

COVER LETTER

02 March 2022

Valerie Negrete
Santa Clara County Planning Division
valerie.negrete@pln.sccgov.org

RE: PLN20-040 Walden West ASA

Dear Valerie,

Thank you for all of your assistance in assembling the required documentation for the Use Permit Modification with ASA for Walden West Outdoor Science School. Within this document you will find supporting documentation for the ASA, to be used in conjunction with the Proposed Improvements Drawings files Existing Buildings Drawing files, with all of the proposed and existing drawings requested as part of the Use Permit checklist as well as the ASA Pre-app meeting letter. We have also included in the pages following specific information requested by Santa Clara County during their initial review as well as our response to those comments.

Please note that the Project Description has been revised to include the items requested during the initial completeness review.

Please let us know when this has been filed and when we can expect the community outreach to occur.

Thank You.

A handwritten signature in black ink, appearing to read 'Matthew Lightner', with a stylized flourish at the end.

Matthew Lightner, AIA, NCARB
Project Manager, HGHB

HGHB ARCHITECTS

03/02/22

Subject: Walden West Modification
15795 Sanborn Road (APN 517-04-058)
County record PLN2-085

PROJECT DESCRIPTION

(see attached Supplement Info & Drawings for Building References)

Existing Site Description:

Walden West is an outdoor science camp sitting on 35 acres adjacent to Sanborn County Park, located in Saratoga between the El Sereno Preserve and Castle Rock State Park. The science camp has operated for over 60 years. The site is primarily occupied by forest wilderness with approximately three acres of “developed” land. The site is accessed by a single driveway off of Pick Road, a private road which connects to Sanborn Road, a county maintained road. No changes are proposed to Pick Road. The existing site currently has nine buildings that house camping residences, the Director’s residence, a lodge, a science center and storage/maintenance structures.



General Project Description

This project does not change nor increase use, occupancy or intensity of the existing allowances under a 2010 Use Permit. All work at this time is to be limited to the following, described in more detail below:

- Building B, Boys’ Dormitory: Modernization/Deferred maintenance
- Building L, Counselors’ dormitory & shower building: Modernization/Deferred maintenance
- Fire Road extension
- Exterior amphitheater renovation
- Shade structure replacement
- Landscaping replacement

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Building B, Boys Dormitory Building

Existing Conditions:

The boys' dormitory is currently located in an approximately 5,200 square foot building. Prior to renovation, the dorm houses six camper dorms for a total of 113 beds, three teacher dorms, a teachers' lounge, a nurse's station and a men's and women's restroom, each with a single shower.

Proposed Changes:

The renovated boys' dormitory will have three double boys' dorms and one single dorm, for a total of 134 beds (21 beds being brought from Building 'L'). The teacher dorms and nurse's station are to be relocated to Building 'L' (see below). The restrooms and lounge are to remain, reconfigured to accommodate current ADA standards.

Modernizations to include: replacement of doors, windows, uninsulated wall system, demising partitions; replacement of mechanical, electrical and plumbing systems; addition of sprinkler system and new fire alarm; replacement of all building finishes, roofing; and ADA compliance upgrades. There is no expansion of the existing building footprint.



Building L, Shower and Restroom Building

Existing Conditions:

The shower and restroom building is currently located in an approximately 5,500 square foot building. Prior to renovation, the building contained large shower and changing rooms, separated by gender; large multi-fixture restrooms, separated by gender, a girls' dorm (21 beds, to be relocated to Building 'B'), laundry facilities, a teacher work room, a teacher's lounge and various storage spaces.

Proposed Changes:

The renovated shower and restroom building will contain reconfigured shower and restroom spaces, with upgraded plumbing and finishes, reconfigured and upgraded laundry facilities, teacher dorms (relocated from Building B), nurse's station (relocated from Building B) with storage and mechanical spaces.

Modernizations to include: Replacement of doors, windows, demising partitions; replacement of mechanical, electrical and plumbing systems; sprinkler system upgrade and new fire alarm; replacement of all building finishes, roofing, and; ADA compliance upgrades. There is no expansion of the existing building footprint.

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Covered Picnic Structure (to be demolished and replaced by new Fabric Shade Structure (Base Bid) or new Multi-purpose Building (Bid Alternate))

Existing Conditions:

There is currently an approximately 2,300 s.f. Covered Picnic Structure for exterior picnic eating and other various campus activities during inclement weather. This structure is dilapidated and in need of extensive repair.

Proposed upgrades:

Demolish existing Covered Picnic Structure and replace with Fabric Shade Structure (Base Bid) or semi-open Multi-purpose Building (Bid Alternate) as determined through bidding. Either option to accommodate picnic dining and existing campus activities currently held in the existing Covered Picnic Structure. The bid alternate Multi-purpose Building to have lighting and electricity, but otherwise no conditioning or plumbing and is approximately the same dimensions and volume as the existing Covered Picnic Structure but will utilize a series of glazed garage doors to enclose the structure when needed.



Amphitheater (to be renovated)

Existing Conditions:

Amphitheater is currently used as a gathering area for Camp-wide activities and holds up to 220 participants. As it is currently constructed, it is undersized and does not provide the code required minimum 18" width per student, is not accessible and does not provide accessible spaces.

Proposed changes:

Demolish and reconstruct amphitheater in existing location, providing the required seat width and accessibility, as well as step lighting, new landscaping and proper drainage.

New Fire Road

Fire road is to be extended as per requirements of Santa Clara County Fire department to provide coverage of Building L. See site plan for extents.

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Miscellaneous Landscape Elements

New and renovated landscaping to include areas surrounding project scope (Buildings B & L, replacement multipurpose building, amphitheater and fire road) as well as enhanced pre-hike gathering areas adjacent to amphitheater.

Schedule:

- The scope illustrated in this Project Description is intended to be completed as a single project. Any and all other items from previously approved Masterplan & User Permit approvals are not included in this scope and do not currently have a timeline for completion.
- For any and all items in the previously approved Masterplan & User Permit approvals that are in conflict with this proposal of scope, this project take precedence.



Summary:

The improvements are generally described as:

- No change or intensification to currently permitted uses
- Renovate existing dorm building (B) and shower building (L) within existing footprints, no new uses but some uses swapped from one building to the other.
- Replace existing, inaccessible Amphitheater, no intensification of use
- Replace existing Picnic Structure, provide overhead doors to enclose pavilion during inclement weather; no change in function, or intensification of use.
- Add fire access road if and as required by Santa Clara County Fire Department
- Landscaping improvements
- All improvements are proposed as upgrades of existing structures or replacement in kind, no change in character or style of existing.

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Existing Facility Use Narrative::

(2019 Sample)

- Residential outdoor education program (overnight stay, meals provided):
 - M-F, September through June
 - 212 maximum occupancy
 - 2019 Sample: 150 overnight, 20 staff & visitors
 - Use areas: Cabins, Lodge, Meeting Room, Restrooms
- 10-Week environmental day camp (overnight stay, meals provided):
 - M-F July & August
 - 272 maximum occupancy,
 - 2019 Sample: 150 overnight, 30 staff & visitors
 - Use areas: Cabins, Lodge, Meeting Room, Restrooms
- Special Events
 - Overnight education and Day only events, Weekends
 - January through December
 - 30 maximum annually
 - 150 maximum occupancy
 - 2019 Sample:
 - 123 persons average (Overnight education and Day only events)
 - 50 average number cars
 - Users:
 - Education (10)
 - Use areas: Cabins, Lodge, Meeting Room, Restrooms
 - Overnight and day use
 - *90 average occupancy*
 - All meals provided, full kitchen use
 - Santa Clara County Office of Education Meetings (6)
 - Use areas: Lodge, Meeting Room, Restrooms
 - Day Use Only
 - *40 average occupancy*
 - Lunch provided, limited kitchen use
 - Student Organizations & Clubs (6)
 - Use areas: Lodge, Meeting Room, Restrooms



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- Day Use Only
 - *75 average occupancy*
 - Lunch provided, limited kitchen use
- Weddings (3)
 - Use areas: Lodge, Meeting Room, Restrooms
 - Day Use Only
 - *140 average occupancy*
 - Catered, limited kitchen use
- Camp Events/Open House (3)
 - Use areas: Lodge, Meeting Room, Restrooms
 - Day Use Only
 - *100 average occupancy*
 - Lunch provided, limited kitchen use
- Religious (2)
 - Use areas: Lodge, Meeting Room, Restrooms
 - Day Use Only
 - *30 average occupancy*
 - Lunch provided, limited kitchen use



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Regarding 2010 (Current) Use Permit Modification:

Regarding Exhibit A of the 2010 Use Permit Modification, as approved by the planning Commission on October 7, 2010

The previously approved Master Plan and Use Permit Modification (2010) stipulated the scope at the time and a variety of conditions for approval. Some of the work proposed in the 2010 Use Permit modification has been completed, while other items are proposed to be modified as part of the current scope. In an effort to clarify what has been completed versus modifications under the current scope, we've attempted to list the original Conditions of Approval from the 2010 Use Permit, and whether they have been Completed, Removed from Scope, are Proposed as Part of the Current Scope, are part of Request for Modification, or No modification to the 2010 Use Permit.

Where applicable, we have elaborated upon the request for modification.

Consolidated Use Permit Conditions of Approval



1. Project description:
 - a. 2010 Use Permit Project Description: Modification of Use Permit, Architecture and Site Approval and Grading Authorization to modify the approved master plan to renovate and expand an existing outdoor residential educational facility, Walden West Center. Estimated grading quantities are 750 c.y. of cut and 115 c.y. of fill.
 - b. Request for Modification: 66 c.y. of cut and 620 c.y. of fill for a net volume of 554 c.y. of fill
2. Development must take place in accordance with approved plans dated January 29, 2010 for the Use Permit and Architectural and Site Approval modification.
 - a. Request for Modification Design scope modified. See attached drawing exhibits
3. The approval includes the following phases:
 - a. Allow 30 weekend usage of up to 150 people for residential education and/or reception uses per year
 - i. No modification to the 2010 Use Permit
 - b. Increase daily onsite attendance from 212 campers to 272 campers
 - i. No modification to the 2010 Use Permit
 - c. Implement the 2005 approval by construction 4 new buildings, including 3 cabins (Bldg F, K, & M) and multi-purpose building (Bldg B)
 - i. Request for Modification: These building were never built.
 - ii. Request for Modification: Multi-purpose Bldg B, as described and shown in the 2010 approved plans, would have necessitated demolition of the existing dorm building 'B'. In the current scope of work, Building 'B' remains but is modernized (updated electrical, HVAC, fire sprinklers & alarms). Refurbishing Building 'B' negated the need for the new cabins.
 - d. Modification of the approved 2005 master renovation to allow:
 - i. Construction of:
 1. 3,400 s.f. Science Building, Bldg N

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- a. Completed in 2012
- 2. New tent/covered picnic area
 - a. Proposed as part of current scope
- 3. Required parking and bus drop off area
 - a. Request for Modification: Amended as part of this scope to be a combination of permanent and auxiliary/valet parking, see attached drawing exhibits. Bus drop off to remain as is.
- ii. Demolition of:
 - 1. Existing cafeteria
 - a. Completed
 - 2. Existing dining hall building
 - a. Completed
 - 3. Existing dormitory building
 - a. Removed from scope. Dormitory building 'B' is to remain and be refurbished/modernized
 - 4. Existing covered picnic area
 - a. Proposed as part of current scope
- iii. Interior remodel of Building 'L', staff lounge
 - 1. Proposed as part of current scope
- 4. Allowable uses of the subject facility are the following:
 - a. Weekly residential outdoor school program between September 1st and June 30th
 - i. No modification to the 2010 Use Permit
 - b. 10-week environmental day camp between July 1st and August 31st
 - i. No modification to the 2010 Use Permit
 - c. Weekend activities including overnight educational program and / or single day reception used, such as weddings or special events. Total number of education programs and receptions use events shall not exceed 30 events per year. Operation hours for weekend events are between Fridays 4pm and Sunday 4pm
 - i. No modification to the 2010 Use Permit
- 5. Maximum occupancy of the programs
 - a. Residential outdoor education program – 212 people
 - i. No modification to the 2010 Use Permit
 - b. Weekend events – 150 people
 - i. No modification to the 2010 Use Permit, but often significantly less
 - c. Day camp – 272 people
 - i. No modification to the 2010 Use Permit
- 6. No Music, Amplified Music or Amplified Broadcasting is allowed outdoors between 10pm and 7am
 - a. No modification to the 2010 Use Permit

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Regarding Exhibit B of the 2010 Use Permit Modification, as approved by the planning Commission on October 7, 2010:

Consolidated Architecture & Site Approval, Grading Authorization Conditions of Approval

1. Project description:
 - a. 2010 Use Permit Project Description: Modification of Use Permit, Architecture and Site Approval and Grading Authorization to modify the approved master plan to renovate and expand an existing outdoor residential educational facility, Walden West Center. Estimated grading quantities are 750 c.y. of cut and 115 c.y. of fill.
 - b. Request for Modification: Project Description change: 66 c.y. of cut and 620 c.y. of fill for a net volume of 554 c.y. of fill

Planning Office

1. Proposed development and maintenance of the project site shall take place in accordance with approved plans dated January 9, 2010
 - a. Request for Modification: Design has changed and scope has been modified and reduced. See attached plans.
2. Maintain the following setbacks for the construction and maintenance of all buildings associated with the subject approval – Front-30 feet; Side-30 feet; Rear-30 feet
 - a. No modification to the 2010 Use Permit, all work to be at least 400 ft from the property line

Parking

3. A total of 75 parking spaces including a minimum of three (3) handicapped stalls are required. All required parking spaces to be located onsite.
 - a. No modification to the 2010 Use Permit & Proposed as part of current scope;
 - i. 75 parking spaces to be a combination of paved hardscape and unpaved auxiliary/valet parking
 - ii. Handicapped stalls to be included in current scope
4. Provide required handicapped spaces in conformance with the development standards outlined in the Parking Standards – Handicapped section of the County Zoning Ordinance
 - a. No modification to the 2010 Use Permit & Proposed as part of current scope;
5. On-site parking spaces shall be delineated with paint and directional arrows to indicate direction of parking
 - a. Request for Modification: current scope includes more than 75 parking spaces, with 55 permanent parking stalls and 20 special event (valet) parking stalls.
6. Provide and maintain a 4-inch to 6-inch high concrete curb, or similar, between all landscaped areas and automobile traffic to clearly delineate parking spaces. Driveways shall be defined by concrete curb, landscaped area, or other similar means.
 - a. No modification to the 2010 Use Permit & Proposed as part of current scope;



HGHB ARCHITECTS

03/02/22

County Government Center, East Wing 7th Floor
70 West Hedding Street
San Jose, CA 95110

Subject: Walden West Modification
15795 Sanborn Road(APN 517-04-058)
County record PLN2-085

HGHB Architects (HGHB) have revised their improvement plans and submittal documents for the subject project, below are their responses to the original comments. Responses are in **RED** for clarity:
C2G/Civil Consultants Group, Inc. (C2G) has revised the improvement plans for the subject project, below are their responses to the original comments. Responses are in **BLUE** for clarity:

BFS Landscape Architects (BFS) have revised the improvement plans for the subject project, below are their responses to the original comments. Responses are in **GREEN** for clarity:

July 9, 2020

Walden West

c/o Matt Lightner

15795 Sanborn Rd.

Saratoga, CA.

**** SENT VIA EMAIL/US MAIL ****

County Record #: PLN21-085

Subject: Use Permit with Architectural and Site Approval (ASA) for partially enclosed
Multi-Purpose Building, construct Amphitheatre and site improvements

Site Location: 15795 Sanborn Avenue, Saratoga, CA 95020 (APN 517-04-058)

Date Received: April 24, 2020

Dear Mr. Lightner:

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at 15795 Sanborn Avenue, Saratoga is incomplete. For the application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are electronically and must include all requested information along with a completed application



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form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

INCOMPLETE COMMENTS

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item. They represent a specialty or office and can provide details about the requested information.

AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.

PLANNING



Contact Valerie Negrete at (408) 299-5791, valerie.negrete@pln.sccgov.org regarding the following:

1. Acknowledgement and Agreements Form: Please provide documentation that the signatory on this form represents the property owner(s).

Response: Authorization letter from Dr. Dewan (County Superintendant of Schools) designating Stephanie Gomez as property owner representative entitled "SCCOE Authorization Letter." New Acknowledgements and Agreements form has been provided with Ms. Gomez's signature.

2. Plans: Please provide an updated plan set which includes:

a. Site Plan, page C2.1 indicates "revised parking stalls" and "new parking stalls" but there is no respective legend to decipher the details of the stalls.

Response: See revised legend on sheet C2.1.

b. Site grading should indicate the grading quantities in the different sections of the site for clarity.

Response: See added sheet C3.4 for grading analysis plan

c. Sheet C.1 indicates at least three (3) trees to be removed. Please indicate the type of trees proposed for removal. Also note that during environmental review process staff will need an arborist report to document the proposed tree removal and tree protection measures for trees located adjacent to the construction area. Please discuss with staff the report scope.

Response: See sheet C1.1 under demolition key notes for more information on trees to be removed.

d. Sheet C.1 notates a sign to be removed adjacent to the parking lot. Will this sign be replaced and if so, please provide the dimensions and colors of replaced signage.

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Response: Sign will be relocated, not removed, revised on sheet C1.1

e. Fencing and a retaining wall is proposed to be removed. If replaced, provide the location and colors and materials of new fencing.

Response: Fence locations indicated on Landscape Construction Plan, Sheet L-2.0. Fence detail on Sheet L-3.1. Fence materials to be wood and galvanized steel mesh.

3. Project Description: Submit an updated "Project Description", to include the following information:

a. Parking is stated as not to change however this is inconsistent with the site plan. See also Comment 1.

Response: Project Description has been revised to clarify that parking modifications will be included in this project scope, and in compliance with the 2010 Use Permit

b. Item 3.d stipulates there is a request to modify the parking and bus drop off areas. It is not clear what those changes are. Please expand as to what is being changed.

Response: Project Description has been revised to clarify that parking modifications will be included in this project scope, but there will be no changes to the bus drop off area.

4. Grading

Provide the following documents for grading approval:

a. Statement of justification of proposed grading.

Response: Statement of Justification of Proposed Grading now provided and included within Supplementary Docs.

b. Completed Grading Design Standards Forms (Prepared and signed by a registered civil engineer). Clarify how the project minimizes grading according to the County Grading Findings Ordinance Section C12-433 in the Grading Justification Form.

Response: Grading design standards from C2G now provided and included within the Supplementary Docs.

5. Tree Removal: In order to assess impacts to proposed tree removal on-site in the development area, a tree inventory will be required. The inventory must be conducted a licensed arborist and shall tally each tree within the development area along with an assessment of tree health, rationale for the tree rating and discussion of any impacts to trees both during and after construction.

Response: An arborist report has been provided and included within the Supplementary Docs



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6. California Environmental Quality Act (CEQA)

Per the California Environmental Quality Act (CEQA); an Environmental Assessment would be required for the proposed project. The following studies not submitted with this application are required after review of the initial materials has been completed:

a. An Arborist Report is required in order to inventory all protected trees on site. The report must assess any potential impacts to tree health as a result of development and include any conditions or mitigations deemed necessary to lessen impacts to existing trees.

[Response: Arborist Report now provided and included within the Supplementary Docs](#)

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, Darrin.Lee@deh.sccgov.org regarding the following:

7. On revised site plan, locate and show all the onsite wastewater treatment systems (OWTS) serving the Walden West property. For assistance in locating the whereabouts of the property's existing OWTS, contact the Department of Environmental Health to obtain septic system/ OWTS as-built(s). Please follow the provided link and complete the online request form to obtain OWTS as-builts. Upon receipt of the as-builts, accurately overlay the information onto a revised site plan set.
<https://cepascc-ca.nextrequest.com/>

[Response: OWTS onsite shown as a reference on sheet C2.1 overall site plan. See note for as-builts. DEH septic system/OWTS as-builts included in drawing set.](#)

8. Due to the proposed increase in occupancy (20 extra beds), the existing OWTS serving the Building B shall be examined/reviewed for functionality and the ability to accommodate the additional waste water loading. For additional information regarding onsite wastewater treatment systems, OWTS design flows, and sizing requirements, please refer to the County of Santa Clara Onsite Manual. For wastewater flow guidelines, please refer to Table 3-2 of the Onsite Manual.

Note: Existing Building B conditions: 6 camper dorms at 20 beds each, total of 120 beds. Proposed conditions: 3 dorms at 40 beds, plus 20 new beds, total of 140 beds.

[Response: Project poses no increase in occupancy. Between building's B & L, there are currently 152 beds for campers and staff and 138 beds for campers and staff are proposed. Sheet A0.3 has been revised to include chart showing decrease in beds in Buildings B & L.](#)

a) Dispersal fields shall be sized to accommodate peak flows inclusive of (in this case) number of beds and its associated wastewater contribution, food facility/ kitchen, showering facilities, guests/ attendees, and employees/staff. See County of Santa Clara Onsite Manual for wastewater flow/design considerations.



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Response: Additional documentation has been provided clarifying occupancy and water usage to show existing OWTS is adequate for current needs (see Facility Use Narrative in Project Description and existing leech field drawings in Existing Drawings) A chart has also been provided showing monthly water usage as documented from meters for years 2018-2021 water conserving shower use protocols for campers. Based on this information, the mechanical engineer has produced a Septic System Narrative provided as part of the supplementary docs

9. Provide/Clarify the number of persons using attending the Walden West and its facility daily. The numerical count shall include attendees/ visitors, volunteers, staff persons/ employees, and visitors to the rope course.

Response: See Existing Facility Use Narrative Section of the Project Description

10. Provide a list of (special) events held onsite. a) Clarify how often/frequency Walden West allow for visitors to stay overnight; identify the building or buildings used for overnight/ extended stay onsite.

Response: See Existing Facility Use Narrative Section of the Project Description

b) Property website indicates catering events and use of existing kitchen facility and dining. Please provide additional information regarding kitchen rentals, catered events, and use of the existing kitchen(s).

Response: See Existing Facility Use Narrative Section of the Project Description

On the revised site plan, show location of the kitchen facility (or facilities) used for catering and dining events.

Response: Kitchen facility is located in Building A, the Lodge, shown on the siteplan Sheet A0.2, enlarged with occupancy and use information on sheet A0.2.1. Layout and dimensions can be found in the Existing Buildings Drawings.

c) For those utilizing the recreational rope course, where are the restroom facilities for the rope course participants.

Response: Main restroom facility for campers and special events (including the ropes course) can be found in Building L, shown on the siteplan Sheet A0.2, enlarged with occupancy and use information on sheet A0.2.1. Layout and dimensions can be found in the improvements drawings. Additional restrooms are located in the Lodge, Cabins D&E and the Science Center (see Existing Buildings Drawings).

11. Due to the increase in occupancy (Building B) and other ongoing activities, contact the State Water Resources Control Board (SWRCB), Drinking Water Program, Mr. Eric Lacy, to review and



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comment on the existing public water system's ability to accommodate the existing and proposed use. As a resubmittal, provide documentation from SWRCB documenting its conclusion regarding the impacts (if any) resulting from the additional occupancy/users to the existing public water system.

Response: Noted will coordinate with Resources Control Board

Response: Project poses no increase in occupancy. Plans have been revised to include chart showing number of beds does not change between Buildings B & L. An email agreeing that project poses no increase in occupancy was received from SWRCB, but official letter was denied as protocol.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at 408-299-5763, Alex.Goff@sccfd.org regarding the following:

12. Plans to clearly state the size, occupancy type and construction type of each structure. The fire sprinkler and fire hydrant water demand are based off this information.



Response: See revised sheet A0.2.1

13. Supporting documents state fire sprinklers and fire alarm will be a part of the scope, however fire sprinklers are not listed as a deferred submittal.

Response: Fire sprinklers shown on cover sheet as deferred submittal

a) Plans are to list NFPA 13 fire sprinklers as a deferred submittal.

Response: Fire sprinklers shown on cover sheet as deferred submittal

b) Clarify what buildings already have NFPA 13 fire sprinklers and what buildings will have sprinklers installed new.

Response: All buildings on site have sprinklers, Existing and new fire sprinklers for all buildings shown on revised sheet A0.2.1

c) Previous Use Permit required NFPA 13 fire sprinklers for all proposed structures.

Response: No new structures proposed, all buildings have sprinklers

14. Clarify where the water is supplied (water purveyor or a well). Plans are to show above ground water tanks meeting NFPA 1142 and CFMO-W2 if the water demand of the sprinklers and hydrant require a tank.

Response: Water purveyor is the county through a water tank and well provided off site. See as-built plans file no. PC9001C3

a) The water tank is to be listed as a deferred submittal if one is proposed.

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Response: No water tank proposed as part of this scope

b) A fire pump house for a fire pump is to be shown on the plans and listed as a deferred submittal if one is proposed.

Response: No fire pump house is proposed as part of this scope

15. Site Plan to clearly show fire hydrant/s within 400 ft. exterior path of travel to all portions of structure.

Response: Site plan has been revised to show reach of existing fire hydrants to all portions of structures

a) Fire hydrants to be listed as standard or wharf and (N)new or (E)existing. 16. Online maps appear to show a gate crossing fire department access. All gates are to be listed as manual or mechanical.

Response: See Sheet C2.2 for existing hydrant information. See Sheet C2.1 for existing gate information to be mechanical or manual with knox key.

a) All mechanical gates to have a Knox Key Switch installed. This switch is to be labeled as (N)new or (E)existing. 17. Property is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).

Response: See Sheet C2.1 for existing gate information to be mechanical or manual with knox key.

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

Response: Noted

b) Defensible Space to be maintained at all times.

Response: Noted there are no new proposed buildings. Any new structures proposed maintain proper distance away from fire hazards

c) PRC-4290 requirements are to be met.

Response: Noted fire truck turnaround provided meeting both CAL Fire and Santa Clara County fire requirements. See sheets C2.2 and C3.2

LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales at (408) 299 - 5716, Eric.gonzales@pln.sccgov.org regarding the following:

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

Response: See added sheet C3.4 for grading analysis plan



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19. 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: See Sheet C4.1 for disturbed area](#)

20. Identify the limits of the landscape planting for the project. This should include all disturbed areas 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. The landscaping shall be subject to water efficiency requirements depending on the quantity of landscape area.

[Response: Planting areas indicated on Planting Plan, Sheet L-5.0. Summary of Planting Area square footage listed in the "Planting Summary" on sheet L-5.0 and L-2.0. Water Efficient Landscape Worksheet and calculations are shown on the Irrigation Plan, Sheet L-4.1](#)

21. Please provide the disturbed area and impervious area accounting on the plan set.

[Response: See Sheet C4.1 for impervious areas totals and disturbed area](#)

22. Please clearly indicate the areas of paving or other impervious areas that will be created or replaced as a part of this project on the Grading Plan. Use hatching on your grading plans as necessary.

[Response: Hatching provided and differences of replaced or created impervious area provided see sheet C4.1](#)

23. This project is located within the San Francisco Bay Watershed and may include ten thousand square feet or more of new or replacement impervious area. Please provide a completed copy of the Clean Water Program Questionnaire found on the County Clean Water Program website reflecting the installation of the bio-retention areas shown on the plans.

[Response: Clean Water Program Questionnaire now provided see separate document](#)

GEOLOGY

Contact: Jim Baker at 408-299-5774, jimbaker@pln.sccgov.org regarding the following:

24. Submit a Plan Review Letter that confirms the plans conform with the recommendations of the previously reviewed and approved geologic and geotechnical reports.



HGHB ARCHITECTS

As per pre-resubmittal meeting, this comment was for new structures (which are not part of scope) and in case Geotech report was not recent (our Geotech & geohazards report is from 2020). As such, a letter from a geotechnical engineer has not been provided.

Prior to resubmittal, please contact me to schedule an appointment so we can meet and discuss my comments regarding the project. Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. Resubmittals are only accepted by appointment with the assigned project planner. 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 no later than one (1) year from the date of this letter.

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 application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

If you have questions regarding the application, please call (408) 299-5791 or email valerie.negrete@pln.sccgov.org.

Regards,

Valerie Negrete

Senior Planner

cc:

Bharat Singh

Alex Goff, FMO

Eric Gonzales, LDE

Darrin Lee, DEH

July 14, 2020

Walden West
c/o Ken Scates
15795 Sanborn Rd.
Saratoga, CA.

**** SENT VIA EMAIL/US MAIL ****

County Record #: PLN20-040PRE

Subject: Pre-Application for a Use Permit with Architectural and Site Approval (ASA) for partially enclosed Multi-Purpose Building, construct Amphitheatre and site improvements

Site Location: 15795 Sanborn Avenue, Saratoga, CA 95020 (APN 517-04-058)

Date Received: April 24, 2020

Dear Mr. Scates:

This letter summarizes application requirements and preliminary issues associated with a proposed Pre Application for a Modification to a Use Permit with Architectural and Site Approval (ASA) to allow for the retro-fit of an existing shade structure to a multi-purpose building, re-modeling of two boys dormitory buildings, an improved amphitheater area with fire access expansion (extending to pool) and landscaping. The application, if submitted, would be heard by the Planning Commission, and a Planning Commission decision could be appealed to the Board of Supervisors. A Pre-Application meeting regarding the proposed application took place on June 23, 2020. This meeting was attended by Valerie Negrete and Bharat Singh of Planning; Leo Camacho of Roads and Airports; Alex Goff of the Fire Marshall's Office; Eric Gonzales of Land Development Engineering and Ken Scates and Matt Lighter from the applicants team.

<u>Agency</u>	<u>Name</u>	<u>Phone</u>	<u>E-mail</u>
Santa Clara County Planning Division	Valerie Negrete	(408) 299-5791	valerie.negrete@pln.sccgov.org
Fire Marshal's Division	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Land Development Engineering	Eric Gonzalez	(408) 299-5735	Eric.gonzales@pln.sccgov.org

The following comments from each of these subject matter experts will need to be incorporated and/or considered for any future application submittal related Modification to a Use Permit with ASA. Please note that changes in the project description or scope of work could result in new or modified application requirements, and/or issues of concern, which are specific to the project described by the applicant for purposes of this pre-application.

Furthermore, a full analysis or determination of the appropriate California Environmental Quality Act (CEQA) document will not be assessed until a formal application is deemed complete for processing.

PROPOSED PROJECT & ZONING

The project proposes to expand the existing adopted Master Plan for an outdoor residential educational facility (County File No. 952-10P-10G-10A) to allow an enclosed multi-purpose building, amphitheater retro-fitted boys dormitories, fire access expansion and site improvements such as landscaping. The subject property, with a General Plan land use designation of Hillside, and Hillsides- Design Review combining district (HS-sr) zoning. According to Zoning Ordinance § 2.10.030 the land use classification for a School and Camp and Retreat, defined as follows:

Camps & Retreats. (Recreational) Outdoor-oriented recreational, meeting, lodging, and associated facilities which have a low population density, are a low intensity use, and which minimally alter the natural environment. Includes hostels, guest ranches, lodges, and educational and group retreats, but does not include tourist-oriented resorts, or hotels or motels (see Hotels and Motels).

Schools. (Institutional) Facilities for primary or secondary education, including elementary, middle, and high schools. Does not include public school district facilities that meet all criteria for exemption from zoning regulations, pursuant to state law, and does not include uses classified as "Colleges & Vocational Schools."

The submitted project description describes an existing outdoor school originally approved in the late 1960's as an organized overnight camp facility as the primary use on the property. Modifications to this use started in the early 1980's and continued until 2010, with a Master Plan approval. The subject request is for a modification to existing structures to include:

- 1) Building B: Addition of one (1) new 20-bed dormitory (relocated from Bldg L.);
New volunteers lounge;
Interior and exterior work;
- 2) Building L: Addition of one (1) nurse station (relocated from Bldg. B);
New teacher dormitory (relocated from Bldg. B);
Interior and exterior work;
- 3) Replace Open Picnic area to partially enclosed Multi-purpose structure;
- 4) Make improvements to open Amphitheatre area;
- 5) Extension of fire access to rear of pool area, disturbing approximately 11,000 sq.ft.;
- 6) Landscape improvements of approximately 9,200 sq.ft.;
- 7) Grading of 130 cubic yards.

Surrounding Land Uses

Surrounding parcels include a County Park and youth hostel. The current means of access to the property is via Sanborn Road, a County maintained road.

AN APPOINTMENT IS REQUIRED FOR A SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.

PLANNING

Contact Valerie Negrete at (408) 299-5791, valerie.negrete@pln.sccgov.org regarding the following:

Policies (General Plan)

1. County's General Plan policies for Hillside, HS-sr will apply to this project as it speaks to the preservation of hillside lands, included as Attachment A for reference.

Findings (Use Permit with ASA and G/GA)

2. The Planning Commission may grant a Use Permit Modification with ASA and Grading/Grading Approval application if all applicable findings listed in Attachments B, C, and D can successfully be made.

In order to meet these findings, the project must conform with the General Plan, Zoning Ordinance and all other Santa Clara County guidelines and standards. Additionally, the project must not be significantly detrimental to the site's natural setting, must conform to the surrounding neighborhood, and must include safe and adequate access for fire and emergency vehicles (access necessary by the fire marshal).

As proposed in the Pre-Application submittal, the project appears to be consistent with General Plan policies (see Attachment A), Use Permit findings (Attachment B), Architecture and Site Approval (see Attachment C) and County Grading Ordinance findings (see Attachment D), and the [County of Santa Clara Guidelines for Grading and Hillside Development](#). (see www.sccplanning.org). Further review of said details will be conducted once an official application is made.

Application Submittal Requirements

3. When submitting a Use Permit with ASA and GA/A application, provide documentation that describes and shows all proposed site improvements. Please see the County website for application materials required for the [Use Permit](#) with [ASA](#) and [GA/A](#) submittal. Other materials not included in the checklists but appear to be necessary to analyze the application are listed below:

- All on-site parking. Parking standards and requirements can be found in Table 4.30-2 of the County Zoning Ordinance, [Section 4.30](#). Submit a site plan that indicates the required parking that meets the minimum requirements per this section and identifies parking for events. Include aisle width, dimensions and space numbering to demonstrate compliance with the parking provisions. Note, conditions of approval require 75 parking spaces (File No. 952-10P-10A-10G, Condition 3 of ASA Conditions of Approval)
 - **RESPONSE: See Civil Engineering Sheet C2.1: Site Improvement Plan; Plan shows hardscape, temporary and valet parking. Walden West Outdoor Science School and Day Camp- Traffic & Transportation Documentation.pdf makes argument that 75 permanent parking spaces are not needed at this site.**
- Floor plans for existing and proposed buildings must clearly identify use areas and spaces.
 - **RESPONSE: See Architectural Sheet A0.2.1: Site Improvements Plan Occupancy & Use**
- Elevations of amphitheater area shall provide sufficient detail to decipher all proposed improvements.
 - **RESPONSE: See Landscaping Sheet L-3.4: Construction Details**

- Proposed landscape plans shall quantify existing and proposed landscaping with all landscaping features. Square footage of new and rehabilitated landscaping shall be included.
 - **RESPONSE: See Civil Engineering Sheet C3.1: Grading Plan, and Landscape Architect Sheet L-2.0: Construction Plan**
- Level 2 Early Notification Outreach, which will require noticing to immediate neighbors and a sign posted onsite as described on the County [website](#).
 - **RESPONSE: Noted and understood.**

Environmental Review

4. Per the California Environmental Quality Act (CEQA); an Environmental Assessment may be required for the proposed project. The following studies may be required to address potential environmental impacts. Additional studies may be required after a review of the submitted application.
- An updated Historical report assessing the scope of work proposed. The report shall disclose whether or not the proposed improvements would impact any local, state or national historic resources.
 - **RESPONSE: See Historic Report titled: SCCOE - Walden West Updated Historic Eval 2021.pdf**
 - An updated Noise report odor to analyze any changes to noise levels as a result of changes to the amphitheater area with a new “back-drop” proposed to improve acoustics and outdoor sound.
 - **RESPONSE: Not Applicable, new “back-drop” has been eliminated from scope**
 - Any new lighting will require a photometric lighting plan to determine the amount of lighting proposed and to ensure that lighting does not spill over the property line.
 - **RESPONSE: See Photometric plan titled: “Walden West Exterior Photometric_01.15.21.pdf**
 - Traffic Assessment. Please see comment 29 for details.
 - **RESPONSE: See Walden West Outdoor Science School and Day Camp- Traffic & Transportation Documentation.pdf; note that this project proposes no change in use or occupancy**

Fees

5. Minimum current planning fees for processing of the land use applications are as follows:
- | | |
|--|-------------|
| a) Standard Use Permit with ASA (major modification) | \$14,227.97 |
| b) Petition for Exemption | \$ 531.48 |

Note that these are utilized on a staff time and material cost basis, and after these initial fees are exhausted, the owner is invoiced the staff costs.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, Darrin.Lee@deh.sccgov.org regarding the following:

Modernization of Building B

6. On a revised site plan, locate and show existing onsite wastewater treatment system (OWTS) serving this building.
- **RESPONSE: See Sanitary Sewer Plan in WW_Drawings ASA Packet**

7. Pump and Inspect septic tank and conduct a 30-minute water test on existing OWTS; provide inspection and pumper's report.

- **RESPONSE: See Inspection and pumper's report titled: Aaron's Septic Inspection 11-18-19.pdf**

8. Floor plans depict a dormitory style living quarters with individual beds (for student/guest).

a) Will there be an increase in the number of occupants, existing versus remodel?

- **RESPONSE: No, number of occupants will remain the same, existing versus remodel**

b) To quantify/verify the existing OWTS is appropriately sized for the use, provide wastewater calculations based upon peak flows as part of the submittal to the County. For wastewater design/ loading, please refer to County of Santa Clara Onsite Manual at

[https://www.sccgov.org/sites/cpd/programs/LU/Documents/LU Onsite Systems Manual.pdf](https://www.sccgov.org/sites/cpd/programs/LU/Documents/LU_Onsite_Systems_Manual.pdf)

- **RESPONSE: Walden West Septic System Narrative, as part of this document**

9. Floor plans illustrates a Student Store within Building B. Please clarify – what is being offered or sold? Retailing of food requires a permit from the Department of Environmental Health.

- **RESPONSE: See Architectural Sheet A2.2.1; keynote #26**

Modernization of Building L

10. On revised site plan, locate and show existing onsite wastewater treatment system (OWTS) serving this building.

- **RESPONSE: See Sanitary Sewer Plan in WW_Drawings ASA Packet**

11. Pump and Inspect septic tank and conduct a 30-minute water test on existing OWTS; provide inspection and pumper's report.

- **RESPONSE: See Inspection and pumper's report titled: Aaron's Septic Inspection 11-18-19.pdf**

12. Floor plans depicts living quarters (teacher dorms) and public showering facilities for male and female guests.

a) To quantify/verify the existing OWTS is appropriately sized for the use, provide wastewater calculations based upon peak flows as part of the submittal to the County. For wastewater design/ loading, please refer to County of Santa Clara Onsite Manual at

[https://www.sccgov.org/sites/cpd/programs/LU/Documents/LU Onsite Systems Manual.pdf](https://www.sccgov.org/sites/cpd/programs/LU/Documents/LU_Onsite_Systems_Manual.pdf)

- **RESPONSE: Walden West Septic System Narrative, as part of this document**

b) Wastewater calculations to include/ consider showering facilities and teacher living quarters.

- **RESPONSE: Walden West Septic System Narrative, as part of this document**

New Multi-Purpose Room "M"

13. Floor plan depicts an open floor with no plumbing fixtures.

- **RESPONSE: This is correct**

Water

14. Provide proof of permit from CA State Board of Water Control Board, Division of Drinking Water to operate existing water well as a 'public water system'.

- **RESPONSE: See Proof of Permit titled: Walden West Water Permit 1996.pdf**

- a) For the proposed modernization, obtain a clearance letter from the Board stating that the continued use of well is acceptable.
- **RESPONSE: *Through conversations with Rory Klinger and Eric Lacy of the California State Water Board, it was explained that this project proposes no change in use or occupancy as these are onsite improvements without expansion. DDW has no further comment, per this email exchange, but would not issue a "clearance letter" as such. The email chain in question can be supplied if requested.***

FIRE MARSHAL'S OFFICE

Contact Alex Goff at 408-299-5763, Alex.Goff@sccfd.org regarding the following:

15. Plans to state access will be made of an "all weather" material capable of holding 75,000 pounds.
- **RESPONSE: *Civil Engineering Sheet C2.1, Fire Access Road Note #2***
16. Fire department access will be reviewed with South County Fire for compliance with PRC4290 requirements.
- **RESPONSE: *Noted & understood***
17. Fire hydrant flow data meeting CFMO-W2 will be needed at Building Permit submittal.
- **RESPONSE: *Noted, Fire Hydrant Flow has been conducted and results are shown on Civil Engineering sheet C2.1. Fire Hydrant Flow Data will be included with Building Permit submittal.***

LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales at (408) 299 - 5716, Eric.gonzales@pln.sccgov.org regarding the following:

18. This proposal is located within property/lands owned and operated by the Santa Clara County Office of Education (applicant). As such, other County agencies are typically exempt from obtaining a Land Development Engineering (LDE) permit as this is an inter-agency project. The applicant is still required to comply with State-mandated stormwater treatment regulation measures complying with the latest NPDES Permit Standards, as more particularly stated under Provision C.3. The applicant shall provide a written letter, prior to Planning approval, stating that they intend to comply with such regulations by obtaining their own certification. The certification needs to come from a registered professional engineer. As an alternative, the applicant can also apply through LDE and obtain a separate C.3 stormwater permit prior to building permit issuance.
- **RESPONSE: *Noted & understood***
19. Submit preliminary grading and drainage (preliminary) plans with clearly identifying property boundaries, site location map, and surrounding roads noted as County Maintained or Privately Maintained roads. The preliminary plans shall be reviewed and approved during the entitlement (Planning) process. A topographic survey with all naturally occurring environmental features, including but not limited to: creeks, swales, channels, faults, floodplains, and all easements up to fifty feet (50') beyond the limits of the proposed development, as well as all proposed site improvements, shall be submitted.
- **RESPONSE: *Topographic survey included with Civil Engineering plan set (Sheets C3.1 & C4.1)***
20. Provide a table breakdown of the earthwork quantities in cubic yards resulting from the proposed work on the preliminary plans. In addition, provide a table breakdown of the existing

and proposed impervious surface area resulting from the project. A grading or drainage permit may be required. Should the project not meet the exceptions to the Santa Clara County Grading Ordinance, apply to the Planning Office for Conditions of Approval and obtain grading approval during the entitlement Process.

- **RESPONSE: See Civil Engineering sheets C3.1 & C4.1**

21. Preliminary plans shall clearly identify how the property drains. A topographic survey shall also identify property drainage, and uninterrupted flow of water in swales, channels and along the driveway, parking lot and access roads. The drainage plan shall demonstrate the following:

- a) The site can be adequately drained,
- b) The development of the site will not cause problems to nearby properties,
- c) The site is not subject to significant damage from the one-percent flood, and
- d) 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: See Civil Engineering Sheet C4.1: Storm Water Management Plan**

Stormwater Treatment:

22. This project may disturb one acre (43,560 square feet) or greater of land area. Provide a calculation on the preliminary plans showing the final area disturbed with this project. Applicant shall comply with the State's General Stormwater Construction Permit, Provision C.6, and obtain State Water Board approval if their project disturbs more than one acre of land.

- **RESPONSE: See Civil Engineering Sheet C4.1: Storm Water Management Plan**

23. This project is located within the San Francisco Bay Watershed. Per Section B11.5-19 of the County Nonpoint Source Ordinance and per the Santa Clara County Clean Water Program, fill out and submit the "C.3 Questionnaire For Projects Located Within The San Francisco Bay Watershed". This shall be provided with preliminary plans.

Improvements (Access Roads not to be County-Maintained):

- **RESPONSE: C3 Questionnaire has been completed and is included in this submittal. See Document titled: Stormwater_CWP_Questionnaire_NC.pdf**

24. Provide a plan and profile of the proposed privately maintained access road on the preliminary plans. Typical standard details of the driveway/access road, including but not limited to, drainage and any retaining walls as needed are to be included.

- **RESPONSE: See Civil Engineering Sheets C2.2 and C3.2 for plan of privately maintained access road. See Sheet C3.3 for profile of Access Road**

25. The proposed project's privately maintained access road must comply with County Standard SD1.

- **RESPONSE: Noted**

26. The requested improvement plans must include all improvements required to meet accessibility standards of the Building Inspection Office.

- **RESPONSE: Accessible route and parking stalls have been provided, see Civil Engineering plans**

Grading:

27. Preliminary plan sheets shall include earthwork sections and calculations. A grading permit may or may not be required, however the quantity and location of material shall be identified.

- **RESPONSE: See Civil Engineering Sheet C3.1 for earthwork calculations, and Sheet C3.3 for grading sections**

ROADS AND AIRPORTS

Contact Leo Camacho at 408-299-5780, Leo.Camacho@rda.sccgov.org regarding the following:

28. Site plans should clearly show all roads and access points clearly labeled as private or County maintained. Sandborn Road is a County maintained roadway.

- **RESPONSE: See Civil Engineering Sheet C2.1 showing entire site with points of access with private and county roads identified**

29. Driveway approaches on County maintained roads will be required to be designed to a minimum County Standard B/5.

- **RESPONSE: See Civil Engineering Sheet C2.1 for note stating the driveway must meet B/5 Standard Detail**

30. A detailed project description and trip generation study/report will be required to assess the level of traffic impact to the County roadway system by the proposed project. A traffic study prepared by a licensed civil/traffic engineer may be required as result of this study.

- **RESPONSE: See Walden West Outdoor Science School and Day Camp- Traffic & Transportation Documentation.pdf**

31. Identify any removal of trees or vegetation and/or other obstructions within the right-of-way necessary to provide adequate line-of-sight at the driveway approach.

- **RESPONSE: No applicable, removal of trees or vegetation not necessary to provide adequate line of site at the driveway approach**

32. An encroachment permit with Roads and Airports Department is required for any work within County road right of way, such as, but not limited to, the installation of the driveway approach, frontage improvements, tree removal, proposed landscaping, sanitary, storm, water, gas, electric and telecommunication line, etc.

- **RESPONSE: Not applicable, there is no work in scope within County Road right of way**

33. Preliminary Improvements plans must clearly indicate, existing and proposed site conditions within the ROW, including but not limited to, edge of pavement, existing ROW line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.

- **RESPONSE: See Civil Engineering Sheet C2.2 for Site Improvement Plan**

34. Preliminary site development/drainage plans shall clearly identify how the property drains. The topographic survey shall also identify property drainage, and uninterrupted flow of water in swales, channels and along the driveway. The drainage plan and drainage calculations shall demonstrate that any post-development runoff onto County Road ROW is equal or less than pre-development runoff and shall not cause a hazard or public nuisance.

- **RESPONSE: See Civil Engineering Sheet C4.1 for topographic plan, property drainage plan and diagram**

35. All the following standards shall be consistent with Roads and Airports Department's Standard Details and Standard Specifications. Copies of these details are available at the following web site: <http://www.countyroads.org>

- **RESPONSE: Noted**

Any future application submittals must address all comments listed above. If you have any questions or other concerns, please call me at 408-299-5791, or contact me at valerie.negrete@pln.sccgov.org.

Sincerely,
Valerie Negrete
Planner