



June 28, 2021

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San Clara County Planning
70 W. Hedding Street, 7th Floor
San Jose, CA 95110

RE: County File No. PLN19-0177, -0178, -0179, -0190
Building Site Approval
Metcalf Road (APN 627-12-013) Grading

The following is a response to comments dated September 28, 2020:

Planning:

1. Noted
2. The site plan shows the swale per the Biologist's report. The swale top and setbacks are shown on sheet 2 and 4. According to the biologist the swale no longer has the physical definition to meet the definition of a Category 2 Stream as it moves closer to Metcalf Rd.
3. The barn has been deleted from the plan set for lot 1.
4. An updated geology report has been prepared to analyze the lower building sites as requested in the alternative site analysis. The plans have been updated to use these lower building sites.
5. This comment is no longer applicable since the building site will take access off of Metcalf Road and not the existing ranch road.
6. This comment is no longer applicable the existing ranch road will not be able to provide access to the proposed building sites.
7. The new locations of the homes will not impact any trees.
8. Submitted HCP screening form and fees and conditions form. Biologist report with land cover verification already submitted into the County with our first submittal. Please contact me if you need an additional copy of the report.
9. HCP fees and conditions submitted to the County with this submittal

Land Development Engineering

10. The plans show the grading quantities for the three building sites and associated driveways. The grading quantities are generated by autoCAD and are hand transferred from the CAD report to the cover sheet. There is no way my office knows how to print out a report.
11. The easements are shown, exception 10 is the Metcalf ROW on parcel 2 and exception 9 is not plottable.
12. The bearings and distances of the property lines are based on field surveys, a ROS of survey will be filed upon planning approval of the project.
13. All shared portions of the driveways will be built with initial construction. The revised site plan no longer requires a prorata share study.

Environmental Health

14. Perc tests and profiles for each project site completed. Site Evaluation Results Maps for each of the three lots are included with the submittal. The design will be completed and submitted with the building permit.
15. See submitted geology report

Fire Marshal

16. No Access roads will be created with this project.
17. Turnouts are located at the mid point of each driveway since all the driveways are less than 500 ft long.
18. An 80' diameter turnaround is noted on lot 1, with an 80x20 turnaround noted on lot 2 and 3.
19. Dimension from building to wharf hydrant added, 55ft or more.
20. Only single family residence proposed on lot 1
21. Each lot will have own water tanks.
22. Noted on coversheet
23. Noted
24. It is unknown if the lots will be gated at this time.

Road and Airports

25. Due to County the change in development site plan, the required B4a requirements may change from the previous incomplete letter.

Issues of Concern

The updated site plan is due to the County's request to study the geologic faults and landslides along Metcalf Road and place the houses along Metcalf Road. The proposed building sites are situated based on the flattest portion of the site, geologic hazards, the 100 ft scenic setback (on lots 1-2), and driveway grading.