

County of Santa Clara

Department of Planning and Development
Planning Office

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www.sccplanning.org



October 15, 2020

MCKEAN ROAD ASSOCS, LLC, In Care Of KT PROPERTIES, INC.
c/o Mark Tersini
21710 STEVENS CREEK BLVD STE 200
Cupertino, CA 94014

**** Delivered Via e-mail ****

FILE NUMBER: PLN20-0094
SUBJECT: Building Site Approval and Grading approval for construction of one single family home, driveway and septic system.

SITE LOCATION / APN: McKean Road / 708-37-006

DATE RECEIVED: 9/11/2020

Dear Mr. Tersini:

Your application for a Building Site Approval and Grading approval for construction of one single family home, driveway and septic system is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. 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.**

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).

1. There is a Future Width Line (FWL) (see attached Recorded Parcel Map / Record of Survey). According to Section 3.30.030 for the County Zoning Ordinance "Setbacks and Design Review on Scenic Roads", Design Review is required on scenic roads for any structure, including signs, located within 100 feet of the right-of-way of a designated scenic roadway. According to GIS measurements, the half width of the FWL appears to be 50 feet onto the subject property and the

proposed residence is approximately 145 feet. Note: The edge of the FWL in the same as the edge of the Right of Way.

Please show the FWL and dimension the residence from the edge of the FWL. If the residence is proposed within 150 feet, either modify the footprint to avoid Design Review, or apply for Design Review.

2. The Plans indicate 118 cubic yards of cut and 145 cubic yards of fill. Please complete the grading chart for the rest of the site work and update the quantities.
3. There is only one Deed submitted to help Staff assess lot legality. The original subdivision tract map is submitted, which predates the current configuration. Also, the Record of Survey may not be used in place of the deeds necessary for lot legality. See the following link:
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/DeedLotLegality.pdf>

Santa Clara County Habitat Plan

4. On the site plan, provide current location of Calero Creek (Category 1) and show compliance to setback (150 ft.) of edge of riparian area plus buffer of 35 ft. from top bank of creek. Label top of bank and center line of creek on plans (consistent with biology report).
5. Submit biology report prepared by a qualified biologist that includes the following information:
 - a) Biologist shall determine top bank and center line of creek.
 - b) Wildlife surveys for Tri-Colored Blackbird. The site is in potential habitat area for Tri-Colored Blackbird.

Note: The HCP coverage determination will be determined by the results of the biological report and compliance with the creek setback.

Additional Information

Property is in HCP Area 2. If HCP coverage is required, further information will be needed to deem the application complete for HCP conditions including the following:

6. Land cover verification map (site plan) that identifies all the habitat plan land covers present within the proposed development area and HCP setbacks (50 ft. radius surrounding permanent development (building pad of home, driveway and other permanent improvements), and 10 ft. radius surrounding temporary development (i.e. septic system, construction stakes etc.). The creek's top of bank and center line and all land covers must be field verified and mapped by the biologist.

Note: Based on the HCP Geobrowser report, the site may contain Mixed Riparian Forest and Woodland and Grain, Row-crop, Hay and Pasture, Disked / Short-term Fallowed land covers.

7. Area calculations of land cover impacted by the project for the development area, consistent with Table 1 of the Application for Private Projects.

California Environmental Quality Act (CEQA)

8. The area has numerous special status plant and animal species. Any impacts to special status species not covered in the Habitat Plan will be evaluated through the CEQA process.

LAND DEVELOPMENT ENGINEERING

Contact Darrel Wong at darrel.wong@pln.sccgov.org for more information on the following items:

9. Please demonstrate by earthwork sections and calculations how a grading permit would not be required pursuant to the Santa Clara County Grading Ordinance, specifically Section C12-421. Should this project not be able to demonstrate the noted exceptions, please apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
10. Please provide earthwork calculations of the earthwork quantities shown on the plans.
11. Please show all existing and proposed contours as a part of this preliminary grading plan.
12. Please clearly identify all roads as maintained or not maintained by the County.
13. Please clearly state the amount of additional impervious area being added to the site as a part of the development.
14. Please show the limits of the disturbed area for the development and show the total of the area on the plans.
15. Please demonstrate that the access road to the driveway shown on the plan conforms to County Standard Detail SD2. Please demonstrate that the access road Walton Ave. from the intersection with McKean Road conforms to County Standard Detail SD2. Please include a driveway approach per SD4 that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater. The Owner's engineer is to make a proposal to build a pro rata portion of Walton Ave. based upon the fully developed use of the road.
16. Based upon County policy, a right-of-way dedication of thirty feet measured perpendicularly from the road centerline would be required with this development. It appears that the proposed

house will encroach on the proposed right-of-way. Please review with Planning Department Staff about setbacks from the proposed right-of-way.

17. Please revise the driveway plan and section to conform to County Standard Detail SD5. The driveway shall be treated or paved to meet the requirements of the Zoning Ordinance.
18. Please revise the driveway turnaround to conform to County Standard Detail SD16.
19. Please submit evidence of legal access to the site along Walton Ave. from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying.
20. 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.
21. Provide top and bottom of wall elevations for the proposed retaining wall. Show the grading and topography above the retaining wall.
22. Please provide a drainage system to adequately route flows from the site to the natural outfall.
23. Show drainage system from driveways and roof drains on plan. Identify a storm drainage detention area and provide energy dissipation for storm drainage, to provide at least minimal storm water detention and reduction in flow velocity.
24. Show location of flood plain on the Site Plan. There appears to be a significant amount of unpermitted grading on the property. Please provide appropriate permitting documentation for the grading work on the property. If permitting documents for the grading work on the property, please schedule an inspection for the unpermitted work so that the County Construction Inspection staff can verify whether a violation has occurred. Should a violation be noticed, a Compliance Agreement will be required
25. Please provide earthwork calculations of the earthwork quantities shown on the plans and any other unpermitted earthwork that has been performed on the property.
26. Please provide documentation or engineering certification that the existing asphalt driveway can support the required Fire Marshal loading requirement.

27. Please demonstrate that the existing driveway approach to conforms to County Standard Detail SD4.
28. 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.
29. Please provide a drainage system to adequately route flows from the site to the natural outfall. Provide any necessary treatment and detention prior to the discharge location.
30. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide typical sections of all proposed walls.
31. Show drainage system from roof drains and paved access areas on plan. Identify a vegetated buffer area and provide energy dissipation for storm drainage, to provide at least minimal storm water treatment and reduction in flow velocity.
32. This project is located within the Central Coast watershed and includes greater than 15,000sf of new impervious area. Please 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.
33. Please show the location of the existing storm drain easement on the plans. Provide evidence that the work within the creek has been previously permitted. Otherwise please provide a proposal to either permit or abate the work with the easement through restoration.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at Alex.goff@fmo.sccgov.org for more information regarding the following items:

34. Plans to state residential fire sprinklers will be a deferred submittal.
35. Plans to state Walton Lane and driveway will be made of an "all weather" material capable of holding 75,000 pounds.
36. Walton Lane will serve more than 2 parcels with the addition of this home. Walton Lane is to be a minimum of 20 ft. in drivable width until the end of entrance to the proposed driveway.

37. A fire department turnaround meeting CFMO-SD16 is required to be shown on the plans.
38. Plans to show a fire hydrant within 600 ft path of travel to all exterior portions of structure.
 - a) Above ground water tanks and a wharf hydrant meeting CFMO-W1, W4 and W5 are needed if a water purveyor supplied fire hydrant isn't available.
 - b) The size of the proposed structure is needed for this determination.
39. Property is within the State Response Area (SRA) and Wildland Urban Interface (WUI). The property is to maintain 100 ft of defensible space at all times.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or Darrin.lee@pln.sccgov.org for more information regarding the following items:

40. Submit to the Department of Environmental Health the following: Onsite wastewater treatment System (OWTS) plans, floor plans, grading & drainage plans with OWTS overlaid, and any geotechnical reports for the site with an application for review.

ROADS AND AIRPORTS DEPARTMENT

Contact Leo Camacho at Leo.camacho@pln.sccgov.org for more information regarding the following items:

41. The Official Plan Line / Future Width Line(OPL/FWL) appears to be shown but not labeled. The OPL along this section of McKean Road varies in width. Refer to OPL Book 4, Pages 61-70, McKean Road between Schillingsburg Road and Calero Reservoir. The revised plans should show the existing right-of-way, 30-foot half street width (minimum dedication required), and OPL / FWL.
42. Driveway improvements will be required to the road connection to Mc Kean Rd to County B/5 standard, indicate improvements on plans.
43. Provide a Sight Distance Analysis (SDA) for the shared driveway approach. SDA shall be based on County Standard B/5 driveway approach layout and shall be consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight distance in both directions is available. The SDA is to include the following:
 - A. The design speed used to determine the stopping sight distance.
 - B. The basis of the design speed, i.e., the engineer's statement that he/she has determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry

- C. The limits of any obstruction(s) to be removed between the edge of pavement and the sight line.

COUNTY GEOLOGIST

Contact Darrin Lee at (408) 299-5748 or Darrin.lee@pln.sccgov.org for more information regarding the following items:

- 44. Submit a geotechnical report that includes an evaluation of the potential for liquefaction-related ground deformation to occur at the site of the proposed construction. The site is located within State and County Liquefaction Hazard Zones. Therefore, the report must comply with State guidelines in SP117A.
- 45. Pay the appropriate report review fee when uploading an electronic version (unsecured pdf) of the report into the Documents Portal of Accela/InSite.

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
Fire Marshal, LDE, Environmental Health
Amanda Mussy Verdel- Hannah and Brunetti

(delivered via e-mail only)