

RESPONSE TO COUNTY COMMENTS PLN23-231

See responses below to county comments PLN23-231. All attachments referenced below have been submitted to the portal or included in the revised plans. New scope of work for building site approval has been reduced to; changing occupancy of the existing structure to residential, adding 396sf of living space with 434sf of covered patio and the addition of 805sf of detached garage.

PLANNING OFFICE

1. The following items, required by the [Building Site Approval](#), [Grading Approval](#), and/or [Design Review](#) application checklists, are missing or do not follow the requirements stated on the checklists. As such, this application is incomplete. Please include or correct the following items:
 - a. A complete and updated [Acknowledgements and Agreements Form](#), signed by the property owner. The document previously submitted is an out-of-date and incomplete version of the form. **(REVISED VERSION COMPLETED)**
 - b. A complete current grant deed for the subject property. The document submitted as the current deed does not include a legal description of the property. **(DEED INCLUDED IN REVISED FILE)**
 - c. A complete grading table that, per checklist requirements, details the amount of cut and fill associated with each individual improvement (e.g. ADU building pad, driveway, detached garage, etc.). The provided grading table on sheet 2 (page 7) does not describe the amount of cut/fill for each individual improvement. **(NO GRADING IN NEW SCOPE OF WORK)**
 - d. A completed [Grading Design Standards Form](#), prepared and signed by a registered civil engineer. **(NO GRADING IN NEW SCOPE OF WORK)**
 - e. Floor Area Calculations for each proposed structure with block area diagrams. **(SEE PAGES, SHEET 1, A8, A16.)**
 - f. Details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations. Label retaining walls on the site plan. **(NO RETAINING WALLS IN SCOPE OF WORK)**
 - g. [Average slope calculations](#) for the proposed development. **(INCLUDED IN REVISED FILE AND ON SHEET1)**
 - h. Light Reflectance Value (LRV) for each proposed color/material. The LRV for “Aesthetic White” is not included. **(SEE REVISED PLANS PAGES 0.1,0.3)**
2. The provided site plans are missing the following items required on the [Sample Site Plan](#) handout and is incomplete. Please include the following required items:

RESPONSE TO COUNTY COMMENTS PLN23-231

- a. All existing and proposed structures. Aerial imagery indicates several structures in the location of what is labeled “car port (E) to be removed”. There also appears to be a structure near the southeastern corner of the property, another structure/hardscape near “chicken coop (E)”, gates, and several fences Please show and label each structure individually, clarifying which are to be removed, on the site plans. All gate and fence heights must be labeled. **(FENCES AND GATES LABELED SEE SHEET 1)**
- b. Location, common name, diameter, and number of trees to be removed or located near improvements, measured 4.5 feet above grade. Please label all trees located near (approximately 20 feet from) the proposed improvements with the required information, and clarify whether any are to be removed. **(NO TREES TO BE REMOVED, SEE SHEET 1 FOR NOTES ON TREE)**
- c. Calculation of existing and proposed floor area. Please include the existing floor area in the project description. **(SEE PAGE 0 COVER SHEET)**
- d. Width of all rights-of-way and easements. Please also label whether or not rightsof-way are County maintained or Not County maintained. **(SEE SHEET1)**
- e. Dimensions of all existing and proposed structures, as well as distances property lines and other buildings. **(SEE SHEET1)**
 - i. Please include the distance between water tanks/fences and property lines. **(SEE SHEET1)**
- f. Label the top of bank of Live Oak Creek, and show setbacks from the top of bank. Please also show the required 35-foot setback from the top of bank for Habitat Conservation Plan Category II Streams. **(SEE SHEET1)**
- g. Label the location of the existing and, if applicable, proposed leach fields. **(SEE SHEET1)**

SANTA CLARA VALLEY HABITAT PLAN

3. Revise the site plan to identify a minimum setback of 35 feet for a Category II stream (Live Oak Creek). **(INCLUDED IN SITE PLAN SHEET1)**
4. Provide a biology survey/report from a qualified biologist to confirm if the existing habitat land covers and/or wildlife species are impacted by the proposed development. HCP covered species on this parcel include Least Bell’s Vireo and Tricolored Blackbird. **(REPORT PROVIDED IN RESUBMITAL)**
5. Provide Land Cover Verification Mapping prepared by a qualified biologist to verify the habitat land covers within the area of proposed development. The land cover

RESPONSE TO COUNTY COMMENTS PLN23-231

mapping shall be overlain by the site plan and identify the development area, including all permanent and temporary impacts. . (NOT REQUIRED FOR REVISED SCOPE OF WORK)

LAND DEVELOPMENT ENGINEERING

6. 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. (NO ADDITIONAL IMPERVIOUS AREAS IN REVISED SCOPE OF WORK)

7. 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 and stockpile areas as well. (SEPTIC SYSTEM TO BE A DEFERRED SUBMITTAL AND DETERMINED AFTER AGREEMENT ON SITE APPROVAL)

8. Show all of the existing and proposed utilities on the plans. (SEE SITE PLAN SHEET1)

9. The proposed development impacts drainage flow, thereby not meeting the exemption requirements of [Section C12-409](#) of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items: (NO GRADING IN REVISED SCOPE OF WORK)

a. The site can be adequately drained including all drainage infrastructure to drain the house site, turnaround, and driveway to the detention, treatment, and discharge locations;

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](#).

10. Please include at the driveway connection to the private road, 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. (DRIVEWAY REMOVED FROM SCOPE OF WORK)

11. Based upon County policy, a curvilinear right-of-way dedication of sixty feet along the private road centerline would be required with this development. Upon

RESPONSE TO COUNTY COMMENTS PLN23-231

dedication, current easement along the line located on the parcel map which created the original subdivision may be abandoned through the County process for abandonment.

(WORK OFF OF PRIVATE ROAD NO LONGER IN SCOPE OF WORK. EASEMENT ROAD IS IN EXISTING LOCATION AND IS NO LONGER IN SCOPE OF WORK)

12. Please demonstrate that the access road Quail Ridge from the intersection of the County maintained Roop Road to the driveway shown on the plan conforms to County Standard Detail SD2. Provide a geotechnical letter of certification if the surface is desired to be demonstrated to be up to current standards in its current state. If the access road does not conform to County Standard Detail SD2, submit a proposal to build a pro rata portion of Quail Ridge 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 online at:

https://stgenpln.blob.core.windows.net/document/StandardsPoliciesManual_Vol1.pdf
(TO BE DETERMINED AFTER REVIEW OF REVISED SCOPE OF WORK)

13. Please revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. **(NO LONGER IN SCOPE OF WORK)**

14. Please revise the driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CAL FIRE, whichever is greater. **(NO LONGER IN SCOPE OF WORK)**

15. Submit a completed [Central Coast Watershed Questionnaire](#) (MRP 3.0). Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

16. 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. **(TITLE REPORT INCLUDED FROM TIME OF PURCHASE AND THE START OF THIS PLANING) NEEDS TO BE INCLUDED IN PACKET**

DEPARTMENT OF ENVIRONMENTAL HEALTH

Note: Service application has been submitted to DEH and septic feasibility testing has taken place, but no septic design has been submitted for review. **(TO BE DEFERED SUBMITTAL)**

17. Upon receiving a stamped septic design plan from the Department of Environmental Health, upload the approved plans to the DEV record via Accela's public portal.

RESPONSE TO COUNTY COMMENTS PLN23-231

18. Contact Jeff Camp at jeff.camp@deh.sccgov.org for water clearance submittal information. Once water clearance is obtained, upload the water clearance approval letter to Accela for review and sign-off.

COUNTY GEOLOGIST

19. The property is located in a State of California Alquist-Priolo Earthquake Fault Zone, a County Fault Rupture Hazard Zone, and a County Landslide Hazard Zone. Therefore, a geologic report evaluating the potential impacts of these hazards on the proposed improvements is required. The report must be prepared, signed, and stamped by a Certified Engineering Geologist (CEG), and prepared in general accordance with the guidelines provided in California Geological Survey Special Publications [42 \(2018\)](#) and [117A \(2008\)](#). The consultant can contact the County Geologist to discuss the scope of the investigation. A geologic report review fee will be invoiced after the report is submitted for review. The geologic report can be combined with a geotechnical report, which is also required for this project. **(EXISTING REPORT FOR EXISTING STRUCTURE HAS BEEN ACCEPTED AS SUFFICIENT FOR REVISED SCOPE OF WORK)**

ROADS AND AIRPORTS

20. Roop Road Right-of-way (ROW) has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). Show on the revised plans the existing ROW centerline, the limits of the Roop Road ROW, and the limits of the FWL. A curvilinear dedication to public right-of-way will be required. **(SEE SHEET1)**
21. It is understood that the ROW centerline does not align with the physical road centerline. For the physical Roop Road, identify the Edge of Pavement. **(SEE SHEET1)**
22. Verify survey measurements (parcel line lengths). Setbacks appear to be taken from the ROW centerline. Confirm with Planning the basis for setbacks (typically from FWL). **(SEE SHEET1)**
23. Indicate on the plans that Roop Road is a County Maintained Road and Quail Ridge Road is a private road. **(SEE SHEET1)**
24. Improvement plans must clearly indicate existing and proposed site conditions within the ROW (and within the FWL), including but not limited to, above and below ground utility lines, easements, drainage facilities, trees, landscaping, fencing, and other structures and features. All utility relocations, replacements, and abandonments, and temporary and new facilities, shall be shown. **(NO IMPROVEMENT PLANS IN ROADWAY RIGHT OF WAY)**
25. The driveway accessing the property appears to be eroding at the drainage ditch and will require repairs. Indicate on the plans, and include details for, the driveway repairs with property drainage changes to restore the driveway drainage and mitigate further driveway erosion. **(NO CHANGE DUE TO REVISION OF SCOPE OF WORK)**

RESPONSE TO COUNTY COMMENTS PLN23-231

26. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement. **(NO CHANGE TO DRAINAGE IN REVISED SCOPE OF WORK)**

27. Identify the on plans any trees or shrubs to be trimmed or removed, or any objects or fences to be relocated, in accordance with County Ordinances [B17-68](#) and [B17-69](#), within the lines of a triangle which has sides 20 feet from the point of intersection of the curblin/edge of pavement and the driveway(s). At the driveway entrance, the site appears to have shrubs and trees that require trimming. **(SEE SHEET 1)**

FIRE MARSHAL'S OFFICE

28. Plans are to state that project is located within the Wildland Urban Interface (WUI) and will maintain defensible space at all times. **(SEE SCOPE OF WORK PAGE 0 COVER SHEET)**

The site plan is to clearly label structures. It is not clear on the plans what the ADU structure is as the plans only label a single house. **(SCOPE OF WORK REVISED AND UPDATED ON PLANS)**

29. Fire sprinklers are to be listed as a deferred submittal. Clarify what structures are proposing sprinklers. The main house will require fire sprinklers as the scope is Building Site Approval, and the ADU and any attached garages also require sprinklers. Any detached structures exceeding 500 sf. that are served by fire department access greater than 15% also require fire sprinklers. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d] **(SEE SCOPE OF WORK PAGE 0 COVER SHEET)**

30. Plans are to clarify water source, such as the water mutual or a private well. **(SEE SCOPE OF WORK PAGE 0 COVER SHEET)**

31. Plans to show hydrant/s as (N) or (E) and standard or wharf hydrant. **(SEE SHEET1)**

32. Plans are to show a fire hydrant located within 400 ft. exterior path of travel to all portions of non-sprinklered structure. There does not appear to be a hydrant in the path of travel to the southern structures. [CFC Section 507.5.1] **(SEE SHEET1)**

33. Plans are showing above ground water tanks and what appears to be a wharf hydrant. The source of water is needed to determine if this is the correct fire protection system or if a standard fire hydrant would be required (if a water purveyor is available). **(SEE SCOPE OF WORK PAGE 0 COVER PAGE)**

34. Plans are to show minimum driveway (portion of access serving no more than 2 parcels) drivable width of 12 ft. [CFMO-A1 Section II.A.1] **(SEE SHEET1)**

RESPONSE TO COUNTY COMMENTS PLN23-231

35. Fire department access is 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] (SEE SCOPE OF WORK PAGE 0 COVER PAGE)
36. Plans are to show slope of fire department access not exceeding 15%. [CFMO-A1 Section II.C] (EXISTING DRIVEWAY HAS NO SLOPE)
37. Fire department turnaround/s meeting CFMO-SD16 are needed if the driveway is greater than 150 ft. in length. Plans are to clearly label the turnaround and show the dimensions. [CFMO-A1 Section II.C and CFMO-SD16] (UNDER 150' FROM GATE TO HOUSE)
38. Plans are to show any gates crossing fire department access. Gates are to be labeled as (N)new or (E)existing and manual or mechanical. All mechanical gates are to have a Knox Key Switch shown as (N) or (E). [CFMO-A3 and CFC Section 503.5 and Section 506] (SEE SHEET1)

CAL FIRE

40. **Access:** Ensure Quail Ridge Road meets specifications in § 1273.01 in the Fire Safe Regulations and provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site. (QUAIL RIDGE ROAD NO LONGER IN SCOPE OF WORK)
39. **Driveway:** Ensure driveway meets specifications in § 1273.02 to support a fire apparatus weighing 40,000 pounds. (SEE SCOPE OF WORK PAGE 0 COVER PAGE)
41. **Turnouts:** Driveway will need at least 1 turnout at midpoint per § 1273.05. and meet specifications in § 1273.06. (NEW DRIVEWAY REMOVED FROM SCOPE)
 - a) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.
42. **Defensible Space:** Maintain defensible space specifications described in Public Resource Code 4291. (SHEET 1)