



**FIRE DEPARTMENT  
SANTA CLARA COUNTY**



14700 Winchester Blvd., Los Gatos, CA 95032-1818  
(408) 378-4010 (408) 378-9342 (fax) www.sccfd.org

**APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF  
CONSTRUCTION, OR MODIFICATION OF CODE**

**Project Address:** 16300 Greenridge Terrace (Lot 1), Los Gatos

**Applicant's Name:** Greenridge Terrace Development, LLC

**Applicant's Address:** 550 W. B St, 4th Floor, San Diego, CA 92101

**Telephone:** 609-828-0751 **Fax:** \_\_\_\_\_

**The applicant hereby requests the following:**

- Use of Alternate Materials or Method of Construction
- Alternate Means of Compliance with PRC 4290
- Modification of Code

**Codes Affected:**

- Building Code
- Fire Code
- Mechanical Code
- Electrical Code
- Other: CA Public Resources Code

**Specific section(s) of the code involved:** PRC 4290 Widths, Radius, Dead-End Roads, & Turnarounds

**Brief description of the request:** To receive an AMMR exception to PRC #4290 for Lots 1 through Lots 8 per the below reliefs and conditions

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

Organized as the Santa Clara County Central Fire Protection District

*Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos,  
Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga*

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: Per PRC 4290, all access roads shall meet the minimum required width of 20', grades shall not exceed 20%, and shall not have a horizontal radius of less than 50'. Turnarounds are required on dead-end roads and the minimum turning radius of the turnaround shall be 40'.

2. Strength The proposed emergency access route for lot 1 includes primary access through Greenridge Terrace off Blossom Hill Road. The

3. Effectiveness: Greenridge Terrace and Larga Vista Drive roadways both have slopes less than 20%; however, the Greenridge Terrace roadway has widths ranging from 15-ft to 18-ft. Any off-site improvements related to road widening on Greenridge Terrace would involve substantial grading by

4. Fire Resistance: means of constructing retaining walls, culverts, removing several trees, and having neighboring residents relocate their fences, and the acquisition of Rights of Way, access or Easements from private land owners to allow for the roadway modifications at unknown expense.

5. Durability: Due to the practical and financial hardship presented by any improvements to Greenridge Terrace, the applicant proposes an 18-ft wide Emergency Vehicle Access Easement (EVAE) that shall be a

6. Safety: one-way 14-ft wide 2" aggregate base access road capable of supporting 75,000 PSI, see attached soils letter. The proposed 14-ft wide road will connect Greenridge Terrace to the existing paved driveway starting at lot 6 and thus looping the access to Santella Court/Shady Lane. The EVAE access road will be maintained by the

Additional evidence of: HOA to maintain an all weather surface.

Applicant Signature:  Date: 02-29-2023

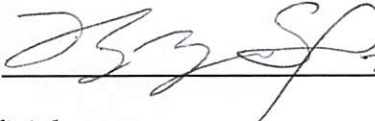
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The above application has been reviewed and has been:

ACCEPTED

REJECTED

Signature:

Fire Official:  2KI (FOR DC ESTRAOA) Date: 3/18/24

Building Official: \_\_\_\_\_ Date: \_\_\_\_\_





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PLAN REVIEW No. **23 0349**

BLDG PERMIT No.

## PLAN REVIEW COMMENTS

### Plans and Scope of Review:

#### This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the Town of Los Gatos Town Code (LGTC), California Code of Regulations (CCR) and Health & Safety Code.

#### The scope of this project includes the following:

Requesting exception to State Minimum Fire Safe Regulations fire access for multiple undeveloped lots.

#### Plan Status:

The request for exception, per 14 CCR § 1270.07 is **APPROVED** with the following conditions.

#### Plan Review Comments:

**Discussion:** This is a request of exception application for an undeveloped lot located within the Very High Fire Hazard Severity Zone of the Local Responsibility Area (LRA), and is subject to the requirements of the Fire Safe Regulations, per 14 CCR § 1270.02. The applicant proposes an 18-ft wide Emergency Vehicle Access Easement (EVAE) that shall be a one-way 14-ft wide dirt access road with 2" aggregate base capable of supporting 75,000 psi . The proposed 14-ft wide road will connect to the existing paved driveway starting at lot 6 which will be used to access Shady Lane to exit. The new road will link between Larga Vista Dr to Santella Ct. The applicant provided a geotechnical investigation report of the existing dirt access road from northern end of lot 1 property line to the southern end of lot 8 property line, an evaluation of supporting the fire engine. The report shows that by placing 2 inches of aggregate base material for the whole road section, through stress distribution, the compacted road subgrade can support fire engine heavier than 75,000 lbs. The report also shows the current road subgrade is uneven and appears to have variable side slope grades. Grading the road is recommended such that it has minor fall toward the cut slopes to control surface drainage from rain from flowing over the outer slopes, before placing the aggregate base.

1. Road surface shall be able to support 75,000 lbs and be provided with an aggregate base.
2. HOA shall be responsible to maintain the EVAE one-way roadway at all time.
3. The EVAE one-way roadway shall be paved as indicated fire access map aspart of the site development building permit for lots 1, 7, & 8
4. One-way street signs shall be installed on each end of the EVAE.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Hanna-brunetti	03/19/2024	1 OF 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Construction				Exception Request - PRC-4290			
NAME OF PROJECT						LOCATION				
GREENRIDGE TERRACE LOT 1						16300 Greenridge Terrace Los Gatos				
TABULAR FIRE FLOW				REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY		
				<input type="text"/>				Ip, Kenny		





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**Note:** Comments include reference section text from California Code of Regulations, Title 14.

### § 1273.00. Intent.

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

### § 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

### § 1273.02. Road Surface.

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base. (b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds. (c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

### § 1273.03. Grades.

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.  
(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

### § 1273.04. Radius.

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet. (b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

**This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1,**

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