

Comments & Responses

FILE NUMBER: PLN21-045

SUBJECT: Building Site and Grading Approval Application

SITE LOCATION: 23205 Mora Glen Drive (APN: 331-14-047)

PLANNER: ROBERT A. CAIN

Department of Planning and Development
County of Santa Clara
70 W. Hedding Street | 7th Floor | East Wing
San Jose | CA 95110
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robert.cain@pln.sccgov.org

PLANNING

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.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
Response – the Grant Deed is uploaded into the Portal.
 - Evidence showing legal creation of lot
Response – the grant deed, track map, and record of survey are uploaded into the Portal.
 - Copy of completed Well Information Questionnaire
Response – the Well Information Questionnaire is uploaded into the Portal.
 - Hazardous Sites Questionnaire
Response – the Hazardous Sites questionnaire is uploaded into the Portal.
2. Please show side and rear setbacks of all structures on your site plan.
Response – please see the setbacks and dimensions to all structures noted on sheet AS.1.
3. Please label structure in the rear yard and provide elevations and additional plans as necessary for its intended use.
Response – please see enlarged plans and elevations on sheet A1.3.

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.

[Response – area has been identified as landscape area. Please see civil plans CC1.](#)

5. Please provide earthwork calculations of the earthwork quantities shown on the plans.

[Response – Please see earthwork calculations sheet.](#)

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.

[Response – Please see CC1.](#)

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.

[Response – there is no swimming pool intended to be built. Please see CC1 for landscape areas.](#)

8. Please clearly identify Mora Glen Drive as maintained by the County.

[Response – please see CC1.](#)

LAND DEVELOPMENT ENGINEERING ADDITIONAL COMMENTS:

A1. Based on the topography provided, the proposed driveway may impair drainage flows, thereby not meeting the exemption requirements of Section C12-421 of the County Grading Ordinance. Please provide a Drainage Plan that demonstrates the following items:

- a. The proposed development will not cause problems to the nearby properties,

[Response –See revised CC1 with added contour lines. The driveway does not impair drainage flow.](#)

- b. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Response –The increase in impervious cover is less than 2,000 sf and the project therefore is exempt from the drainage mitigation requirements

A2. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.

Response – please see the preliminary title report.

A3. Please clarify the grading at the northerly corner of the structure. There appears to be a grade separation between the proposed spot elevation and the existing topography which would bury the corner of the structure.

Response –revised with contour lines added to CC1.

A4. Verify that the bubbler box discharge is acceptable to be located above the septic field. Typically, the Department of Environmental Health doesn't allow storm drainage discharge in a location where the stormwater will flow directly over the septic field. Redesign the preliminary drainage as necessary.

Response – The bubbler box is relocated. See revised CC1.

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.

Response – the geologic report is uploaded into the Portal.

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

Response – the fee \$1,633.58 is paid through the Portal on May 4th.

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.

Response – Percolation test have been provided but due to the result, we will need to do few more tests. Our septic designer, LC engineering is working with Ross Kakinami at DEH department to complete the percolation tests.

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.

Response – Revised as requested, please see the sheet CC1.

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.

Response – The septic design and fault trenches has been shown and reflected on cc1-civil drawing. Geological and Geotechnical report has been included on this submittal.

14. Clarify/ Identify the water provider to the proposed/existing use.
[Response – the water provider is California Water Service Company.](#)

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.

[Response – please see the rebuild calculations attached.](#)

16. Sheet A0.0 to list fire sprinklers as a deferred submittal.

[Response – please see the note on sheet A0.0.](#)

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.

[Response – The house is located between two fire hydrants on Mora Glen Drive. It appears that the farthest point on our house would be within the 600'. Please see the exhibit of fire hydrant on sheet A1.5.](#)

18. Property is within the Wildland Urban Interface.

a. Building construction to meet Chapter 7A of the CA Building Code.

[Please see the note on the cover sheet A0.0.](#)

b. Defensible space to be kept at all times.

[Please see the note on the cover sheet A0.0.](#)

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.

[Response – revised as requested with SC detail B/4A.](#)

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)

[Response – Revised as requested with gradual taper.](#)

21. Remove any vegetation or other obstructions necessary to provide adequate line-of-sight at the driveway approach location.

[Response – No obstruction is present at the proposed driveway, please see the note on sheet A1.2, and driveway on CC1.](#)

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.

[Response – the wall is removed 1" back. Please see the revised dimension of the front setback, sheet A1.2.](#)

Thank you for taking your time checking our drawings. Please don't hesitate to contact me if you have any questions.

Regards,
Kelly Simcox

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