

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110

www.sccplandev.org



October 1, 2021

Mojey Ghafouri
18461 Hillview Drive
Los Gatos, CA 95030

FILE NUMBER: PLN19-0230
SUBJECT: Five-lot Subdivision of a 41,652 square- foot site.
SITE LOCATION: 379 Meadow Lane, San Jose, CA 95127
DATE RECEIVED: September 2, 2021

VIA EMAIL ONLY – DELIVERED TO OWNER AND APPLICANT

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, or e-mail me at Mark.Connolly@pln.sccgov.org
TO SCHEDULE AN APPOINTMENT.

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: As previously noted, an Addendum to the original Initial Study will be required to address new areas of potential impact such as Greenhouse Gas emissions etc. not previously analyzed. There is no associated fee for this work.

1. Sec. C12-20 (Form and content of tentative maps), provides the minimum necessary content to review Tentative Maps. What was submitted was a single Tentative Map sheet, missing much of this information and no improvement plan details. Please see attached Sheet.
2. Section Sec. C12-21 (Lot Design), provide design guidelines for Tentative Map applications. Lots 1 and 2 are designed with irregular lot lines that unreasonably restrict the building envelopes and create lot lines inconsistent with the County Ordinance. Please see attached Sheet.

LAND DEVELOPMENT ENGINEERING

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

3. To supplement Planning comment #1, the map shall be prepared by a registered civil engineer or licensed land surveyor, and shall contain the following information:
 - a. Contours shall be provided and 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.
 - b. Specify the type of easement on Lot 2 at the property line between Lots 2 and 3.
 - c. Specify whether existing structures will remain or be demolished. Currently a building on lot 1 encroaches into the Roman Place right of way and improvements.
4. Per the previous comments, 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 as a part of the grading quantities.
5. Demonstrate how the improvements of Roman Place will be drained. Provide preliminary grading and drainage design to demonstrate how the development will be drained.
6. Per the previous comments 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 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

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County Drainage Manual.

7. 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.
8. Per the previous comments, 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.

FIRE MARSHAL'S OFFICE

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

Fire Protection Information

9. Plans are to show interior turning radius of fire department access. Previous plans proposed using S.J. Fire Department access, including a 30 ft. interior radius.
 - a) If S.J. Fire Department access requirements are proposed, all requirements are to be met including those that are more strict than County Fire requirements.
10. Plans are to show and label a fire department turnaround.
 - a) The dead-end turnaround is to meet the larger S.J. Fire Department requirements as the project has proposed using the smaller S.J. Fire Department interior turning radius.
11. Plans are to clearly show standard fire hydrant within 250 ft. path of travel of all driveways and 400 ft. exterior path of travel to all portions of any future non-sprinklered structures or 600 ft. of sprinklered structures.
12. Plans to state that fire department access will be made of an "all weather" material capable of holding 75,000 pounds.

ROADS AND AIRPORTS

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

13. The 10-foot existing dedication by the subject parcel was part of a former planned build out of Meadow Lane to a 60-foot full street right-of-way (ROW) width. As a result of a 2001 Board resolution the planned build out for this section of Meadow Lane was

superseded to a 40' ultimate full street ROW. The previously dedicated portion of the property can be reverted to the underlying parcel upon request to the Roads and Airports department.

14. 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.
15. Revise plans to show driveway improvements will meet County standard B5. If an alternate or modified driveway improvement will be proposed it will need to satisfy turning radius requirements by Fire Marshall's Office.
16. If improvements are in the driveway approach area of the neighboring properties, 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.
17. 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.

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

County of Santa Clara

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cc: Terence J. Szewczyk, terry@tscivil.com, TS Civil Engineering-Applicant
Leza Mikhail, Planning Department
Alex Goff, Fire Marshal
Darrel Wong, LDE
Leo Camacho, Roads and Airports
Darrin Lee, Environmental Health

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