

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



April 19, 2023

McKean Road Assoc., LLC

c/o Mark Tersini

21710 Stevens Creek Blvd, Ste 200

Cupertino, CA 94014

via email

FILE NUMBER: PLN20-094

SUBJECT: Building Site Approval and Grading Approval

SITE LOCATION: 0 McKean Road (APN: 708-37-006)

DATE RECEIVED: March 20, 2023 (resubmittal)

Dear Mark Tersini:

Your application for Building Site Approval and Grading Approval (second resubmittal) 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. **Please note that this resubmission was over 180 days after the previous incomplete letter, and a 10% fee has been charged and must be paid prior to the next resubmittal.**

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. Please contact me at (408) 299-5706 or via email at robert.cain@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. 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. They represent a particular specialty or division and can provide additional details.

PLANNING

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

1. The Plans indicate 123 cubic yards of cut and 106 cubic yards of fill. Please update to include drainage improvements if necessary (see LDE comment number 4) and pad for water tanks

PLN20-094
McKean Road (APN 708-37-006)
April 19, 2023

(see LDE comment number 7). Should quantities remain below 150 cubic yards for both cut and fill, a Grading Approval is not required.

2. Area calculations of land cover impacted by the project for the development area, consistent with Table 1 of the Application for Private Projects to be shown on the site plan.

California Environmental Quality Act (CEQA)

3. 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. **The provided biology report appears to have only examined Habitat Plan covered plant species and the tri-colored blackbird. An updated report should note if any special status species are impacted by this proposed development, whether they are covered by the Habitat Plan or not, but specifically the California Tiger Salamander. The update does not need to review the entire property, only the proposed development area.**

LAND DEVELOPMENT ENGINEERING

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

4. Per the previous comments, please show the required storm drainage mitigation with a preliminary drainage plan. The Santa Clara County threshold for peak runoff mitigation is 2000sf of net new impervious area added to the project. State the net new impervious area proposed as a part of the project including all of the new pavement for the access road, driveway, structures and other hardscape. Please identify whether a detention/retention basin will be required and whether additional grading will be required for that improvement. Adjust the grading quantities accordingly.
5. Show the proposed offer of dedication as curvilinear. The internal angle points of Walton Ave. shall be a minimum radius of 20'. The external angles of Walton Lane should be a radius of 80' minimum. Please coordinate with the County Roads and Airports Division for the internal radius of the offer of dedication at the Walton Ave. / McKean Road intersection.
6. The proposed water tanks have been relocated beneath the overhead utility lines. Provide confirmation that there is no PG&E conflict and that they don't require an overhead utility easement.
7. Will the water tanks be situated on a pad? If so, will that result in grading or impervious area? Include this information in your resubmittal, and show on plans as appropriate.

ENVIRONMENTAL HEALTH

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

8. On revised site plan, accurately show and provide the following:
 - a. locations where soil profiles and percolation tests were previously conducted (including, if applicable, failed percolation test hole(s)) and
 - b. soil profile logs and percolation test results.
9. Demonstrate through wastewater calculation, the minimum size dispersal field to accommodate the proposed single family dwelling.
10. Contact the Department of Environmental Health (Jeff Camp at 408-918-3473 or jeff.camp@cep.sccgov.org) for individual water clearance. This is a separate submittal to Environmental Health and subject to the completion of a water clearance service application, submittal of documents such as (but not limited to) a well completion report, well yield report, and analytical test results from water sampling for biological and chemical constituents, and payment of applicable fees.

Note: Applicant response letter indicated septic feasibility information would be included as part of current submittal; however, the information was not included within the submittal.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

11. County roadway McKean Rd has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). Continue to show on the revised plans the existing centerline, edge of pavement, and limits of the McKean Rd right-of-way (ROW) and the limits of the FWL. As shown on the plans, a curvilinear dedication to public right-of-way will be required.
12. The Walton Road approach to be built per County Standard Detail A4, not B5 as shown on the plans. Refer to Detail A4 Sheet 2 geometrics and dimensions. Indicate dimensions and radius on the plan set. Include County standard details on the plan sets.
13. Due to the apparent recent addition of a fence at the intersection of Walton Avenue with McKean Rd, provide an updated Sight Distance Analysis (SDA) for this intersection. The SDA shall be based on County Standard driveway approach layouts 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.

PLN20-094
McKean Road (APN 708-37-006)
April 19, 2023

14. As a result of the updated SDA, indicate on plans if any conflicts will require mitigation, such as tree or shrub removal or trimming, fence removal, or additional grading.

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following comments:

15. The property is located within a State Seismic Hazard Zone of Potential Liquefaction, which is also a County Liquefaction Hazard Zone. The geotechnical investigation report by Stevens, Ferrone & Bailey (SFB) Engineering Company, dated April 22, 2022, adequately addresses the liquefaction hazard and other geotechnical aspects of the site. Based on the results of their study, they concluded that the potential for liquefaction to occur is low.

The SFB report was prepared based upon on a preliminary plan for a proposed barn, while the current plans include a proposed two-story residential structure. In order to obtain building site approval, SFB needs to provide an updated letter report including any additional recommendations for residential construction and seismic design parameters per the 2022 CBC.

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 Grading Approval.

If you have questions regarding the application, please call (408) 299-5706 or email robert.cain@pln.sccgov.org.

Warm regards,



Robert Cain
Associate Planner

cc:

Samuel Gutierrez, Principal Planner
Darrell Wong, Land Development Engineering
Alex Goff, Fire Marshal's Office
Darrin Lee, Department of Environmental Health

PLN20-094

McKean Road (APN 708-37-006)

April 19, 2023

Tom Esch, Roads and Airports Department

David Seymour, County Geologist

Peter Smith, Charles W. Davison Co.