

FARIA ENGINEERING & SURVEYING

1656 Cienega Road Unit 100
Hollister, CA 95023

David Faria
(602) 515-7650

Date: 9/26/2024

Job#: 224005

To: Buyan Batbaatar
Assistant Planner
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110

RE: Responses to incomplete comments dated 2/29/2024
Project Address: 13375 Santa Teresa Blvd. APN 779-18-019
Plan Review Number: PLN24-020

Planning Office:

1. Please see updated site plan showing setbacks to the existing pro shop.
2. Please see sheet A3.1 for the revised floor plan and polygon area calculation.
3. Please see sheet A4.1 for the walls to be demolished.
4. We would like to apply for the special permit. Please invoice the fee for payment.
5. The home office will be utilized for their property management office. The property owners manage multiple rental properties.
6. The door to the storage area 2 will be closed off to limit the office space to 1105 SF.

Department of Environmental Health:

7. The septic design plan has been included with the plan set with all the required information.
8. Please see included water clearance letter.

Land Development Engineering:

9. Please see updated site plan with the revised area of disturbance.
10. Utilities added to the site plan.
11. Please see included preliminary title report.

Roads and Airports:

12. Noted
13. All improvements in the county right of way are shown.
14. The proposed driveway approach for the main residences is the county standard B4.
15. Please see updated site plan for frontage improvements.
16. There is not currently a roadside ditch on this side prior to or after the property. Prosing to restore the ditch might end up creating a drainage issue. I believe leaving the current drainage pattern would be more beneficial then creating a ditch that doesn't work.
17. The existing gate is now proposed to be removed.
18. The existing fence is located on the right of way line.
19. The standard details will be included in the encroachment/grading permit plans.
20. The current drainage pattern flows away from the right of way and no runoff is directed to the right of way.

Sanoma State University:

21. Noted.
22. Noted.
23. Noted.
24. Noted.

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Policy Letter:

1. The driving range will be shut down permanently.
2. The driving range stalls will be removed.
3. The majority of the parking lot will be removed. Portions of the parking lot will remain for the fire truck turnarounds and a few parking spaces for the home occupation.
- 4.

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

David Faria, PE, PLS

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