



**San Jose
Water
Company**

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September 10, 2024

County of Santa Clara
Department of Planning and Development
Attn. David Horowitz, Assistant Planner

Response to comments dated August 2, 2024

FILE NUMBER: PLN24-112
SUBJECT: Architecture & Site Approval for 45-foot-tall Lattice Tower with Antenna
SITE LOCATION: 0 Bayview Dr, Los Gatos (APN: 544-45-004)

1. Outstanding Fees

Response: Fees have been paid.

Application Documents

2. Provide the following required documents
- a. Master Application;
 - b. Petition for Exemption from Environmental Assessment Form;
 - c. Environmental Information Form; and,
 - d. Copy of recorded grant deed

Response: Enclosed

Project Description

3. Provide a statement narrating how the project site is currently used and its limits of operation, including what work occurs on the property, hours of operation, and whether the site is manned or unmanned. If the property is unmanned, state the frequency of trips to the site, and how many employees may be on-site at a time.

Response: The project site is a earthen embankment reservoir for the storage of water. The site is not regularly manned. An operator (one person) may visit the site 1 to 2 times per week.

Site Plan

4. The site plan is incomplete.

Response: The site plan was revised to address the questions.

- a. *Property dimensions added*
- b. *Gross lot area added. Gross=24,600 SF*
- c. *Net lot area added. Net=22,000 SF*
- d. *Right of way labeled*
- e. *Fence height labeled*
- f. *Extent of foundation pad added*
- g. *Overhead wires added*
- h. *Permit numbers shown on sheets A1 and A2*
- i. *Area of reservoir added. Permitting info added.*

5. Clarify what the clusters of bold, black dots shown on the site plan at the north part of the property symbolize, as well as the hollow, red circles.
Response: The bold dots symbolize steel bollards. The red circle is a power pole. The background survey information has been updated for clarity.
6. Clarify the use of existing structure on the west side of the property encroaching onto APN: 544-45-081.
Response: The encroaching structure is owned by the adjacent property owner and is a storage shed.
7. Provide any proposed grading quantities on the site plan.
Response: No grading is proposed.
8. Show all existing trees in the vicinity of the project site, labelling their species, diameter, and whether they are to be retained or removed with the proposal.
Response: trees in the vicinity of the work have been identified on the plans. No trees are proposed for removal.
9. Pursuant to the Santa Clara County Guidelines for Tree Protection and Preservation For Land Use Applications, submit a Tree Replanting and Maintenance Plan.....
Response: No trees are proposed for removal.
10. Replacement trees shall be in accordance with Santa Clara County Guidelines for Tree
Response: No trees are proposed for removal.
11. Show existing and proposed parking on the site plan.
Response: Site plan revised to address parking question.

Elevations

12. Provide an east and west elevation of the proposed development....
Response: Plans revised to show elevation.
13. The elevations on Sheet A-3 show the fence enclosure with a maximum proposed height of six feet whereas Sheet D-2 states that the proposed fence is a maximum of ten-feet-tall. Additionally, the fence height measurement on Sheet A-3 does not measure the height of the fence to finished grade. Please clarify the proposed height of the fence throughout the plans, and ensure the height is measured from finished grade.
Response: Plans revised to address.

Lot Legality

14. Provide evidence of lot legality for the next submittal.
Response: San Jose Water Company (SJWC) is a privately owned Public Utility regulated by the Public Utilities Commission. As such, SJWC is exempt from State Subdivision Map Act requirements for subdivisions. In addition, County Ordinance C12-5.20 Subdivision subsection

(b) states a subdivision does not include (6) "Acquisition of less than a whole parcel by a public agency or public utility having the power of eminent domain. When any public agency or public utility having the power of eminent domain acquires less than a whole parcel, the residue of that acquisition shall be considered a separate parcel, legally conforming for purposes of the Zoning Ordinance, but subject to review and approval prior to development under applicable County land."development regulations and ordinances. The property was acquired by SJW via subdivision by deed in 2006 from the Redwood Estates Services Association (RESA) when SJW acquired the RESA water system.

Architecture & Site Approval Submittal Documents

15. Complete and submit a Color Board with manufacturer specs for the proposed paint color for the tower and antenna.

Response: Paint specification added to plan.

Paint Spec: Tnemec Enduratone CWS Grouse Tan 1029K11562, LRV less than 30

Application spec:

Galvanized Metals – Exterior

Surface Preparation: Prepare surface to meet the end condition per SSPC-SP16, creating a dense, uniform, and angular anchor profile of 1.0 mils. The intent is not to remove but is instead to deform the surface to create a "tooth" for mechanical bond of subsequent coatings. When abrasive blasting is not practical, in lieu of SSPC-SP16, use power tools that create a surface profile and do not burnish the surface (i.e. Monti Power Bristle Blaster).

Final Cleaning: Regardless of the means and methods, all surfaces must be sound, clean, dry and scarified to exhibit 100% scratch density, with a uniform surface profile of 1.0 mil minimum. SSPC-SP1 Solvent Clean to remove all visible surface contaminants just prior to coating application

First Coat: [Series 115 | Uni-Bond DF](#) (Color TBD); 2.0 to 4.0 mils DFT

Second Coat: [Series 115 | Uni-Bond DF](#) (Color TBD); 2.0 to 4.0 mils DFT

Total DFT: 4.0 to 8.0 mils DFT

16. Submit a landscaping plan within the plan set to include any existing and all proposed on-site landscaping, including any fencing and/or screening.

Response: Existing on-site landscaping consists of native grasses, Oak trees, Bay trees, Redwood Trees. The existing landscape is mature with large trees spread about the site. In general Redwood Estates consists of a natural native landscaping devoid of manicured lawns, and manicured gardens. We do not believe additional landscaping is warranted or will fit-in with the neighborhood.

17. Clarify if any lighting is proposed with the project

Response: No lighting is proposed.

18. Clarify if any signs are proposed with this project.

Response: No signs are proposed

Existing Utilities

19. Sheet T-1 states that there is an existing power supply. Clarify the location of the power source for the antenna, and provide applicable specs such as type of power ...

Response: See sheet E2, Detail 2 for point of connection to existing site power.

LAND DEVELOPMENT ENGINEERING

20. If the earthwork....

Response: no earthwork is proposed.

21. Show all existing and proposed electrical/joint trench utilities on the plans.

Response: No new joint trench required. Existing site is fed power via overhead wire to panel. Overhead wire and POC shown on sheet A-2.

22. Please submit 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. Note the recorded document information for all easements on the plans.

Response: Legal access is shown on that certain record map for Redwood Estates Map No. 4 recorded in Book W of Maps at Page 46, Santa Clara County Records and is attached. The recording information was added to the plans.

Response to informational Section per separate County letter dated August 2, 2024

ITEM 1

To substantiate that finding B can be made, staff recommend reducing the height of the tower and antenna to the shortest height that is feasible to establish the use, or, provide justification to why the tower and antenna must be proposed at its current height. Additionally, provide justification for the proposed height of the fence on the perimeter of the proposed tower.

Response: A shorter antenna would jeopardize the integrity of the private network which could lead to the need for additional antenna sites and higher antenna placement at other locations. See enclosed Xylem letter regarding design and antenna heights dated August 23, 2024.

ITEM 2

Furthermore, staff recommend including the planting of mature trees to effectively screen the proposed development to the greatest, feasible extent possible. These mature trees should be included on the landscaping plan and irrigation and maintenance plan. Additionally, please also provide an elevation depicting how the proposed landscaping will screen the proposed development once all plants have reached maturity.

Response: Existing on-site landscaping consists of native grasses, Oak trees, Bay trees, Redwood Trees. The existing landscape is mature with large trees spread about the site. In general Redwood Estates consists of a natural native landscaping devoid of lawns, and/or landscape gardens due to Redwoods and terrain. We do not believe additional landscaping is warranted or will fit-in with the neighborhood.

ITEM 3

To substantiate that finding D can be made, please provide a radiofrequency (RF) report that describes and maps any radiation associated with the proposed project. The RF report should be prepared by a

qualified professional, and quantify if the radiation associated with the proposed project meets the current, permissible radiation standards of the Federal Communications Commission. Please include the RF report with the next submittal.

Response: See enclosed Sensus RF Radio Safety White paper and FCC radio certificates for the transmitters.

ITEM 4

To substantiate that finding J can be made, staff recommend relocating the proposed location of the development closer to the water reservoir to provide increased distance to neighboring properties APN: 544-45-038 and APN: 544-45-06. If it is not feasible to relocate the proposed development, please provide justification to how the proposed location is superior to other potential location.

Response: The antenna location has been moved to be adjacent to the reservoir as suggested.

Sincerely,

Scott Hoffman, P.E.
Manager of Property and Permit Services

Enclosures:

- 001 Master Application
- 002 Petition for Exemption
- 003 Environmental Information Form
- 004 Grant Deed
- 005 Color Board
- 006 Record Map, Book W of Maps at page 46
- 007 Xylem letter regarding design and antenna height requirements dated August 23, 2024
- 008 Sensus RF Radio Safety – White Paper
- 009 FCC Radio Cert #1
- 010 FCC Radio Cert #2
- 011 Plans Bayview Drive