

May 31, 2022
Project No. 215015

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County of Santa Clara
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**FILE NUMBER: PLN14-10531 Gronwall Lane Planning Resubmittal
Building Site Approval and Variance**

Dear XueLing,

The followings are responses to County of Santa Clara Department of Planning and Development Plan Check Comments dated December 17, 2021.

Planning Office Comments

1. Please provide the top-of-wall and bottom-of-wall for the proposed retaining wall along the driveway as identified on Sheet C-1.

Response: Top-of-wall and bottom-of-wall grades for the proposed retaining wall along the driveway has been added to the plans on Sheet C-1.

Roads and Airports Comments

2. Per Hexagon Transportation Consultants memorandum, "Traffic Operations and Sight Distance Analysis for 0 Gronwall Lane in Los Altos, CA," identify on the revised plans the clearing of vegetation along the property frontage on Magdalena Avenue to maintain clear visibility of traffic on Magdalena Avenue from the proposed driveway.

Response: Per the Hexagon Transportation Consultants Memorandum, field observations were conducted and it was verified that there are no obstructions inhibiting sight distance exiting the proposed driveway on Gronwall Lane or at the intersection of Magdalena Avenue and Gronwall Lane. Per the Hexagon memorandum the vegetation along the project frontage on Magdalena will be periodically monitored and controlled to maintain clear visibility for drivers. Per the direction from Hexagon no clearing of vegetation along the property frontage on Magdalena is required or proposed as part of this project.

3. The plans indicate a new inlet, two new manholes and storm drain line that will tie into an existing storm drain line. Indicate all existing utilities on the plans and confirm existing storm drain main drains into creek continues as currently indicated on the plans. Provide drainage calculations that substantiate sizing of the system. Submit a preliminary civil engineer letter confirming the feasibility of the proposed storm drain system.

Response: The storm drain system has been removed from the project's scope of work. Please refer to the updated Sheet C-1.0.

4. Indicate ownership and maintenance intent of new storm drain system in the County ROW.

Response: The storm drain system has been removed from the project's scope of work.

5. Previous comments stated improvement of the property's Gronwall Lane frontage to County Standard B/4A modified for a 25' half street width. Identify extent of frontage improvements. Indicate positive drainage flow along the frontage.

Response: Modifying the County Standard B/4A detail to a 25' half street width is not feasible for this location. The County ROW is closer to the existing edge of pavement than is shown in the detail and designing to this detail would result in the turn pocket being located within the limits of Gronwall Lane. The frontage of the project has been revised to provide a turn pocket that is shown on Detail B/4A but with dimensions that are feasible for the site, refer to Sheet C-1.

6. Previous comment stated driveway approach will be required to be improved per County Standard B/4 single residential. This comment provided to address plan notes identifying driveway as two separate standards; whereas should be: driveway is B/4, and frontage is B/4A.

Response: The dimensions on County Standard B/4 are not feasible for this location and project, as they expand the driveway outside the existing edge of pavement and into Gronwall Lane as shown on the included driveway exhibit. The driveway has been revised to provide for a wider entry at the existing edge of pavement that tapers down at the property line to comply with the intent of County Standard B/4. A culvert meeting Detail B/4 requirements is also proposed beneath the driveway, see Sheet C-1. The plan notes indicated have been revised to clarify that the driveway shall comply with a modified Detail B/4 and the frontage shall comply with a modified Detail B/4A, see Sheet C-1.

7. As previously commented, the preliminary site development/drainage plans shall clearly identify how the property drains. The topographic survey shall also identify property drainage, and uninterrupted flow of water in swales, channels and along the driveway. The drainage plan and drainage calculations shall demonstrate that any post-development runoff onto County Road ROW is equal or less than pre-development runoff and shall not cause a hazard or public nuisance.

Response: The Grading and Drainage Sheet C-1 indicates proposed drainage path. No runoff generated by the property shall be discharged into the creek, runoff from the proposed improvements shall be conveyed to an onsite Drywell and will infiltrate. The project will contain the runoff from the development and will not increase runoff.

8. The details shall be consistent with Roads and Airports Department's Standard Details and Standard Specifications. Copies of these details are available at the following web site: <http://www.countyroads.org>.

Response: Work within the County ROW shall comply with Roads and Airports Standard Details and Standard Specifications. See Sheet C-2 for applicable County Details.

Valley Water Comments

9. Please delineate the "protection or trigger area" in the proposed plans. The proposed pier and grade beam foundation in relation to this area should be clearly shown in plan and profile views. As per the Guidelines and Standards, this area is defined as the greater of two distances with respect to the creek bank:
 - a. A hypothetical 2 to 1 (horizontal to vertical slope) that is projected from the toe of the bank to a point where it intersects the adjacent ground.
 - b. 20-feet from the top of bank or property line.

Response: The "protection or trigger area" has been added to the civil plans, refer to Sheets C-1 and C-2.

If you have any questions please feel free to contact our office.

Regards,

Nebiyu Taddesse
Project Engineer