

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



April 29, 2021

Sally Deng
23205 Mora Glen Dr
Los Altos, CA 94024

**** BY EMAIL ONLY ****

FILE NUMBER: PLN21-045
SUBJECT: Building Site and Grading Approval Application
SITE LOCATION: 23205 Mora Glen Drive (APN: 331-14-047)
DATE RECEIVED: April 2, 2021

Dear Sally Deng,

Your application for Building Site and Grading Approval was received on the above date and is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccogv.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccogv.org for information regarding the following items:

1. Several checklist items are missing from your application. Please provide the following:
 - Copy of Current Recorded Grant Deed
 - Evidence showing legal creation of lot
 - Copy of completed Well Information Questionnaire
 - Hazardous Sites Questionnaire
2. Please show side and rear setbacks of all structures on your site plan.
3. Please label structure in the rear yard and provide elevations and additional plans as necessary for its intended use.

LAND DEVELOPMENT ENGINEERING

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

4. Please identify the area around the bubbler box down towards the deck. Will this area be paved? Is it an overhang or continuation of the deck? This area needs to be identified appropriately as it clearly is located over the septic field.
5. Please provide earthwork calculations of the earthwork quantities shown on the plans.
6. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
7. Identify the limits of the landscaping for the project. This should include a quantity of all disturbed areas and the limits shown on the plans that are not hard scaped subtracting out all areas that are specifically identified as hydroseeded. The landscaping should also include the area of swimming pools. Provide an accounting on the plan sheet.
8. Please clearly identify Mora Glen Drive as maintained by the County.

COUNTY GEOLOGIST

Contact Jim Baker at (408) 299-5774 or jim.baker@pln.sccgov.org for information regarding the following items:

9. Submit a geologic report that includes an evaluation of the potential for surface fault rupture to occur at the site which is located within a County Fault Rupture Hazard Zone and a trace of the Monte Vista Fault has been mapped through the site. (I viewed the fault in the long trench.) The report must recommend appropriate building setbacks from the fault.

10. Pay the in-depth report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or darrin.lee@cep.sccgov.org for information regarding the following items:

11. Due to the proposed building addition/ remodel, contact the Department of Environmental Health to conduct the following septic system feasibility activities: site assessment, soil profiles, and percolation tests.

Note: At the time of staff comments, percolation tests had not been conducted.

12. On a revised site plan, submit and provide to the Departments of Environmental Health and Planning and Development a septic system design that includes location of all soil profile and percolation test locations. The revised site plan/septic design shall include soil profile logs and percolation test results, and proposed location of dispersal field.

Note: Grading/ Drainage plans show an area drain leading to a bubbler/ energy dissipater. Depending upon the location of proposed onsite wastewater treatment system (OWTS), the bubbler's location may require relocation so that it discharges below and away from the proposed dispersal field. The required setback from an energy dissipaters to a dispersal field as follows: 10 feet downslope and 20 feet to the side.

13. On revised site plan, include location of (all) fault trenching locations vs. proposed septic system. Provide if any geological reports associated with results of the fault investigation.
14. Clarify/ Identify the water provider to the proposed/existing use.

FIRE MARSHAL'S OFFICE

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

15. Provide rebuild calculations. Scope of work states a remodel and County Description states a rebuild.
 - a. This review is based on a rebuild. Comments may differ for a remodel and not a rebuild.
16. Sheet A0.0 to list fire sprinklers as a deferred submittal.
17. Site Plan to show fire hydrant within 600 ft exterior path of travel to all parts of structure. Length has been increased due to fire sprinklers.

18. Property is within the Wildland Urban Interface.
 - a. Building construction to meet Chapter 7A of the CA Building Code.
 - b. Defensible space to be kept at all times.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573-2450 or tom.esch@rda.sccgov.org for information regarding the following items:

19. Due to the proposed building addition/ remodel, contact the Department of Design Mora Glen Drive along the property's frontage to County Standard B/4A. Owner's Engineer may propose modifications to the B/4A standard in the Final Improvement Plans based upon existing site conditions for review and approval by the County Roads and Airports Department. The modifications may include defining limits to the frontage improvements and/or reducing the width of the shoulder widening but must demonstrate that the proposed improvements implement the B/4A standard to the maximum extent feasible.
20. Design the driveway approach to a modified County Standard B/4, which may include a consistent driveway approach width with gradual taper; similar approach to the walkway connection (i.e., not impede drainage)
21. Remove any vegetation or other obstructions necessary to provide adequate line-of-sight at the driveway approach location.

ADDITIONAL INFORMATION/AREAS OF CONCERN

The information in this section is/are not incomplete item(s), and are not required to deem the application complete for processing. The information in this section is informational only and can be discussed further if desired with County Staff.

22. Plans show the house front setback at 29.92'; this is not sufficient to meet the required 30' setback. Plans cannot be approved by staff as submitted without a variance.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the Grading Abatement Application was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application types. "Fixed fee" applications do not require any additional fees to

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continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application. As of the date of this letter, approximately 0-25% of your initial deposit associated with your "billable fee" applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5706 or via email at robert.cain@pln.sccogv.org to discuss or schedule an appointment.

Sincerely,



Robert Cain
Associate Planner

Cc: Darrin Lee, DEH
Alex Goff, FMO
Darrell Wong, LDE
Tom Esch, RAD
Jim Baker, County Geologist