

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

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San Jose, CA 95110

Phone: (408) 299-5700

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November 15, 2023

Edgar Enrique Cauich Zermeno

702 Cannery Place

San Jose, CA 95112

Email: ecauchz@gmail.com

***VIA EMAIL ONLY ***

FILE NUMBER: PLN21-148
SUBJECT: Building Site Approval with Grading Approval
SITE LOCATION: 22045 Old Santa Cruz Highway, Los Gatos (APN: 558-08-147)
DATE RECEIVED: August 26, 2021

Dear Mr. Zermeno:

Your application for Building Site Approval, and Grading Approval is **incomplete**. In order for the application process to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made by electronic submittal 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 Office 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, please call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CONTACT ME AT (408) 299-5706, ROBERT.CAIN@PLN.SCCGOV.ORG, TO
SCHEDULE A RESUBMITTAL REVIEW APPOINTMENT.**

PLANNING

Contact Robert Cain at (408) 299-5706/ Robert.Cain@pln.sccgov.org for information regarding the following items:

1. As previously requested, please provide the following information: The average slope calculation for the development area, calculated and stamped by a licensed land surveyor or registered civil engineer. The sheet provided appears to include more than the development area. Pursuant to [Section C12-350.3](#), "the average slope of the proposed **development area** shall be calculated by a licensed land surveyor or registered civil engineer." [Section C12-350.2](#) defines the development area as "the area delineated for

the location of a primary residence, including any and all residential accessory structures, secondary dwellings, tennis courts, swimming pools, decks, patios and similar accessory uses, onsite wastewater treatment and disposal systems, road and driveway access improvements, including turnouts, turnarounds, and parking areas, with an additional 25 feet of area immediately surrounding all such component features, as delineated on project site plan."

2. Should the development area have an average slope of greater than 30%, additional requirements will be triggered pursuant to the County Ordinance, including a public hearing with Zoning Administration.

LAND DEVELOPMENT ENGINEERING

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

1. Please provide earthwork calculations of the earthwork quantities shown on the plans. The grading quantities appear to be underestimated for the entirety of the project.
2. Please provide an updated table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project. Identify the grading quantities for the main driveway and retaining walls, the common turnaround cul-de-sac, house, detention basin, and dirt/gravel road areas at a minimum. The contour grading for all the grading required for the development must be shown on the plans.
3. Please provide a table of the estimated impervious areas that are created as a part of the development. The different surface types and/or the different bodies of work may be clarified and identified for clarity. The net change in impervious areas shall be clearly stated on the plans.
4. Please show the revised 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.
5. Please clarify the 20' easement passing through the parcel being developed and serving the parcel to the north. There appear to be some easement lines frozen from the printout. The easement appears to be shown on the other plans, but not the easement plan. Note the recorded document number for the easement. Is it for item 1 but just frozen on the printout?
6. Clarify the profile view of the proposed driveway and gravel/dirt access. Please delete any reference to a future road. The profile should simply show the grade of the existing ground and the proposed driveway profile grade. Clearly identify the shaded area on the profile. What is happening with the vertical separation at station 12+60? What are the other lines between station 11+20 and 12+60? Walls? If so, clearly identify the wall profiles.

7. Clarify the grading for the pro-rata share improvement proposal to construct the fire turnaround within the cul-de-sac bulb to be dedicated. The notes show that there is to be a 5% maximum slope, but the grades indicate an average slope of 11%+ within the limits of the turnaround as calculated in the east-west direction. Please provide further grading details demonstrating that the fire turnaround is a 5% maximum slope in any direction.
8. Clarify the drainage design shown on the plans.
 - a. The storm drain lines and catch basins in the westerly and northerly side of the structure appear to be placed in random locations. The TG of the CB adjacent to the house appears to be mid elevation between the basement and the garage elevation. The TG elevation in the turnaround likely needs to be adjusted to collect drainage properly and properly fit into the grading for the turnaround. It is also unclear how the grading will drain runoff to the catch basin near the 68" Douglas fir tree to be removed. Please verify their locations and grades of the TG elevations.
 - b. The drainage runoff from the house and the driveway discharges to the hillside and doesn't appear to be detained in any fashion. That drainage will likely sheet flow over the property and dissipate over the neighboring property. Provide a preliminary drainage calculation that demonstrates that the increased runoff flow from the house and the driveway doesn't increase the peak runoff and will not require detention. Otherwise, please show how that peak runoff increase will be otherwise be mitigated.
 - c. Clearly demonstrate how the runoff will be captured from the proposed driveway and access path and routed to the detention basin as necessary.
 - d. The erosion control plan indicates that there will be grading for a possible detention basin, but the Grading and Drainage plan omits the improvement. There also appears to be a rock rip rap swale leading to the pond for some run-on drainage, but the grading improvements for the swale leading to the pond are also omitted. Add the additional grading and drainage sheet to show the improvements as necessary.
9. Clearly identify the shaded areas on the plans. The shading suggests the shaded areas to possibly be paved, but there appear to be different surfaces all within the shaded areas.
 - a. Provide a clarification as to where the driveway will be concrete, and where it will transition to gravel for the access. Some sections indicate concrete while others indicate asphalt.
 - b. The plans indicate a 6' gravel access for septic but then conflict indicating an end of a dirt road. The section details indicate that area to be PCC surface. These conflicts must be clarified to properly evaluate the proposal.
 - c. The shaded area extends between the proposed driveway and fire turnaround in the cul-de-sac bulb dedication, covering up the wharf hydrant. If the pavement is

to cover this area, please provide additional grading details as there appears to be an approximate 5' grade separation in this area.

10. Provide shoulders to support the driveway widening, and the fire turnaround locations where the pavement is in a fill condition.
11. Please provide a taper of the pavement to meet up with the required driveway turnaround at approximate station 11+90 to conform area required for the turnaround. Part of the turnaround appears to be in conflict with a proposed retaining wall.
12. Clarify the section details provided on Sheet C4.0. Three section details are shown, but there are no section lines shown on the plan sheets. The grades do not appear to correspond to the plans provided. Two sections at a minimum, through each direction of the structure, should be provided to provide a rough idea of the grading should be provided. The limits of the setback with respect the house and basement foundation should be shown on the section detail.
13. There appears to be a 1.75' grade separation at the garage as indicated on sheet C4.1 where the entrance to the parage is shown to be 335.5 and the FF is 337.25. Please verify the grading as necessary while maintaining the required maximum grade for fire turnarounds of 5% max.
14. The section details for the access indicate a significant amount of grading especially from station 12+00 through 13+00. The proposed grading needs to be reflected on the Plan and Profile (C4.1) and Grading plans (C2.2) accordingly. Contour grading is required for the submittal.
15. The call outs for walls on the right side of the driveway around the turnaround area from station 10+60 to station 11+20 indicate that there is a wall, but the walls are not shown on the plans for the entirety of the length. This conflict must be clarified.
16. There are call outs for top and bottom of wall elevations on the left side of the driveway beginning at 10+86 and continuing on, going through the fire turnaround and down through the open area but no walls are shown. This conflict must be clarified. Is a wall still required for the grading?
17. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. The lower wall only has top of wall elevations at the ends and a height specified at just one end. This is not sufficient to demonstrate the height of the retaining wall system. A top and bottom of wall elevation should be provided midway of both top and bottom of walls at a minimum. Please provide a cross section of the grading, including the proposed wall, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance through the area of the revised turnaround.
18. Submit a completed San Francisco Bay Watershed Questionnaire (MRP 3.0). Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
19. Provide the surveyor's reference for the survey performed to establish the property lines shown on the plans per State requirements. The boundary survey shall be referenced on

the plans noting the licensed land surveyor who established the property lines and performed the survey.

FIRE MARSHAL

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

20. Ensure all sheets are to scale. Sheet C2.2 states 1"=30', however measurements taken on the plans appear to show a different scale.
21. Plans are to label and show fire department turnaround dimensions/outline meeting CFMO-SD16. During in-person meetings, it was stated that a turnaround is proposed at the house (near the hydrant). The plans appear to show a widened section of driveway at this location, but the plans don't label this as a fire department turnaround.
 - a) Ensure the 30 ft. entry to the turnaround is shown with a minimum drivable width of 18 ft.
22. Wharf hydrant to be located at a fire department turnout, turnaround or 20 ft. drivable width road. The width on sheet C2.2 appears to be less than 20 ft.
23. Plans are to state the size and use of water tanks per CFMO-W1, and CFMO-W5.

ENVIRONMENTAL HEALTH

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

21. To the Department of Environmental Health, submit site plan showing locations for all percolation test holes and soil profiles. Graphically show an onsite wastewater treatment system (OWTS)/ dispersal field sized sufficiently to accommodate proposed development. Note: OWTS dispersal field shall incorporate at least 4 passing percolation test holes. Current site plan does not show all percolation test holes. Current plan shows septic leach field within area of failed percolation test holes.

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Building Site Approval and Grading Approval application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific

application types. "Fixed fee" applications do not require any additional fees to 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.

If you have questions regarding the application, please contact (408) 299-5706 or robert.cain@pln.sccgov.org.

Sincerely,

Robert Salisbury for Robert Cain

Robert Cain
Senior Planner