

401 Summit Court
Russell Bate
Tentative Map

M-79-18
9/12/79



TOWN of LOS GATOS

Planning Department
354-6872

May 29, 1980

Russell Bate
13699 Sarahills Drive
Saratoga, California 95070

Re: Subdivision Application M-79-18

Dear Mr. Bate:

On May 28, 1980 the Town Planning Commission denied subject application requesting approval of a 3-lot subdivision on property located at 401 Surmont Court. Denial was based on the inability to provide an adequate water supply.

Section 27-17 of the Los Gatos Town Code provides that any interested person dissatisfied with the action of the Planning Commission may file an appeal of such action to the Town Council. Any appeal submitted to the Town Clerk within fifteen (15) calendar days after the action will be heard by the Town Council within thirty (30) days.

Very truly yours,

LEE E. BOWMAN
Planning Director

LEB:pd
cc: WTW, Incorporated
Milton Mintz
Development Review Committee



TOWN of LOS GATOS

Planning Department
351-6872

March 4, 1980

Russell Bate
13699 Sarahills Drive
Saratoga, California 95070

Re: Subdivision Application M-79-18

Dear Mr. Bate:

On February 27, 1980 the Town Planning Commission continued, at your request, subject application requesting approval for a 3-lot subdivision on property located at 401 Summit Drive. This matter was returned to the Development Review Committee to review plans for an interim water system.

In order to set this matter for hearing by the Committee, you will need to submit 8 sets of your revised information. Upon receipt of this proposal we will set the matter for the next available DRC agenda.

You application must be heard by the Planning Commission by May 28, 1980 at the latest. In order to be heard by the Planning Commission on May 28 the revised information must be received by this office no later than May 2 in order to be on the DRC agenda of May 13. This schedule does not leave any room for continuances or delays for additional information. Therefore, we recommend that you submit the new information as soon as possible.

Very truly yours,


LEE E. BOWMAN
Planning Director

LEB:DRR:pd
cc: WTW, Incorporated
Milton Mintz
Development Review Committee



TOWN of LOS GATOS

Planning Department
354-6872

October 2, 1979

Mr. Russell Bate
13699 Sarahills Drive
Saratoga, CA 95070

RE: Subdivision Application M-79-18
401 Surmont Drive

Dear Mr. Bate:

On September 25, 1979 the Town Development Review Committee considered the above application for approval to subdivide property located at 401 Surmont Drive into two lots. The Committee found the application to be incomplete and identified the following deficiencies or concerns:

1. The property already contains two residential structures. Therefore, no land division can be made until provisions are shown to remove one of the residential uses.
2. Provisions for emergency access must be illustrated as required by the Town Engineer. (See attached comments).
3. A detail of the 10 foot wide trail easement with rock base and approved pavement cover shall be provided. In addition, a revised trail system that can realistically be constructed and used shall be shown. Coordinate with Mr. Bob Bryant (354-6809) for additional information.
4. The Committee determined that a geologic report will be required prior to any further action on the tentative map.

Attached are written comments submitted by members of the Committee. Upon receipt of revised plans responding to the deficiencies noted above, this matter will be placed on the next Committee agenda. Because of the State mandated time requirements for tentative maps, a written consent to continue this matter to any future date is required. This written consent must be received by this office no later than October 9, 1979. If no consent is received, the application will be scheduled for consideration by the Planning Commission on October 24, 1979, with a recommendation for denial.

Page 2
October 2, 1979
Mr. Russell Bate

If you have any questions concerning this matter, please contact Mr. Donald Ross
of this office.

Very truly yours,



Lee E. Bowman
Planning Director

LEB:DRR:dmb

cc: DRC
WTW, Inc.
Milton Mintz
Environmental Center

SECTION I

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

Project Location: South End of Surmont Drive

Land Owner:

Russell Bate
(Name)

Applicant:

Russell Bate
(Name)

13699 Sarahills Drive
(Address)

(Address)

Saratoga CA 95070
(Zip Code)

(Zip Code)

867-0191
(Telephone)

(Telephone)

Present Land Use/Activity: Single Family Dwelling and Orchard

Current Zoning: HR 2 1/2-10

Site Area (sq. ft. or acres): 12.43 Acres

Proposed Land Use: 3 Lots - Single Family Detached

Proposed Zoning: HR 2 1/2-10

Project Description: 2 lots at 1 1/2 acres each and One lot at 8.8 acres

Is the proposed project consistent with the General Plan? Yes No
If not, explain: _____

Does the proposed project require a formal permit from any agency? (State, or Federal Governments or special districts such as the County Flood Control District or Bay Area Pollution Control) Yes _____ No

If Yes, list agencies: _____

RECEIVED

SEP 12 1979

TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____

Environmental Assessment Questionnaire
Section I
Page 2

Has any form of environmental statement been prepared for the project?
Yes _____ No X If yes, attach.

Karen Moty / WTW, Inc - Engineers
Person who filled out questionnaire, and
relationship to applicant

9/12/79
Date

X [Signature]
Signature of Applicant

(For Official Use Only)

A. Based on the above information, this project is categorically exempt pursuant to Section _____ of the Environmental Impact Guidelines.

Date

Signature of Planning Director

B. Based on the above information, this project is not categorically exempt. Section II (Environmental Assessment Questionnaire) must be completed by the applicant prior to further processing.

Date

Signature of Planning Director

RECEIVED

SEP 12 1979

TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____



CENTRAL FIRE PROTECTION DISTRICT
3071 DRIFTWOOD DRIVE
SAN JOSE, CA. 95128

SERVICE

SINCE 1917

408.378.4010

15 June 1979

TO: Los Gatos Planning Department
FROM: Dennis DeMelloPine, Fire Inspector
SUBJECT: M-79-18 * Surmont Court (WTW, Inc.)

This will acknowledge receipt of the subject application by this office. We have reviewed the information submitted and offer the following comments:

1. Detailed plans of water system, meeting Insurance Services Office ("ISO") standards for fire fighting, must be shown.
2. Access roads for Lots 1 and 2 ⁴³ must be improved to a surfaced road eighteen feet (18') wide plus three-foot (3') shoulders. Grade should not exceed fifteen percent (15%). Inside radius of turns should be forty-two feet (42') or more.
3. The driveway for Lot 3 must be improved to at least twelve feet (12') wide, with at least one passing turnout. The turnout should be at the half-way point of the driveway. Any turns must have at least a forty-two foot (42') inside turn radius. There shall be a parking and turnaround area that can accommodate at least four (4) emergency vehicles at one time.
4. All road surfaces must sustain 35,000 pounds loading.

Delete per #2

For further information, please contact the Central Fire Protection District at 378-4010.

DENNIS DEMELLOPINE
Fire Inspector
Fire Prevention Division

DD:jg

PUBLIC WORKS COMMENTS TO DEVELOPMENT REVIEW COMMITTEE
(JUNE 19, 1979 MEETING)

ITEM #3 M-79-18 PRELIMINARY MAP (3-Lot Subdivision)

DATE: JUNE 18, 1979

COMMENTS AND/OR PLAN DEFICIENCIES:

1. Our main concern with the proposal is the access for this property and adjacent properties. The existing driveway along the east property line is in the same location as a connector road between Summit Drive and Belgato^s, shown on the General Plan. A recent Tentative Map approval on the Das property, adjacent to Belgatos Road, required construction of a part of the eastern portion of this connector road. It will function temporarily as a driveway. It is our opinion that this application should be conditioned with improving a portion of this connector road from Furmont Drive to a point approximately 250 feet south of the southeast corner of the proposed Lot #2. The roadway should be improved to at least an 18-foot width (as required for a multiple use driveway) with curb and gutter on one side. This roadway should be designed to become a part of the ultimate roadway. The right-of-way should be dedicated, and rejected initially, with the option of future acceptance if needed for public use. A typical section should be shown on the Tentative Map.
2. The Tentative Map should include a concept plan for storm and sanitary sewer and show how the two new parcels could be developed.
3. We recommend that development not be allowed with the private water system proposed. The upper portion of the Das property,

the adjacent Anderson property and this parcel are served, or proposed to be served, with individual pump systems. If this parcel is allowed to develop to its ultimate density without public water, there will be fewer participants and lesser possibility of a joint project to bring in public utility water for this area.

4. The grading impact for any roadway construction, including removal of any trees, shall be shown on the Tentative Map.

RECOMMENDATIONS:

We recommend that the applicant prepare a Tentative Map with the information requested by the DRC.



R. L. WARNICK
Director of Public Works

RLW/jh

**County of Santa Clara
California**

Environmental Management Agency
Environmental Health Services
2220 Moorpark Avenue
San Jose, California 95128
279-6060 Area Code 408

Please Refer Correspondence to:
641 University Avenue
Los Gatos, CA 95030

RECEIVED

JUN 20 1979

TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____

June 18, 1979

Town of Los Gatos
Planning Department
110 East Main Street
Los Gatos, CA 95030

RE: M-79-18
Surmont Court
Los Gatos, CA
WTW, Inc.

Gentlemen:

We have completed our review of the above referenced application. Our conditions for approval of this proposal are noted below. This agency has no additional recommendations or requirements.

1. Domestic water is to be provided by the San Jose Water Works and sewage disposal is to be provided by connection to a sanitary sewer of the Santa Clara County Sanitation District No. 4.
2. Septic tank serving existing residence should be pumped and back-filled to county standard.
3. Well on parcel #1 should be sealed to county standards.
4. The storage and distribution system for the proposed water supply should be designed to insure adequate volume and pressure to each residence.

Sincerely,

Lee E. Esquibel
Lee E. Esquibel, Supervising
Environmental Health Sanitarian

LEE:hpp

<input type="checkbox"/>	DIRECTOR
<input type="checkbox"/>	ASSOC. PLANNER
<input type="checkbox"/>	ASST. PLANNER
<input type="checkbox"/>	SR. SECRETARY
<input type="checkbox"/>	SR. CLERK TYPIST
<input type="checkbox"/>	
<input type="checkbox"/>	FILE

To
Los Gatos Planning Department
From
Ted Gaub, Fire Inspector
Subject
M-79-18 * SURMONT DRIVE (Bate) TR 3841



CENTRAL FIRE PROTECTION DISTRICT
3071 DRIETWOOD DRIVE
SAN JOSE, CA 95128
SERVICE SINCE 1947 408 478 4010

1. Water supply does not meet Fire protection standards (Insurance Services Office). Submit plans for water system installation to the Central Fire Protection District for approval. Install two (2) standard approved hydrants on an eight-inch (8") main from tank for Lots 2 and 3. Installation shall conform to N.F.P.A. #24.
2. Improve access road for fire protection vehicles to a surfaced road eighteen feet (18') wide plus three-foot (3') shoulders on each side. Grade should not exceed fifteen percent (15%). Inside radius for turns should be forty-two feet (42') or more. (Access road requirements should be coordinated with the Public Works.) Provide a fire truck turnaround at the south end of the access road.
3. ~~Provide a safe and adequate driveway not less than twelve feet (12') wide with adequate passing turnouts as required.~~ Provide adequate parking and turnaround area for four (4) emergency vehicles at site. Grade should not exceed fifteen percent (15%). Inside radius of turns should be forty-two feet (42') or more. Provide adequate parking and turnaround area for four (4) emergency vehicles at site. All road surfaces and bridges must sustain 35,000 pounds loading. (These requirements should be coordinated with the Public Works.)

TG:jg

Dated 24 September 1979

Signed

Ted Gaub

G3701 Patersons

PUBLIC WORKS COMMENTS FOR DEVELOPMENT REVIEW COMMITTEE
(SEPTEMBER 25, 1979 MEETING)

ITEM #4 M-79-18 TENTATIVE MAP (3-LOT SUBDIVISION, SURMONT DRIVE)

DATE: SEPTEMBER 24, 1979

COMMENTS AND/OR PLAN DEFICIENCIES:

1. The preliminary map for this subdivision was reviewed by the DRC in June, 1979. A Tentative Map is now submitted for review. Our main concerns with the proposal are water supply and the access for this property and adjacent properties. The existing driveway along the east property line is in the same location as a connector road between Surmont Drive and Belgatos, shown on the General Plan. A recent Tentative Map approval on the Das property, adjacent to Belgatos Road, required construction of a part of the eastern portion of this connector road. It will function temporarily as a driveway. It is our opinion that the conditions of approval of this application include improvement of a portion of this connector road from Surmont Drive to a point approximately 250 feet south of the southeast corner of the proposed Lot #2. The roadway is shown to be improved to an 18-foot width (as required for a multiple use driveway) with curb and gutter on the west side. The plan shows the roadway along the alignment of the existing roadbed with a 10-foot-high cut bank on the west side and approximately 2 feet of fill along the east side. Erosion control measures should be shown for the cut and fill slopes. The right-of-way should be dedicated, and rejected initially, with the option of future acceptance if needed for public use. A typical section is shown on the Tentative Map properly indicating an

ultimate 28-foot-wide roadway. A sidewalk is not included with the proposed improvements but can be provided on the east side of the roadway when that property develops.

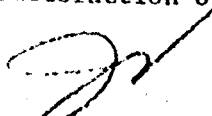
2. The Tentative Map shows a concept plan for sanitary sewer with a 6-inch main proposed to be installed for the full length of the roadway. The connection to the existing sanitary system and laterals serving the 3 lots should be shown.
3. The Tentative Map does not show a concept plan for storm sewer installation or how the runoff from the lots and roadway is to be handled.
4. The upper portion of the Das property, the adjacent Anderson property and this parcel are served, or proposed to be served, with individual pump systems. The proposed water system consists of the installation of a 30,000 gallon storage tank located in the southeast corner of Lot #3 to be fed by a private 2-inch water line (owned by the Kennon Water Company). It apparently runs between Blossom Hill Road and Shannon Road. Lots #2 and #3 are proposed to be gravity fed by new 6-inch and 4-inch water mains from the storage tank. Lot #1 is proposed to be served from an existing booster pump located at the northerly side of the lot. We think this pump now serves the existing house on Lot #3. Three-quarter inch water services are proposed for each of the 3 lots. We feel these should be increased to at least 1-inch services. We recommend that development not be allowed to use the private water system proposed. We are opposed to the proliferation of small private systems. The Town's policy is for all new development

to be served by a public water system. If this parcel is allowed to develop to its ultimate density without public water, there will be fewer participants and lesser possibility of a joint project to bring in public utility water for this area. We suggest that the applicant contact San Jose Water Works and the adjacent property owners to assist the applicant in developing a publicly maintained water system for this project as well as for the adjacent properties (Das, Anderson, etc.).

5. The lot configuration shown on the Tentative Map is much more desirable, from an access point of view than what was originally shown on the Preliminary Map. The Preliminary Map showed all access directly off a cul-de-sac at Summit Drive. The grade of the driveways to the three lots shown on the Tentative Map range from 17 to 20%. They will require extensive grading with up to 8-foot cuts and retaining walls indicated. The driveways will be a minimum of 12 feet wide plus 3-foot shoulder. They are over 150 feet long so they will require one turnout per driveway. Building site grading indicates tri-level homes proposed for Lots #1 and #2. Grading for garage pads will require a cut of 11 feet for Lot #1 and a cut of 8 feet for Lot #2. Cuts are to be retained with foundation walls. Existing trees are shown on the Tentative Map but it is not indicated how many trees will be required to be removed or what specie the trees are.

RECOMMENDATIONS:

We feel that water supply for this project is a major problem. We recommend continuance of this application until the water problem is resolved to the satisfaction of the Town Engineer.


JAMES F. VAN HOUTEN
Asst. Director of Public Works
JFV/jh

WTW INC.

CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL ENGINEERS

RECEIVED

JUN 5 1979

TOWN OF LOS GATOS

PLANNING DEPARTMENT

By _____

June 5, 1979

Design Review Committee
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Attn: Mr. Lee Bowman

Re: Preliminary Tentative Map for R. Bate

Committee Members:

The following is a brief explanation of how the owner would like to have the Town consider the proposed land division.

1. The water is proposed to be supplied by San Jose Water Company via an existing service line. The water would then be pumped to a reservoir above the highest dwelling and then a gravity system back to the proposed new lots for service and fire flow.
2. Construct a turn around now at a location 500 feet from Westhill Drive and serve lot 2 via a 25 foot corridor which in the future would be part of a public street.
3. Let the existing driveway to lot three (3) remain as is in width and improvement since the new parcels would have access from either the cul de sac or a new driveway.

We will give a further explanation at the meeting.

Very truly yours,

WTW, INC.


Thomas E. Williams
Civil Engineer

TEW:jjc

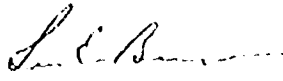
Date: May 21, 1980
For Agenda Of: May 28, 1980
Agenda Item # 1

REPORT TO: The Planning Commission
FROM: Lee E. Bowman, Planning Director
SUBJECT: Subdivision Application M-79-18
3-lot subdivision
APPLICANT: Russell Bate
LOCATION: Surmont Court
EXHIBITS: A. Tentative map, received December 7, 1979 (previously distributed).
B. Staff report, dated January 4, 1980 (previously distributed).

RECOMMENDATION SUMMARY: Denial, due to inadequate water supply.

REMARKS:

1. On February 27, 1980 the Commission, at the request of the applicant, continued this matter for the second time. The matter was then returned to the Development Review Committee to review plans for an interim water system proposed by the applicant. These interim plans were never submitted. We are advised that the three property owners concerned have met to find a permanent solution to their water supply problems, but no solutions have been received.
2. Because of the complexity of the issue, it may be some time before a solution acceptable to the Town can be prepared. There are only 3½ months remaining before the one year time period in which the Town must act will expire. Therefore I recommend that the application be denied at this time. The applicant can then continue to work toward resolving this problem without these time restraints and then refile a new application when appropriate.


LEE E. BOWMAN
Planning Director

LEB:DRR:pd

2/27/80

This is to certify that I consent to a continuance of Subdivision

Application

M-79-18

to the meeting of

for 90 days

Date

2/27/80

SIGNATURE

Milton Mung
agent

PLEASE NOTE: Must be signed by applicant or authorized agent.

Date: January 4, 1980

For Agenda Of: January 9, 1980

Agenda Item # 10

REPORT TO: The Planning Commission
FROM: The Development Review Committee
SUBJECT: Subdivision Application M-79-18
APPLICANT: Russell Rite
LOCATION: 401 Summit Court
ZONE: HR-2½ (Hillside Residential - 2½-10 acres per dwelling unit)
FINDINGS: As required by the Map Act
ACTION: The decision of the Planning Commission is final unless
appealed within 15 days.

ENVIRONMENTAL ASSESSMENT: It has been determined that this project will not have a significant impact on the environment and a Negative Declaration is recommended.

EXHIBITS: A. Tentative Map (1 sheet), received December 7, 1979.

RECOMMENDATION SUMMARY: Denial, due to inadequate water supply.

REMARKS:

1. The applicant is proposing to divide approximately 12.43 acres into 3 lots, which is the maximum allowed under current development standards.
2. Lot #1 will contain 63,300 square feet of net land area, and has no existing structures on the site. A conceptual site development plan has been indicated on the Tentative Map.

Lot #2 will have 75,000 sq. ft. of net land area and is also currently vacant, with a conceptual site development plan submitted.

Lot #3 will contain 8.8 net acres, and has an existing single family residence on the site. However, the utility building shown on the Tentative Map is actually a second residence. Therefore, no land division can be made until provisions have been made for removal of one of the residential uses.

3. The major problem with the project continues to be the water supply. The upper portion of the Das property, the adjacent Anderson property and this parcel are served, or proposed to be served, with individual pump systems. The proposed water system for this subdivision consists of the installation

of a 30,000 gallon storage tank located on the southeast corner of Lot #3 to be fed by a private 2-inch water line (owned by the Kennon Water Co.). The line apparently runs between Blossom Hill Road and Shannon Road. Lots #2 and #3 are proposed to be gravity fed by new 6-inch and 4-inch water mains from the storage tank. Lot #1 is proposed to be served from an existing booster pump located at the northerly side of the lot. Three-quarter inch water services are proposed for each of the three lots. Staff feels that these should be increased to at least 1-inch services. It is recommended that development not be allowed to use the private water system proposed. The Town's policy is for all new development to be served by a public water system as opposed to the proliferation of small private systems. If this parcel is allowed to develop to its ultimate density without public water, there will be fewer participants and lesser possibility of a joint project to bring in public utility water for this area.

San Jose Water Works has been contacted regarding water facilities for the Bate property. A tentative estimate of \$250,630 for a public system was made, including the following costs:

4,170' - 12" DICI pipe	\$230,370
980' - 6" DICI pipe	\$ 16,810
2' - 6" hydrants	\$ 3,450
	<u>\$250,630</u>

Of this total estimate, \$84,830 is non-refundable. The applicant is opposed to utilizing the public water system, primarily due to the cost involved.

The following comments and deficiencies were identified at the December 18, 1979 Development Review Committee meeting. These items will be discussed further at the DRC level, should the Commission accept the current proposal

4. The grades of the driveways to the three lots are shown on the revised tentative map to be 15%. They will require substantial grading with up to 6-foot cuts indicated. The driveways are over 150 feet long, so will require one turnout each for emergency vehicles. The revised map shows fire truck turnarounds which will require extensive fill slopes (22 feet high for Lot #1 and 14 feet high for Lot #2).
5. The revised Tentative Map shows a concept plan for storm sewer installation of a 15-inch RCP on the roadway connected to an existing storm drain in Summit Drive.
6. The revised Tentative Map shows a concept plan for sanitary sewer with a 6-inch main proposed to be installed for the full length of the roadway. The laterals serving the three lots are also shown.
7. Building site grading indicates tri-level homes proposed for Lots #1 and #2. Grading for garage pads will require a cut of 11 feet for Lot #1 and a cut of 8 feet for Lot #2. Cuts are to be retained with foundation walls.
8. The revised map does not indicate how many trees will be required to be removed or what species the trees are.

Page 3.
Planning Commission
Re: M-79-18 (Rate) - January 3, 1980

9. Grades on the equestrian trail, which is now shown to lead up to the southwest corner of lot #3, range from 7 to 24%, which may be too steep for horses.
10. The existing driveway along the east property line is in the same location as a proposed connector road between Summont Drive and Belgatos, shown on the General Plan. A recent Tentative Map approval on the Das property, adjacent to Belgatos Road, required construction of a part of the eastern portion of this connector road. It will function temporarily as a driveway. It is staff's opinion that the conditions of approval of this application should include improvement of a portion of this connector road from Summont Drive to a point approximately 250 feet south of the southeast corner of the proposed lot #2. The roadway is shown to be improved to an 18-foot width (as required for a multiple use driveway) with curb and gutter on the west side. The plan shows the roadway along the alignment of the existing roadbed with a 10-foot high cut bank on the west side and approximately 2 feet of fill along the east side. Erosion control measures should be shown for the cut and fill slopes. The right-of-way should be dedicated, and rejected initially with the option of future acceptance if needed for public use. Covenants for access and maintenance of the roadway should be provided. A typical section is shown on the Tentative Map properly indicating an ultimate 28-foot-wide roadway. The typical section should also show the pavement section to be installed, provide a redwood header along the east side and show the resultant 2:1 fill slope. A sidewalk is not included with the proposed improvements, but can be provided on the east side of the roadway when that property develops.
11. Section 27-64 of the Subdivision Ordinance states that cul-de-sacs shall not exceed 500 feet in length. Summont Drive is currently 500 feet, and the Tentative Map shows an extension beyond this maximum to serve the proposed lots. A cul-de-sac, however, may be increased by action of the advisory body upon finding that alternative solutions to emergency access, utility services, and circulation problems are satisfactory.

The original proposal met this requirement by extending corridors from each lot out to the existing cul-de-sac at the terminus of Summont Drive. However, this arrangement was not practical due to the fact that driveways could not be constructed within these corridors because of topographical constraints. The revised map has eliminated these corridors and the lots are served by the 18-foot roadway along the east property line. As stated earlier, this roadway is in the same location as the proposed connector road between Summont Drive and Belgatos as shown on the General Plan. Also required of each lot in a subdivision is that it have frontage on a street lot less than 60 feet. The lots in this case do not have frontage on Summont Drive, but do on the private drive and future connector.

Section 27-5 of the Subdivision Ordinance indicates that "whenever the Development Review Committee finds the land included in a subdivision is:

- 1) of such size or shape;
- 2) is subject to title limitations of records;
- 3) is affected by such topographic location or conditions; or

Page 4.
Planning Commission
Re: M-79-18 (Bate) - January 3, 1980

4) is to be devoted to such use;

that it is impossible or impractical in the particular case for the subdivider to conform fully to a regulation contained in this chapter, the Development Review Committee may recommend such relief from the regulations as it determines is necessary.

The DRC has accepted the alternate proposal for this roadway, because of the topographic limitations of the property and also due to its location within the future connector road.

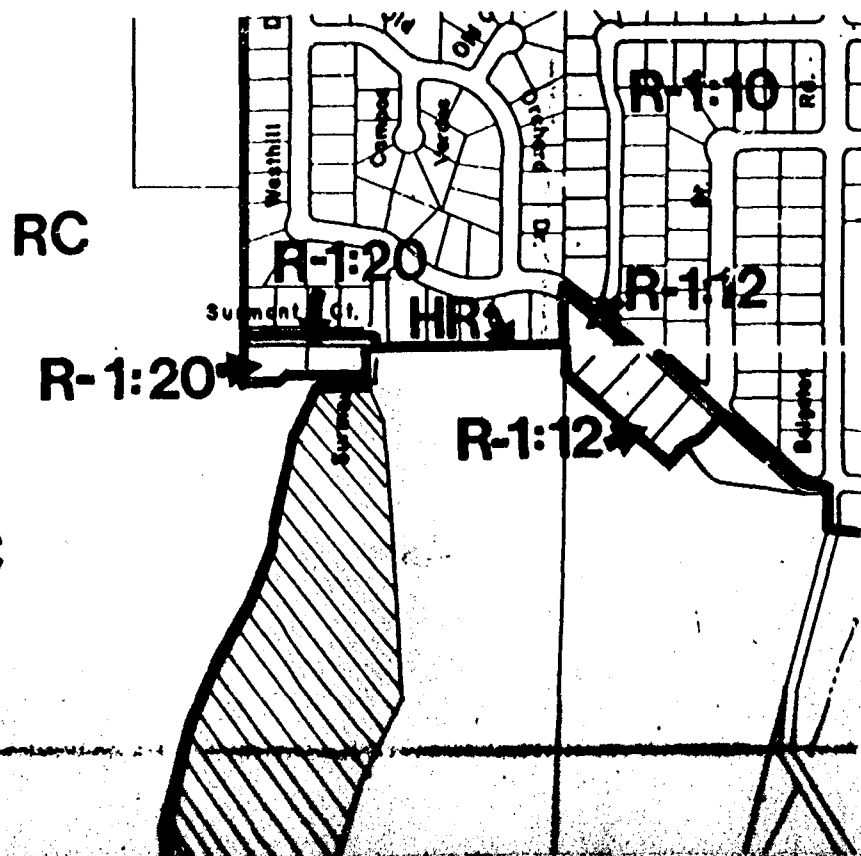
12. This matter was heard before the Development Review Committee on September 25, 1979, and returned to the DRC to consider revisions on December 18, 1979.

RECOMMENDATION:

The Development Review Committee recommends the Planning Commission deny Subdivision Application M-79-18, due to the inadequate water supply. However, should the Commission be in favor of this proposal, it must first be returned to the DRC in order to resolve the other deficiencies mentioned in this report before final approval may be granted.

Lee E. Bowman
Lee E. Bowman
Planning Director

LEB:DRR:pd
Attachment



Santa Clara Valley Water District

5750 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA 95118
TELEPHONE (408) 265-2500



October 9, 1979

Mr. Lee Bowman
Director of Planning
Town of Los Gatos
Post Office Box 949
Los Gatos, California 95030

Dear Mr. Bowman:

Reference is made to the Tentative Map for
Lands of Russell Bate, File M-79-10, sent
with your transmittal of September 14.

The site would not be subjected to flooding from a District facility
in the event of a 1% flood.

Proposed land use change would not directly affect any District facility.

In accordance with District Ordinance 75-6, the owner should show any
existing well(s) on the plans and inform us regarding their proposed use.
Please contact Mr. Zozaya at 299-2454 for information about well permits.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Eugene H. Sullivan".

Eugene H. Sullivan
Supervisor, Permits Section
Design Coordination Division

cc: Mr. Robert Warnick, Director of Public Works
Town of Los Gatos

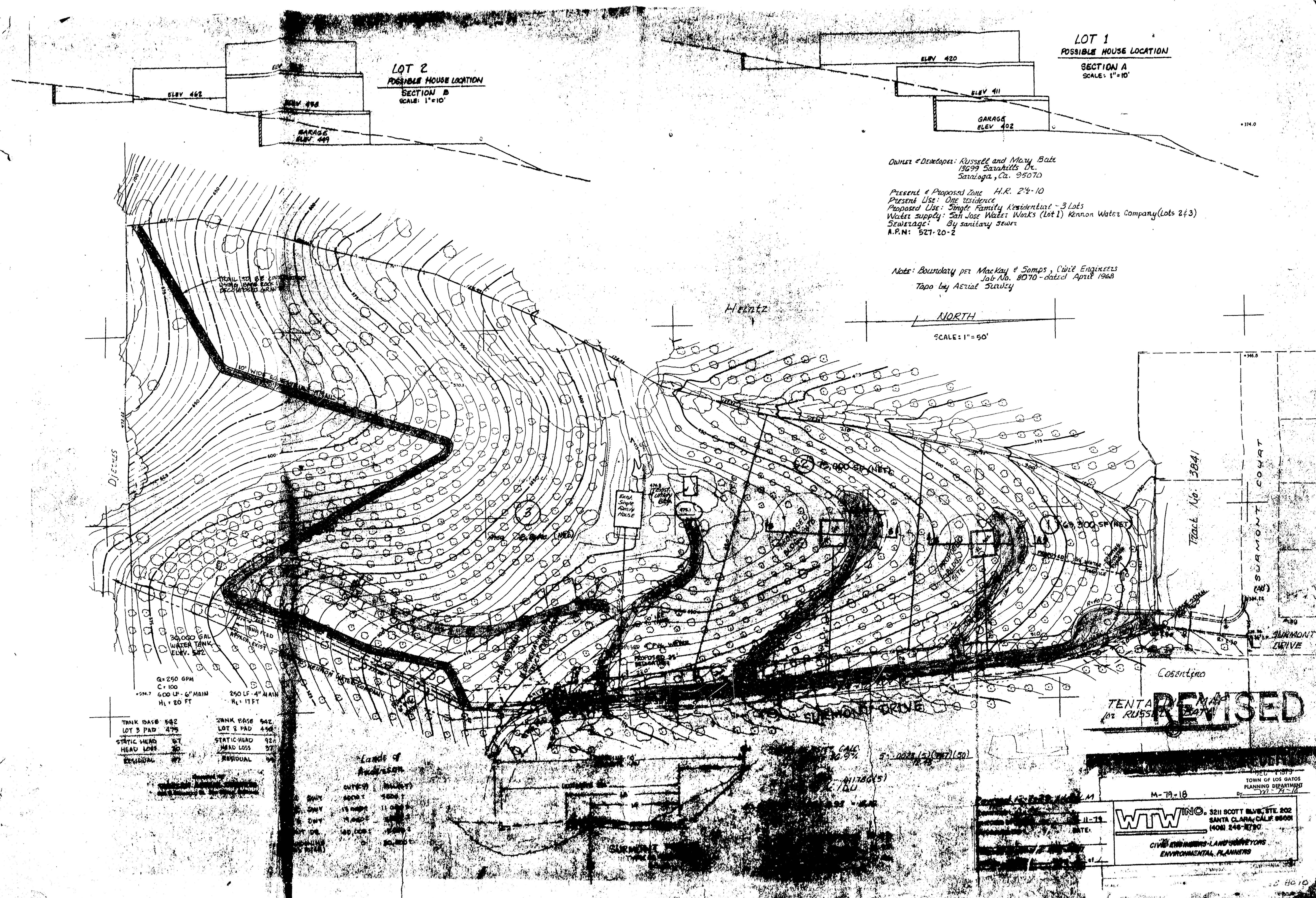
RECEIVED

OCT 10 1979

TOWN OF LOS GATOS
PLANNING DEPARTMENT

By _____

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LOT 2
POSSIBLE HOUSE LOCATION
SECTION B
 SCALE: 1"=10'

LOT 1
POSSIBLE HOUSE LOCATION
SECTION A
 SCALE: 1"=10'

Owner & Developer: Russell and Mary Bate
 15099 Saratilla Dr.
 Saratoga, Ca. 95070

Present & Proposed Zone H.R. 2 1/2-10
 Present Use: One residence
 Proposed Use: Single Family Residential - 3 Lots
 Water supply: San Jose Water Works (Lot 1) Kannon Water Company (Lots 2 & 3)
 Sewerage: By sanitary sewer
 A.P.N.: 521-20-2

Note: Boundary per Mackay & Samps, Civil Engineers
 Job No. 8070-dated April 1968
 Topo by Aerial Survey

NORTH
 SCALE: 1"=50'

G = 250 GPM
 C = 100
 600 LF - 6" MAIN
 H₁ = 20 FT

TRUNK DATE 582	TRUNK DATE 542
LOT 3 PAD 475	LOT 2 PAD 458
STATIC HEAD 67	STATIC HEAD 42
HEAD LOSS 30	HEAD LOSS 27
RESIDUAL 37	RESIDUAL 15

Grade of
 Assessor

DATE	CHG	BY	REASON
11-79	11	11	11
11-79	11	11	11
11-79	11	11	11

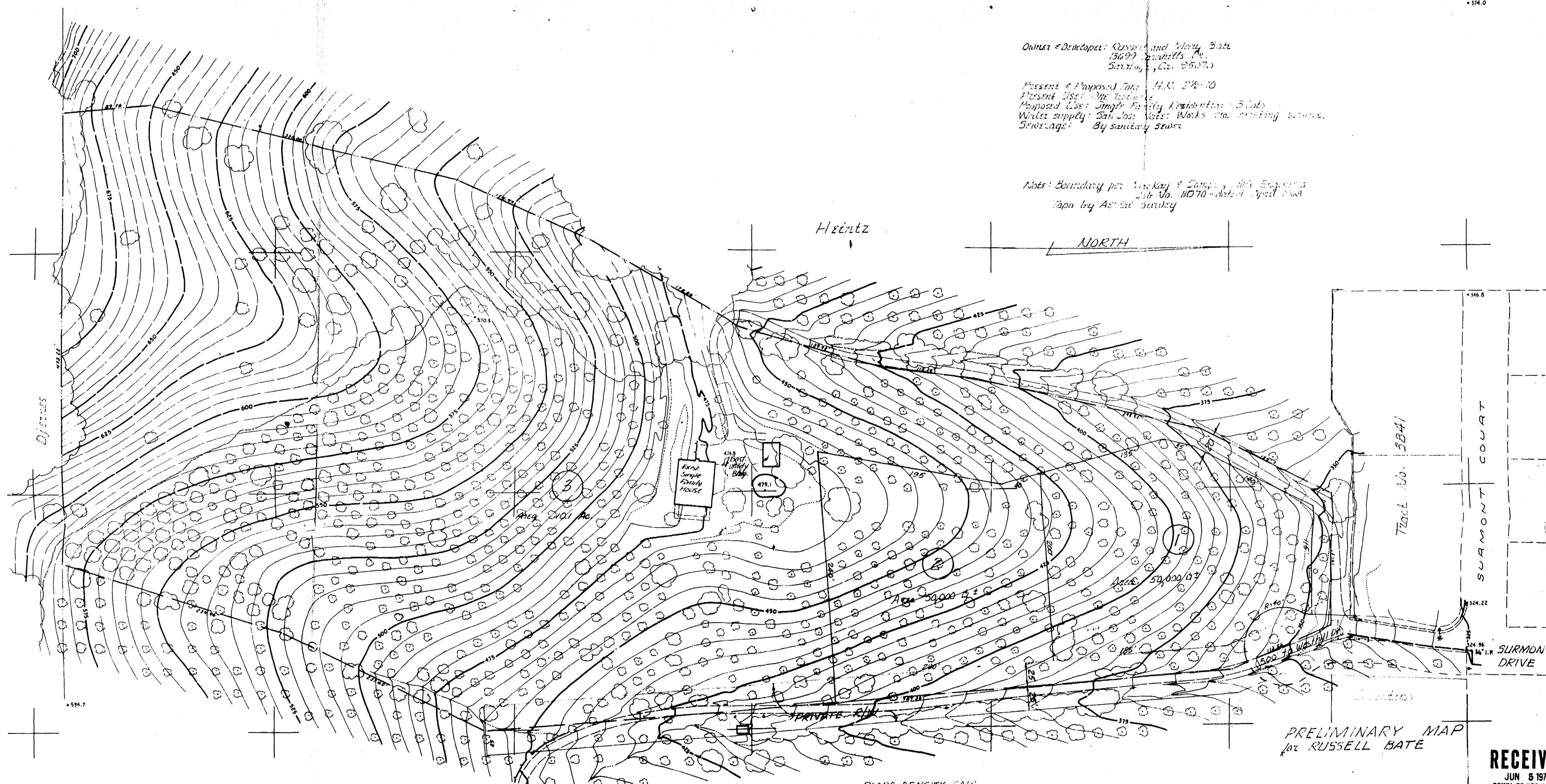
TENTATIVE
 FOR RUSSELL BATE
REVISED

M-79-18

TOWN OF LOS GATOS
 PLANNING DEPARTMENT
 11-79

WTW
 CIVIL ENGINEERS - LAND SURVEYORS
 ENVIRONMENTAL PLANNERS

3211 SCOTT BLVD, STE. 202
 SANTA CLARA, CALIF. 95051
 (408) 248-7700



Owner & Developer: Russel and Mary Bate
 3699 North Hills Ave.
 San Jose, Ca. 95070

Present & Proposed Zoning: H.A. 24-10
 Present Use: One Residence
 Proposed Use: Single Family Residential - 5 Units
 Water supply: San Jose Water Works via existing mains.
 Sewerage: By sanitary sewer

Note: Boundary per Moskey & Sons, Inc. Engineers
 Sub No. 8070-dated April 1968
 Map by Aerial Survey

Compiled by
WALLEN AERIAL SURVEYS
 102 S. Cleveland St. San Mateo, California

SLOPE DENSITY CALL
 Av. Slope = 36.9% $5' = .0023 (5) (797) (.50)$
 12.13

$a = 1 + .6893 = .011786 (5)$
 $a = 3.93 \text{ Ac. / D.U.}$

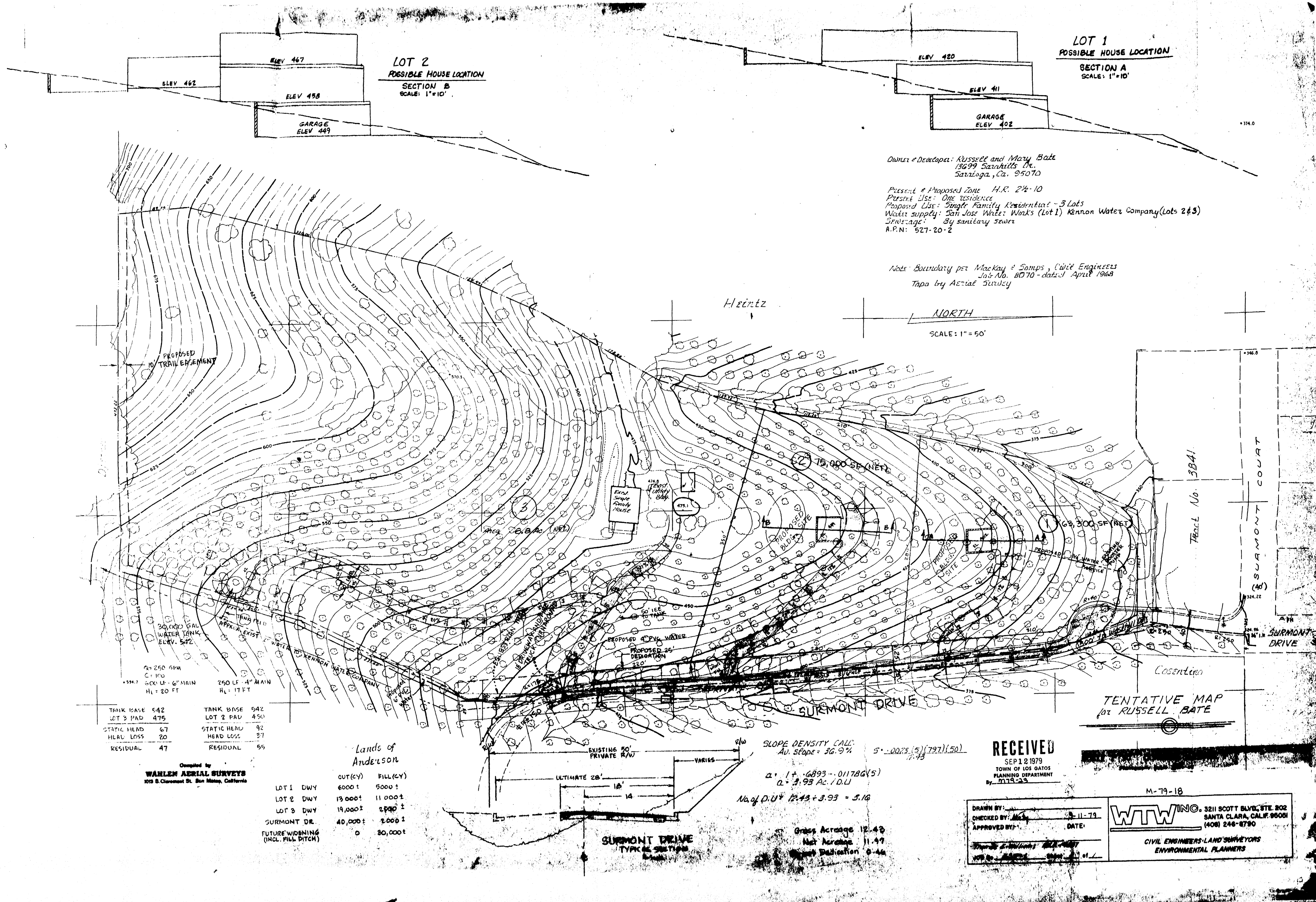
No. of D.U. = $12.43 + 3.93 = 3.16$

PRELIMINARY MAP
 for RUSSELL BATE

RECEIVED
 JUN 5 1979
 TOWN OF LOS GATOS

DRAWN BY: _____	DATE: _____	WTW INC. 3211 SCOTT BLVD., STE. 202 SANTA CLARA, CALIF. 95051 (408) 246-8790 CIVIL ENGINEERS-LAND SURVEYORS ENVIRONMENTAL PLANNERS
CHECKED BY: _____	DATE: _____	
APPROVED BY: _____	DATE: _____	

Williams & Williams A.C.E. 14387
 JOB No. 861-1 88001 / 1-1



LOT 2
POSSIBLE HOUSE LOCATION
SECTION B
SCALE: 1"=10'

LOT 1
POSSIBLE HOUSE LOCATION
SECTION A
SCALE: 1"=10'

Owner & Developer: Russell and Mary Bate
3899 Savannah Dr.
Saratoga, Ca. 95070
Present & Proposed Zone: H.R. 2 1/2-10
Present Use: One Residence
Proposed Use: Single Family Residential - 3 Lots
Water supply: San Jose Water Works (Lot 1) Kennon Water Company (Lots 2 & 3)
Drainage: By sanitary sewer
A.P.N.: 527-20-2

Notes: Boundary per Mackay & Samps, Civil Engineers
Job No. 8070 - dated April 1968
Taps by Aerial Survey

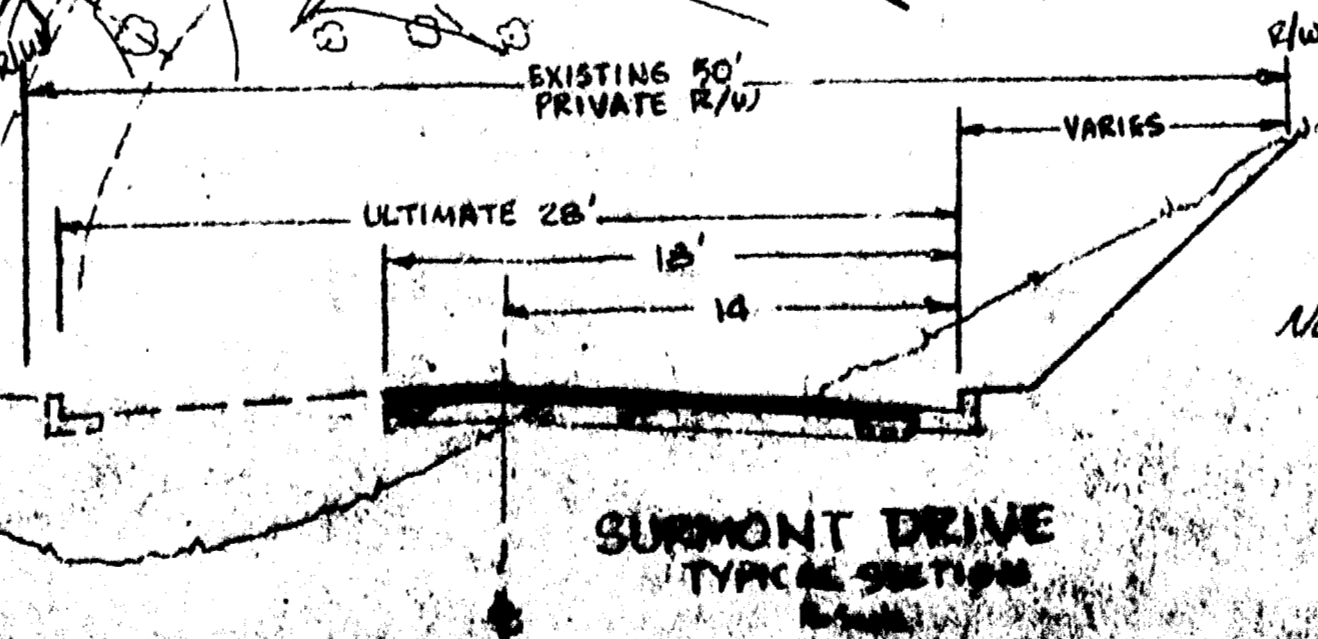
Heintz
NORTH
SCALE: 1"=50'

TANK BASE	542	TANK BASE	542
LOT 2 PAD	475	LOT 2 PAD	450
STATIC HEAD	67	STATIC HEAD	92
HEAD LOSS	20	HEAD LOSS	27
RESIDUAL	47	RESIDUAL	59

Computed by
WANLEN AERIAL SURVEYS
1013 S. Claremont St. San Mateo, California

Lands of Anderson

	CUT (CY)	FILL (CY)
LOT 1 DWY	6000 ±	5000 ±
LOT 2 DWY	13,000 ±	11,000 ±
LOT 3 DWY	19,000 ±	2,900 ±
SURMONT DR.	40,000 ±	2,000 ±
FUTURE WIDENING (INCL. FILL DITCH)	0	20,000 ±



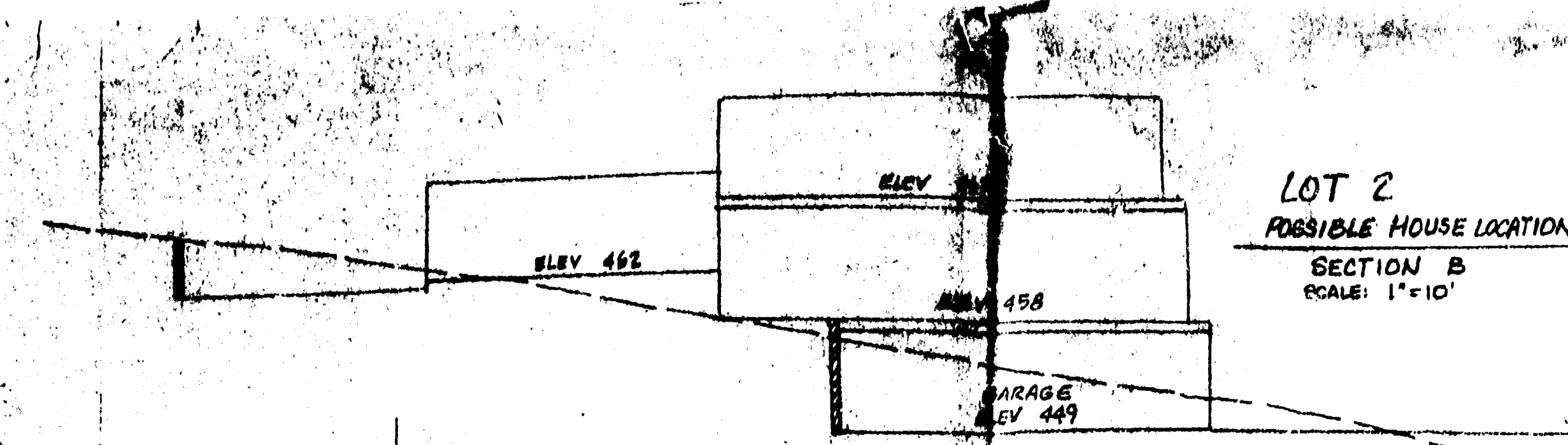
SLOPE DENSITY CALL:
Av. Slope = 36.9%
 $5' = 0.0223(5)(727)(1.50)$
 $\alpha = 1 + .6893 - .011786(5)$
 $\alpha = 3.93 \text{ AC. / D.U.}$
No. of D.U.'s = 12.43 + 3.93 = 3.16

Grass Acreage 12.43
Net Acreage 11.47
Net Dedication 0.46

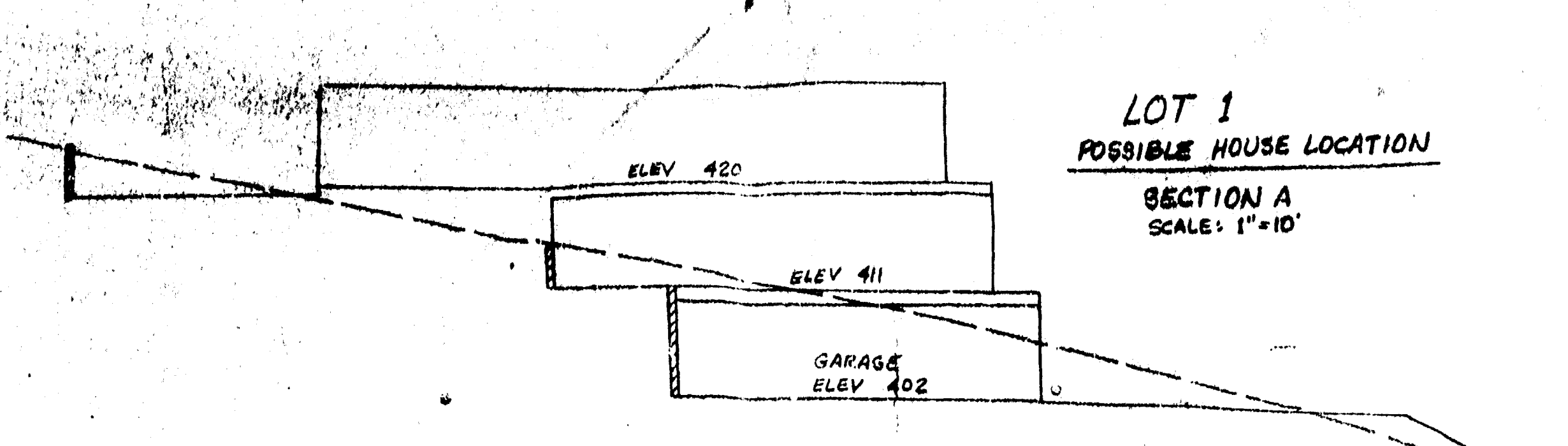
RECEIVED
SEP 12 1979
TOWN OF LOS GATOS
PLANNING DEPARTMENT
BY: [Signature]

M-79-18

DRAWN BY: [Signature]	DATE: 8-11-79	WTW INC. 3211 SCOTT BLVD., STE. 202 SANTA CLARA, CALIF. 95051 (408) 246-8790
CHECKED BY: [Signature]	DATE:	
APPROVED BY: [Signature]		CIVIL ENGINEERS-LAND SURVEYORS ENVIRONMENTAL PLANNERS



LOT 2
POSSIBLE HOUSE LOCATION
SECTION B
SCALE: 1"=10'

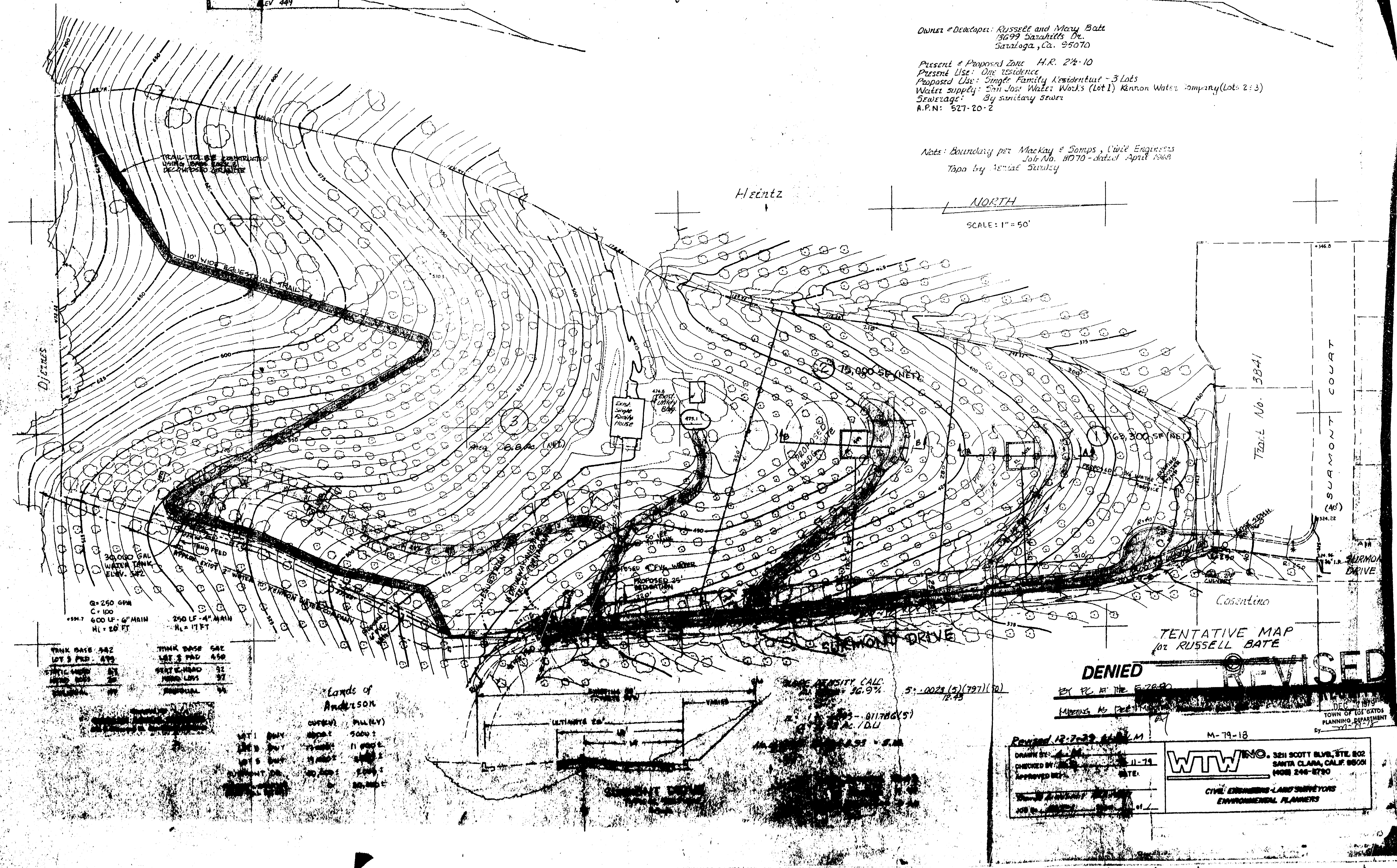
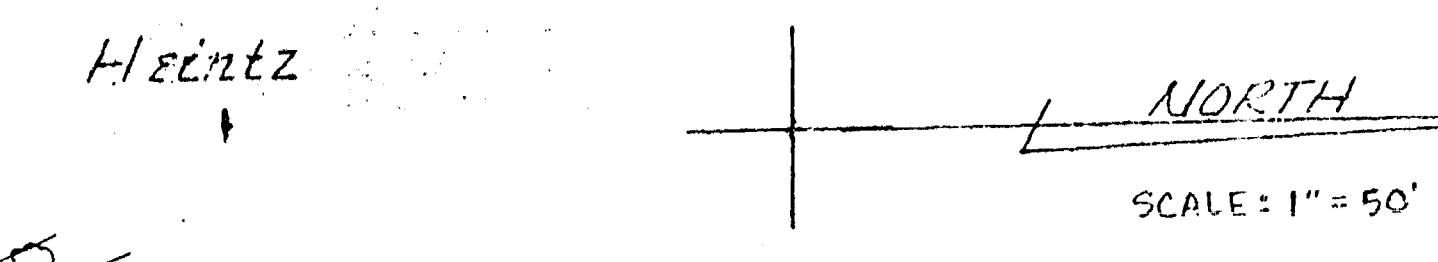


LOT 1
POSSIBLE HOUSE LOCATION
SECTION A
SCALE: 1"=10'

Owner & Developer: Russell and Mary Bate
3699 Sarahalls Dr.
Saravoga, Ca. 95070

Present & Proposed Zone: H.R. 2 1/2-10
Present Use: One residence
Proposed Use: Single Family Residential - 3 Lots
Water supply: San Jose Water Works (Lot 1) Kannon Water Company (Lots 2 & 3)
Sewerage: By sanitary sewer
A.P.N.: 527-20-2

Notes: Boundary per Mackay & Samps, Civil Engineers
Job No. 8070-dated April 1968
Tops by Serial Survey



THINK DATE 942	THINK DATE 942
LOT 3 PER 479	LOT 3 PER 450
PERMITS 97	PERMITS 97
REVISIONS 97	REVISIONS 97

Lands of Anderson

DATE	BY	REVISION	DESCRIPTION
11/11/74	W.T.W.	1	INITIAL DESIGN
11/11/74	W.T.W.	2	REVISED DESIGN
11/11/74	W.T.W.	3	REVISED DESIGN
11/11/74	W.T.W.	4	REVISED DESIGN
11/11/74	W.T.W.	5	REVISED DESIGN
11/11/74	W.T.W.	6	REVISED DESIGN
11/11/74	W.T.W.	7	REVISED DESIGN
11/11/74	W.T.W.	8	REVISED DESIGN
11/11/74	W.T.W.	9	REVISED DESIGN
11/11/74	W.T.W.	10	REVISED DESIGN

LAND DENSITY CALC
26.9% 5: .0024 (5) (797) (10)
12.45

TENTATIVE MAP
for RUSSELL BATE

DENIED **REVISED**

BY PL. IN THE 5-28-74

MAY 15 1974

Revised 12-22-74 M

M-79-18

Drawn by: [Signature] 11-74
Checked by: [Signature] DATE:
Approved by: [Signature] DATE:

WTW 3211 SCOTT BLVD, STE. 802
SANTA CLARA, CALIF. 95051
(408) 246-8790

CIVIL ENGINEERS - LAND SURVEYORS
ENVIRONMENTAL PLANNERS