



May 24, 2023

County of Santa Clara  
70 West Hedding Street  
San Jose, California 95110-1705

ATTN: Robert Salisbury  
RE: File No. PLN20-139 (R2)  
Grading Abatement Application  
0 Pacheco Pass, Hollister (APN 898-19-003, -005, & -043)

The following is a response to comments dated January 10, 2023:

**PLANNING OFFICE**

Contact Robert Salisbury at (408) 299-5785 or robert.salisbury@pln.sccgov.org regarding the following comments:

**Lot Legality**

1. Staff is unable to verify the lot legality of separate APNs with the submitted documents. Please provide copies of recorded deeds in which this 3,333.376-acres parcel was conveyed as a separate parcel prior to June 25, 1969, or deeds in which lands around this 3,333.376-acres parcel were conveyed as separate parcels prior to June 25, 1969, leaving this 3,333.376-acres parcel as a separate parcel. Please provide a drawing / plat along with the deeds submitted for this legality verification.

**Response: Noted, working with David Cheung, we can not prove that these are legal lots and need to resolve issue.**

**LAND DEVELOPMENT ENGINEERING**

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org for information regarding the following items.

2. Clearly show the limits of all of the disturbed area as a result of the unpermitted and proposed site work on all of the plans, be it grading, plan and profile, or WLW plans. The disturbed limit line shall clearly be shown and identified on the plans. Provide an itemized quantity table on the cover sheet broken down by the different areas of the unpermitted and remedial work. The quantities of disturbed areas may be broken down on the table by sheet or area of work for clarity.

**Response: The limits of all disturbed area are delineated and labeled on sheet 2.**

3. Provide a quantity table on the cover sheet for all aspects of grading broken down by the different areas of the unpermitted and remedial work. The quantities of grading areas may be broken down on the table by sheet or area of work for clarity. If the grading quantities are further

broken down within the sheet(s) for even further clarity, that may be helpful as well to make the determination that all unpermitted work and all proposed abatement is fully accounted for.

**Response: A quantity table is provided on the cover sheet with the breakdown of the different areas of unpermitted and remedial work.**

4. Please provide a drainage system to adequately route flows from the developed site to the natural outfall.

a. Provide a drainage design to accommodate the uncontrolled runoff flowing toward the development on Sheets 7 and 8. The preliminary drainage should show how these systems are connected to the overall drainage system to be sent to the detention pond or otherwise routed.

**Response: The drainage system shall accommodate runoff in Drainage Management Area 1 which will be conveyed toward Bioretention Pond 1 for stormwater treatment. See Stormwater Control Plan on sheet 21.**

b. Please provide a preliminary drainage design for the runoff from the unpermitted structures proposed to be legalized and clearly show the routing of the flow to the treatment and mitigation areas on Sheets 6 and 7.

**Response: The revised set of plans shown the storm drainage system around the house. There is DI's along the top of the slope to direct water down to the proposed bioretention pond.**

c. Show drainage system from the drivable surfaces, including driveways and turn arounds, and roof drains and structures on plan. The collection of the concentrated flows from the widened and improved gravel roads are not shown on the plans or details of the roads.

**Response: Added typical sections to sheet 6 and 7 which shows existing drainage along side the driveway.**

5. Please provide additional detail for the preliminary grading plans including the following:

a. Specify whether the fill contributing to the area of violation will be removed or is proposed to remain at the berm at Area #4. If the area is proposed to remain, provide a preliminary soils report with recommendations with the stability of the berm and any possible recommendations as required to address the effect of the retained pond water on the berm.

**Response: Area of violation to remain – note has been added to plans to specify that fill was existing from the pond's bottom.**

b. The typical driveway section indicated 6"-10" of baserock for the driveway. What is the minimum required by the engineer to provide for a sufficient driveway section to provide fire access to the property? The imported material should be minimized to minimize grading. If a 10" baserock section is required, is further import of baserock required?

**Response: A typical driveway section has been added – a 10" minimum section is required. Revised Cut/Fill table on cover sheet for import of base rock to ensure a 10" section.**

c. Clearly show the topography of the proposed contours (may be post violation to be legalized). Pre-violation contours shall not overlap with existing contours if they are one in the same and no work was performed in those locations.

**Response: Contours are now accurately shown, agreed if overlapping no work was done in the area, we are using that as proof.**

d. Now that the sections are shown documenting the fill placement on the berm at Area #4, please clearly indicate whether the fill is to remain or will be removed and the original grade restored. If the material is a result of the excavation of the pond, will it remain or be off hauled?

Response: Area of violation to remain. A note has been added to specify that fill was existing from the pond's bottom.

- e. The grading work shown on Sheet 9 for area E has been documented, but not identified to be either legalized in place or removed and restored. The scope of work for the abatement shall be clearly indicated on the plans.

Response: Area to be legalized, remain in place. A note has been added for clarity.

- f. The earthen dam at area 6 is clearly called to be removed on sheet 12, but the extent of the pond created by the widened channel between sections K2 and K4 shall be specified. Will the widened area be restored or is it proposed to remain? Will the crossing at section K4 be removed or proposed to remain?

Response: Hillside and unpermitted pond shall be restored to original conditions. A note has been added for clarity.

- g. All section cuts shall show the vertical heights measured from the top of cut to the toe of cut and the top of fill to the toe of fill. The current heights shown on the sections show the deepest depth or thickness of cut/fill which is confusing. For instance, the cut depth shown on section D8 on sheet 6 is called out as 4.8' +/-, but it should be shown as possibly near 12'+/-. The fill is shown as a thickness of 3.5'+/- but the vertical height of fill may be 7'+/-. You will need to verify these depths on all of your sections shown on the plans, in general and revise all of these to show vertical heights.

Response: All section details now show the vertical heights measured from the top of cut to the toe of cut and the top of fill.

- h. The sections shown on sheet 18 show the current conditions, but do not show the conditions prior to any of the work being performed. These sections should show an approximation of the work which has taken place and any work to restore and/or further expand upon the development. While the sections may demonstrate driveway width compliance for fire marshal purposes, they do not indicate any proposed work required to slope inboard, or any unpermitted work completed without a permit. These sections should show this to demonstrate what work has been done, and what further work is required to order to demonstrate the scope of work for a compliant development.

Response: Sheet 18 is for fire access compliance – appropriate sheets have been renamed for clarity.

- i. The proposed grading abatement plans should show the limits of work depicted on the plans. The only disturbed area limit found is on sheet 3 for the primary area of development. The limits of disturbed area for the other areas of abatement are not shown on the overall site plan per the response to comments.

Response: The limits of all disturbed area are delineated and labeled on sheets through out the set.

6. Provide an appropriately sized storm water detention and treatment area as necessary to comply with the Central Coast Regional Board requirements and the requirements of the County grading ordinance. Treatment is required for all stormwater runoff from impervious areas of this development, not just the commercial aspects of the development. Please provide appropriate treatment facilities for the impervious area including the house and barn per the Central Coast Regional Board requirements. The residential portions of the development must also be treated as they are part of the larger common plan of development.

Response: Three bioretention ponds have been proposed to accommodate each drainage management area.

7. Fill out the Post Construction Requirement packet for the Central Coast Watershed to include the residential portions of the development. Provide Post Construction Requirement improvements.

**Response: An updated Post-Construction Requirement packet has been provided.**

8. Show the plan and profile station line along the access driveway on the grading plans for ease of reference. The station lines are shown on some views and not shown on others.

**Response: Plans have been updated accordingly.**

### **FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org for information regarding the following items.

9. The size of the structures, height of barns, occupancy type and construction type must be specified in order to determine how much water will be needed in accordance with CFMO-W1.

**Response: The size of the structures, height of barns, occupancy type, and construction type are now specified.**

10. Fire sprinklers to be listed as deferred for all structures that are proposing sprinklers. It's known that the dwelling units will require NFPA 13D fire sprinklers, however, more information is needed to know if sprinklers will be required in non-dwelling units such as the Barn per County Ordinance NS-1100.125 Chapter 9.

**Response: Buildings will be sprinklered – condition of approval**

11. Plans are to show fire hydrant/s to be located within 400 ft. path of travel to non-sprinkled structures or 600 ft. of sprinklered structures. An example is the barn on Sheet 7. Hydrants to be listed as (N) new or (E) existing and standard or wharf.

**Response: New fire hydrant is now shown on sheet 5 and 7.**

12. Above ground water tanks to be shown for any proposed fire protection systems. Tanks are to be sized per CFMO-W1 and state the intended use and size. An example is (N) 2-5,000 gallon above ground tank for wharf hydrant and (N) 1-3,000 gallon water tank for domestic/fire sprinklers. If a non 1 or 2 family home structure requires sprinklers (such as a barn), the sprinklers system is to be NFPA 13. This type of system requires more water and would need a larger water tank meeting NFPA 1142 (to be sized on the greater demand of either sprinklers or hydrant). Plans would need to show how the tank was sized.

**Response: The required above ground water tanks are shown on sheet 3 and 5.**

13. All parts of structures to be within 200 ft. exterior path of travel to fire department access. The nature of structures such as the Arena are unknown at this time and may not meet the requirement if the structure is covered.

**Response: Arena is not covered – arena has been labeled for clarity.**

If you have any questions, please contact me at (408) 842-2173.

Sincerely,

*Amanda Musy-Verdel, P.E.*