5	-	8/6	Fair	Good	Good	70%	-	Recently planted orchard tree.
374*	(P)	(P)	**Mulberry**	*Morus alba*	10.0	-	18/15	Fair	Poor	Fair	50%	-	Topped in past. 4' from property line.
375	(R)	(P)	**Coast live oak**	*Quercus agrifolia*	52.0	-	40/50	Good	Fair	Good	70%	6	Codominant at 10' with fair attachments, 10' from road, dense canopy, recommended minor crown reduction pruning. **LARGE PROTECTED TREE**

* - **Indicates a neighboring tree**

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DRAWN BY:	TC
CHECKED BY:	JH
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SCALE:	NONE

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TREE EVALUATION TABLE AND NOTES

L3

COMMUNITY RECREATIONAL OPEN SPACE BOUNDARY, TYPICAL

REQUIRED COMMUNITY RECREATIONAL OPEN SPACE: 13,800 SF

RECREATIONAL OPEN SPACE:

NATURE WALK AREA:	10,664 SF
COMMUNITY OPEN SPACE AREAS:	4,165 SF
PASEO SEATING AREAS:	7,468 SF
SUBTOTAL (COMMON):	22,297 SF

TOTAL COMMUNITY RECREATIONAL OPEN SPACE PROVIDED: 22,297 SF

PROPOSED PERCENTAGE OF LANDSCAPING IN THE 25' FRONT SETBACK: 42.5%

LANDSCAPE AREA:	6,375 SF
TOTAL AREA:	15,000 SF



GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 feet

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL
LOW WALL AND BUILT IN-BENCH	
SITE FURNISHING	
FIRE PIT	
SPECIMEN BOULDER	
ARTIFICIAL TURF	
CONCRETE PAVING	
DECOMPOSED GRANITE	
PERVIOUS PAVERS	
WOOD BOARDWALK	
PLANTING AREA	
BIOTREATMENT AREA	

TREE LEGEND

BOTANICAL NAME	SYMBOL
ARBUTUS MENZIESII	
CERCIS OCCIDENTALIS	
GINKGO BILOBA 'PRINCETON SENTRY'	
MORELLA CALIFORNICA	
PARKINSONIA MICROPHYLLA	
PRUNUS ILICIFOLIA	
QUERCUS AGRIFOLIA	
QUERCUS KELLOGGII	
QUERCUS LOBATA	

NOTES:
1. SEE SHEET L5 FOR PLANTING LEGEND AND NOTES.
2. SEE SHEET L6 FOR FURNISHINGS AND MATERIALS.
3. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
4. ALL PLANTING AREAS SHALL RECEIVE 3" THICK BARK MULCH LAYER.
5. BIOTREATMENT PLANTING AREAS SHALL RECEIVE 3" NONFLOTABLE MULCH.
6. PLANTS WITHIN BIOTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.

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LANDSCAPE PLAN

L4

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PLANTING NOTES

1. TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2. ALL PLANTING AREAS SHALL 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.
3. ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4. PLANTS WITHIN BIORTREATMENT AREAS HAVE BEEN SELECTED FROM APPENDICX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK AND WILL BE PLANTED ACCORDING TO ANTICIPATED TREATMENT.
5. 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.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7. PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8. 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.
9. 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.
10. 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.
11. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12. TREES TO BE PLANTED MINIMUM 6' FROM UNDERGROUND UTILITIES.
13. 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.
14. CONTRACTOR MUST CONTACT THE TOWN 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.
15. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16. 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.
17. THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES OR BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNELS/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-TROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIOTREATMENT AREAS.

PLANTING LEGEND

TREE LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS	NOTES
	8	ARBUTUS MENZIESII	PACIFIC MADRONE	15 GALLON	60' x 30'	L	
	10	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	15' x 15'	L	
	110	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	45' x 25'	M	
	24	MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	15 GALLON	20' x 10'	M	
	16	PARKINSONIA MICROPHYLLA	YELLOW PALOVERDE	15 GALLON	30' x 20'	VL	
	14	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GALLON	30' x 25'	L	
	1	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	70' x 40'	VL	
	17	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GALLON	80' x 35'	L	
	3	QUERCUS LOBATA	VALLE OAK	15 GALLON	70' x 60'	L	

PLANTING LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		ACHILLEA MILLEFOLIUM	WHITE YARROW	1 GALLON	2' x 2'	L	
		ARTEMISIA CALIFORNICA 'MONTARA'	MONTARA SAGEBRUSH	1 GALLON	2' X 4'	L	
		ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	1' x 4'	L	
		BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	2' x 6'	L	
		ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GALLON	4' X 4'	L	
		ERIGONUM GRANDE VAR. RUBESCENS	RED-FLOWERED BUCKWHEAT	1 GALLON	1.5' x 3'	L	
		IRIS DOUGLASIANA	DOUGLAS IRIS	1 GALLON	3' X 3'	L	
		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	3' x 3'	L	
		MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' X 3'	L	
		NEPETA X FAASSENII	CATMINT	1 GALLON	1' X 2'	L	
		PENSTEMON 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GALLON	2' X 2'	L	
		PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	3' X 3'	L	
		SALVIA CLEVELANDII	CELEVELAND SAGE	1 GALLON	4' X 8'	L	
		SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GALLON	2' x 3'	L	

BIOTREATMENT LEGEND SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	NOTES
		CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	
		CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3' x 4'	L	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	2' x 2'	L	
		MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	3' x 3'	VL	

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PLANTING LEGEND AND NOTES

L5

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MATERIALS LIST

ARTIFICIAL TURF:



CONCRETE PAVING:

- COLOR: NATURAL GRAY
- FINISH: LIGHT BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL



DECOMPOSED GRANITE:

- SHALL BE CALIFORNIA GOLD FINES WITH POLYPAVEMENT STABILIZER.



PERVIOUS PAVERS:



VEHICULAR PERVIOUS PAVER:



WOOD BOARDWALK:



LOW WALL AND BUILT IN BENCH:



LOW SEAT WALL:

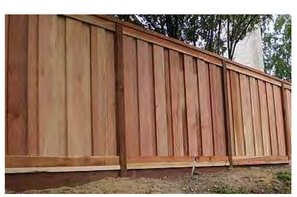


SPECIMEN BOULDER:



WOOD FENCE:

- HEIGHT: 6' - 0"
- MATERIAL: CONSTRUCTION GRADE REDWOOD
- ON RETAINING WALL, SEE CIVIL DRAWINGS



LOW FENCE:

- HEIGHT: 3' - 6"
- ON RETAINING WALL, SEE CIVIL DRAWINGS



TEMPORARY TREE PROTECTION FENCING:

- HEIGHT: 6' - 0"
- MATERIAL: CHAIN LINK FENCE

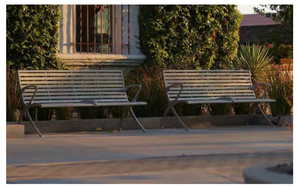


FURNITURE LIST

LOUNGE SEATING:



BENCH:



MAILBOX CLUSTER:



CONCRETE MASONRY WALL:

- HEIGHT: 6' - 0"
- WITH RETAINING WALL, SEE CIVIL DRAWINGS



FOCAL FEATURE:



DINING TABLE:



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CONCEPTUAL FURNISHINGS AND MATERIALS LIST

L6

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WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)	43.3

Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (Sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
Regular Landscape Areas							
Low Water Use Shrubs and Groundcover	0.3	Drip	0.81	0.37	72,571	26,878.15	721,570.77
Low Water Use Trees	0.3	Bubblers	0.81	0.37	690	255.56	6,860.64
Medium Water Use Trees	0.6	Bubblers	0.81	0.74	1,340	992.59	26,647.14
					(A)	(B)	
				Total:	74,601.00	28,126.30	
Special Landscape Areas							
None	-	-	-	-	-	-	-
					(C)	(D)	
				Total:	-	-	
					Estimated Total Water Use (ETWU):		755,078.55
					Maximum Applied Water Allowance (MAWA):		1,101,506.15

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Regular Landscape Areas	
Total ETAF x Area	28,126.30
Total Area	74,601.00
Average ETAF	0.38

All Landscape Areas	
Total ETAF x Area	(B+D)
Total Area	(A+C)

All Landscape Areas	
Total ETAF x Area	28,126.30
Total Area	74,601.00

HYDROZONE LEGEND

DESCRIPTION	SYMBOL
DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES	
DRIP IRRIGATION FOR BIOTREATMENT AREAS	
DRIP IRRIGATION FOR PUBLIC BIOTREATMENT AREAS	

NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR TOWN 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, SHRUB, AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE, SHRUB, AND GROUNDCOVER 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. TWO NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT PART OF A RECYCLED WATER PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

AGGREGATE IRRIGATED LANDSCAPE AREA:

DRIP IRRIGATION FOR PLANTING AREAS, BUBBLERS FOR TREES:	65,688 SF
DRIP IRRIGATION FOR BIOTREATMENT AREAS:	8,813 SF
TOTAL IRRIGATED LANDSCAPE AREA:	74,501 SF

PERCENTAGE OF LANDSCAPE AREA:

TOTAL IRRIGATED LANDSCAPE AREA:	74,501 SF
TOTAL SITE AREA:	295,266 SF
PERCENTAGE OF LANDSCAPE AREA:	25%

GRAPHIC SCALE

40 0 20 40 80 160

(In Feet)

1 inch = 40 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

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	1" = 40'

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HYDROZONE PLAN AND WATER USE CALCULATIONS

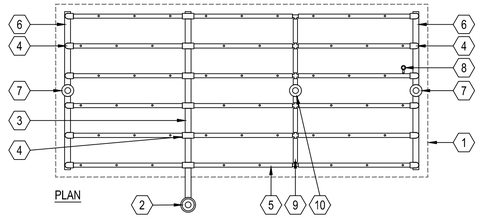
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S:\PROJECTS\6843\300\LA\PLANNING\684300LPD.DWG

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NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

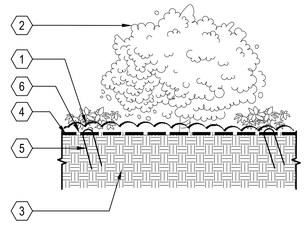
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



K DRIPLINE CENTER-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

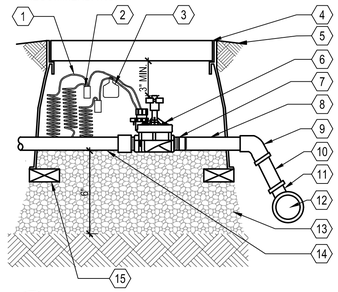
1. 3" THICK LAYER BARK MULCH
2. PLANTING BEYOND. SEE PLANTING DETAILS.
3. SOIL (SEE PLANTING DETAIL FOR SPECIFICATIONS)
4. DRIPLINE PER DRIPLINE TRENCH DETAIL
5. STEEL SOIL STAPLES PER MANUFACTURERS' RECOMMENDATIONS
6. FINISHED GRADE



H DRIPLINE INSTALLED ON GRADE
SCALE: N.T.S.

NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

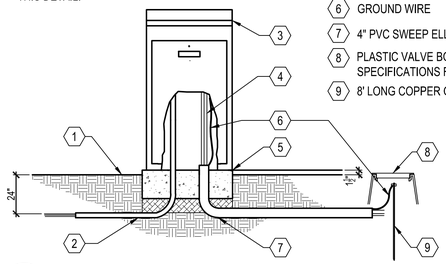
1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
5. TOP OF MOUCH
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. PEA GRAVEL SUMP, MIN. 6" DEEP
14. LATERAL LINE
15. BRICK SUPPORT-1 PER CORNER



E REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE:
1. VERIFY POWER SOURCE 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.

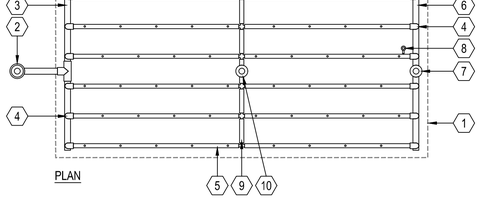
1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD



B PEDESTAL MOUNT CONTROLLER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SPACE DRIPLINE PER IRRIGATION LEGEND. PLACE PERIMETER DRIPLINE 2" TO 4" FROM PLANTING AREA PERIMETER.

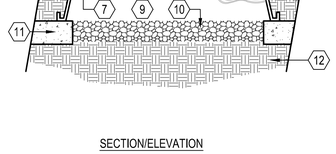
1. PLANTING AREA PERIMETER
2. DRIP CONTROL VALVE
3. PVC SUPPLY MANIFOLD
4. PVC CONNECTION, MANIFOLD TO DRIPLINE
5. DRIPLINE
6. PVC FLUSH MANIFOLD
7. DRIPLINE FLUSH VALVE
8. DRIPLINE OPERATION INDICATOR
9. AIR / VACCUUM RELIEF LATERAL, BLANK DRIPLINE TUBING, PLACED ON MOUND OR BERM
10. AIR / VACUUM RELIEF VALVE, PLACED AT HIGH POINT, PLUMBED TO BLANK DRIPLINE TUBING



J DRIPLINE END-FEED LAYOUT
SCALE: 1" = 1'-0"

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

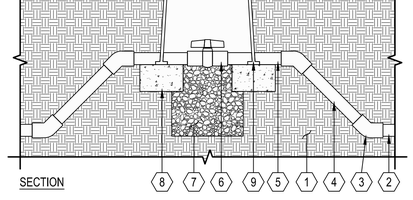
1. PVC MAINLINE
2. PLASTIC VALVE BOX. HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
3. FINISHED GRADE
4. VALVE, SEE LEGEND
5. CONTROL WIRES WITH 36" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
6. PRESSURE REGULATOR, SEE LEGEND
7. SCHEDULE 80 UNION
8. PVC LATERAL
9. FILTER, SEE LEGEND
10. 1 CU. FT. PEA GRAVEL SUMP
11. BRICK SUPPORTS
12. NATIVE GRADE
13. BARK MULCH / PLANTING (1" BELOW VALVE LID)



G DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
SCALE: N.T.S.

NOTES:
1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

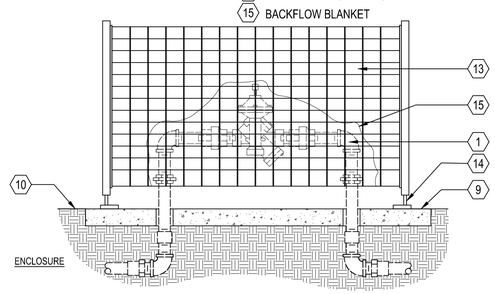
1. NATIVE SOIL
2. IRRIGATION MAINLINE, MINIMUM 18" DEEP
3. PVC ELBOW, 45 DEGREES, SCH 40
4. PVC, SCH 40
5. PVC, SCH 40, MINIMUM 8" LONG BOTH SIDE OF BALL VALVE
6. BALL VALVE
7. PEA GRAVEL SUMP, 6" WIDE, 6" DEEP
8. BRICK SUPPORTS
9. PLASTIC VALVE BOX, 6" ROUND, LID SHALL BE 1" ABOVE FINISHED GRADE, HEAT BRAND "BV" ON LID IN 1" LETTERS

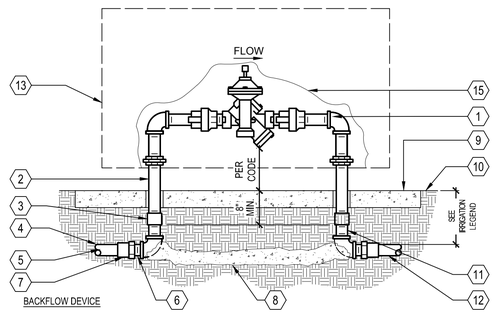


D BALL VALVE
SCALE: 2" = 1'-0"

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTUER V.I.T. PRODUCTS 1-800-729-1314.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

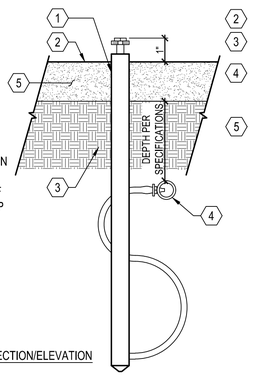




A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
SCALE: N.T.S.

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.
5. LOCATE INDICATORS IN ADJACENT PLANTING AREAS OUTSIDE TURF AREAS WITH SUB-DRIP SYSTEMS (OUTSIDE TURF).

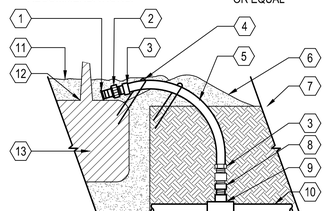
1. DRIPLINE OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
2. FINISHED GRADE
3. NATIVE SOIL BACKFILL PER SPECIFICATIONS
4. DRIPLINE. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
5. MULCH LAYER



I DRIPLINE OPERATION INDICATOR
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.

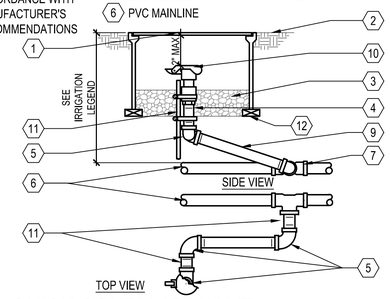
1. POSITION BUBBLER OVER ROOT BALL
2. PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
3. SUPER FUNNY PIPE 850-35 ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
5. SUPER FUNNY PIPE 850
6. SOIL RING (SEE PLANTING DETAILS)
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.

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



C QUICK COUPLING VALVE
SCALE: N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
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Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

14789 OKA ROAD
ARCHITECTURE & SITE REVIEW AND TENTATIVE MAP
S-24-052, U-24-016, M-24-017

NO	DATE	DESCRIPTION
3	5/2/25	PER CITY COMMENTS
2	1/15/25	PER CITY COMMENTS
1	10/25/24	PER CITY COMMENTS

PROJECT NO:	6843.00
CAD DWG FILE:	684300LPD.DWG
DESIGNED BY:	JH
DRAWN BY:	TC
CHECKED BY:	JH
DATE:	SEPTEMBER 13, 2024
SCALE:	AS NOTED
© HMH	

IRRIGATION PLAN

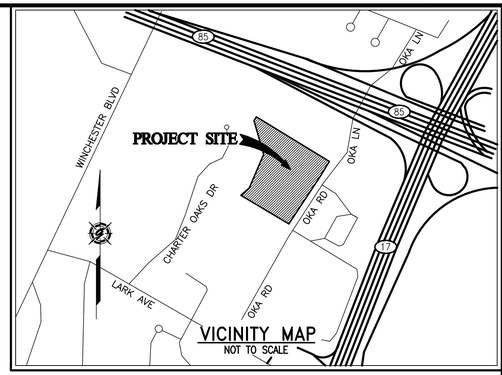
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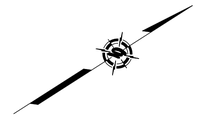
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URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)







INDEX MAP
NOT TO SCALE

60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET
URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: A. VERNER
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=60'
JOB NUMBER: 24-174
DATE LAST MODIFIED: 08-15-25
SHEET INT1
OF 3 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
URBAN CATALYST, LLC	MALLORY MENNE	MMENNE@URBANCATALYST.COM	408-348-5679
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PG&E	TBD		
FRONTIER	ROBERT SANCHEZ	SNACHEZ.ROBERT@FTR.COM	408-354-6372
QUANTA TELECOMS	BEN LOPEZ	BLOPEZ@FIBERTELLLC.COM	408-691-8428
MEP	TBD		
GIACALONE DESIGN SERVICES, INC	ANDREW CUMMINS	ANDREWC@DryUtilitDesign.com	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	–	–	–
ELECTRIC DESIGN	GDSI		
TELEPHONE LAYOUT	FRONTIER		
CATV LAYOUT	QUANTA		
STREET LIGHT PLANS – PUBLIC			
STREET LIGHT PLANS – PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	HMH	09-06-24	–

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

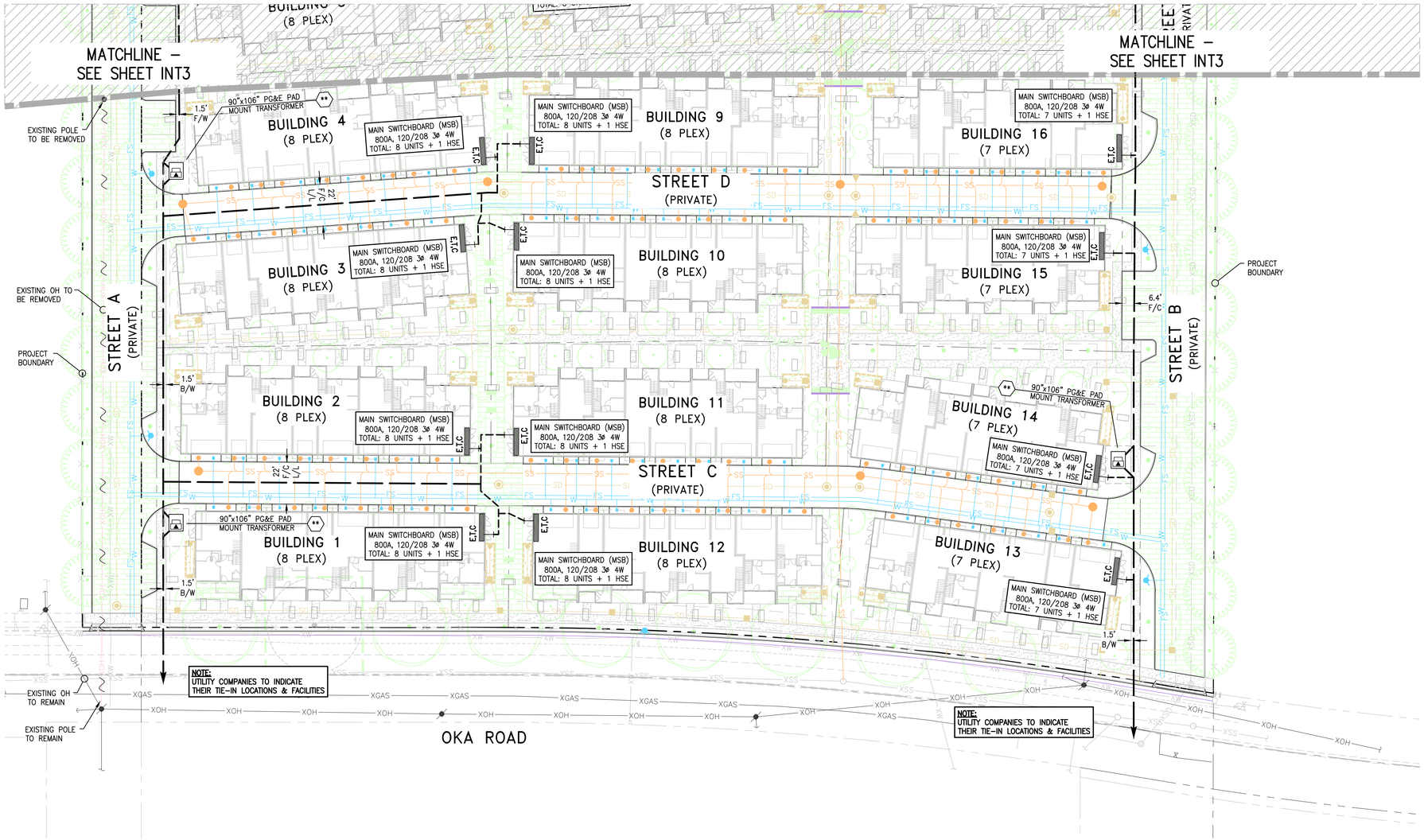
- PROIVIDE SERVICE TO 18 (PLEX) BUILDINGS (138 RES. +18 HSE)
- PHOTOMETRIC REPORT & LIGHTING (PRIVATE & PUBLIC)
-
-
-
-

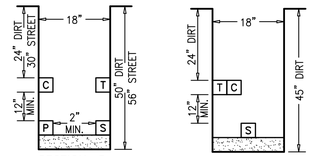
SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT3	JOINT TRENCH INTENT

LEGEND

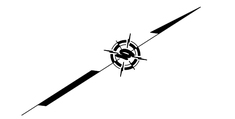
- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 90"x106" PG&E PAD MOUNT TRANSFORMER





SECTION D
0 LF–TOTAL
0 LF–R&R
GENERAL DISTRIBUTION TRENCH

SECTION P2
0 LF–TOTAL
0 LF–TOTAL
GENERAL SERVICE TRENCH



INDEX MAP
NOT TO SCALE

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

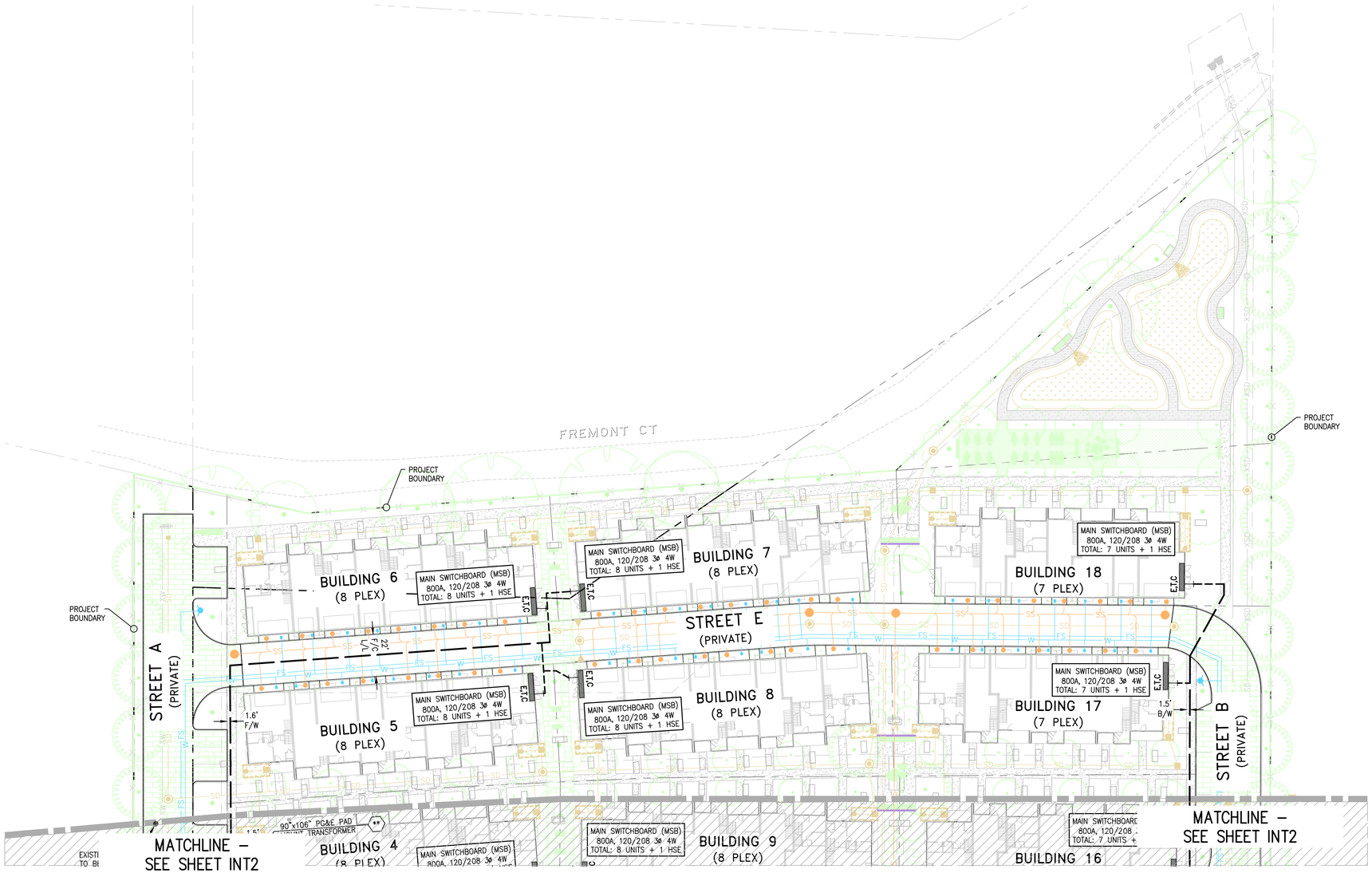
JOINT TRENCH INTENT

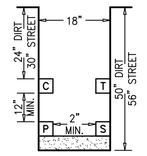
URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS, CALIFORNIA

PROJECT MANAGER:	A. CUMMINS
DRAWN BY:	A. VERNER
CHECKED BY:	D. CROWFOOT (P.E.)
SCALE:	1"=30'
JOB NUMBER:	24–174
DATE LAST MODIFIED:	08–15–25
SHEET	INT2
OF	3 SHEETS

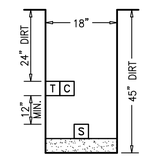
LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
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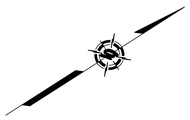




SECTION D
0 LF–TOTAL
0 LF–R&R
GENERAL DISTRIBUTION TRENCH



SECTION P2
0 LF–TOTAL
0 LF–TOTAL
GENERAL SERVICE TRENCH



INDEX MAP
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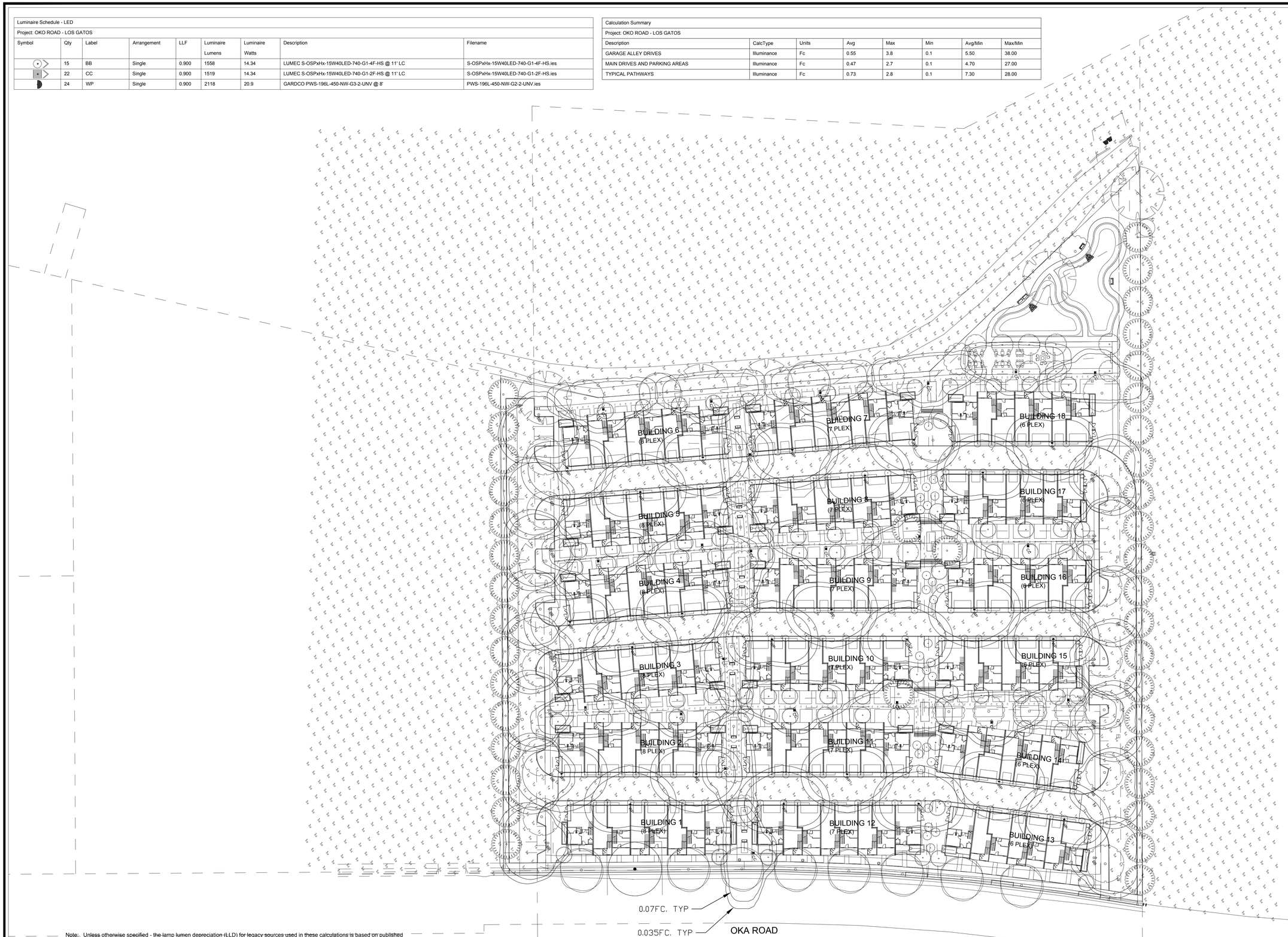
JOINT TRENCH INTENT

URBAN CATALYST, LLC
OKA ROAD
14789 OKA ROAD
LOS GATOS CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: A. VERNER
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=30'
JOB NUMBER: 24–174
DATE LAST MODIFIED: 08–15–25
SHEET INT3
OF 3 SHEETS

Luminaire Schedule - LED								
Project: OKO ROAD - LOS GATOS								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	15	BB	Single	0.900	1558	14.34	LUMEC S-OSPxHx-15W40LED-740-G1-4F-HS @ 11' LC	S-OSPxHx-15W40LED-740-G1-4F-HS.ies
	22	CC	Single	0.900	1519	14.34	LUMEC S-OSPxHx-15W40LED-740-G1-2F-HS @ 11' LC	S-OSPxHx-15W40LED-740-G1-2F-HS.ies
	24	WP	Single	0.900	2118	20.9	GARDCO PWS-196L-450-NW-G3-2-UNV @ 8'	PWS-196L-450-NW-G2-2-UNV.ies

Calculation Summary							
Project: OKO ROAD - LOS GATOS							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE ALLEY DRIVES	Illuminance	Fc	0.55	3.8	0.1	5.50	38.00
MAIN DRIVES AND PARKING AREAS	Illuminance	Fc	0.47	2.7	0.1	4.70	27.00
TYPICAL PATHWAYS	Illuminance	Fc	0.73	2.8	0.1	7.30	28.00



Note:. Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

PLAN LIGHTING - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Oregon 134 Washington
Boise, ID
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98661
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Sacramento, CA.
95834
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Fresno, CA
93727
559-431-0444
Oakland,CA
94621
510-639-3600

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON LDT-BASED IES/LM-79/TESTING PROCEDURES, AND MANUFACTURER'S PUBLISHED PERFORMANCE DATA FOR LUMINAIRES. ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Actual performance of any manufacturer's luminaire may vary due to variations in electrical voltage, tolerance of components and luminaires. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations, dirt accumulation, and luminaire orientation. Calculations do not include obstructions, reflectances, inaccuracies, tolerance and architectural elements that may affect the performance of the lighting system. Calculations are not guaranteed to be exact. Actual differences will occur between measured values and calculated values.

Lighting Analysts
Lighting Quality Products
www.agi32.com

AGI32 VERSION 22.1
AGI-ID-2004 LIGHTING ANALYSTS, INC. REVALIZE SOFTWARE
8800 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE FL 32256

REPORT FOR:
GIACALONE DESIGN SERVICES

SALES REPRESENTATIVE:
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

CALCULATION COMPLETED BY:
RAMON ZAPATA
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
OKA ROAD
CITY OF LOS GATOS

DRAWING NO. / INPUT FILE:
23246REY-R2DWG / 23246REY-R2.A32

DATE:
08.13.2025

SCALE:
1 - 40

SHEET:
1 OF 1

REV:
2