

May 22, 2024

Reva Kakaria  
Planning Department  
County of Santa Clara  
70 W. Hedding Street  
East Wing, 7<sup>th</sup> Floor  
San Jose, CA 95110

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

Dear Reva,

This letter is an itemized response to Lulu Pang's letter 'Request for Additional Information' dated 7-20-23 for PLN22-228.

**PLANNING**

- 1 See added Replacement Tree Plan sheet L.0 for replacement trees.

**GRADING**

- 2 See attached Grading Ordinance Design Standards form.
- 3 The outstanding fees of \$3,471.08 will be paid through the County Public Portal.

**SPECIAL PERMIT**

- 4 See revised notes on sheets 2.1, 3.2 & 22.

**ENVIRONMENTAL HEALTH**

- 5 OWTS Feasibility Report and OWTS Site Improvement Plans have been directly submitted to Ross Kakinami, Monica Huato and Peter (Project # SR0871090, Account # AR 1320202, Facility ID# FA0284725, Invoice ID # IN1275601) and is currently under review. See sheets WW1 thru WW6 for the OWTS design & specifications.

**LAND DEVELOPMENT ENGINEERING**

- 6 See sheet 3.1 & 3.2 for limits of disturbed areas.
- 7 See Stormwater Management & Maintenance Agreement notes on sheets 1, 2.1 & 3.2 including percolation trench detail 2/2.1 with locations noted on sheet 3.2.
- 8 See sheets 2.1, 2.2, 2.3, WW2 & WW3 for location of slope, storm drainage and ingress/egress easements per Book 461, pages 16, 17 & 18.
- 9 Topographic Maps have been prepared by Hanagan Land Surveying (LS 7797). Basis of Bearings and Basis of Elevation shown on sheets 2.2 & 3.2.
- 10 See added sheets 2.2, WW2 & WW3.
- 11 See added driveway station lines on sheet 3.2 and added driveway profile on sheet 3.1. 20 foot inside turning radius is shown on sheet 3.2.
- 12 The slope at the fire truck turnaround is 4.2 % as shown on the added driveway profile on sheet 3.1 and station lines on sheet 3.2.
- 13 See added existing Topographic Map prepared by Hanagan Land Surveying (LS 7797) on sheet 2.2 and revised sheet 3.2.
- 14 See added grading calculations on sheet 3.1 and Grading Quantities on sheets 1 & 3.2.

- 14 See added grading calculations on sheet 3.1 and Grading Quantities on sheets 1 & 3.2.
- 15 Electric, Telephone, CTV and Water service to the House, Garage/Shop/ADU addition and the Proposed Pool Cabana is already underground and shown on sheets 2.1 & 3.2. See also Grading Notes #8 on sheets 1 & 3.2.
- 16 See section 1/3.1 & A/18 for cross-section of the retaining wall at the Garage/Shop/ADU addition.

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



# Grading Ordinance Design Standards

Supplemental Checklist for Improvement Plans

County of Santa Clara

Land Development Engineering

## GENERAL INSTRUCTIONS:

This form is to be furnished to the County Surveyor by the design engineer at the time of submission of preliminary and final grading plans. Many of the items are crucial to the design concept and need to be considered at the time of preliminary and final approval. If an item is not applicable to the project, so state on the form.

## DESIGN REQUIREMENTS:

The Santa Clara County grading ordinance specifies in Article 8, Section C12-538 through C12-579, the minimum design standards for all grading work unless otherwise recommended by the design engineer for a particular project. In many situations, other standards may be appropriate, either higher or lower, depending on the purpose of the grading, such as a house pad or the intended land use, such as a subdivision.

## PROJECT DATA:

Applicant: MICHAEL HELM - ARCHITECT Date: 7.3.23  
 Location (Street): 14500 ARNERICH HILL RD., LOS GATOS File #: PLN 22-228  
 Soils and/ or Geotechnical Report prepared by C2 EARTH Date: July 29, 2022

## ENGINEER'S DESIGN RECOMMENDATIONS:

Item	Ordinance Requirement	Engineer's Recomnd.	Location of Deviation (if any)	Reason/ Justification for Deviation
1. Cut Slopes (see C12-542)	2:1	2:1		
2. Fill Slopes (C12-51)	2:1	2:1		
3. Drainage Terraces (C12-553)	25' height (max) 6' width (min)	NONE PROPOSED		
4. Fill Compaction (C12-549)	90% min	90% MIN		
5. Road Sub-grade Co. Std. Road Spec.	95%	NONE PROPOSED		
6. Benching (C12-550)	6' width (min) (keyed)	6' WIDTH (MIN) (KEYED)		
7. Sub-drains (C12-550)	In natural drainage courses under fills, etc.	NONE PROPOSED		

Item	Ordinance Requirmnt.	Engineer's Recond.	Location of Deviation (if any)	Reason/ Justification for Deviation
8. Setbacks (C12-558)	See Ord. Fig. 2	NO GRADING PROPOSED WITHIN PROPERTY LINE SETBACKS		
9. Storm Drainage	See adopted standards	(E) DRAINAGE TO REMAIN NO CHANGE		
10. Erosion Control (C12-568 - 571)	Planting, energy dissipators, ditch lining, etc.	HYDRO-MULCHING + PERCOLATION TRENCHES		
11. Planting of Large Slopes (C12-574) (C12-575)	Slopes of 15' vertical height or more	NO NEWLY CREATED SLOPES OF 15' OR MORE		

ADDITIONAL RECOMMENDATIONS AND JUSTIFICATION:

REQUEST ALTERNATIVE SETBACK & CLEARANCE PER 2022 CBC SEC. 1808.7.5 FOR RETAINING WALL @ SHOP/STORAGE RM/ADU ADDITION, GEOLOGIST TO PROVIDE SLOPE STABILITY ANALYSIS

STATEMENT AND CERTIFICATION:

I hereby state that the above design recommendations are in conformance with good engineering practice and in the best public interest considering the intended use of the land, environmental factors and field conditions. They are based upon a field investigation with soils and geologic reports as appropriate or required under the grading ordinance. The proposed design will adequately control and dispose of storm water runoff, minimize erosion, and cause minimal disturbance of the terrain consistent with the proposed land use.

I hereby certify that the slopes will be stable and that the graded areas will provide suitable foundation support for the structures or other improvements that are intended as the purpose of grading.

*Michael S. Helm*  
Signature

7.3.23  
Date

C12642

Attachments:

Soils Report (X); Laboratory Tests ( )  
 Geologic Reports (X); Other \_\_\_\_\_  
 C2 EARTH, JULY 19, 2022  
 # 21137C-01R1



## Grading Approval (G) / Abatement (GA)

The following is a list of documentation required by the Planning Office in order to process your application for Grading Permit. Your application will **not** be accepted unless it is signed by the property owner, accompanied by the current filing fee, and includes all the pertinent items described below. Following initial distribution and review of submitted materials, additional information may be required. **Questions?** Contact: Planning Office (408) 299-5700

### Checklist of Required Application Materials

The documents listed below are required for your application and **must be submitted in electronic form through the County InSite Public Portal**. Incomplete submittals will not be accepted. All plans must be legibly drawn to an appropriate scale.

#### Preliminary Grading Plans

Preliminary grading plans must include all items specified in Sec. C12-424 of the County Grading Ordinance. Include a table detailing the amount of cut and fill (in cubic yards) associated with each individual proposed improvement (e.g. building pad, driveway, access road, accessory structures, landscaping and other improvements etc.), the total amount of cut and fill and maximum height and depth of cut and fill must also be included on the preliminary grading plans.

#### Copy of Assessor's Parcel Map (Available at the Assessor's Office-5<sup>th</sup> Floor, County Government Center)

#### Copy of Current Recorded Grant Deed (E) DEVELOPED SFD

#### Evidence showing legal creation of lot (See "Deeds & Lot Legality" handout) (E) DEVELOPED SFD

#### Completed Grading Design Standards Forms (Prepared and signed by a registered civil engineer)

#### Evidence showing legal creation of lot (See handout enclosed with application packet) (E) DEVELOPED SFD

#### Petition for Exemption from Environmental Assessment and Environmental Information Forms

All Grading Approvals are subject to the requirements of the California Environmental Quality Act (CEQA) unless otherwise exempt. Determination as to whether a project is subject to or exempt from CEQA will be made by the Planning Official. If a Grading Approval is subject to CEQA, an environmental assessment (EA) will be undertaken at the applicant's expense.

#### Completed Well Information Questionnaire (enclosed with application packet)

#### Hazardous Sites Questionnaire (enclosed with application packet)

#### Acknowledgements and Agreements form, signed by owner or authorized representative.

### Additional Application Materials that may be Required

The documents listed below may or may not be required for your Grading Approval. **Please consult staff to make an accurate determination.**

#### Statement of Justification for Proposed Grading

- Provide written justification explaining how the proposed grading is consistent with the findings detailed in Section C12-433 of the County Grading Ordinance (see below), addressing the proposed improvements (e.g. location of proposed house, driveway and other improvements) and quantities of cut and fill.
- Grading Approval may be granted if all of the following findings are made:
- The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.
- The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right of way, or impair any spring or existing watercourse.
- Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.
- Grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.
- Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.
- Grading conforms with any applicable general plan or specific plan policies; and
- Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

**\*\*\*Turn page for additional requirements\*\*\***

**Environmental Information Forms including photos of project site.**

An environmental assessment may be required for your project unless it is determined that your project qualifies for an exemption from environmental assessment.

**Geologic Reports & Applicable Fee**

A geologic report may be required, depending on the project and location. If a geologic report is required, submit one (1) original wet signed paper copy and one (1) electronic copy (PDF on thumb drive). Contact County Geologist at (408) 299-5774.

**Septic System Plan (field checked and signed by Department of Environmental Health (DEH) field office)**

If a septic system is existing or proposed, each site must be evaluated by DEH. The evaluation entails a site assessment, a soil profile trench and a percolation test prior to Grading Approval. DEH charges an additional fee for site evaluations. Contact DEH at (408) 918-3400.

N/A  **Storm Water Discharge/Disturbance of One Acre or More of Land Area**

If the proposed project disturbs one acre or more of land area, you are required to submit to the State Water Resources Control Board a Notice of Intent to comply with NPDES requirements. For additional details and information, see Storm Water Handout #3: Filing a Notice of Intent. Contact: NPDES Coordinator at (408) 299-5737.

N/A  **Stanford University**

Submit one copy of the Stanford University General Use Permit Project Checklist (8½ x 11) signed by a Stanford University LUEP Planner. Incorporate the completed checklist into the project plan set submittal.

N/A  **Identification of Potential Historic Resources (Part I and Part II forms)**

If the project includes demolition of structures 50 years or older, submit a completed and signed *Identification of Properties for Potential Historic Significance* forms, a copy of the Santa Clara County Residential Unit Property Record (available from the County Assessor's Office, 5<sup>th</sup> Floor) for the subject property and photographs of each elevation of the subject structure and any related structures or associated features. Please note that the 50-year age reference is a discretionary guideline; there are circumstances where a property less than 50 years old may be potentially significant.

N/A  **Williamson Act Compatible Use Determination**

If the subject property is restricted by a Williamson Act contract, file for and obtain a *Compatible Use Determination* prior to filing the application for Grading Approval. Refer to the Williamson Act Compatible Use Determination checklist for more details.

N/A  **Santa Clara Valley Habitat Plan-Coverage Screening Form**

If the subject property is located within the Habitat Plan Permit Area, submit a completed Coverage Screening Form. The Coverage Screening Form will assist in determining if the proposed project is classified as a "covered project" under the Plan. If the project is identified as a "covered project" per the Screening Form, submit the *Fees and Conditions Worksheet* with the application.

**Fire Protection Information**

- Provide total square footage of structure(s) to determine size of water tanks per CMFO-W1.
- Identify the type of construction per California Building Code of all existing and proposed structures.
- Clarify the type of fire sprinkler system proposed for each structure. Label fire sprinkler systems as a deferred submittal.
- Provide water source (name of water provider or on-site well). If water connection is proposed, provide a will serve letter for source of potable water. If the source of water is on-site well, show the location and capacity of existing or proposed aboveground water tank(s), and means of delivering water at required pressure (e.g., fire pump or gravity).
- All fire hydrants are to be shown and labeled as wharf or standard and location of closest available or proposed hydrant(s).
- Show drivable width, vertical clearance, surface, load-bearing capacity, turning radii, percent grade, turnarounds, turnouts, and bridges.
- Label if parcel is within the State Response Area (SRA) or the Wildland Urban Interface (WUI).

Note: All parcels located within the WUI are to meet Chapter 7A of the CBC. All parcels located within the SRA, or within the Local Response Area (LRA) and the Very High Fire Hazard Severity Zones (VHFHSZ) are to meet PRC-4290.

N/A  **Other Reports/Studies**

Your project may require a detailed report or study. For example, a biological, archeological, noise, or traffic study could be required depending on the location and/or intensity of the project.