

# County of Santa Clara

Department of Planning and Development  
Planning Office

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October 9, 2020

Gordon Astles and Sarah Astles  
16390 Stevens Canyon Road,  
Cupertino, CA 95014

**FILE NUMBER:** PLN19-0187  
**SUBJECT:** Building Site Approval, Grading Approval, and Lot Merger  
**SITE LOCATION:** 16390 Stevens Canyon Road (APN: 503-05-009,041,042,043,044)  
**DATE RECEIVED:** August 31, 2020

Dear Gordon Astles and Sarah Astles:

Your application for Building Site Approval, Grading Approval, and Lot Merger was received on the above date and is incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5737 or via email at [glen.jia@pln.sccgov.org](mailto:glen.jia@pln.sccgov.org) to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

## **PLANNING OFFICE**

Contact Glen Jia at (408) 299-5737 or [glen.jia@pln.sccgov.org](mailto:glen.jia@pln.sccgov.org) regarding the following comments:

### *Application Material*

1. Submit the following completed forms:
  - a. Environmental Information Form.
  - b. Well Information Questionnaire.
  - c. Hazardous Sites Questionnaire.

- d. Grading Design Standards Forms, prepared and signed by a registered civil engineer.
2. The project includes demolition of an existing single-family residence of undetermined construction date. Submit a completed and signed Identification of Properties for Potential Historic Significance form. This information will be used to determine if the residence qualifies as a potential historic structure.

*Tree Removal*

3. Please provide a chart that includes species and size (diameter at 4.5 feet above ground) of the trees to be removed.

**COUNTY GEOLOGIST**

Contact Jim Baker at (408) 299-5774 or [jim.baker@cep.sccgov.org](mailto:jim.baker@cep.sccgov.org) regarding the following comments:

4. The county geologist has requested extra time to review the project. An updated incomplete letter will be provided as soon as the coordinator completes the review.

**DEPARTMENT OF ENVIRONMENTAL HEALTH**

Contact Darrin Lee at (408) 918-3435 or [darrin.lee@cep.sccgov.org](mailto:darrin.lee@cep.sccgov.org) regarding the following comments:

5. Dispersal field area has a slopes over 20%, therefore a geotechnical report is required and must specifically reference the OWTS design and state in the conclusion that the proposed OWTS will not: permit sewage effluent to surface, degrade water quality, affect soil stability, present a threat to the public health or safety, and create a public nuisance. Area of proposed OWTS dispersal field is located near a cut and will require 4 times the height setback or a geo-technical report providing a recommended reduced setback

**DEPARTMENT OF ROADS AND AIRPORTS**

Contact Leo Camacho at (408) 573-2464 or [leo.camacho@rda.sccgov.org](mailto:leo.camacho@rda.sccgov.org) regarding the following comments:

6. There is a Future Width Line (FWL) for Stevens Canyon Road along this property's frontage requiring a half-street right-of-way (ROW) width of 30 feet. Current half-street ROW appears to be 20 feet. A ROW dedication for a full 30 feet from the existing road centerline will be required. Show the edge of pavement, centerline, label the existing ROW, FWL, and indicate area to be dedicated.
7. A reference to a Sight Distance Analysis (SDA) exhibit on sheet SDA-1 is made on the plans; however, no SDA-1 sheet is in the submitted plans. Provide sight distance analysis as previously requested.

**LAND DEVELOPMENT ENGINEERING**

Contact Ed Duazo at (408) 299-5733 or [ed.duazo@pln.sccgov.org](mailto:ed.duazo@pln.sccgov.org) regarding the following comments:

8. As noted in previous comments, per County Drainage Policy, an easement dedication for storm drainage purposes is required for the portions of Stevens Creek that run through the property. In the preliminary plans, provide a drainage easement based on the centerline of the creek, extending 10 feet beyond the tops of bank of both sides of the creek.
9. Provide a detail and section to clarify what is being proposed with the deflection flow debris wall and vertical cut behind the house. Is additional grading proposed? Update the grading quantities if the quantities are impacted.
10. Per FMO comments, an additional water tank will be required. Is a pad proposed to support the new tanks? Is any additional grading required? Show any improvements associated with the additional water tanks and update the grading quantities accordingly.
11. Per FMO comments, additional revision to the fire truck turnaround may be required. These revisions will likely affect the overall grading associated with the project. Land Development Engineering will require additional review of the grading and drainage plans following any revisions made to address FMO comments.

#### **FIRE MARSHALL OFFICE**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following comments:

12. Cal Fire waiver for 16% slope state's an additional 5,000 gallon water tank is needed. The plans need to show 3-5,000 gallon tanks for wharf hydrant and 1-3,000 gallon tank for fire sprinklers/domestic water.
13. The 30 ft entry way to fire department turnaround is to have a minimum width of 18 ft.
14. Fire department turnaround is showing a slope of 17%. The maximum allowable turnaround is to be 5%. The variance from cal.
15. Site Plan to state driveway will be made of an "all weather" material capable of holding 75,000 pounds.
16. Cover page to state fire sprinklers will be a deferred submittal.

#### **ADDITIONAL INFORMATION / ISSUES OF CONCERN**

1. As grading details of the proposed development are incomplete and/or not provided on the plans, the next revised set of plans may result in additional incomplete comments that are not identified within this letter. Additional incomplete comments regarding grading may be added prior to deeming this application complete for processing.

PLN19-0187  
16390 Stevens Canyon Road  
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Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within **180 days**, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted which includes Design Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5759 or email [glen.jia@pln.sccgov.org](mailto:glen.jia@pln.sccgov.org).

Warm regards,

*Glen Jia*  
Glen Jia  
Assistant Planner

**cc:**  
Leza Mikhail, Principal Planner