

June 9, 2023

Lulu Pang
Planning Department
County of Santa Clara
70 W. Hedding Street
East Wing, 7th Floor
San Jose, CA 95110

RE; PLN22-228
Response to 'Request for Additional Information'

Dear Lulu,

This letter is an itemized response to your 'Request for Additional Information' dated 1-13-23 for PLN22-228.

PLANNING

- 1 See revised sheet 2 Site Plan for added top of bank at the existing in-named intermittent stream.
- 2 See Site Plans on sheets 2 & 3 for revised setbacks.
- 3 On the Project Data table shown on sheets 1, 2 & 3, the Pool Cabana has 756 SF of Lot Coverage but only 306 SF of enclosed non-heated Building Area. See FAR summary on sheet 22.
- 4 See added Tree Removal Summary on sheets 1 & 3. Also, see page 6 of the attached Environmental Information Form.
- 5 See added notes and revised Rebuild Determination on sheet 1.
- 6 See revised Estimated Grading Quantities on sheets 1 & 3.
- 7 See the attached Viewshed Analysis. The subject parcel is not visible from the valley floor due to intervening hillsides and vegetation.
- 8
 - a) See attached Petition for Exemption from Environmental Form.
 - b) See attached Well Information Questionnaire. There is no well is located on the project site.
 - c) See attached Hazardous Waste Questionnaire.

ROADS AND AIRPORTS

- 9 See added notes on revised sheet 2.
- 10 See added notes on revised sheet 2.
- 11 There are no gates, fences, retaining walls or fixed appurtenances located within the limits of the County maintained R.O.W., see sheets 2 & 3.

ENVIRONMENTAL HEALTH

- 12 Septic system as-built drawings for permits #64369 & #28193 have been obtained by Myer Engineering, Inc., see (E) Septic System layout (per #28193) on sheet 2 and WW2.
- 13 Due to the unusual rains received this winter, the site assessment, soil profiles, percolation tests, wastewater calculations and septic system design was delayed. It has now been prepared by Myer Engineering, Inc. and submitted directly to Ross Kakinami with Environmental Health (Project ID # SR0871090 / Account # AR1320202 / Invoice # IN1275601) under separate cover. See attached OWTS Feasibility Report and OWTS plan sheets WW1-WW5.

- 14 See attached will serve letter from San Jose Water Company.

LAND DEVELOPMENT ENGINEERING

- 15 See revised Estimated Grading Quantities on sheets 1 & 3.
- 16 See added Impervious Area Summary on sheets 1 & 3.
- 17 See limits of the disturbed areas, stockpile & construction staging details references added to revised sheet 3.
- 18 See revised 'Stormwater Management & Maintenance Agreement Notes' on sheets 1, 2 & 3.
- 19 See centerline profile detail A/3 @ the existing driveway approach on sheet 3.
- 20 See revised driveway turnaround conforming to CFMO-SD16 on sheet 3.
- 21 All easements are shown on the Assessor's Parcel Map on sheet 1 and the Overall Site Plan on sheet 2.
- 22 See top & bottom retaining wall elevations added to sheet 3.
- 23 See sheet 4 for added cross section of the proposed shop / ADU, existing garage and driveway, detail 1/4.
- 24 See sheet 4 for added cross section of the existing Pool, proposed Pool Cabana and retaining wall, detail 2/4.

GEOLOGY

- 25 It is acknowledged that the Geology and Geotechnical reports have been accepted. The Geology/Geotechnical consultant C2 Earth, will provide a letter requesting an alternative setback and clearance per CBC Section 1808.7.5, a slope stability analysis at the proposed garage/shop/ADU addition and plan review letter at the Building Permit submittal stage.

FIRE MARSHAL OFFICE

- 26 1a) All structures will have fire sprinklers installed. See revised Project Data and Fire Department Notes on sheet 1 indicating fire sprinklers. Also, see Deferred Submittal note #1 on sheet 1.
- 1b) All structures will have fire sprinklers installed. All portions of the existing Garage and additions are located within 500' of the existing standard fire hydrant. All portions of the existing Residence and addition is located within 550' of the existing standard fire hydrant. All portions of the proposed Pool Cabana are located within 500' of the existing standard fire hydrant.
- 2 See added note regarding the (N) Knox Key Switch to the existing mechanical driveway gate on sheets 2 & 3.
- 3 See revised driveway turnaround conforming to CFMO-SD16 on sheet 3.
- 4 See added driveway note on sheets 2 & 3.

CALFIRE

- See Wildland Urban Interface Construction Codes and Standards on sheet 1.
- 27 The existing Americh Hill Road is constructed with two (2) ten (10) foot traffic lanes, not including shoulder and striping to the building site from Hicks Road. See added notes on sheets 2 & 3.

The AC driveway is to be re-constructed to provide a minimum unobstructed horizontal clearance of fourteen (14) feet, and unobstructed vertical clearance of thirteen feet six inches (13'-6"). See added notes on sheets 2 & 3.

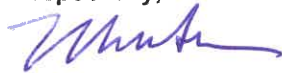
- 28 The existing Americh Hill Road is constructed with two (2) ten (10) foot traffic lanes, not including shoulder and striping to the building site from Hicks Road and made of an 'all weather' surface (AC paving) capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds.

The AC driveway is to be re-constructed to provide a minimum unobstructed horizontal clearance of fourteen (14) feet, and unobstructed vertical clearance of thirteen feet six inches (13'-6") capable of supporting the imposed load of a fire apparatus weighing at least 75,000 pounds per the Fire Marshal's Office comments. See added notes on sheets 2 & 3.

- 29 See Fire Department Notes on sheet 1.

There have been no other changes made to the plans that are not a result of your list of corrections. Please do not hesitate to contact me personally if you should have any further questions or comments concerning this project.

Respectfully,



Michael Helm, Architect
C12642



County of Santa Clara

Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110



DEVELOPMENT SERVICES INTAKE

Project Address: 14500 ARNERICH ROAD APN: 53712012
City: LOS GATOS, CA Zip: 95030

Contacts (All contacts must have a registered public user account to access the Application on-line):

Legal Owner: ROB & KATRINA RENFREW Phone: 650-440-3231 Email: RENFREW@GMAIL.COM
Applicant: MICHAEL HELM - ARCHITECT Phone: 831-476-5386 Email: MHELM7@ICLOUD.COM
Arch/Eng/Designer: MICHAEL HELM Phone: 831-476-5386 Email: MHELM7@ICLOUD.COM
Contractor: TBD Phone: Email:
Contact: Phone: Email:
Contact: Phone: Email:

Type of Improvement: [] Non-Residential [x] Primary Dwelling ADDITION
Project Valuation: \$ TBD [x] Residential [] Additional Dwelling Unit:
Violation Abatement: [] Yes [] No [] Attached [] Detached
[] Attached Jr. Additional Dwelling Unit

NEW RESIDENTIAL DATA:

(N) Added/Habitable Space: 1,078 sf (N) Covered Porch: sf Engineers Estimate: \$
(N) Garage: 281 sf (N) Decks/Balconies: sf (N) Impervious Area: 2206 sf
[] Attached [x] Detached (N) Other: sf Drainage: [] Yes [] No
(N) Garage Conversion: sf (N) Landscape Area: sf Grading: [] Yes [] No
(N) Accessory Structure: sf Cut: 116 cy Fill: 14 cy

PV/Solar Info:

EXISTING 84 PANEL ARRAY (GROUND MOUNT)
(N) PV/Solar: Kw Batteries: [] Yes [] No Number of Squares:
[] Flush [] Ground Mount Number of Batteries: [] Comp [] Tile
[] Tilt ft from roofline (N) Service panel amps Weight of Tiles: lbs/tile
[] Solar Roof (N) Subpanel amps

Array Size: sf (Ground Mount)

This project consists of remodeling an existing 5,065 SF Single Family Dwelling and constructing a new upper floor 3 bedroom, 3 bathroom addition of approximately 1,078 SF, resulting in a 5 bedroom, 6 bath SFD of approximately 6,143 SF.

Project Description:

This project consists of remodeling an existing 840 SF detached 3-car garage and constructing an additional garage bay of approximately 281 SF, resulting in a 4-car garage of approximately 1121 SF.

This project consists of a new ground floor shop addition of approximately 350 SF and storage addition of approximately 350 SF to the rear of the existing garage with a new upper floor ADU of approximately 700 SF that includes a music/guest room with bathroom.

This project consists of a new detached accessory structure for a non-heated pool cabana of approximately 756 SF that includes of a covered sitting area, bathroom, mechanical/storage room and outdoor kitchen with BBQ.

All construction will be predominately of wood frame and WUI compliant.

WBS Number: Application Number: AR22-2426 Bal Due: \$
PLN22-228

14500 ARNERUCH RD - REBUILD CONC 2
 AR 22-2476
 PCN 22-228

Santa Clara County REBUILD Determination and Points Allocation ¹

A. Existing Residence

	Existing L.F. ²	New/modified or Removed L.F.	Ratio	Maximum Points	Resulting Points
1a Footings ³	455	82	.18		5
1b Slab - structural slabs and basement areas		Replaced/ Modified Area	Ratio		
Subtotal	1387	0	0.00	25	0
2 Walls - interior and exterior in linear feet ⁴	Existing L.F. ²	New/modified or Removed L.F.	Ratio <td>Maximum Points</td> <td>Resulting Points</td>	Maximum Points	Resulting Points
	1502	90.5	.06	50	3
		new, replaced, altered or removed			
3 Roof ⁵	Existing S.F.	Roof S.F.	Ratio <td>Maximum Points</td> <td>Resulting Points</td>	Maximum Points	Resulting Points
	4238	1078	.25	25	7

B. Proposed Additions

	Area in S.F.	Ratio 1 pt/ 40 S.F. ⁸	Sub-Total Points
First floor and upper story additions ^{6,7}	1078	.2695	27

C. Cumulative rebuild points from permits issued within last 2 years:

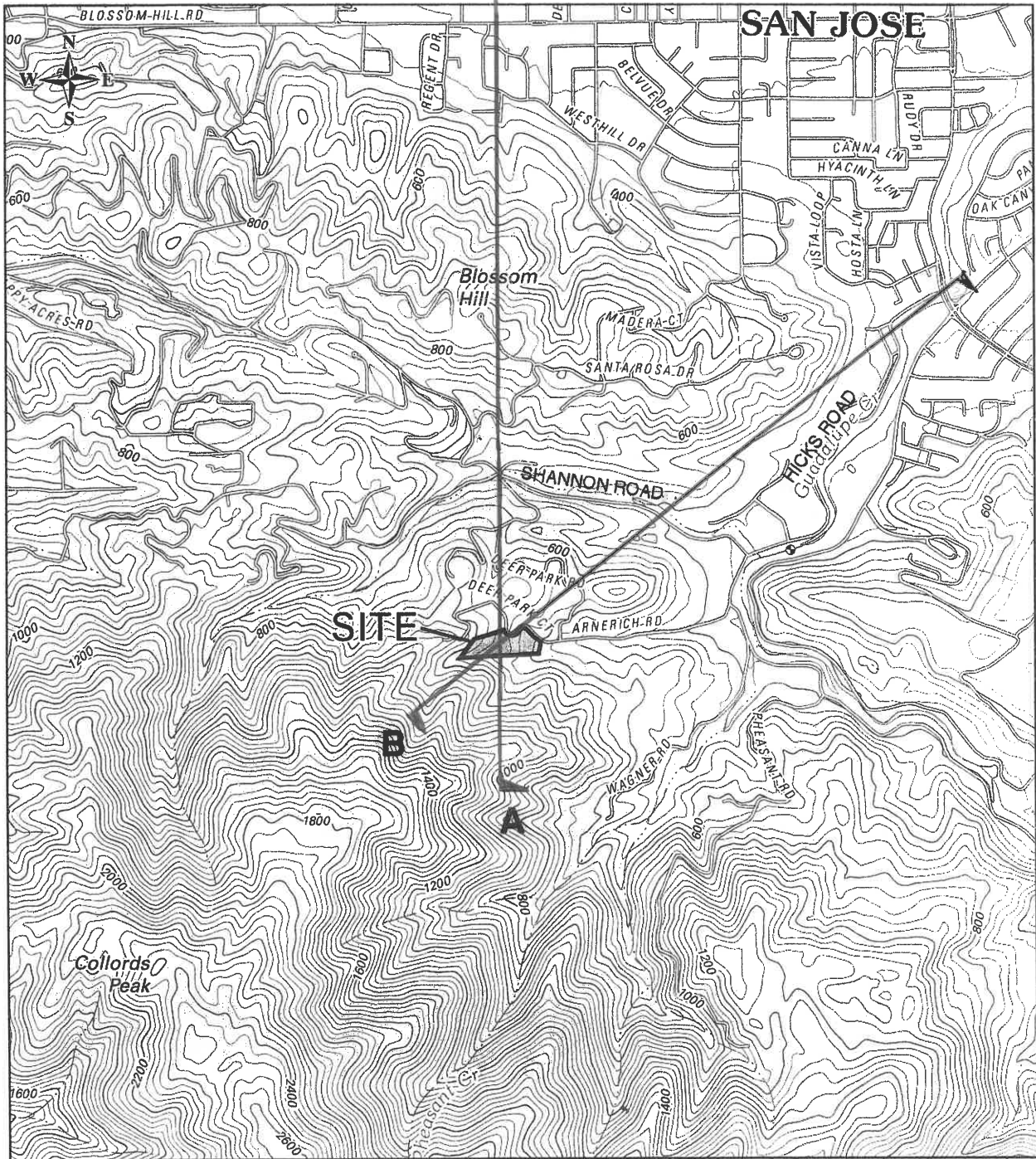
TOTAL POINT ALLOCATION⁹ 0

Footnotes

- 1 See County Ordinance # NS-1100.113
- 2 L.F. = Lineal Feet measured to outside face or end of wall or footing. Lengths of intersecting walls or footings at corners may not be double counted.
- 3 Lineal feet of rectangular footings shall be taken on the longest length. Lineal feet shall also include thickened slab areas for bearing walls.
- 4 All non-bearing & bearing walls (including framed openings) measured along the double top plate. Includes walls removed between house and addition Modified walls are walls where the double top plates are altered; the greatest length of either new/modified or demolished walls shall be used and includes all California framing, eaves, rakes, attached outdoor covered areas enclosed by more than 50% of the perimeter and substantial changes to roof framing (i.e. going from a flat ceiling to vaulted ceiling) that substantially changes the roof structural system
- 5 Points for additions and points for removal of existing roof structures both count, unless the existing roof framing is to remain in place as part of or under the second story addition
- 7 Additions great than 2000 sq. ft. are automatically considered a rebuild, regardless of the points accumulated due to work on the existing structure.
- 8 Any remaining fraction of points shall be considered one (1) whole point.
- 9 The project will be classified as a "REBUILD" if the total points exceed 55.

42

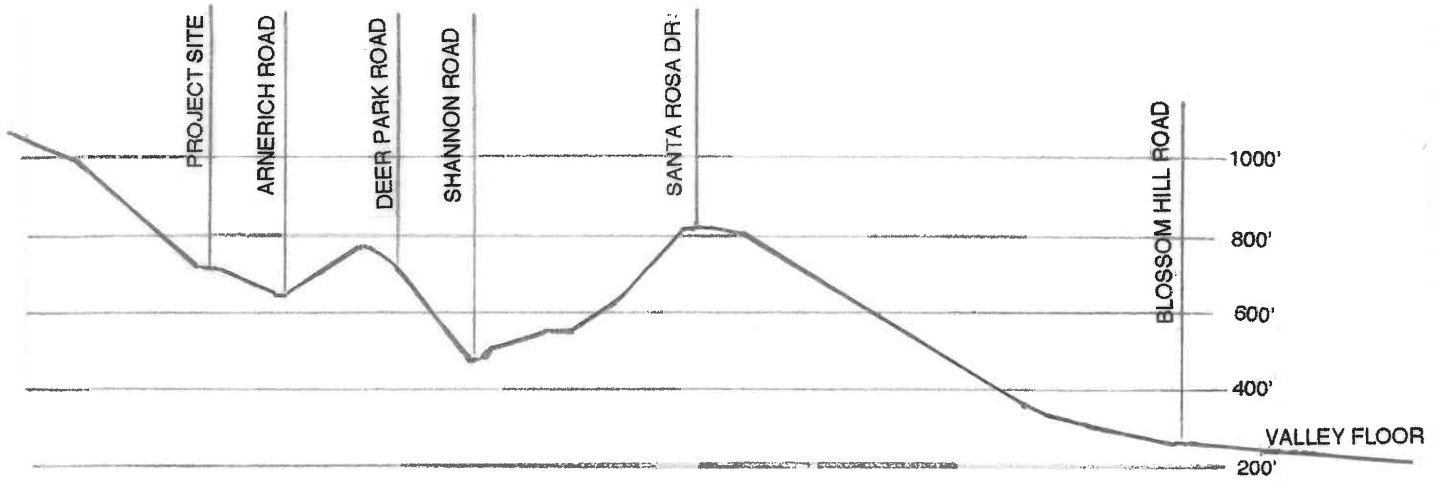
Revised 3.3.23 MSA



BASE: The National Map US Topo; UNITED STATES GEOLOGICAL SURVEY; 2012

VIEWSHED ANALYSIS
SCALE: 1" = 2000'

SITE LOCATION MAP
RENFREW PROPERTY
14500 ARNERICH ROAD
SANTA CLARA COUNTY, CALIFORNIA

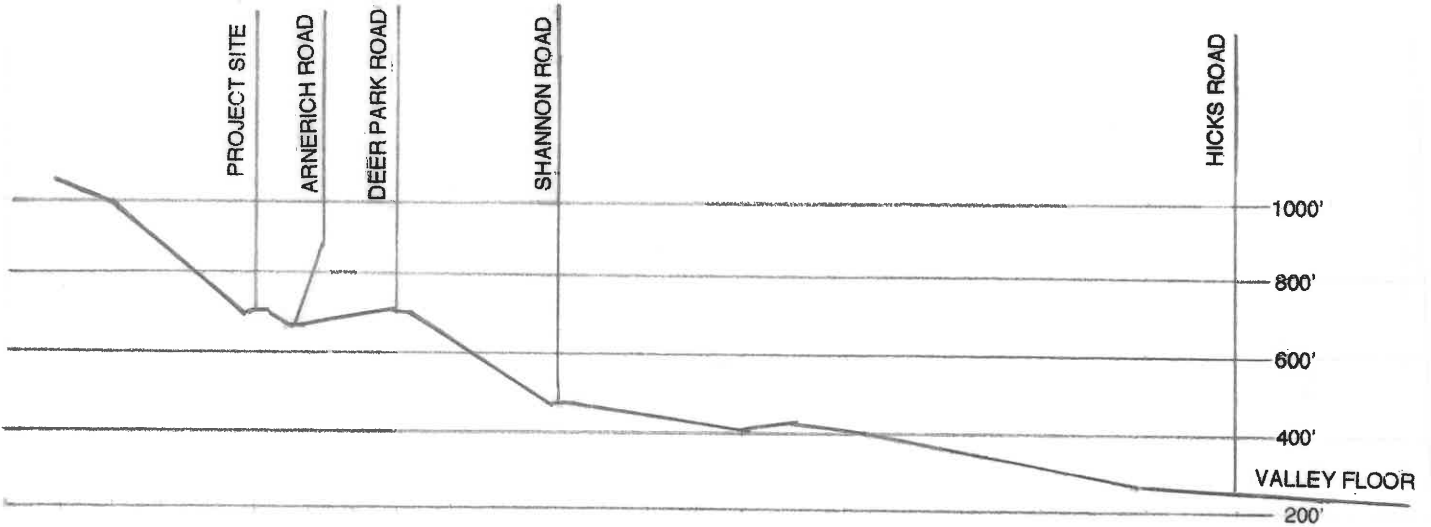


SUBJECT PARCEL NOT VISIBLE FROM VALLEY FLOOR DUE TO INTERVENING HILLSIDES

VIEWSHED ANALYSIS SECTION - A - LOOKING WEST

VERTICAL SCALE: 1" = 350'
HORIZONTAL SCALE: 1" = 1600'

RENFREW PROPERTY
14500 ARNERICH ROAD
SANTA CLARA COUNTY, CALIFORNIA



SUBJECT PARCEL NOT VISIBLE FROM VALLEY FLOOR DUE TO INTERVENING HILLSIDES

VIEWSHED ANALYSIS SECTION - B - LOOKING NORTHWEST

VERTICAL SCALE: 1" = 350'
HORIZONTAL SCALE: 1" = 1600'

RENFREW PROPERTY
14500 ARNERICH ROAD
SANTA CLARA COUNTY, CALIFORNIA



June 16, 2023

Rob & Katrina Renfrew
14500 Arnerich Hill Road
Los Gatos, CA 95070

**Transmittal: OWTS Feasibility Report for
Renfrew Site Improvement Project
14500 Arnerich Hill Road, Los Gatos, CA
APN: 537-12-012**

Dear Mr. and Mrs. Renfrew:

Myer Engineering, Inc. is pleased to present this OWTS Feasibility Report for the proposed Renfrew Site Improvement Project at 14500 Arnerich Hill Road in Los Gatos, California. This report summarizes the onsite wastewater treatment system (OWTS) evaluation, including a description of the soil profile, soil characteristics, presence of groundwater and impervious layers, topography, and horizontal setbacks, as each of these pertains to the design aspects of the OWTS dispersal system.

Project Site Setting

The project site is located at 14500 Arnerich Hill Road in Los Gatos, California. The site is developed as a single-family residence with 3 bedrooms and requires septic system replacement due to a 3 bedroom addition and new pool cabana. The site is moderately sloped, with slopes ranging from 10% to 18% grade in the proposed disposal area. The parcel is located in the USDA NRCS Katykat-Mouser-Sanikara complex, 30 to 50 percent slopes area. Vegetation consists of grasses and several trees throughout the site.

Soil Test Pit Profiles and Observations

Myer Engineering observed the soil characteristics of 2 test pits excavated to depths of 12' and 13' below ground level (bgl). The location of the test pits is provided on the project design plans. The following soil profile was observed:

Test Pit #1 (TP-1)

0'-15" Bgl: Dark Brown Loamy Topsoil

15"- 40" Bgl: Brownish Grey Clay w/ Medium to Coarse Grain Sand and Gravel, Moist

40"- 9' Bgl: Light Brown Loamy Clay w/ Rock Clasts 1" to 3" size

9'- 12' Bgl: Light Brown Sandy Clay w/ Fractured Shale (1" to 4" size)

Groundwater was not encountered, and groundwater indicators were not present.



Test Pit #2 (TP-2)

0'-15" Bgl: Dark Brown Loamy Topsoil

15"- 6' Bgl: Dark Brown Clay w/ Silt, Sand and Gravel, Moist

6'- 13' Bgl: Light Brown Sandy Clay w/ Fractured Shale (1" to 4" size)

Groundwater was not encountered, and groundwater indicators were not present.

Percolation Test Observations and Results

Myer Engineering prepared 18 percolation test holes at the site. 12 test holes were installed to depths between 3' and 7' bgl, and it was clear during the pre-soak period, that the soils at these depths were not suitable for sewage disposal. 6 test holes were installed at a depth of 1' bgl, and all 6 holes percolated in a suitable range for sewage disposal. The location of the 6 test holes is shown on the design plans. The percolation test was performed using the procedure outlined in Appendix F. Site Evaluation and Testing Procedures, of the Santa Cruz County Local Agency Management Program (LAMP), dated August 2, 2021.

Soils observed in each of the percolation test holes were consistent with the test pit, indicating consistent soil types in the proposed disposal area. The percolation test data is enclosed as Attachment 1. The results of the percolation tests are as follows:

Test Hole #1 (P-1): Depth = 1', Rate = 18.5 MPI
Test Hole #2 (P-2): Depth = 1', Rate = 34.3 MPI
Test Hole #3 (P-3): Depth = 1', Rate = 12 MPI
Test Hole #4 (P-4): Depth = 1', Rate = 27.9 MPI
Test Hole #5 (P-5): Depth = 1', Rate = 60 MPI
Test Hole #6 (P-6): Depth = 1', Rate = 60 MPI

Adjusted Stabilized MPI: R X 1.4=

Test Hole #1 (P-1): Depth = 1', Rate = 25.9 MPI
Test Hole #2 (P-2): Depth = 1', Rate = 48.0 MPI
Test Hole #3 (P-3): Depth = 1', Rate = 16.8 MPI
Test Hole #4 (P-4): Depth = 1', Rate = 39.0 MPI
Test Hole #5 (P-5): Depth = 1', Rate = 84.0 MPI
Test Hole #6 (P-6): Depth = 1', Rate = 84.0 MPI
Average Adjusted Stabilized Rate= 49.6 MPI

Summary and Conclusions

The site soils within the proposed disposal area generally consist of loam to a depth of approximately 15" bgl, underlain by clay from a depth of 15" to at least 13' bgl. During the pre-soak of the percolation holes at depths of 3' to 7', it was clear that percolation rates would decrease with depth. The layer of clay from 15" to 3' is considered permeable, and below 3' are considered limiting. Groundwater nor groundwater indicators were encountered. The average stabilized percolation rate in the upper 1' of soil was 49.6 MPI, indicating relatively moderate percolation within the loamy upper site soils.



MYER ENGINEERING, INC.
Civil Engineering Consulting Services

Contact: (831) 800-2244
paul@myerengineering.com
www.myerengineering.com

In order to meet the requirements for separation to the limiting clay layer, Myer Engineering recommends enhanced treatment that produces effluent quality of less than 30 mg/L BOD, TSS and TN, followed by subsurface drip dispersal installed to a maximum depth of 8" bgl.

Thank you for the opportunity to provide engineering services for this project. Please contact me if you have any questions or require any additional information.

Sincerely,

Paul Myer, M.S., P.E.
Principal Engineer
Myer Engineering, Inc.

ATTACHMENT 1

County of Santa Clara - Department of Environmental Health SOIL PERCOLATION TEST RECORDED MEASUREMENTS

OWNER/APPLICANT: <u>Rob Renfrew</u>	SR#: <u>0871090</u>	PLN FILE #:
LOCATION: <u>14500 Arroyo Viejo Rd, San Jose, CA</u>	REHS: <u>Rob K</u>	
CONTACT PERSON: <u>MREA ENGINEERING</u>	PHONE:	DATE: <u>6/18/2023</u>

HOLE #1		DEPTH <u>1 1/2'</u>					HOLE #2		DEPTH <u>1 1/2'</u>				
TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI	TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI
START	FINISH	START	FINISH				START	FINISH	START	FINISH			
850	9:00	6"	5 1/2"	30	2 3/4	2.4	9:52	6"	5"	30	1	30	
920	9:50	6"	4 1/2"	30	1 1/2	20	10:52	6"	5 1/2"	30	3/4	40	
950	10:00	6"	4 1/2"	30	1 1/2	20	10:57	10:22	6"	5 1/2"	30	7/8	34.3
1020	10:50	6"	4 3/8"	30	1 5/8	19.5	10:22	10:52	6"	5 1/2"	30	7/8	34.3

HOLE #3		DEPTH <u>1 1/2'</u>					HOLE #4		DEPTH <u>1 1/2'</u>				
TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI	TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI
START	FINISH	START	FINISH				START	FINISH	START	FINISH			
9:24	9:54	6"	3 5/8"	30	2 3/8	12.6	9:56	9:56	6"	3 1/4"	30	2 3/4	10.5
9:54	10:24	6"	3 5/8"	30	2 3/8	12.6	9:56	9:56	6"	4 7/8"	30	1 1/2	26.7
10:11	10:54	6"	3 1/2"	30	2 1/2	19	10:26	10:56	6"	5"	30	1	30
							10:26	11:26	6"	4"	30	2	15
							11:26	11:56	6"	3 7/8"	30	2 1/8	27.9
									6"	3 7/8"	30	2 1/8	27.9

HOLE #5		DEPTH <u>1 1/2'</u>					HOLE #6		DEPTH <u>1 1/2'</u>				
TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI	TIME		WATER LEVEL		Δ MIN	Δ INCH	MPI
START	FINISH	START	FINISH				START	FINISH	START	FINISH			
9:07	9:37	6"	5 1/2"	30	1/2	60	9	9:37	6"	5 1/2"	30	1/2	60
9:25	9:58	6"	5 1/2"	30	1/2	60	9:30	10	6"	5 1/2"	30	1/2	60
9:58	10:28	6"	5 1/2"	30	1/2	60	10	10:30	6"	5 1/2"	30	1/2	60
10:28	10:58	6"	5 1/2"	30	1/2	60	10:30	11	6"	5 1/2"	30	1/2	60

HOLE	1	2	3	4	5	6
Stabilized MPI	R	18.5	34.3	12	27.9	60
Adjusted Stabilized MPI	$R_1 = R \times 1.4$	25.9	48.0	16.8	39.0	84
Average Adjusted Stabilized MPI	$R_2 = (\sum R_1) / \# \text{Holes}$	49.6 mpi				
# Bedrooms: <u>6</u>	FOR OFFICE USE ONLY		Tank Size (Gal)	Leach line (Ft)		

42 ONLY 25' depth from nearest land. Digging maybe over 15' No sub-back from hand in drop

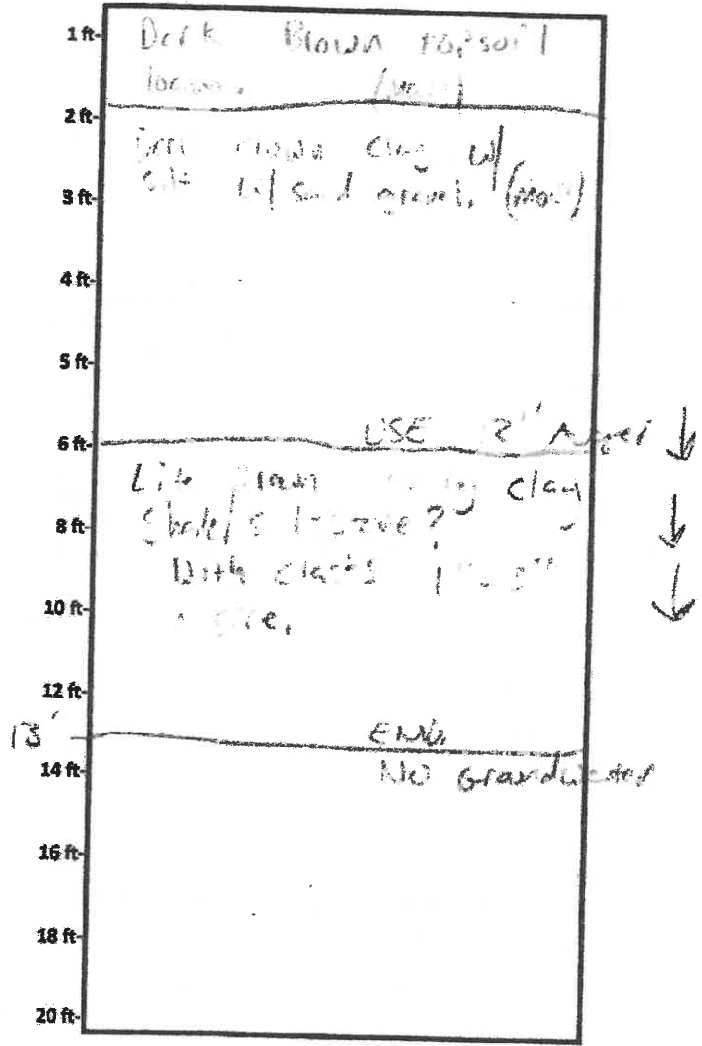
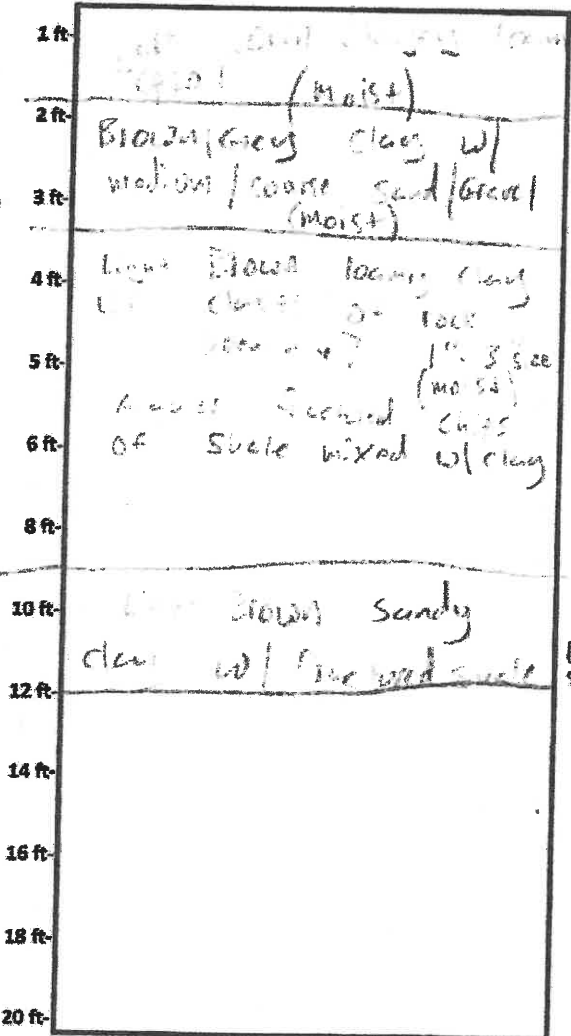
1-0-125 1-0-125

SOIL PROFILE RESULTS CONVENTIONAL SYSTEMS

SR #: 0871090 **DATE OF INSPECTION:** 2/22/2003
APN #: 537-12-012 **OWNER:** Rob Paulino
APPLICANT: MYER ENGINEERING, INC.
SITE ADDRESS: 14500 Almelch Road Los Gatos CA
CONDUCTED BY: MYER ENGINEERING **CHECKED BY:** _____
A. WESTERMAN

HOLE #: TP-1

HOLE #: TP-2



COMMENTS: Water leaking into trench at 20" and

March 3, 2023

County of Santa Clara
Department of Environmental Health
70 West Hedding Street
7th Floor, East Wing
San Jose, CA 95110

REFERENCE: 14500 Arnerich Dr., Los Gatos, CA
APN: 537-12-012

To Whom This May Concern:

This letter is being written at the request of Michael Helm, the consultant to the property owner.

The above-referenced site is within the jurisdiction of San Jose Water Company. We will serve further development of the site in accordance with our rules and regulations in effect and on file with the California Public Utilities Commission.


If you have any questions, or require further information, please contact this office at engineering.dept@sjwater.com.

Sincerely,

Mary M. Rivera

Mary M Rivera
Sr. Eng. Admin. Coordinator

 sjwater.com

 1265 South Bascom Ave.
San Jose, CA 95128

MMR
14500ArnerichDr.doc (County)
Letter Emailed To: Michael Helm, Constultant

PETITION FOR EXEMPTION FROM AN ENVIRONMENTAL ASSESSMENT

Certain projects may not require an Environmental Assessment because they are exempt under state law. The Environmental Review handout describes the types of applications that may qualify for an exemption. Staff at the Planning Office counter can also advise you whether your application may be exempt.

Submittal of this form must be accompanied by the Environmental Information Form (with photographs), which is used to determine if the project will have any potentially significant environmental impacts.

The undersigned hereby requests exemption from the environmental review requirements of the California Environmental Quality Act of 1970, as amended. In completing this request, I / we are affirming our belief that no significant environmental impact will result from the proposed project.

1. Project Type (subdivision, grading etc.): RESIDENTIAL REMODEL/ADDITION

2. Project Location: 14500 ARMERICH RD., LOS GATOS, CA 95032 (APN 537-12-012)

3. Project Description This project consists of remodeling an existing 5,065 SF Single Family Dwelling and constructing a new upper floor 3 bedroom, 3 bathroom addition of approximately 1,078 SF, resulting in a 5 bedroom, 6 bath SFD of approximately 6,143 SF.

This project consists of remodeling an existing 840 SF detached 3-car garage and constructing an additional garage bay of approximately 281 SF, resulting in a 4-car garage of approximately 1,121 SF.

4. Project Qualification: This project consists of a new ground floor shop addition of approximately 350 SF and storage addition of approximately 350 SF to the rear of the existing garage with a new upper floor ADU of approximately 700 SF that includes a music/guest room with bathroom.

The questions in the table This project consists of a new detached accessory structure for a non-heated pool cabana of approximately 756 SF that includes a covered sitting area, bathroom, mechanical/storage room and outdoor kitchen with BBQ.

Environmental Assessment All construction will be predominately of wood frame and WUI compliant. answer is "No", the project may qualify to be an exemption.

Completion of the accompanying Environmental Information Form (EIF) can be used to answer the questions listed in the table, which specifies the location in the EIF (page and question) where these items are addressed.

Please note that the questions below are general screening thresholds to determine if an Environmental Assessment is required. Other factors may also be considered in this evaluation.

Would the proposed project involve:	EIF Page/ Question	Yes	No
<i>Biology</i>			
-work within 150 ft. of a watercourse, wetland, or riparian area?	P. 7/Q. 4	X	
-impacts to or loss of habitat for endangered, threatened or rare wildlife or plants?	P. 10/Q. 10		✓
-removal of five (5) or more native trees (12 inches in diameter, or 6 inches in diameter within the h1 historic district? 81	P. 6/Q. 2	X	
-removal of ½ acre or more of oak woodland?	P. 6/Q. 2		X
<i>Historic</i>			
-demolition or alteration of historic resources (e.g., structure more than 50 years old)?	P. 3/Q. 7		X
<i>Topography / total earthwork</i>			
-construction in area with steep topography – average slope of > 30%?	P. 6/Q. 1		✓
-import or export of more than 2,500 cubic yards of soil / material?	P. 2/Q. 6		X
-total earthwork exceeds 5,000 cubic yards (cut and fill)?	P. 3/Q. 6		X
<i>Non-residential</i>			
-generate significant new traffic?	P. 8/Q. 5		X
-create significant outdoor noise (outdoor amplified music, industrial activity)?	P. 8/Q. 7b		✓
-use of hazardous materials?	P. 8/Q. 6		✓
-development on agricultural lands (A-40, A-20 Zoning Districts)?	P. 7/Q. 3		X

5. List Categorical Exemption Class for which project is believed to qualify (refer to attached list)

Class #: 3

Applicant's Signature:  Date: 1.17.23

For Staff Use Only	
Project file number: _____	Exemption (CEQA Section): _____
Comments: _____	

Approved <input type="checkbox"/>	Denied <input type="checkbox"/>
Staff Person: _____	Date: _____

Revised Jan. 2013

Exemptions from Environmental Review

Per the California Environmental Quality Act (CEQA), this is a list of exemptions that are most likely applicable to development applications processed by the Santa Clara County Planning Office. It is not comprehensive but, instead describes general categories.

Pick the number of the class that appears to most clearly describe your project and enter it on the form (item 4). Then explain why your project fits that category (item 5); for example: "a single duplex building"; or "an addition of less than 50%".

Categorical Exemptions

Class 1 (CEQA Section 15301): Minor alteration of existing facilities involving negligible or no expansion of use

Examples include but are not limited to:

- a. Interior or exterior alterations
- b. Existing facilities used to provide public utility service
- c. Existing highways, streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities (this includes road grading for the purpose of public safety)
- d. Restoration or rehabilitation of deteriorated or damaged structures or facilities to meet public health and safety standards
- e. Additions to existing structures
 - (1) Up to 50% of floor area or 2,500 square feet, whichever is less
 - (2) 10,000 square feet if:
 - (a) public services available
 - (b) area not environmentally sensitive
- f. Addition of safety or health protection devices
- g. New copy on existing signs
- h. Maintenance of existing landscaping
- i. Demolition or removal of small structures
- j. Conversion of a single-family residence to office use
- k. Use of a single-family residence as a small family day care home

Class 2 (CEQA Section 15302): Replacement or reconstruction of an existing structure located on the same site and with substantially the same purpose and capacity

Class 3 (CEQA Section 15303): New construction or conversion of small structures

Examples of this exemption include but are not limited to:

- a. One single family residence, or a second dwelling unit in a residential zone (up to 3 structures in an urbanized area)
- b. A duplex or similar multi-family residential structure, totaling no more than 4 dwelling units; maximum 6 dwelling units in one building for urbanized areas
- c. A store, motel, office, restaurant or similar structure not exceeding 2,500 square feet in floor area (up to 4 commercial buildings, not exceeding 10,000

square feet, in urbanized areas) on sites zoned for such use, not involving the use of significant amounts of hazardous materials, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive

- d. Water, main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction
- e. Accessory structures including garages, carports, swimming pools and fences

Class 4 (CEQA Section 15304): Minor alterations to land, water or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples of this exemption include but are not limited to:

- a. Grading on land with less than 10% slope (if not in waterway, wetland, official scenic area or mapped area of severe geologic hazard).
- b. New gardening or landscaping
- c. Filling previous excavation
- d. Minor alterations in officially designated wildlife areas which result in habitat improvement.
- e. Minor temporary uses with no permanent effects (e.g., carnivals, Christmas tree sales, etc.)
- f. Minor trenching and backfilling
- g. Creation of bicycle lanes
- h. Fuel management activities (within 30 feet of structure, or within 100 feet of structure if designated by public agency responsible for fire protection)

Class 5 (CEQA Section 15305): Minor Alterations in land use limitations

On land of 20% average slope or less and no change in land use or density including but not limited to:

- a. Minor lot line adjustment (not resulting in creation of new lot), and setback variances.
- b. Minor encroachment permit
- c. Reversion to acreage in accordance to the Subdivision Map Act

Class 11 (CEQA Section 15311): Construction or replacement of accessory structures

- a. On premise signs
- b. Small parking lots
- c. Temporary or seasonal structures designed for public use

Class 14 (CEQA Section 15314): Minor additions to Schools that do not increase school student capacity by more than 25% or 10 classrooms, whichever is less

Class 15 (CEQA Section 15315): Minor land divisions

Which satisfies all of the following criteria:

- a. Four or fewer parcels (five, if one involves the dedication of permanent open space through a conservation easement);
- b. Within the Urban Service Area;
- c. Meet riparian setbacks if applicable as shown on the County General Plan;
- d. Future parcels will be served by public streets, sewers and water systems;
- e. Division is in conformance with the General Plan and zoning and no variance or exceptions are required;
- f. The parcel was not involved in the division of a prior subdivision within the previous 2 years; and
- g. The parcel does not have an average slope greater than 20 percent.

Class 31 (CEQA Section 15331): **Historical Resource Restoration / Rehabilitation** *ONLY* consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

Class 33 (CEQA Section 15333): **Small Habitat Restoration Projects**

Projects not to exceed 5 acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife provided that:

- a. There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065,
- b. There are no hazardous materials at or around the project site that may be disturbed or removed, and
- c. The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- d. Examples of small restoration projects may include, but are not limited to:
 - (1). Revegetation of disturbed areas with native plant species;
 - (2). Wetland restoration, the primary purpose of which is to improve conditions for waterfowl or other species that rely on wetland habitat;
 - (3). Stream or river bank revegetation, the primary purpose of which is to improve habitat for amphibians or native fish;
 - (4). Projects to restore or enhance habitat that are carried out principally with hand labor and not mechanized equipment.
 - (5). Stream or river bank stabilization with native vegetation or other bioengineering techniques, the primary purpose of which is to reduce or eliminate erosion and sedimentation; and
 - (6). Culvert replacement conducted in accordance with published guidelines of the Department of Fish and Game or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation.



WELL INFORMATION QUESTIONNAIRE

FC 808 (11-26-14)

TO BE FILLED OUT AT COUNTER AND MAILED BY CITY/COUNTY OFFICIAL

PRINT Applicant's Name: MICHAEL HEWM - ARCHITECT Phone: (831) 476-5386

Project Address: 14500 ARNERICH ROAD, City: LOS GATOS

Assessor's Parcel No.: Book 537 Page 12 Parcel 012

Type of Planned Activity: ADDITION TO EXISTING SFD

Is there a well(s) located on your project site: Yes No

If yes, type of well: Water Well Monitoring Well Dry Well Other: _____ (Explain)

Is the well(s) active (in use)? Yes No

Will your proposed permit activity affect your well site? Yes No

Comments: _____

For further information, please contact the Santa Clara Valley Water District Well Ordinance Program, (408) 630-2660.

INFORMATION RECEIVED BY:	FOR OFFICIAL USE ONLY
Name of City/County Representative: _____	City/County Project File No.: _____
Name of City/County: _____	Date: _____



WELL INFORMATION QUESTIONNAIRE

FC 808 (11-26-14)

TO BE FILLED OUT AT COUNTER AND MAILED BY CITY/COUNTY OFFICIAL

PRINT Applicant's Name: _____ Phone: () _____

Project Address: _____ City: _____

Assessor's Parcel No.: Book _____ Page _____ Parcel _____

Type of Planned Activity: _____

Is there a well(s) located on your project site: Yes No

If yes, type of well: Water Well Monitoring Well Dry Well Other: _____ (Explain)

Is the well(s) active (in use)? Yes No

Will your proposed permit activity affect your well site? Yes No

Comments: _____

For further information, please contact the Santa Clara Valley Water District Well Ordinance Program, (408) 630-2660.

INFORMATION RECEIVED BY:	FOR OFFICIAL USE ONLY
Name of City/County Representative: _____	City/County Project File No.: _____
Name of City/County: _____	Date: _____

**HAZARDOUS WASTE AND SUBSTANCE
SITES LIST QUESTIONNAIRE**

(AB 3750 - Cortese Bill)

TO BE FILLED OUT AT COUNTER UPON SUBMITTAL OF APPLICATION

Applicant Name: MICHAEL HELM - ARCHITECT

APN(s): 537-12-012

Is the proposed development property listed in the Office of
Planning and Research Hazardous Waste and Substance Sites List?

Yes No


If "yes," complete the following:

Site: _____

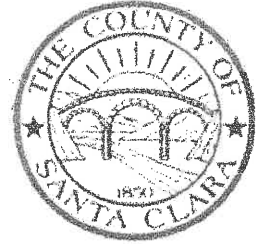
Page: _____

Address: _____

I certify that I have reviewed the Hazardous Waste and Substance Sites List, dated April 1998,
and, to the best of my knowledge, the above information is correct.

Signature: 

Date: 12.7.02



Environmental Information Form

Project Applicant or Representative:

Name: MICHAEL HELM - ARCHITECT
Address: 200 - 7TH AVE., #110
SANTA CRUZ, CA 95062

Phone: 831.476.5386
E-mail: MHELM7@ICLOUD.COM

Please answer the following questions in the spaces provided. Use additional sheets if necessary. If the question does not apply, mark "N/A."

Failure to provide complete and accurate information will result in your application being declared incomplete, which will delay application processing.

Project Description:

1. Project address (or location): 14500 ARNERICH RD,
LOS CATOS, CA 95030

2. Describe the project (i.e., What will be constructed? Proposed use? Project objectives?):

This project consists of remodeling an existing 5,065 SF Single Family Dwelling and constructing a new upper floor 3 bedroom, 3 bathroom addition of approximately 1,078 SF, resulting in a 5 bedroom, 6 bath SFD of approximately 6,143 SF.

This project consists of remodeling an existing 840 SF detached 3-car garage and constructing an additional garage bay of approximately 281 SF, resulting in a 4-car garage of approximately 1121 SF.

This project consists of a new ground floor shop addition of approximately 350 SF and storage addition of approximately 350 SF to the rear of the existing garage with a new upper floor ADU of approximately 700 SF that includes a music/guest room with bathroom.

This project consists of a new detached accessory structure for a non-heated pool cabana of approximately 756 SF that includes of a covered sitting area, bathroom, mechanical/storage room and outdoor kitchen with BBQ.

All construction will be predominately of wood frame and WUI compliant.

3. Is the project part of a master plan, or a phase of a larger project? Yes No

If yes, describe the project's situation/ role in the master plan or larger project (e.g., project is Phase 2 of 4, brief description of what each phase entails):

4. Where on the site will project construction and activities occur (describe and show on site plan construction footprint and staging areas)?

ADJACENT TO EXISTING HOUSE / GARAGE / POOL

5. Site and project area information:

(a) Parcel size (acres or square feet): 9 ACRES / 390,298 SF

(b) Describe all buildings (existing and proposed) associated with the proposed use:

BUILDING	SIZE (sq. ft)	HEIGHT
(E) HOUSE	5272	30
(E) GARAGE	840	12
(P) HOUSE ADDITIONS	1078	28
(P) GARAGE/SHOP ADDITIONS	1681	24
(P) POOL CABANA (UNHEATED)	756	12

If more space is needed, please attach a supplemental sheet.

(c) Indicate total area (sq. ft.) of parking areas: 3800 SF

(d) Number of on-site parking spaces: 10

(e) Indicate total area (sq. ft.) of buildings, driveways, patios, walkways and other impervious surfaces: (E) 14,483 SF ± (P) 16,689 SF = +2206 SF

(f) Describe any other outdoor areas dedicated to activities of the proposed use (e.g. sales, storage, animal confinement, etc). Include land area (sq. feet or acres).

N/A

(g) Indicate total area (sq. feet or acres) of vacant or undeveloped land, and land not devoted to the proposed use: 8.69 ACRES / 378,548 SF

6. Will grading (cut and/or fill) be required as part of the project? Yes No

If yes, a licensed civil engineer or land surveyor must complete the following information. If no, proceed to question 7.

IMPROVEMENT	EARTHWORK QUANTITY (cubic yards)		MAXIMUM DEPTH (feet)	
	CUT	FILL	CUT	FILL
Driveway, Access Road	8	8	3	3
Building Pad	108	0	8	0
Landscaping	0	0	0	0
Other Improvements <i>POOL CABANA</i>	0	6	0	3
TOTAL	116	14		

If more space is needed, please attach supplemental sheet.

(a) If volume of cut exceeds fill, where will excess soil be disposed?

OFF HAUL TO APPROVED LOCATION

(b) Are retaining walls proposed? Yes No *BACK OF SHOP*

If yes, what is maximum height? *7 FT*

7. Are any structures on the property proposed to be demolished? Yes No

If yes, attach photos of each structure from at least two directions, and describe the types of structures (e.g. barn), and age of the structures:

STRUCTURE	AGE	SIZE

If more space is needed, please attach supplemental sheet.

Applicants are required to submit a Santa Clara County property appraisal record to document the age of the structures proposed for demolition. The property owner may obtain a copy from the County Assessor's Office (70 W Hedding St., 5th Floor).

8. If the project is institutional, commercial or industrial, answer the following: *N/A*

(a) Number of daily customers, residents or other users of your project?

(b) Basis for this number (e.g., seating, etc)?

(c). Number of employees? (i) Total: _____ (ii) Max. at any one time: _____

(d) Hours of operation: _____

9. Indicate the water source serving the proposed use. Include provider name if applicable.

PUBLIC WATER -

10. If there are existing wells on the property: N/A

- (a) How many are functioning?
- (b) How many are abandoned?
- (c) Are the abandoned wells sealed?

11. What is the distance to nearest water line?

12. Indicate the method of sewage disposal for the proposed use. Include sewer district name if applicable.

ON-SITE SEPTIC SYSTEM - EXISTING
#64369 & #28193 4-27-2018

13. If a septic system is being proposed, have percolation tests been done? Yes No

If yes, who conducted the tests and what were the results?

ON-SITE SEPTIC SYSTEM - EXISTING

Form continues on next page



Environmental Setting:

1. Describe the natural characteristics (e.g., topography, vegetation, drainage, soil stability, habitat, etc.) on the project site.

SLOPING, 9 ACRE LOT, GOOD DRAINAGE,
PRIOR TO BEING DEVELOPED THIS PROPERTY
WAS AN APPLE ORCHARD

2. Describe the existing land uses on the project site.

SFD

3. Describe the existing land uses adjacent to the project site (note location in relation to the project site):

VACANT OPEN SPACE TO SOUTH
SFD TO NORTH, EAST & WEST

4. Are there any known technical reports that evaluate the property or the proposed project (e.g., geologic, biological, archaeological, environmental impact reports, etc.)? Indicate which reports will be submitted with this application:

GEOLOGICAL / GEOTECHNICAL



Form continues on next page

Environmental Aspects of Project:

1. Geology:

- (a) Are there any known geologic hazards on the site or in the immediate area. (e.g., earthquake faults, landslides, subsidence, steep slopes, etc.)? Yes No

If yes, describe: PERCOLATION FAULT RUPTURE ZONE
LANDSLIDE HAZARD ZONE

- (b) Will construction occur on slopes greater than 10%? Yes No @ GARAGE/SHOP

If yes, indicate percent of slope: 20 %; and describe how erosion/siltation will be prevented? CONCRETE LINE V-DITCH @ BACK OF
PET WALL, CONVEYED TO PERCOLATION TRENCH

2. Trees:

- (a) On the site plan, show all trees with trunk diameter of 12 inches or larger, measured at 4.5 feet above the ground (12-inch dbh), and any other protected trees (See "Protected Trees" text box). Indicate the species and size of each tree, and clearly mark each of those trees that are proposed for removal.
- (b) In the table below, indicate the species, trunk diameter and location of each tree proposed to be removed.

TREE #	TREE SPECIES	TRUNK DIAMETER	LOCATION
1	(1) 10" φ OAK	10"	SIDE OF DRIVEWAY
2	(3) 12" φ "	12"	"
3	(3) 14" φ "	14"	"
4	(1) 8" φ CEDAR	8"	BEHIND GARAGE
10	(1) 10" φ UNKNOWN	10"	@ ENTRY
5	(1) 12" φ CEDAR	12"	BEHIND GARAGE
6	(1) 14" φ "	14"	"
7	(1) 16" φ "	16"	"
8	(1) 16" φ SNAG	16"	
9	(2) 16" φ OAK	16"	SIDE OF DRIVEWAY END OF POOL TERRACE

If more space is needed, please attach a supplemental sheet.

PROTECTED TREES. In addition to the general requirement to show trees with trunk diameter of 12 inches or larger, measured at 4.5 feet above ground (12-inch diameter at breast height, or dbh), the following must also be reported: (a) Oak trees 5" dbh or larger, to determine whether oak woodlands are present (see *Guide to Evaluating Oak Woodland Impacts*); (b) Trees 6" dbh or larger in the "h;" (Historic Preservation) district; (c) Any heritage tree, as defined in Section C16-2 of the County Ordinance Code; (d) Any tree required to be planted as a replacement for an unlawfully removed tree, pursuant to Section C16-17e; and (e) Any tree that was required to be planted or retained by the conditions of any discretionary County land use permit.

3. **Agriculture:**

- (a) Is the site currently under Williamson Act contract? Yes No

If yes, contact Planning Office for more information pertaining to Williamson Act compatible use determination. The application is available at the Planning Office.

- (b) Are there any agricultural uses on-site? Yes No

If yes, describe:

- (c) Are there any commercial agricultural uses on-site? Yes No

If yes, describe:

- (d) Are there any agricultural uses adjacent to the project site? Yes No

If yes, describe:

- (e) Is the site currently under an open space easement contract? Yes No

If yes, contact Planning Office for more information pertaining to Open Space Easement compatible use determination. The application is available at the Planning Office.

- (f) Would the project convert more than 1 acre of farmland to a non-agricultural use? Yes No

If yes, describe:

4. **Drainage/Flooding/Riparian:**

Are there any watercourses and riparian habitat (e.g. drainage swale, stream course, spring, pond, lake, creek, tributary of creek, wetlands) within 150 feet of proposed construction or grading?

- Yes No UN-NAMED INTERMITTANT STREAM SOUTH OF PROPLINE
100 FT FROM (E) POOL TERRACE W/ NO CHANGE TO
THE NATURAL CHANNEL

If yes, describe, and indicate its location relative to the project:

SHANNON CREEK - 1,602 FEET AWAY

GUADALUPE RESERVOIR - 13,480 FEET AWAY

5. **Transportation:**

- (a) Name street(s) to be used to access project: ARNERICH ROAD
- (b) Approximate number of vehicle trips per day to be generated by project (Please note that each direction equals one trip)? 6-8
- (c) Indicate the days & times you expect most trips to occur: _____
- (d) Is there traffic congestion during commute hours at any nearby street intersections providing access to the project? Yes No
- If yes, list the intersections: _____

Transportation Impact Analyses (TIAs) using the Congestion Management Agency's methodology must be prepared for all projects that generate 100 or more peak-hour trips. Transportation impact analyses (TIAs) using the Congestion Management Agency's methodology may also be required if the project will generate substantial growth in the project area, result in an increase of traffic in relation to the existing traffic load and capacity of the street system, etc.

6. **Safety/Health:**

- (a) To your knowledge, do potentially hazardous materials exist on either this site or nearby property? (e.g., fuels, chemicals, industrial residue, etc.) Yes No
- If yes, describe: _____
- (b) Will the project require the use, storage or disposal of hazardous materials such as toxic substances, flammables, or explosives (e.g diesel generator), underground storage of chemicals)? Yes No
- If yes, describe: _____

7. **Air/Noise:**

- (a) Describe the types (and numbers) of construction equipment that will be used during project construction? (e.g. grader, backhoe, pile driver, jackhammer).
BACKHOE, WOOD FRAMING EQUIP.
- (b) Will the ongoing operation of the proposed use generate dust, smoke, fumes, odors, or noise (such as outdoor amplified noise or industrial activity)? Yes No
- If yes, describe: _____

8. Aesthetic:

- (a) Does the property contain natural features of scenic value or rare or unique characteristics (e.g., rock outcropping, mature trees)? Yes No

If yes, describe:

- (b) Will construction occur at or near a ridgeline or hilltop? Yes No

- (c) Will the project include visual impact mitigation (e.g. new landscaping, light reflectivity value of exterior surfaces less than 45, etc.) ?

Yes No

If yes, describe:

9. Historical/Archaeological:

- (a) Has the property received any historic designation(s)? Yes No

If yes, check the boxes that apply and attach the appropriate nomination form or documentation related to its listing.

- National Historic Register of Historic Places
- California Historical Landmark
- California Point of Historic Interest
- California Register of Historical Resources
- Santa Clara County Heritage Resource Inventory
- Santa Clara County Historical Zoning District

- (b) Are you aware of any archaeological remains on the property? Yes No

If yes, describe:

10. **Habitat for endangered, threatened, or rare wildlife or plants:**

(a) Does the property contain critical habitat for special-status species (e.g., California Tiger Salamander, Bay Checkerspot Butterfly, Red Legged Frog)? Yes No

(b) Is the property in or adjacent to a mapped occurrence of a special-status species as reported in the California Natural Diversity Database (CNDDDB)? Yes No

If yes, describe: [see Planning Office for assistance]

Reduction or Avoidance of Impacts:

Discuss possible actions that could reduce or avoid any adverse environmental affects raised in the previous section (*Environmental Aspects of Project*). Use appropriate reference numbers.

If more space is needed, please attach a supplemental sheet.

Certification:

I hereby certify that the statements on this form and the attached exhibits are true and correct to the best of my knowledge. If any of the facts represented here change, it is my responsibility to inform the County of Santa Clara.

Owner/Applicant Signature:



Date:

1-17-23

Staff Use Only

FILE #:

Environmental information form reviewed and found to be complete?:

Yes No

If no, what additional information is needed?

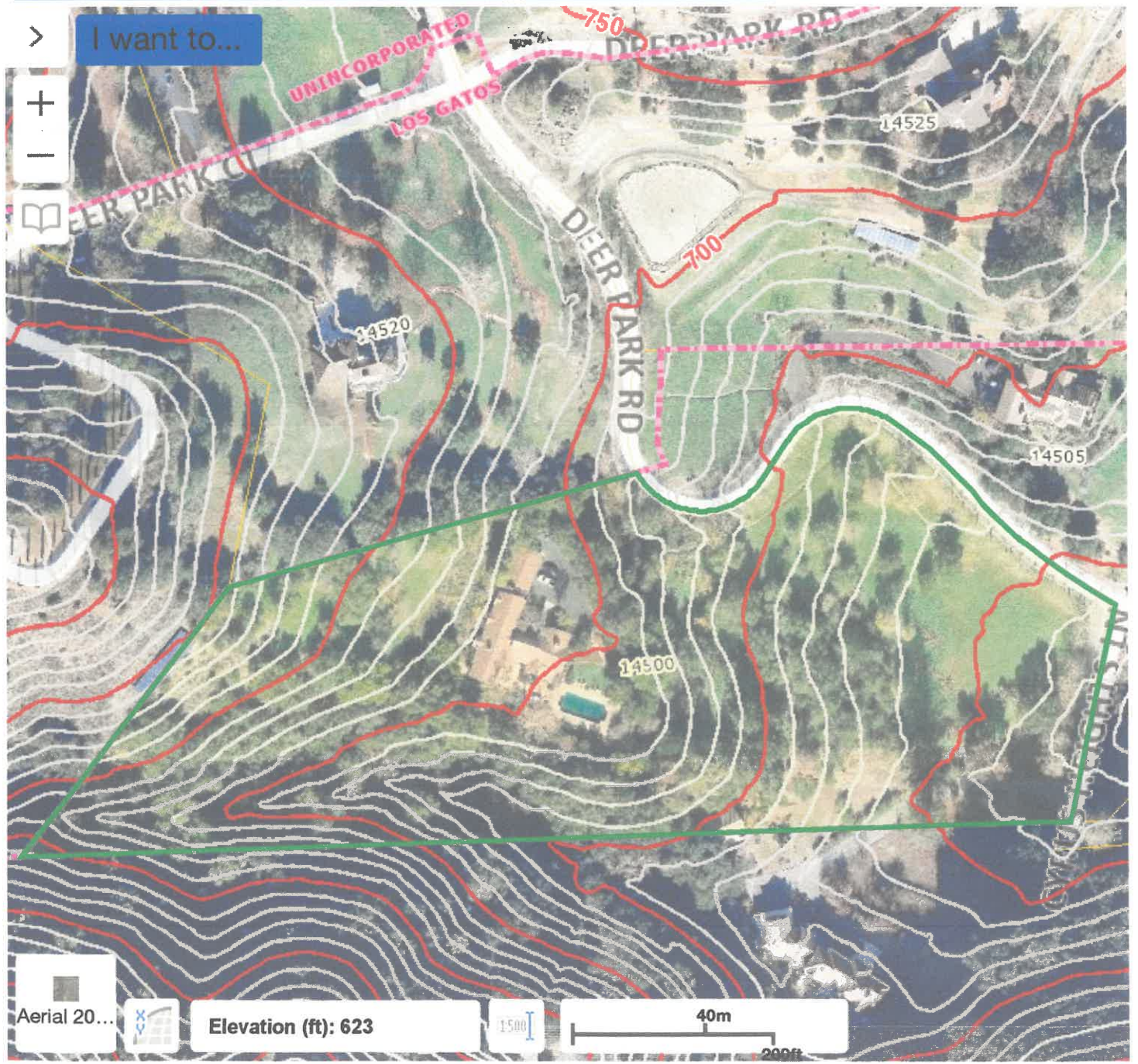
Signature:

Date:

Home Layer List Layer Catalog Layer Description Layers & Navigation Initial View Full Extent Previous Extent

Address or Intersection APN Graphics Coordinates Query Data Upload Data Data

Find Property By



PLN FREQ

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



January 13, 2023

Michael Helm
200 Seventh Ave., #110
Santa Cruz, CA 95062

Mhelm7@icloud.com

*** VIA EMAIL ***

FILE NUMBER: PLN22-228
SUBJECT: Design Review and Special Permit
SITE LOCATION: 14500 Arnerich Hill Rd, Los Gatos, CA 95032 (APN: 537-12-012)
DATE RECEIVED: December 15, 2022

Dear Michael Helm,

Your application for Design Review and Special Permit 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:

Site Plan

1. The submitted site plan does not clearly identify the centerline and top of bank of the existing creek and is incomplete. Please indicate the centerline and top of bank of the existing creek running through the subject parcel.
2. The subject parcel is zoned RHS-20s-d1. With the “-20s” Slope Density Combining District, setbacks from all property lines or rights-of-way shall be 30 feet, per County Zoning Ordinance § 3.10.040.C. As such, please update the setback lines on your site plan accordingly.
3. Project data table on Sheet 3 indicates the size of the proposed cabana is 306 SF, but it is stated as 756 SF under the project description. Please clarify and update accordingly.

Tree Removal

4. Please clarify if any tree removal is proposed. If not, provide a note on Cover Sheet that “No Tree Removal is Proposed.” Otherwise, provide the species and trunk sizes of all existing trees to be removed in table format on the Cover Sheet of the proposed plans (add more rows as needed).

Tree Removal Summary		
Tree Number	Common Name	DBH (inches)
1		
2		
3		
etc.		

Rebuild Determination

5. Please provide the linear feet of existing walls, demolished walls, and new walls for the house in addition to the REBUILD determination and Points Allocation Excel Worksheet.

Grading

6. Please provide an earthwork summary table on sheet 1 detailing the grading quantity of cut, fill, import, export, and **vertical depth (cut/fill)** for all proposed improvements. See a sample table below (add more rows as needed).

Earthwork Summary					
Use	Cut	Fill	Import	Export	Max. Vertical Depth
Residence Pad					
Leach Field					
Driveway					
Etc.					

Design Review

7. As the subject parcel has a -d1 overlay, it is subject to design review. **Please provide a viewshed analysis showing how the proposed development will be viewed, as seen from various angles of the valley floor** so staff can further evaluate the potential visibility of the new development proposed on the subject parcel.

Required Application Materials for Special Permit

8. Please submit the following required forms which were not provided in the submittal:
 - a) submit [Petition for Exemption from Environmental Assessment Form](#).
 - b) submit the [Completed Well Information Questionnaire](#).
 - c) submit a [Hazardous Sites Questionnaire](#) and utilize this [website](#) to complete the form.

ROADS AND AIRPORTS

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

9. Identify on plans the existing centerline, edge of pavement, correct roadway name, and limits of the Arnerich Hill Rd right-of-way and the Cyrus Heights Ln right-of-way.
10. Indicate on plans that Arnerich Hill Rd and Cyrus Heights Ln are County Maintained Roads (for Arnerich Hill Road, identify the segment that is a County Maintained Road).
11. Gates, fences, retaining walls, 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. Non-breakaway fixed appurtenances must be located outside the ROW (will not be permitted to be retained under an MIA). Indicate on plans the intent of any existing or future items in the ROW.

ENVIRONMENTAL HEALTH

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

Based upon the submitted project description of a major remodel consisting of an increase in bedroom counts, square footage, and construction of an accessory dwelling unit (ADU), the existing onsite wastewater treatment system (OWTS) shall be evaluated against current code requirements. If necessary, because of the proposed development, modification to the existing (septic system) and/or installation of a new septic system may be required.

12. Obtain septic system as-built drawings for permits #64369 and #28193. Upon receiving the as-built drawings, accurately locate and show on a revised site plan.
13. Contact a septic system consultant/designer and the Department of Environmental Health (Ross Kakinami, 408-918-3479) for the following septic system feasibility: site assessment, soil profiles, and percolation tests. This is a separate submittal to the Department of

Environmental Health subject to completion of a service application and payment of applicable fees.

- a) Upon completion of the soil profiles and percolation test(s), locate and show on a site plan overlaid onto a site grading and drainage plan, the locations for all conducted soil profile and percolation test holes. Provide and include all results from the soil profile and percolation tests. Demonstrate through wastewater calculation the required amount of dispersal field for the proposed building addition and ADU.

14. For the proposed ADU, obtain and provide a water will serve letter from San Jose Water Company.

LAND DEVELOPMENT ENGINEERING

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

15. Please provide a table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project. The quantities must reflect that shown on the preliminary grading plan.
16. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.
17. 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 and construction staging areas as well.
18. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items:
 - a) the site can be adequately drained,
 - b) the proposed development will not cause problems to the nearby properties,
 - c) 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.
19. Please include a driveway approach per SD4/SD4A that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater or demonstrate/show that one already exists on the site as a part of your site plan.
20. Please revise the driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater. Provide a preliminary grading plan to demonstrate that the maximum slope within the fire turnaround is a maximum 5% in grade.

21. Please include all applicable easements affecting the parcel with benefactors and recording information on the site plan. The recorded easements on Book 461 Page 16 may impact the proposed leach field expansion area.
22. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. The proposed retaining wall at the shop and the existing retaining wall near the cabana shall be shown with top and bottom of wall elevations. 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.
23. Provide a cross section of the grading through the access driveway for the proposed shop shall be shown on the preliminary grading plans.
24. Provide a cross section of the proposed cabana from the existing pool through the existing wall/wood fence.

GEOLOGY

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

25. The property is located in a County Fault Rupture Hazard Zone and State and County Landslide Hazard Zones. The Geologic and Geotechnical Study report prepared by C2Earth, Inc., dated July 29, 2022, adequately addresses the fault rupture hazard; however, additional information regarding slope stability is required as follows:

According to the design plans, the proposed garage addition with ADU located at the toe of the ascending slope does not meet the foundation setback requirements of the 2019 CBC, Section 1808.7, Figure 1808.7.1. As such, the applicant will need to request for an alternative setback and clearance per 2019 CBC Section 1808.7.5. The request needs to include the results of slope stability analysis based on a geologic cross section that extends to the top of the slope to at least Deer Park Court. The geotechnical consultant should also provide any modifications to their recommendations for foundations and retaining walls for the proposed garage addition with ADU. Topographic information covering the property and subject slope can be found at the following link:

<https://geoess.sccgov.org/discovergis/sccmap>.

FIRE MARSHAL OFFICE

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

26. The submitted documents are currently under review by Fire Marshal's Office. The review comments will be forwarded to you once they are prepared.

CALFIRE

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

This project (Record No. PLN22-228) 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.**

27. **Access:** Arnerich Road will need to be designed and constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site from Hicks road 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.
- 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.
 - 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 ten (10) residential units.
 - 2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.
- 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").

28. **Road Surfaces:** Ensure driveway is designed and maintained to support 40,000 pounds.

§ 1273.02. Road Surfaces

- a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

29. **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

From: Pang, Lulu lulu.pang@pln.sccgov.org
Subject: Fire Marshal Review // RE: Comment Letter for PLN22-228 (Design Review and Special Permit Application)
Date: January 23, 2023 at 2:39 PM
To: michael helm mhelm7@icloud.com
Cc: Gutierrez, Samuel samuel.gutierrez@pln.sccgov.org, alex.goff@sccfd.org

LP

Hi Michael,

Below please find the comments from Fire Marshal's Office.

Fire Marshal Review- Land Use (PLN22-228)

1. Clarify on plans what structures will have fire sprinklers installed as a deferred submittal.
 - a) Per County Ordinance, home additions exceeding 1,000 sf. since 2011 and a total area exceeding 3,600 sf. will require fire sprinklers.
 - b) Fire hydrant's are to be within 400 ft. exterior path of travel to all portions of travel to a non-sprinklered structure or 600 ft. of a sprinklered structure. it appears that all structures proposing additions will require sprinklers or a closer fire hydrant would need to be shown/installed on the plans.
2. Plans are to show any Gate crossing the driveway and be labeled as manual or mechanical.
 - a) Mechanical Gates are to have a Knox Key Switch shown as (N)new or (E)existing.
3. Plans are to show fire department turnaround meeting CFMO-SD16. Sheet 3 of 29 outlines a fire department turnaround that doesn't appear to meet width dimensions of CFMO-SD16.
4. Plans to have note stating that driveway will be made of an "all weather" material capable of holding 75,000 pounds.

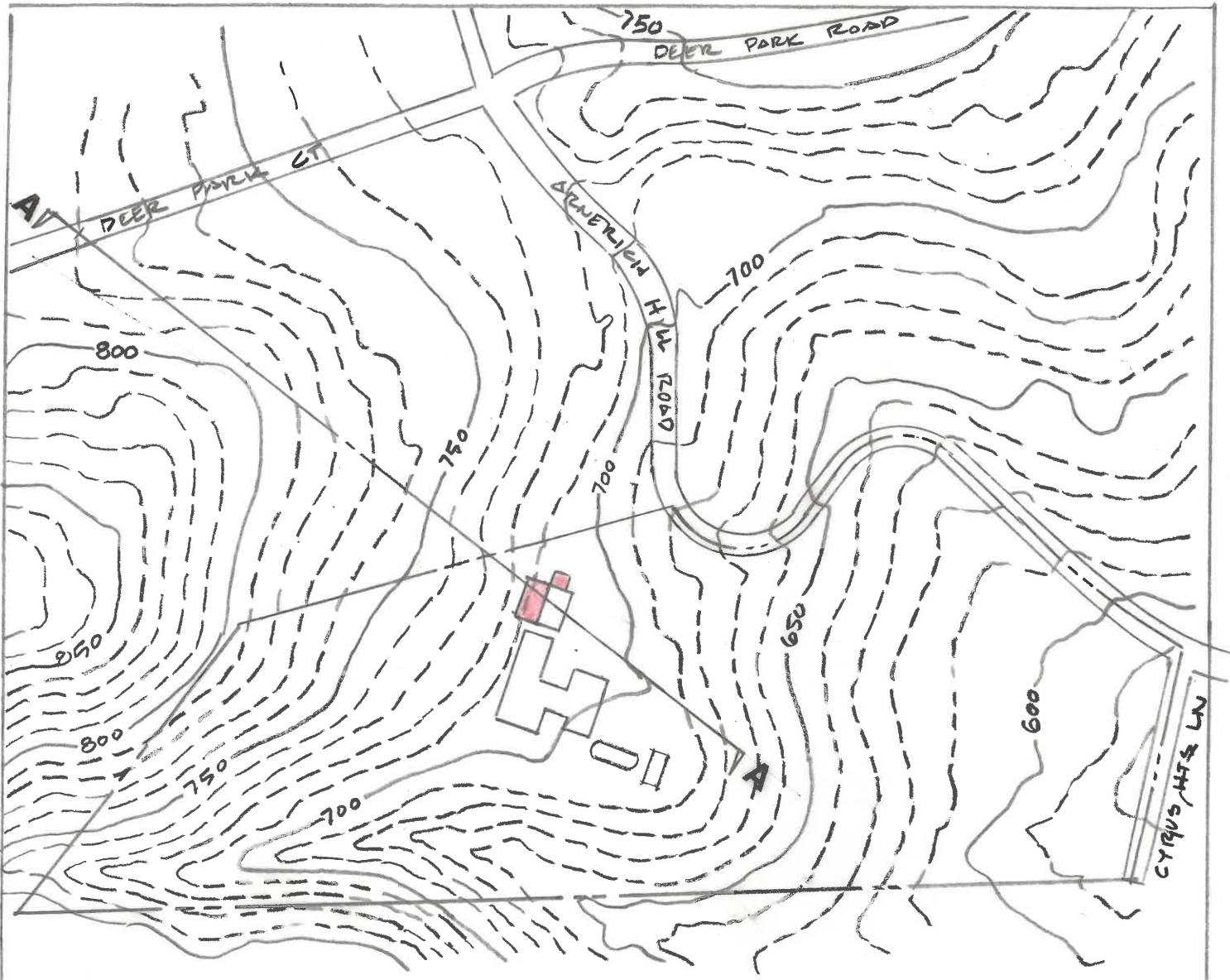
Thank you,



Lulu Pang (she/her/hers)
Assistant Planner

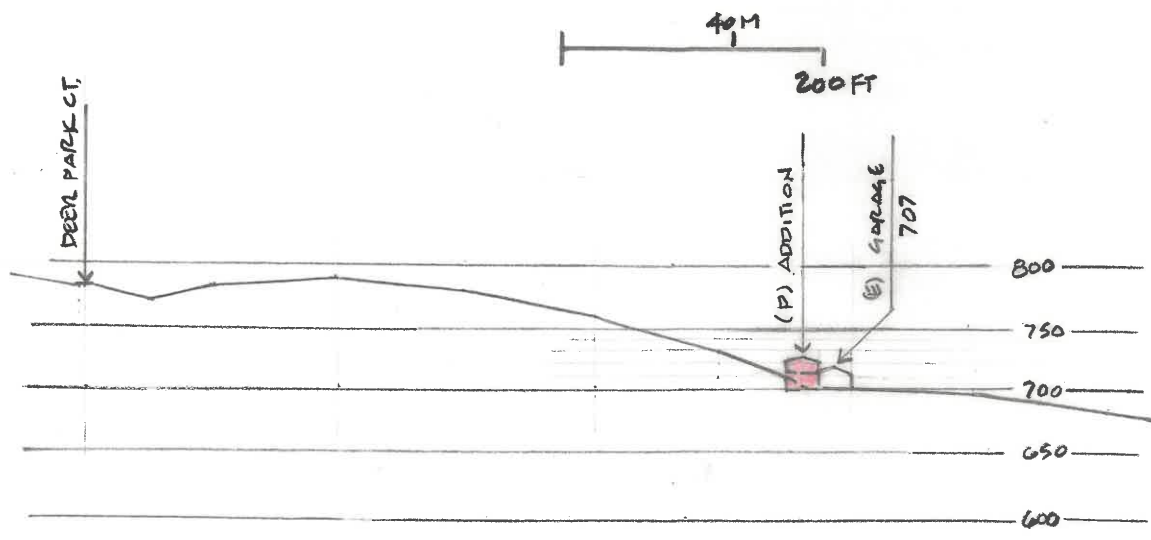
Department of Planning and Development
County of Santa Clara
70 W. Hedding Street | 7th Floor | East Wing
San Jose | CA 95110
Phone: (408) 299-5718
lulu.pang@pln.sccgov.org

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SITE PLAN

TOPO INFO = SCL GIS



A SITE SECTION FOR SLOPE STABILITY ANALYSIS