

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.sccplandev.org



November 23, 2022

David Faria
PO Box 1029
Morgan Hill, CA 95037

davidf@mhengineering.com

*** VIA EMAIL ***

FILE NUMBER: PLN22-192
SUBJECT: Building Site Approval and Grading Approval for a new Single-Family Residence (1,269 SF), a detached ADU (600 SF), and a detached carport (400 SF)
SITE LOCATION: 0 Grove Rd, Los Gatos (APN: 558-06-029)
DATE RECEIVED: October 24, 2022

Dear David Faria,

Your application for Building Site Approval and Grading Approval for a new Single-Family Residence (1,269 SF), a detached ADU (600 SF), and a detached carport (400 SF) received on the above date is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. 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, 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.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit *all* electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING

Contact your project planner Lulu Pang at (408) 299-5718 or lulu.pang@pln.sccgov.org regarding the following comments:

Tree Preservation

1. The subject parcel is in HS Zoning District. According to *Santa Clara County Guidelines for Tree Protection and Preservation* for Land Use Applications, tree replacement will be required based on the sizes and species of the removed trees. The following tree replacement ratios shall apply:
 - For the removal of one small tree (5- 18 inches):
(3) 15 gallon trees, or (2) 24-inch box trees.
 - For the removal of one medium tree (18 – 24 inches):
(4) 15 gallon trees or (3) 24-inch box trees.
 - For the removal of a tree larger than 24 inches
(5) 15 gallon trees or (4) 24-inch box trees.

Please indicate the locations and common names for the replacement trees on the site plan (Sheet 1). Replacement trees are required for each protected tree that will be removed. As currently proposed, based on the sizes and species of the removed trees, you need to plant fifteen (15) 15-gallon trees or twelve (12) 24-inch box trees. Note: Replacement trees should be California native.

Lot Legality

2. Please submit the deed showing the first transfer of title after 06/25/1969. The submitted grant deeds are not sufficient for Staff to verify lot legality. Staff reviewed the current Grant Deed (Document #25053713, recorded on 08/04/2021) and the Grant Deed (Book 2336, Page 286, recorded on 12/10/1951). The required information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

Note: All requested documents must be complete with no missing pages, the deeds must be clearly readable, and if the deed includes more than one lot or parcel, note on the deed which description pertains to the requested parcel. The Deeds & Lot Legality handout can be accessed via the link below: <https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>

Archaeological Review

3. Based on comments from the Northwest Information Center of Sonoma University, the proposed project area has the possibility of containing unrecorded archaeological site(s). A study by a qualified professional archaeologist is recommended prior to the commencement of project activities. For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.

ROADS AND AIRPORTS

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

4. Provide a Sight Distance Analysis (SDA) for driveway approach/es. The SDA shall be based on County Standard driveway approach layouts consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight

distance in both directions is available. The SDA is to include the following: (a) The design speed used to determine the stopping sight distance; (b) The basis of the design speed, i.e., the engineer's statement that he/she has determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry; (c) The limits of any obstruction(s) to be removed between the edge of the pavement and the sight line.

2. Indicate on plans if any conflicts will require mitigation, such as tree removal or additional grading.

ENVIRONMENTAL HEALTH

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

5. Site and grading plan show a proposed onsite drinking water well for the proposed building site. Contact the Department of Environmental Health to obtain individual water clearance for the proposed dwellings. This is a separate submittal to Environmental Health subject to completion of a well clearance service application, submittal of documentation to include well completion report detailing the depth of the annular seal, well yield report, and analytical results from water sampling for bacteriological and chemical constituents, and payment of applicable fees.

LAND DEVELOPMENT ENGINEERING

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

6. Please show the limits of the disturbed area as a result of the proposed development. Include not just the area of grading, but all disturbed areas of the installation of site or utility work and any stockpile areas as well.
7. Please provide a profile view of the driveway with a typical section that demonstrates compliance with the County's SD5 standard.
8. Please revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater.
9. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a 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.
10. Show any grading associated with the water tanks or tank pads.
11. Please note that requirements for the SF Bay watershed will change for projects not approved by June 30, 2023 for all projects that have not yet obtained approval by that date.
12. Show the grading required to make access to the proposed ADU on the plans. Occupants are currently required to walk up a steep hill to access the ADU.

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following:

13. Submit a geologic report that includes an evaluation of potential surface fault rupture and slope instability. The site is located within a State Earthquake Fault Zone and a State Seismic Hazard Zone of Potential Earthquake-induced Landsliding which are also County hazard zones. Therefore, the report must comply with State Guidelines in SP42 and SP117A. Pay the appropriate **report review fee** when uploading an unsecured pdf of the report into the Documents portal.

FIRE MARSHAL OFFICE

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

14. Wharf hydrant to be located per CFMO-W4, this includes but isn't limited to being located a minimum of 55 ft. from a structure. The hydrant is currently within this distance to the ADU.
- Ensure that relocated hydrant is located at fire department turnaround, turnout or 20 ft. drivable width.
15. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
- Chapter 7A of the CBC to be met at Building Permit submittal.
 - Defensible space to be maintained at all times.
 - CAL FIRE to review for PRC-4290 compliance.

CALFIRE

Contact Carlos Alcantar at Carlos.Alcantar@fire.ca.gov regarding the following items:

This project (Record No. PLN22-192) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

16. **Access:** Ensure Melody Lane meets the specifications required in the Fire Safe Regulations and provides a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site from Old Santa Cruz Highway per § 1273.01.

Article 2 Emergency Access and Egress

§ 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.

§ 1273.01. Width.

(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.

(c) All driveways shall be 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").

17. **Defensible Space:** Maintain defensible space specifications described in Public Resource Code 4291

§ 1276.01. Setback for Structure Defensible Space.

(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.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet virtually 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.

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

Any future application submittals must address all comments listed above. If you have questions regarding the application, please contact me your project planner at (408) 299-5718 or lulu.pang@pln.sccgov.org.

Sincerely,



Lulu Pang
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner