



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS | LAND SURVEYORS

Job #: 2211012 CI

Address: 13115 Uvas Road

Plan Check Received: 03-04-22

Plan Check Response: 03-14-22

From: County of Santa Clara - Department of Planning and Development

By: KBC

#

Comment

Response

**Planning Office**

**Lot Legality**

1

The submitted current Grant Deed does not provide adequate information for staff to determine lot legality. Please provide one of the following items.  
a. The grant deed that was in effect on June 25, 1969, and the deed showing the first transfer of title after June 25, 1969.  
b. Record of survey with a certification by the Clerk of the Board of Supervisors, which matches the legal description on the current deed.  
Lot Legality handout can be accessed via the link below:  
DeedLotLegality.pdf (windows.net)

Response by others. See Arch Response.

**Riparian Setback**

2

As Uvas Creek is a Category 1 Stream in the Santa Clara County Habitat Plan, the required riparian setback is 150 feet measured from the top of bank or 35 feet beyond the riparian edge, whichever is greater. Please identify the required 150-foot riparian setback measured from the top of bank to be consistent with the submitted HCP Land Cover Exhibit. The proposed swimming pool and water tanks (permanent impacts) shall be located outside the required riparian setbacks.

The 150 feet Riparian Setback from Top of Bank has been added. See sheets C-2.4 and C-2.5.

3

Please update the HCP Land Cover Exhibit to locate all the permanent impacts outside the required riparian setback.

HCP Land Cover Exhibit has been updated to show all permanent impacts outside the required riparian setback. See Land Cover Exhibit.

**Building Height**

4

Please provide the building height measured from the grade to the roof ridge on the elevation drawings.

Building height dimensions have been added to the front and right side elevations at sheet A-3 and the rear and left side elevations at sheet A-4.

**Existing Building**

5

Please clarify the existing building and carport within the riparian setback are proposed to be demolished or legalized. It appears these structures were constructed without permits and staff might not be able to support legalizing them.

Existing building and carport within the riparian setback are proposed to be demolished. See sheet C-2.4.

**Land Development Engineering**

6

Preliminary grading plans provide for land use review and determination of conditions of approval prior to the review of final plans and issuance of a grading permit. Precise design is not required for preliminary grading plans. A grading permit will not be issued based solely on preliminary plans. The plans shall comply with the following requirements from County Ordinance Section C12-424:

Preliminary Grading Plans have been updated to comply with the County Ordinance Section C12-424.

<b>a</b>	The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, appropriately labeled and dimensioned. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.	A copy of the preliminary title report and a statement from the owner will be provided.
<b>b</b>	Typical cross-sections (at least two sections) of all graded areas, existing and proposed widths and maximum cuts and fills at intervals not exceeding 500 feet. The cross-sections shall depict topographic conditions not less than 25 feet beyond the daylight lines and the future rights-of-way. Show the vertical dimensions of cuts and fills on each section. Clearly label the cross sections shown on Sheet C-3.1 on the overall site plan, Sheet C-1.2.	Cross sections have been provided on sheet C-3.1. The cross sections have been clearly labeled on sheet C-3.0.
<b>c</b>	Provide a cross section of the proposed retaining walls and clearly show the height from top of wall to bottom of footing.	Retaining wall typical cross section has been provided. See sheet C-1.1. Wall heights have been shown. See sheet C-2.0 and C-2.1.
<b>d</b>	Location of known landslides, fault zones, liquefaction zones and other soil or geologic hazard areas.	Locations of any known geologic hazard areas have been presented. See topographical survey and soils report.
<b>e</b>	Location, width, direction of flow of swales, creeks, drainage channels, ponds or other bodies of water, and location of high banks of any watercourses. Label any known setback from Uvas Creek top of bank and clearly show on the plans.	A 150' setback from the top of bank of Uvas creek has been shown. See sheet C-2.4 and C-2.5.
<b>f</b>	Boundaries of any floodplain or floodway areas within the Federal Emergency Management Agency's Flood Hazard Zones and any existing and/or proposed flood control facilities. If entire parcel is in FEMA Flood Zone AE, add an additional note to that effect. Show the BFE on the cross section(s) in relation to the crawlspace so that LDE staff can evaluate whether there is any requirements from ordinance. Explain the purpose of the crawlspace in your response letter. County records indicate more than one flood zone within this parcel.	BFE of 365 and the locations of Zone A and AE have been added to the cross section. See sheet C-3.1. BFE has been added to the cross sections at sheet A-5, the purpose of the crawlspace is to elevate the building finish floor elevation to 2 feet above the BFE.
<b>g</b>	Proposed planting and/or seeding for the area affected by the proposed grading. Show preliminary landscaping for the site.	Response by others. See Arch Response.
<b>h</b>	Location, type, size and drip line of all trees with a trunk diameter of 12 inches or more, measured at a point four and five-tenths feet above average ground level, within the development area or where the drip line of the tree is disturbed or affected by the proposed grading. Provide separate table showing existing and proposed trees.	Drip line of trees have been provided and are estimated (locations and extents) based on Google Earth. It is to be verified prior to construction. See sheets C-1.2, C-2.0, C-2.1, C-2.2, C-2.3, C-2.4, and C-2.5.
<b>i</b>	Provide a table of the estimated impervious areas (describing each facility) that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.	Table of estimated impervious areas have been provided. See sheet C-1.1.
<b>j</b>	Provide the 20' ROW easement denoted as Parcel 2. What is the plan for the proposed hammerhead on Parcel 1? Will a separate easement be required? Is Parcel 3 the only property that benefits from the easement? Make the property lines darker on Sheet C-1.1.	Property lines have been updated to be darker. See sheet C-1.1.
<b>k</b>	Submit a revised Central Coast Watershed Questionnaire. Fill out question 7a as this is critical to determine whether a separate O&M Agreement will be required. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures on the plans.	Central Coast Watershed Questionnaire has been updated.

I	Provide a separate cross section for the driveway within the 20' ROW easement and show width and depth of AC, concrete, and/or AB of existing driveway. Driveway shall conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office/CalFire, whichever is greater.	Driveway has been updated to conform to County Standard Detail SD5. See Sheet C-2.0 and C-2.1.
<b>Fire Marshal Office</b>		
7	All sheets are to be identifiable with different sheet numbers. An example is the first 2 sheets are both labeled as Cover without having a number attached.	The duplicate cover sheet has been eliminated and the sheet "cover" has been revised to "A-0", also revised sheet index at sheet A-0.
8	The 2nd sheet labeled Cover states fire sprinklers are to be determined. Fire sprinklers will be required and are to be shown as a deferred submittal on the Cover Page.	Project data notes at sheet A-0 have been revised to indicate fire sprinklers required, also revised "deferred submittal" note 1, at general notes sheet A-0.
9	Site Plan (C-1.2) shows a gate crossing the driveway. All gates are to meet CFMO-A3. Below are some items that are to be clarified.	Gate is shown to meet CFMO-A3 Standard. See sheet C-2.0.
a	Gate to be labeled as manual or mechanical. All mechanical gates are to have a Knox Key Switch shown as (N)new or (E)existing.	Knox Box has been proposed outside of the gate along the driveway. See sheet C-2.0.
b	Gates are to be located a minimum of 30 ft. from the road. The road is to be more clearly identified as a measurement can't be taken at this time.	Gate is 30 feet from the road. Gate has a width of 15 feet. See sheet C-2.0.
10	Clarify drivable width of driveway. The minimum drivable width of the driveway is to be 12 ft. and a 3 ft. shoulder per CFMO-A1.	A 15 ft. asphalt driveway has been proposed. See sheet C-2.0 and C-2.1.
11	Per PRC-4290, driveways greater than 150 ft. in length but shorter than 800 ft. are to have a fire department turnout near the midway point.	A fire department turnaround has been provided along the driveway. See sheet C-2.0 and C-2.1.
12	Plans are to show a fire department turnaround meeting CFMO-SD16.	A fire department turnaround has been provided along the driveway. See sheet C-2.0 and C-2.1.
13	Driveway to be made of an "all weather" material capable of holding 75,000 pounds. Plans are to state this will be met.	Driveway has been stated to be made of all weather pavement and capable of holding 75,000 pounds per County Standard. See sheet C-2.0 and C-2.1.
14	Plans show (N)2-5,000 gallon water tanks. All tanks are to be labeled stating what they serve. An example is 2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for fire sprinkler/domestic water.	Plans have been updated to state what the tanks are serving. See sheets C-2.3 and C-2.5.
a	Water tank amounts to be meet CFMO-W1 and locations to meet CFMO-W5.	Water tank amounts have been stated to be per County Standards CFMO-W1 and CFMO-W5. See sheet C-2.3.
15	Plans appear to show a (N)wharf hydrant, this hydrant is to be placed per CFMO-W4. Some requirements include-	Proposed wharf hydrant has been stated to be installed per County Standard CFMO-W4. See sheet C-2.1
a	Being placed within 2-8 ft. of drivable surface.	Wharf hydrant has been placed 8' from drivable surface. See sheet C-2.1.
b	Being located at a fire department turnout, turnaround or 20 ft. drivable width.	Wharf hydrant has been placed 8' from the fire turnaround. See sheet C-2.1.
16	Property is located in the State Response Area (SRA) and the Wildland Urban Interface (WUI).	General "fire hazard notes" added to face of plan sheet A-0, construction drawings sheets revised for chapter 7A requirements.
a	Project to meet Chapter 7A of the CBC.	Noted.
b	Project to meet PRC-4290.	Noted.

Calfire		
<p>17</p>	<p>Driveway and Road Surfaces: Ensure driveway is constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6") per §1273.01. Ensure driveway is designed to maintain at least 40,000 pounds per § 1273.02.</p> <p>Article 2 Emergency Access and Egress</p> <p>§ 1273.00. Intent Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.</p> <p>§ 1273.01. Width.</p> <p>(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.</p> <p>(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.</p> <p>(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than one (1) residential unit.</p>	<p>Proposed driveway has a width of 15 ft. See sheet C-2.0 and C-2.1.</p>
<p>18</p>	<p>Turnaround and Turnout on driveway: Driveway appears to be about 400 feet long and would require a turnout near midpoint. Driveways over 300 feet in length shall provide a turnaround within 50 feet of the building. Ensure specifications in §1273.05 and §1273.06 are met for turnouts and turnarounds. § 1273.05.</p> <p>Turnarounds</p> <p>(a) Turnarounds are required on driveways and dead-end roads.</p> <p>(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length. (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building. (d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals. § 1273.06.</p> <p>Turnouts</p> <p>Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.</p>	<p>Turnaround A has been added within 50 feet of the building. A turnout has been added near the midpoint of the driveway. See sheet C-2.0 and C-2.1.</p>

19	<p>Gates: Ensure gate is at least 30 feet from the roadway, has means of emergency operation and all specifications are followed in § 1273.09.</p> <p>§ 1273.09. Gate Entrances</p> <p>(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").</p> <p>(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.</p> <p>(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.</p>	<p>Gate is 30 feet from the road. Gate has a width of 15 feet. See sheet C-2.0.</p>
20	<p>4) Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291.</p> <p>§ 1276.01. Setback for Structure Defensible Space.</p> <p>(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.</p>	<p>Defensible space will be provided per Public Resource Code 4291. Owner will maintain landscape areas in Zone 0, 1, and 2 per Public Resource Code 4291. Zones have been shown on sheet C-1.2. Defensible Space: Refer to added "fire hazard notes", note 3 at sheet A-0.</p>
<b>Environmental Health</b>		
21	<p>Submit an onsite wastewater treatment system (OWTS) plan to the Department of Environmental Health. With the OWTS plan, please submit a hydrogeological report addressing depth of seasonal high ground water with respect to proposed use of an OWTS.</p>	<p>A OWTS plan will be submitted to the Department of Environmental Health and a report will be provided.</p>
a	<p>Ensure setbacks to earthen swale, ground water, and retention ponds are being addressed.</p>	<p>Setbacks, ground water, and retention ponds have been addressed. See OWTS plan SS-2.</p>
22	<p>Overlay an OWTS plan onto a grading and drainage plan, submit plan to Environmental Health for review.</p>	<p>OWTS plan has been overlaid onto the grading and drainage plan. See Grading and Drainage plan sheets C-2.2, C-2.3, and C-2.5.</p>
23	<p>Obtain water clearance from the Department of Environmental Health (Jeff Camp, 408-918-3473). This is a separate submittal to Environmental Health subject to completion of a service application, submittal of documents to include water construction log, well yield report, and analytical results from water sampling.</p>	<p>Water clearance from the Department of Environmental Health will be obtained.</p>
<b>Roads and Airports</b>		
24	<p>Uvas Road has an Official Plan Line (OPL) for a realigned segment of road of 110-foot width full street. Show on the revised plans the existing centerline, edge of pavement, and limits of the Uvas Rd. right-of-way, and the limits of the OPL. A curvilinear dedication to public right-of-way will be required.</p>	<p>The Official Plan Line has been shown. See sheet C-1.2.</p>
25	<p>All driveways accessing the property will be required to be improved to County Standard B/4 approach, the revised plans should indicate as such.</p>	<p>Driveway has been updated to conform to County Standard B/4 approach. See sheet C-2.5.</p>
26	<p>Gates, fences, retaining wall, fixed appurtenances, etc. shall be located outside the limits of the County maintained road right-of-way (ROW). If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Indicate on plans the intent of any existing or future items in the ROW.</p>	<p>Noted, a Maintenance and Indemnification Agreement will be provided if any items are to remain in the right-of-way.</p>

<b>Additional Information / Issues of Concerns</b>		
<b>1</b>	The submitted biological report identifies that several wildlife species would potentially be impacted by the proposed development. Therefore, the project is required to be referred to California Department of Fish and Wildlife, and additional comments might be provided.	Noted, comments will be addressed when received.
<b>Land Development Engineering</b>		
<b>2</b>	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.	Limit of disturbed area has been shown. See sheet C-1.2.