



Date: 9/28/2023

Job#: 219116

To: Parya Seif  
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Re: Responses to revised incomplete letter dated 4/19/2023  
Project Address: 15805 Uvas Road – APN 756-12-026  
Plan Review Number: PLN23-046

### Additional Information / Issues of Concern:

1. Lowering the finish floor of the proposed structure will have no affect on the height of the columns above grade. The columns enter the ground in the proposed fill slope. Lowering the house finish floor will also cause the building pad to be lowered as well. This will reduce the fill slope height that the columns will be built in. Lowering the finish floor will cause the grading to go up by a considerable amount too. The house pad is currently at the same elevation as the turnaround area. Lowering the pad will cause a step down the turnaround and increase the height of the retaining walls. The house pad was designed to be at the same elevation as the turnaround to reduce the grading and aid in the constructability of the pad. The house location is also not in a visually prominent area that would justify the additional grading. The house location sits behind a large number of trees and a steep slope from Uvas Road that eliminates any visibility of the structure.
2. The tree is to be saved.

### Planning:

1. The parcel map was included in the original submittal as Deed-Supp.
2. Plans have been combined into 1 set.
3. Project description added to cover sheet.
4. The approximate location of the “reserved area for future county road” has been added. Please note that this is not an easement nor has it been dedicated to the county. It is only shown for informational purposes. This is likely something that might have turned into the OPL, but it is unknown at this time as RDA did not provide any comments on it.
5. The top of bank of Uvas Carnadero Reservoir has been added a long with the 200-foot setback line.
6. See updated elevations.
7. Building height and max height lines have been added to the elevations.
8. Spot elevations added.
9. Additional sheet added for cross sections.
10. Added.
11. The residence is not viewable from Uvas Road due to the steep uphill slope and tree cover. The cut slope from the road to the proposed house is about 95 feet in height and makes the house not visible from the road. I also visited the site to verify the visibility and nothing can be seen because of the slope. The large amount of trees also eliminate any visibility of the structure.
12. Note added to the site plan sheet C3 that no gates or fences are proposed.
13. The retaining wall top and bottom elevations are shown in the cross sections on sheets C4 for the offsite and C6 for the onsite. The elevations are given every 50 feet.
14. Included in the resubmittal.



15. The site plan was updated to match the arborist report with 30 trees to be removed. The 3 additional trees in the rear of the house have been added.
16. See updated report.
17. See updated report.
18. Revised hazardous waste form included in the resubmittal.
19. The sign has been installed.
20. Please see included archaeology report.

**DEH:**

21. Please see included geotechnical report evaluating the OWTS.
22. The proposed level spreader releases on the other side of the ridge and the water will not flow towards the OWTS.
23. Please see included water clearance letter.

**Land Development Engineering:**

24. Limits of the disturbed area is shown on sheet C3.
25. All existing and proposed utilities have been included in the plans.
26. The existing access road meets SD2 standards. The access road is proposed to be widened to 20 feet of pavement to meet CALFIRE requirements.
27. The existing access road leading into the private driveway is about 10%. Creating a 5% grade into the site possess access issues for all vehicles. The driveway is designed to maintain the 10% grade to match the existing access road and provide a vertical curve for the first grade change.
28. Preliminary title report included in the resubmittal.
29. The driveway and site retaining walls have cross sections every 50 feet that show the retaining wall heights. Section D-D has been added for the water tank pad.

**Roads and Airports:**

30. Noted.

**Fire Marshal:**

31. Noted.
32. The access road is not named.
33. Notes added to sheet C3.

**Geology:**

34. Completed by others.
35. Completed by others.

**CALFIRE:**

36. Note added on sheet C3.

Please let me know if you have any questions or need any additional information.

**David Faria, PE**

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