



December 12, 2022
Job No. 22-294

Jennifer Armer - Planning Manager
Town of Los Gatos – Planning Division
110 E. Main Street
Los Gatos, CA 95030

**Subject: Urban Lot Split Application
100 Alerche Drive, Los Gatos**

Dear Jennifer:

Consistent with our December 2021 comments to the Town Council, this SB9 Urban Lot Split is a prime example of the estate planning aspect of SB9. Here the owners desire to create a legal and separate parcel for their son with his residence construction in the future.

This site is of a moderate 17.9% slope with an apparent additional building site within the present vineyard. Driveway access and utility services are immediately available at the Harwood Road frontage. Grading for the driveway would be limited to seven (7) cubic yards, well below the Town's 50 CY threshold.

Finally, the site is not subject to extreme fire hazard or geologic constraints as depicted on the enclosed General Plan Hazard Maps.

Please respect the simplicity of this application by expediting the review process.

Thank you,

A handwritten signature in black ink, appearing to read 'Terence J. Szewczyk', is written in a cursive style.

TS/CIVIL ENGINEERING, INC.
Terence J. Szewczyk, P.E. C35527
Principal Engineer



9. Hazards and Safety Element

The Hazards and Safety Element evaluates natural and urban safety hazards in Los Gatos, both existing and potential. It establishes policies and actions to avoid and reduce these hazards including an emphasis on climate resiliency and adaptation, to protect the community. Additionally, this Element guides the Town when participating in resolving safety issues that are regional in character, or beyond the immediate control of the Town.

The Hazards and Safety Element is divided into the following sections:

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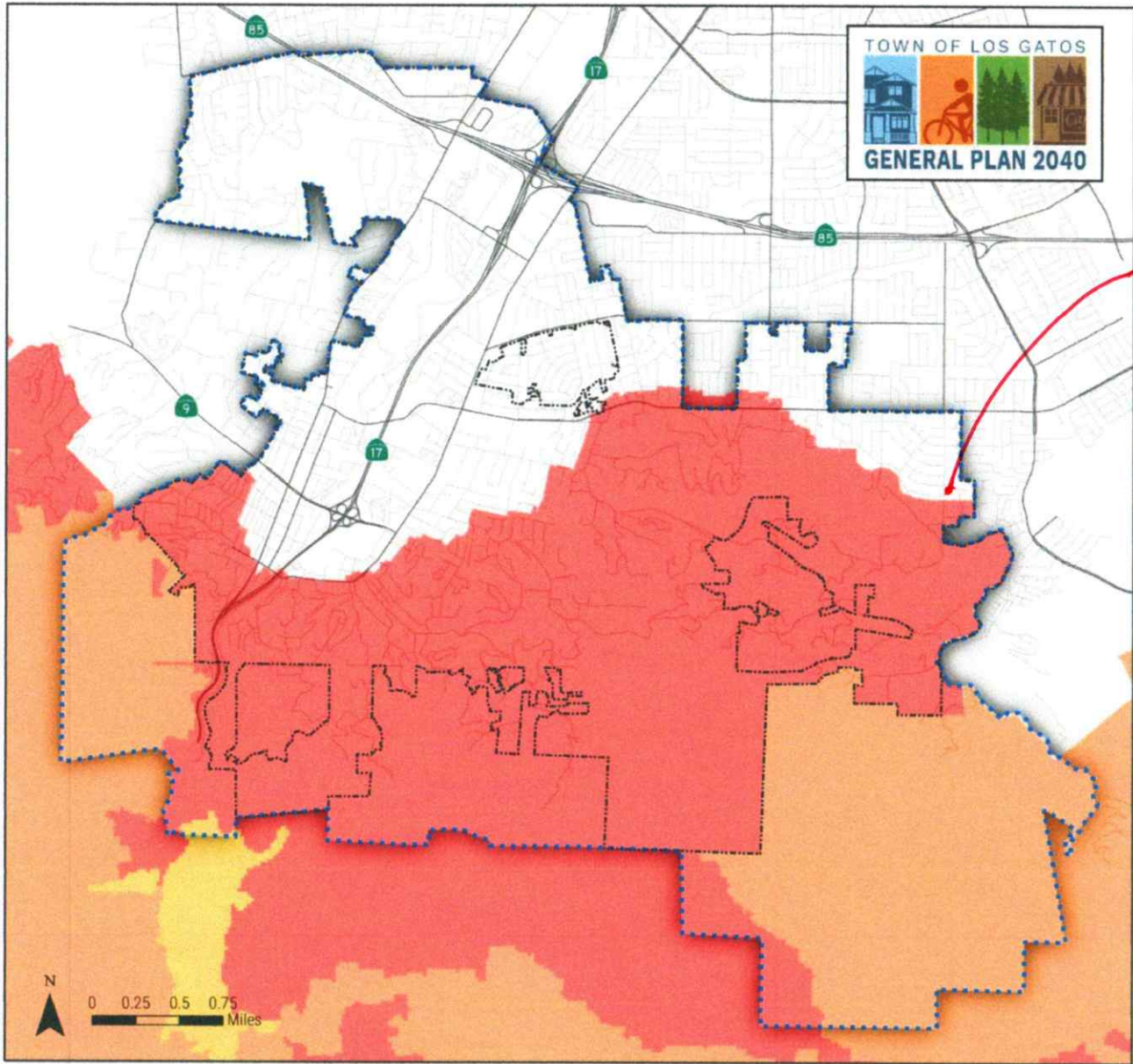
Key Terms

100-Year Flood Event/100-Year Flood Zone. A flood event that would occur on average once every 100 years, or that has a 1.0 percent chance of occurring in any given year. The area with this flood potential is referred to as the 100 Regulatory Floodplain, or 100-year flood zone, as designated by the Federal Emergency Management Agency (FEMA) Flood Map Service Center.

500-Year Flood Event/500-Year Flood Zone. A flood event that would occur on average once every 500 years, or that has a 0.2 percent chance of occurring in any given year. The area with this flood potential is referred to as the 500 Regulatory Floodplain, or the 500-year flood zone, as designated by the FEMA Flood Map Service Center.

Defensible Space. An area around the perimeter of structures in which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

Figure 9-1 Fire Hazard Severity Zones



NO HAZARD

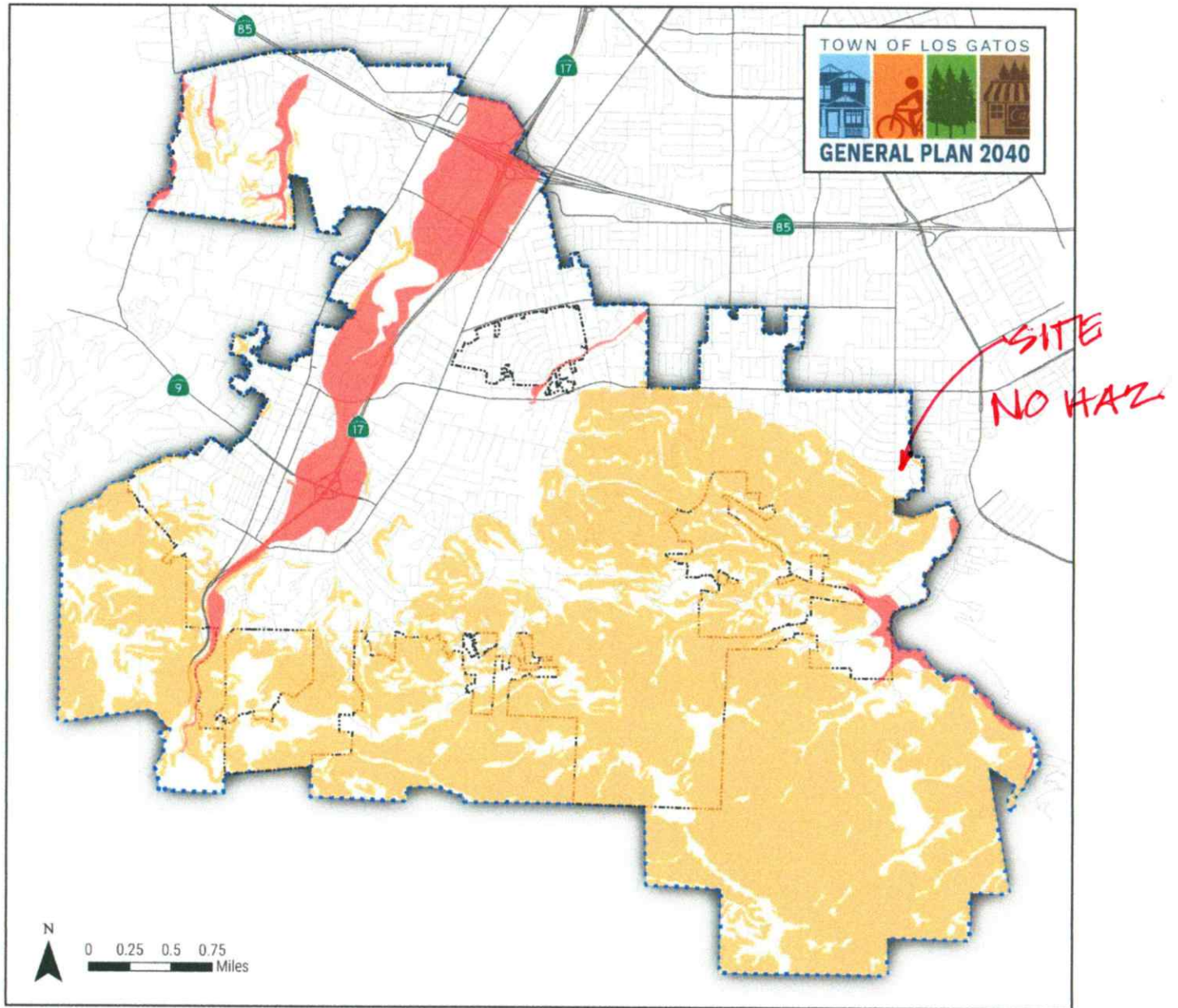
Fire Hazard Class

-  Moderate
-  High
-  Very High

-  Town of Los Gatos
-  Planning Area/
Sphere of Influence

NOTE: All fire hazard areas noted are covered by the Wildland Urban Interface (WUI) for Santa Clara County

Figure 9-5 Secondary Seismic Hazards



 Landslide Zone
 Liquification Zone

 Town of Los Gatos
 Planning Area/
Sphere of Influence

GP 2040