



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS | LAND SURVEYORS

Job #: 2181105		Address: 16390 Stevens Canyon Road
Plan Check Received: 10-09-20		Plan Check Response: 02-16-21
From: County of Santa Clara - Department of Planning and Development		By: KBC
#	Comment	Response
<b>Planning Office</b>		
<b>1</b>	Submit the following completed forms:	The following forms will be submitted.
<b>a</b>	Environmental Information Form	An Environmental Information Form will be provided.
<b>b</b>	Well Information Questionnaire	A Well Information Questionnaire will be provided.
<b>c</b>	Hazardous Sites Questionnaire	A Hazardous Sites Questionnaire will be provided.
<b>d</b>	Grading Design Standards Forms, prepared and signed by a registered civil engineer.	A Grading Design Standards Form will be provided.
<b>2</b>	The project includes demolition of an existing single-family residence of undetermined construction date. Submit a completed and signed Identification of Properties for Potential Historic Significance form. This information will be used to determine if the residence qualifies as a potential historic structure.	An Identification of Properties for Potential Historic Significance Form will be provided.
<b>3</b>	<i>Tree Removal:</i> Please provide a chart that includes species and size (diameter at 4.5 feet above ground) of the trees to be removed.	Tree removal chart with species and size will be provided.
<b>County Geologist</b>		
<b>4</b>	The county geologist has requested extra time to review the project. An updated incomplete letter will be provided as soon as the coordinator completes the review.	Noted.
<b>Department of Environmental Health</b>		
<b>5</b>	Dispersal field area has a slopes over 20%, therefore a geotechnical report is required and must specifically reference the OWTS design and state in the conclusion that the proposed OWTS will not: permit sewage effluent to surface, degrade water quality, affect soil stability, present a threat to the public health or safety, and create a public nuisance. Area of proposed OWTS dispersal field is located near a cut and will require 4 times the height setback or a geo-technical report providing a recommended reduced setback	A geotechnical report will be provided to reference the OWTS design to state that the proposed OWTS will not: permit sewage effluent to surface, degrade water quality, affect soil stability, present a threat to the public health or safety, and create a public nuisance. The geotechnical report will provide a recommended reduced setback.
<b>Department of Roads and Airports</b>		
<b>6</b>	There is a Future Width Line (FWL) for Stevens Canyon Road along this property's frontage requiring a half-street right-of-way (ROW) width of 30 feet. Current half-street ROW appears to be 20 feet. A ROW dedication for a full 30 feet from the existing road centerline will be required. Show the edge of pavement, centerline, label the existing ROW, FWL, and indicate area to be dedicated.	The future width line has been adjusted from 20 feet to 30 feet from the existing road centerline. The edge of pavement, centerline, existing ROW, FWL, and area to be dedicated can be seen on sheet C-2.1.
<b>7</b>	A reference to a Sight Distance Analysis (SDA) exhibit on sheet SDA-1 is made on the plans; however, no SDA-1 sheet is in the submitted plans. Provide sight distance analysis as previously requested.	The SDA-1 Sheet has been provided as sheet 22 of 22.
<b>Land Development Engineering</b>		
<b>8</b>	As noted in previous comments, per County Drainage Policy, an easement dedication for storm drainage purposes is required for the portions of Stevens Creek that run through the property. In the preliminary plans, provide a drainage easement based on the centerline of the creek, extending 10 feet beyond the tops of bank of both sides of the creek.	A drainage easement based on the centerline of the creek that extends 10 feet beyond the tops of bank on both sides of the creek can be seen on sheet C-2.1.

9	Provide a detail and section to clarify what is being proposed with the deflection flow debris wall and vertical cut behind the house. Is additional grading proposed? Update the grading quantities if the quantities are impacted.	A section for the deflection flow debris wall has been shown on sheet C-4.3. The earthworks has been updated due to the added changes. See sheet 1 of 22.
10	Per FMO comments, an additional water tank will be required. Is a pad proposed to support the new tanks? Is any additional grading required? Show any improvements associated with the additional water tanks and update the grading quantities accordingly.	A pad has been proposed to support the new tanks. See sheet C-3.3. The grading quantities have been updated. See sheet 1 of 22.
11	Per FMO comments, additional revision to the fire truck turnaround may be required. These revisions will likely affect the overall grading associated with the project. Land Development Engineering will require additional review of the grading and drainage plans following any revisions made to address FMO comments.	Noted.
<b>Fire Marshall Office</b>		
12	Cal Fire waiver for 16% slope state's an additional 5,000 gallon water tank is needed. The plans need to show 3-5,000 gallon tanks for wharf hydrant and 1-3,000 gallon tank for fire sprinklers/domestic water.	An additional 5,000 gallon water tank for the wharf hydrant has been provided. See sheet C-3.3.
13	The 30 ft entry way to fire department turnaround is to have a minimum width of 18 ft.	A minimum width of 18 ft has been provided for the turnaround. See sheet C-2.0.
14	Fire department turnaround is showing a slope of 17%. The maximum allowable turnaround is to be 5%. The variance from cal.	The turnaround has been discussed to allow for the current proposed slope to remain.
15	Site Plan to state driveway will be made of an "all weather" material capable of holding 75,000 pounds.	Callout has been updated to state that the driveway will be made of an all weather material. See sheet C-2.0 and C-2.1.
16	Cover page to state fire sprinklers will be a deferred submittal.	Cover page contains a note stating "Note: Fire sprinklers for the improvement plans, in the unincorporated County of Santa Clara, will be a deferred submittal."
<b>Additional Information/Issues of Concern</b>		
1	As grading details of the proposed development are incomplete and/or not provided on the plans, the next revised set of plans may result in additional incomplete comments that are not identified within this letter. Additional incomplete comments regarding grading may be added prior to deeming this application complete for processing.	Noted.