

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



December 18, 2019

Mojey Ghafouri
18461 Hillview Drive
Los Gatos, CA 95030

FILE NUMBER: PLN19-0230
SUBJECT: Five-lot Subdivision of a 41,652 gross-acre site.
SITE LOCATION: 379 Meadow Lane, San Jose, CA 95127

DATE RECEIVED: 11/18/2019

Dear Ms. Ghafouri:

Your application for a Five-lot Subdivision is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office 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 Office 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 office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5786 TO SCHEDULE AN APPOINTMENT.**

Submit one electronic set of all materials and two (2) revised plans addressing the following items.

PLANNING OFFICE

Contact Mark J. Connolly, Project Planner reviewing Planning and environmental documents (408) 299-5786 /mark.connolly@pln.sccgov.org for information regarding the following item(s).

California Environmental Quality Act (CEQA)

NOTE: An Addendum to the original Initial Study will be required to address new areas of potential impact such as Greenhouse Gas emissions. There is no associated fee for this work.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org for more information regarding the following items:

1. The map shall be prepared by a registered civil engineer or licensed land surveyor, and shall contain the following information:
 - a. The proposed subdivision name or other designation.

- b. Existing structures to remain or demolished, wells, pipelines, sewage disposal installations and any other existing use or uses of the property.
 - c. Contours shall be accurate to within one-half a contour interval. In areas not to be developed, greater intervals may be permitted which shall be extended into adjacent property a sufficient distance to establish proper topographical relationships. Adequate cross-sections and profiles may be required depending on the extent of proposed grading.
 - d. Statement of the dedications and improvements proposed to be made or installed.
 - e. Typical cross-sections of all streets (not less than two sections) showing any existing road widths and surfacing, proposed road widths and maximum cuts. The vertical dimensions of cuts and fills on each section shall be shown.
2. Please state the amount of earthwork to be performed as a part of this project on the plans. Include all material to be imported for the construction of the infrastructure.
 3. Please demonstrate how the proposed slopes conform to County Standard Road Grading Detail SD6 and Section C12-499 of the County Grading Ordinance with regard to slope height and probable use of drainage terraces.
 4. Please provide a Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,
 - c. the proposed development is not subject to significant damage from the one percent flood,
 - d. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
 5. Please demonstrate that the access road shown on the plan conforms to County Standard Details A3 and A7. Please demonstrate that the access road Roman Place has a 40' right of way to comply with the County Standard.
 6. Please include monolithic sidewalks per County Standard B1 for Single Family residences.
 7. Please include driveway approaches per County Standard B3.
 8. Please provide evidence or justification that the neighboring property to the northwest (APN 601-25-074) will be redeveloped to include the remainder of the Roman Place Improvements and right of way. This justification is necessary for the approval of the partial improvements and dedication of Roman Place.
 9. Please revise the driveway cul-de-sac to conform to County Standard Detail A7.
 10. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.

11. Show drainage system from street, driveways, and roof drains on plan and demonstrate how the runoff will drain to the treatment area. Identify stormwater treatment measures to comply with the current SF Bay Municipal Regional Permit.
12. This project is located within the San Francisco Bay Watershed and includes ten thousand square feet or more of new or replacement impervious area. The tentative map shall include storm water treatment complying with the Current NPDES Permit Standards, Section C3, in its design. The treatment facility will need be located within a dedicated easement or right of way for maintenance purposes. Please provide a completed copy of the County Clean Water Program Questionnaire.
13. Show the proposed dedications along Meadow Lane for the County road right of way.
14. Please label the separate parcel of which the proposed Roman Place will be located.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@pln.sccgov.org for more information regarding the following items:

15. Plans to state private road Romans Place will be of a "all weather material" capable of holding 75,000 lb for Fire Department Access. Romans Place is an access road because it serves more than two lots. Please show the following on the plans:
 - a. Clear driveable width of 18' plus a 3' shoulder on each side.
 - b. Minimum vertical clearance 15'
16. Provide hydrant flow data recorded within one year. A new hydrant will be installed in the bulb of the fire department turnaround. Clearly mark where the flow data was collected. (Nearest hydrant on Meadow Lane.)
17. Provide note indicating that automatic fire sprinklers will be required and a deferred submittal.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 573-2491 or leo.camacho@pln.sccgov.org for more information regarding the following items:

18. The ultimate planned build-out for Meadow Lane is to County Standard A/9 (40-foot full street right-of-way width). Revise the layout for the improvements, including signage and striping, at the intersection of the proposed Roman Place and Meadow Lane to reflect the planned ultimate build-out alignment. Sidewalk along Meadow Lane will be required to conform to existing grades at the project boundary.
19. The northerly neighboring property's driveway is located adjacent to the proposed Roman Place. Improvements will be required in the driveway approach area to facilitate turning movements from southbound Meadow Lane onto the proposed Roman Place. The revised plans should show how the neighboring driveway approach will be incorporated into the necessary intersection improvements. Installation of a County Standard B/4 driveway approach for the neighboring property may be required, including obtaining authorization to enter and construct.

20. Per County Ordinance Code Sections B17-68& B17-69, adequate sight distance must be maintained at the intersection of Meadow Lane and the proposed Roman Place. Show the sight distance areas on the plans and identify any obstructions to be removed or otherwise modified to provide the necessary clearance.
21. The proposed project is located within the County Lighting Service Area (CLSA). The proposed street lights along the proposed Roman Place will be connected to the existing CLSA network. As the lights are located on a private street, they will need to be installed, owned, and operated by PG&E. County policy is to not take on ownership and maintenance of street lights on private streets. The revised plans should indicate the ultimate ownership of the lights.

Please note that the application has been charged a minimum fee and will be charged additional fees based on staff time to continue processing when the initial payment is exhausted.

If you have any additional questions regarding this application, please call me at (408) 299-5786 or mark.connolly@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Mark Connolly
Senior Planner

cc: Leza Mikhail, Planning Department
Alex Goff, Fire Marshal
Darrel Wong, LDE
Leo Camacho, Roads and Airports
Darrin Lee, Environmental Health

(delivered via e-mail)

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)