

Beck-Fredericks Residence
Building Site Approval (BSA)
22197 Old Santa Cruz Hwy
Los Gatos, CA 95033
March 22, 2024



**Building Site Approval Resubmittal
Comment Response Letter**

PLN22-178
Page 1 of 5

Eunice Ban, AICP
Senior Planner
County of Santa Clara Department of Planning & Development
70 W Hedding St, San Jose CA 95110

Re: Building Site Approval (BSA) Resubmittal: Comment Response Letter
File Number: PLN22-178
Address: 22197 Old Santa Cruz Hwy

Dear Ms. Ban & Team:

We offer the following in response to the comments dated December 7, 2023:

- | | |
|------------------------------|----------------------------|
| ✓ Comment Response Letter | Terry J. Martin Associates |
| ✓ Preliminary Title Report | Terry J. Martin Associates |
| ✓ Water Clearance Letter | Terry J. Martin Associates |
| ✓ Geologic Report | Pollak Engineering, Inc. |
| ✓ Site Plan, 24x36 full size | Terry J. Martin Associates |

Our responses to all comments are included on the attached pages. Thank you for the opportunity to provide a better set of documents for you and for our client. Should you have any questions, please don't hesitate to call or email.

Best Regards,

Terry J. Martin, A.I.A.



PLANNING OFFICE

Eunice Ban, (408) 299-5707, eunice.ban@pln.sccgov.org

1. Applicant will need to apply for Grading Approval, as grading quantities exceed 150 cubic yards. The required Grading Approval application fee of \$2,434.66 must be included with the resubmittal. Preliminary grading plans should include all items specified in Sec. C12-424 of the County Grading Ordinance. Furthermore, grading should calculate areas for yard and driveway separately as stated in the following policy letter.

TMA Plans have been submitted for concurrent Grading Approval (in progress, AR24-0580).

2. Please provide an average slope calculation of the development area as defined by the guideline. Should the average slope exceed 30 percent, applicant will be required to submit application materials as listed on this checklist, and a Pre-Application will be required with the submittal of a complete architectural plan.

TMA Development area has been shown and noted on Sheet A2, and slope calculation has been updated. Average slope is <30% so BA approval is not required.

LAND DEVELOPMENT ENGINEERING

Darrell Wong, (408) 299-5735, darrell.wong@pln.sccgov.org

5. Please provide a revised table of the estimated earthwork quantities per C12-424(g). The residence appears to be placed on fill, but the table indicates that there is no fill.

MFG See attached response letter from MFG Engineers, Inc.

6. Please provide a revised table of the estimated impervious areas that are to be created or legalized as a part of the development. The net change in impervious areas shall be clearly stated on the plans and shall include any unpermitted impervious areas to be legalized.

MFG See attached response letter from MFG Engineers, Inc.

7. Please identify what appears to be fill placed on APN 558-08-095 which is located beneath the accessory structure to remain and the related access and its surroundings. This material doesn't appear to be natural. The structure and fill don't appear on past aerial photos. Are these areas of improvement unpermitted and to be legalized? Please identify as necessary.

MFG See attached response letter from MFG Engineers, Inc.

8. 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 construction staging areas as well.

MFG See attached response letter from MFG Engineers, Inc.

TMA Limits have been shown and noted on Sheet A2.

9. Identify the property/lot line running through the septic field. Will the lots be merged so that the improvements for the development do not cross property lines?

MFG See attached response letter from MFG Engineers, Inc.

TMA Lots 558-08-095 & -096 have already been merged into 558-08-149; see Sheet A2.

10. Show all of the existing and proposed utilities on the plans.

MFG See attached response letter from MFG Engineers, Inc.

TMA Existing utilities are shown and noted on the topographic survey; proposed utilities have been added to Sheet A2.

Terry J. Martin Associates, A.I.A.

1615 Westwood Drive, San Jose, California 95125

terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645



11. The approximate known soil or geologic hazard areas.
MFG See attached response letter from MFG Engineers, Inc.
TMA Entire site is in 2 geohazard areas: County landslide hazard zone, and State seismic hazard zone (earthquake induced landslides). Note has been added to Sheet A2.
12. 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:
- the site can be adequately drained,
 - the proposed development will not cause problems to the nearby properties,
 - 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.
- MFG See attached response letter from MFG Engineers, Inc.*
13. Please demonstrate that the access road from the end of the county-maintained intersection with Old Santa Cruz Highway to the driveway shown on the plan conforms to County Standard Detail SD2. If the access road does not conform to County Standard Detail SD2, submit a proposal to build a pro rata portion of the unnamed access road based upon the fully developed use of the road. Provide a road study, or other documentation, justifying the proposal. For additional information refer to the County of Santa Clara Standards and Policies Manual – Volume I, Land Development (Private Road Stage Improvements, page A6.1). A copy of the manual is available on-line at:
https://stgenpln.blob.core.windows.net/document/StandardsPoliciesManual_Vol1.pdf.
- MFG See attached response letter from MFG Engineers, Inc.*
14. Please include a driveway approach per SD4 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.
- MFG See attached response letter from MFG Engineers, Inc.*
15. Based upon County policy, a curvilinear right-of-way dedication of thirty feet measured perpendicularly from the western property line would be required to be offered with this development. It appears that the proposed house will/may encroach on the proposed right-of-way/setback. Please review with Planning Department Staff regarding setback requirements.
- MFG See attached response letter from MFG Engineers, Inc.*
TMA Offer of dedication has been shown and noted on Sheet A2. House has been shifted on site and rear deck has been altered to comply with new setback.
16. Please note evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance on the plans. In the plans, note the recorded document information for all easements providing access to the development.
- MFG See attached response letter from MFG Engineers, Inc.*
TMA Right-of-way access is already shown and noted on Sheet A2.
17. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
- MFG See attached response letter from MFG Engineers, Inc.*



TMA Easements are already shown and noted on Sheet A2. Preliminary title report has been included in resubmittal.

18. Please include the location of the existing property line with the cross section of the retaining wall grading, including the proposed wall, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance. The preliminary design of the retaining wall shall be shown on the plans with respect to the property line and the surrounding finished grade.

MFG See attached response letter from MFG Engineers, Inc.

TMA Requested preliminary retaining wall structural info has been added to Sheet A2.

19. Submit a completed San Francisco Bay Watershed Questionnaire should the revisions to the plans propose to create 10,000sf or greater new or replacement impervious area. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

MFG See attached response letter from MFG Engineers, Inc.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Darrin Lee, (408) 299-5748, darrin.lee@deh.sccgov.org

20. Obtain stamped septic design plans from DEH. Once obtained, upload stamped septic design plans to Accela for review and sign off.

TMA Septic design approval is concurrently in progress with DEH.

21. Provide a will serve letter from local water purveyor/water company verifying water service to this development. Once obtained, upload will serve letter to Accela for review and sign off. If water is to be provided by a private well, then please contact Jeff Camp at jeff.camp@deh.sccgov.org to obtain water clearance. Once water clearance is obtained, upload clearance letter to Accela for review and sign off.

TMA Water will be provided by San Jose Water Company pending CPUC approval. Will-serve letter has been included in resubmittal.

GEOLOGY

David Seymour, (408) 299-6711, david.seymour@pln.sccgov.org

22. The properties are located within a State Seismic Hazard Zone for Earthquake-Induced Landslides, which is also a County Landslide Hazard Zone. Submit a **geologic report** that includes an evaluation of slope stability in accordance with the guidelines provided in California Geological Survey in SP117A (2008). The report must be prepared, signed, and stamped by a California Certified Engineering Geologist. A **geologic report review fee** will be invoiced after the report is submitted for review.

TMA Geologic report has been included in resubmittal.

FIRE MARSHAL'S OFFICE

Alex Goff, (408) 299-5763, alex.goff@sccfd.org

23. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).

- a. Chapter 7A of the CBC to be met at Building Permit submittal.
- b. Defensible space to be maintained at all times.

Terry J. Martin Associates, A.I.A.

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terry@tma-arch.com (408) 209-5152 | rebecca@tma-arch.com (408) 679-2645



- c. PRC-4290 compliance will be reviewed by CAL FIRE.
- TMA** Noted; required WUI measures will be incorporated into building design as review progresses.
24. Provide a Response Letter addressing comments below. Provide sheet that comments were addressed. More comments may be made when more information is supplied.
- TMA** Noted, see comment responses below.
25. Provide size of structures in the scope of work as this will affect the fire protection water amount that will be required.
- TMA** Proposed building sizes are already noted on Sheet A2, and in Impervious Area Calculations on Sheet C2.
26. Fire sprinklers are to be listed as a deferred submittal. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d]
- TMA** Note has been added to Sheet A2.
27. Civil sheets including sheets 4 and 5 of 13 show north arrow pointing straight up. It appears this may be incorrect as the plans show Old Santa Cruz Hwy traveling west to east, it appears this portion of road should be north to south. Clarify on resubmittal as this is adding some confusion to the plan review process.
- MFG** See attached response letter from MFG Engineers, Inc.
28. Plans are to clarify water source, such as the water mutual or a private well.
- TMA** Sheet A2 has clarified that water will be provided from San Jose Water pending CPUC approval. Will-serve letter from SJW has also been included in resubmittal per Comment #21 above.
29. Plans to show hydrant as (N) or (E) and standard or wharf hydrant.
- TMA** Plans already specify hydrant as new; clarification has been added to C sheets as a new wharf hydrant.
30. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum gpm available at 20 psi. meeting Appendix "B" of CFC. [CFC Table B105.1(1) and Table B105.1(2)]
- a. Contact water purveyor for flow data.
- b. The size of structures is needed to determine the required flow.
- TMA** Not applicable; no existing hydrant exists within distance requirements. Scope of work includes new wharf hydrant on site (see comment #29 above).
31. If a water purveyor isn't available, plans are to show above ground water tanks and a wharf hydrant meeting CFMO-W1, W4 and W5. Plans are to state the size and use of water tanks.
- a. An additional 3,000 gallon above ground water tank would be needed for domestic/fire sprinkler water. This is in addition to the water tank/s for the wharf hydrant.
- TMA** Additional tank has been added to Sheet A2.
32. Driveway to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
- TMA** Existing note has been updated on Sheet A2.
33. Fire department turnaround to be kept clear at all times. The plans appear to show something in-front of the home that protrudes into the turnaround. It's not clear if this is a deck or some top of object that would affect fire department apparatus from turning around. Resubmittal is to clarify this information.
- TMA** Noted subject is an entry roof overhang (<13'-6" from pavement). We have reduced its size and shifted the residence to keep vertical clearance per Fire requirements.



MFG Engineers, Inc.
Civil Engineers & Land Surveyors

March 13, 2024

County of Santa Clara
Department of Planning and Development
70 West Hedding Street
San Jose, Ca. 95110

RE: 22197 Old Santa Cruz Hwy, Los Gatos, Ca.
File #PLN23-199
Building Site Approval (BSA) for a new single-family residence with detached garage on vacant lot

I am writing in response to an incompleteness letter from Eunice Ban, Senior Planner dated December 7, 2023. I will respond below to each comment as numbered in each Department/Division's list of comments. This letter only responds to comments related to the grading and drainage plan.

Comments 5-19 Land Development Engineering

5. The residence is built over a crawl space. A note has been added to the cross sections on sheet C3 to reflect this. There is no fill at the house. The earth work table has been revised to reflect remediation of fill at the accessory structure (see comment # 7 of the above reference incompleteness letter).
6. The impervious area table has been revised.
7. These plans now show remediation of this fill.
8. The limits of the disturbance have been modified. The construction staging area will be the existing driveway. This area is within the area of disturbance show.
9. Based on correspondence from the Santa Clara County Assessor's Office, dated July 5, 2023, these two parcels have been combined. The new number is APN 558-08-149. This new number is reflected on each sheet of this plan set.
10. New utilities will be shown on the Architect's plan set.
11. A note has been added to sheet C2 "this site is located in two geo hazard zones: County landslide zone and State seismic hazard zone.
12. This project is now applying to permit for a single-family residence. Pursuant to the Santa Clara Valley Urban Runoff, Pollution Prevention Program, "Provision C.3 Data Form" (effective July 1 2023): "All single-

family home projects that create and /or replace 10,000 or more of impervious surface on the project site must also fill out this work sheet.” This project does not propose to create or replace 10,000 square feet or more of impervious area. Therefore, we believe that detention or treatment of storm water is not required. In accordance with accepted LID measures this project proposes to route runoff to landscape areas. This project does not propose changes to runoff patterns.

13. We believe that this roadway/Driveway complies with County standard detail SD-2. Modification of the geometrics of this driveway/roadway, other than pavement width, would not improve the drivability, fire or safe access attributes. While the grades shown in the Driveway Profile on sheet C3 do not match exactly the grades shown on SD 2 it can be easily argued that the serviceability of this existing roadway/driveway is easily as good or better than SD2. Modification of this driveway/roadway would be an absurd waste of money. Over two thirds of roadway length exceeds the required 18' pavement width. There is a short section of pavement width close to Old Santa Cruz Highway that is 16.5' wide. We can certainly widen this pavement to 18' if the County can accept the above outlined argument regarding the other attributes of the existing driveway.
14. See argument above in #13.
15. The existing right-of-way is 40' wide. This is clearly documented on the Topographic map prepared by LE Engineering that was a part of the original submittal. This right-of-way is only encroaching onto the parcel by 10' as measured from the western property line.
16. See #15 above
17. See #15 above. The owner will submit a Preliminary Title Report.
18. Based on correspondence from the Santa Clara County Assessor's Office, dated July 5, 2023, these two parcels have been combined. The new number is APN 558-08-149. This new number is reflected on each sheet of this plan set.
19. This project is now applying to permit a single-family residence. Pursuant to the Santa Clara Valley Urban Runoff, Pollution Prevention Program, "Provision C.3 Data Form" (effective July 1 2023): "All single-family home projects that create and /or replace 10,000 or more of impervious surface on the project site must also fill out this work sheet." This project does not propose to create or replace 10,000 square feet or more of impervious area. Therefore, we believe that detention or treatment of storm water is not required. In accordance to accepted LID measures This project proposes to route runoff to landscape area. This project does not propose changes to runoff patterns.

Comment 27 Fire Marshal's Office

27. The north arrow has been corrected

I hope this letter helps to clarify our response as shown on the revised plan set dated March 13, 2024. Please let me know if you have any questions or if any further clarification is necessary.

Sincerely,

Michael Goodhue

Michael F. Goodhue, P.E., L.S.