

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



December 19, 2023

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: November 21, 2023

Dear David:

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

Fee

1. Please make payments via the Insite public portal.
 - a) Geologic Report Review (full report): \$1,586.00
 - b) 10% of the application fee as this resubmittal is not submitted within 180 days from the date of the previously issued incomplete letter dated 11/23/2022: \$1,432.80

GEOLOGY

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

2. The property is located within a State Earthquake Fault Zone and a State Seismic Hazard Zone of Earthquake-Induced Landslides, which are also County hazard zones. The engineering geologic evaluation report by Salem Engineering Group, dated November 20, 2023, addresses the potential impacts of fault rupture and landslides, and concludes that the potential for these hazards to impact the proposed development is low. We concur with their conclusions; however, additional information is required. The report does not specifically address the potential impact of debris flows on the proposed development. The property lies at the confluence of two natural drain courses and is underlain by thick surficial deposits that could be associated with previous debris flow events. The consultant needs to provide a written response addressing the debris flow potential and proposed mitigation measures if deemed necessary.

FIRE MARSHAL OFFICE

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

3. Plans show a water line on property being connected to an (E) 6 in. water main. This would require a standard fire hydrant to be within 600 ft. exterior path of travel to all portions of sprinklered structures. A wharf hydrant is only an option when the property is served by a well, or the water purveyor line near a property isn't adequately sized for a standard hydrant.
4. Standard fire hydrant to be shown on plans as (N) or (E).
5. Provide fire hydrant flow data for nearest fire hydrant. Data to be recorded within 1 year and show a minimum of 500 gpm is available at 20 psi. This is to show that a (N) hydrant could meet the required flows of CFC Table B105.1(1) and Table B105.1(2).
 - a) Contact water purveyor for flow data.
 - b) Flow has been reduced due to fire sprinklers.

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,

LP

Lulu Pang
Assistant Planner

cc:

Samuel Gutierrez, Principal Planner