

# County of Santa Clara

Department of Planning and Development  
Planning Office

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June 29, 2020

John Sandoval  
P.O. Box 71  
San Martin, CA 95046

FILE NUMBER: PLN20-058  
SUBJECT: Building Site Approval and Design Review Administrative Approval  
SITE LOCATION: 0 Maple Avenue; APN 817-23-013  
DATE RECEIVED: June 5, 2020

Dear Mr. Sandoval:

Your application for a Grading Approval and Design Review Administrative Approval was received on the above date and has been deemed incomplete. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/OnlineDevelopmentPermits.aspx>. Before resubmitting please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and / or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, Planning Office personnel will distribute the plans, reports, etc. to the appropriate staff or agency for their 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 / she represents a specialty or office and can provide details regarding the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit two (2) paper copies and one (1) electronic copy of the revised plans / resubmittal documents with a written response addressing the following items.

**Planning Office:**

Contact Carl Hilbrants at (408) 299-5781 / [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org) for information regarding the following item:

1. Provide color sample(s) for all colors for the proposed residence. These colors include not only the body of the residence but also the trim and the roofing material(s). All color

samples must include the manufacturer name, manufacturer color name and the listed Light Reflectivity Value (LRV). The LRV must be 45 or less.

**Habitat Conservation Plan:**

Contact Robert Cain at (408) 299-5706 / robert.cain@pln.sccgov.org for information regarding the following items:

2. HCP Screening Form is incomplete. Please fill out all three parts of Question C on page 2. Provide impervious surface coverage calculations as part of the site plan and screening form. Ensure that the resubmitted form is signed by the property owner. Digital signature may be obtained by filling out the pdf version at the below weblink.
3. Land Cover Verification with Mapping prepared by a qualified biologist to verify the habitat land covers impacted and species impacts within the proposed development area.
4. Site plan must show the proposed development, land cover types in the development and any relevant landforms, including but not limited to: roads, the edge of pavement, road shoulders, existing and proposed structures that will be impacted by the proposed project, and all proposed improvements (i.e. driveway, parking, structures, septic systems, drainage, landscaping).

NOTE: It appears, based on the current site plan, that Habitat Plan coverage will be required (vacant site in HCP Area 1: Private Development Covered). Any future development that affects any wildlife and / or plant species covered by the Habitat Plan, or any unmapped burrowing owl occupied nesting habitat riparian, stream, pond or wetland covers requires coverage under the Habitat Plan. See Fees & Conditions Worksheet and Fee Schedule for reference.

HCP documents including the HCP screening form, Habitat Plan application, and fees information are at the following weblink: <https://scv-habitatagency.org/250/Private-Applicant>.

**Fire Marshal Office:**

Contact Alex Goff at (408) 299-5763 / alex.goff@sccfd.org for information regarding the following items.

5. Per PRC4290 a driveway between 150 to 800 feet in length requires a fire department turnout near the midway point. The turnout is to have a width of 10 feet, a length of 30 feet and two (2) 25-foot tapers.
6. Plans must state driveway will be made of an "all weather" material capable of holding 75,000 pounds.

7. Page 3 of 8 shows a carport located on the edge of the 12-foot driving width. The driveway requires 14 feet of unobstructed horizontal clearance and 15 feet of vertical clearance. The plans need to clearly show these requirements are being met.
8. Page 6 shows the fire truck turnaround being used as a storage area during construction. The fire truck turnaround is to be clear and accessible at all times. The plans need to show these materials in a different location.
9. Plans must state that residential fire sprinklers will be a deferred submittal.
10. Property is in the Wildland Urban Interface (WUI) and will need to meet WUI requirements for building construction and must maintain a 100-foot defensible space.

**Land Development Engineering:**

Contact Eric Gonzalez at (408) 299-5716 / [eric.gonzales@pln.sccgov.org](mailto:eric.gonzales@pln.sccgov.org) for information regarding the following items:

11. Based on the topography provided, the proposed driveway may impair drainage flows, thereby not meeting the exemption requirements of Section C12-421 of the County Grading Ordinance. From the preliminary plans provided, demonstrate the following items:
  - a. The proposed development will not cause problems to the nearby properties. Demonstrate that the drainage for this parcel will not impact surrounding parcels. If surface runoff crosses property lines onto other parcels (regardless of whether that was the case before), how will this be addressed?
  - b. 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.
  - c. The proposed private driveway crosses other private property and drainage from this portion of the driveway does not appear to be treated / retained properly. How will this drainage be handled, especially if it is off-site (not on subject property)?
  - d. Sheet 3 of 8: Is it possible to keep the inlet located between elevation's 448 and 450 on Fountain Oaks Ranch LLC's property on the same parcel as to avoid having to obtain a separate easement for drainage?
12. Demonstrate that the access road (Maple Avenue) to the proposed private driveway shown on the plan conforms to County Standard Detail SD2. Demonstrate that the access road (Maple Avenue) from the end of the County-maintained section to the driveway shown on the plan conforms to County Standard Detail SD2. The Owner's engineer may have to provide a proposal to build a pro-rata portion of Maple Avenue based upon the fully developed use of the road.
13. Based upon County policy, a right-of-way dedication of thirty (30) feet measured perpendicularly from the road centerline would be required with this development. Provide a copy of Book L of Maps Page 26 so LDE staff can determine whether the

subject dedication has already been implemented as part of this previously recorded parcel map.

14. Provide dimensions of the proposed driveway turnaround to conform to County Standard Detail SD16.
15. Submit evidence of legal access to the site from the nearest publicly maintained road (Carey Lane?) compiled and / or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying.
16. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply two copies of a preliminary title report dated within 60 days of the day of submittal with the next submittal.
17. Provide typical sections of all proposed walls.
18. Show drainage system from roof drains on plan. Show splash block / downspouts, swales, direction flow arrows, etc. that clearly explain how the roof drainage will be handled. Show any connection to the on-site SD system (if any). Identify a vegetated buffer area to provide at least minimal storm water treatment and reduction in flow velocity.
19. This project is located within the Central Coast watershed. Provide Stormwater Treatment Measures per section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans.
20. This project is located within the Central Coast watershed and may include greater than 15,000 square feet new impervious area. Provide Stormwater Treatment and Control Measures per section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans.
21. Provide a copy of the Central Coast Watershed Questionnaire with the next entitlement submittal. A copy can be found at the following link:  
[https://www.sccgov.org/sites/dpd/DocsForms/Documents/Stormwater\\_CWP\\_Questionnaire\\_SC.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/Stormwater_CWP_Questionnaire_SC.pdf).

**Santa Clara Valley Water District:**

Contact Benjamin Hwang at (408) 630-3066 / [bhwang@valleywater.org](mailto:bhwang@valleywater.org) for information regarding the following items.

22. Revised plans showing all existing and proposed well(s) on the plan per District Ordinance 90-1.
23. Revised plans showing that the septic system meets County regulations as follows:

- a. The proposed development includes a septic system. While there are no identified wells (active or inactive) on the subject parcel, there is an active well on the neighboring parcel (APN 817-23-016). The setback from this well to the septic tank, piping, and leach field must be called out on the plans.
- b. The slope of the leach lines must be shown on the proposed plans.

**Roads & Airports Department:**

Contact Astha Khanal at (408) 573-2490 / [ashta.khanal@rda.sccgov.org](mailto:ashta.khanal@rda.sccgov.org) for information regarding the following issue.

24. This project requires review by the Santa Clara County Roads & Airports Department. Once comments are received, Staff will forward the corrections and / or approval comments accordingly.

**ADDITIONAL INFORMATION / ISSUES OF CONCERN:**

The following information is informational only. It is not required information to process the subject application.

25. Parcel Map Book 499, Page 42 includes a large note on the subject parcel stating the following, "THE RIGHT OF THE PUBLIC TO USE MAPLE AVE AFFECTS THIS PARCEL, HOWEVER IT'S LIMITS CANNOT BE DETERMINED FROM RECORD." As such, consult closely with Eric Gonzales of Land Development Engineering, see his comments above, prior to resubmittal of plans for this project.
26. It appears that the grading proposed for the driveway and modular unit may include unnecessary fill. Please contact Staff to discuss the grading, as it appears that Staff may not be able to support the grading as currently proposed. Please note that the proposed contours should blend with the existing contours and steeper, manmade slopes should not be created. Additionally, direction of the contours should blend with the direction of the existing contours. The proposed contours do not blend with the existing contours. Lastly, where feasible, less fill should be used, and new pads and driveways should follow existing contours to the maximum extent possible.

Prior to resubmittal, feel free to contact me to schedule meet and discuss my comments regarding the project. 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 via the internet. 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 your Grading Approval and Design Review Administrative Approval application has been charged a minimum fee and will be charged additional fees to continue processing if the

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initial payment is exhausted. In submitting this land use application, the owner / applicant included an initial application fee. Application fees are categorized as "fixed fees" or "billable fees," based on the application type(s). This application is a "billable fee," as such, when funds associated with this "billable fee" application have are exhausted, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact me at (408) 299-5781 or [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org).

Regards,  
Carl Hilbrants  
Senior Planner