

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



July 23, 2021
(Revised 10/27/21)

Anthony Natasha Sinapi
19982 Lanark Lane
Saratoga, CA

FILE NUMBER: PLN21-098
SUBJECT: Design Review (Tier II) and Grading Approval Application
SITE LOCATION: 16968 Bohlman Road, Saratoga (APN: 517-30-013)
DATE RECEIVED: June 23, 2021

Dear Anthony Natasha Sinapi,

Your application for a Design Review (Tier II) and Grading Approval application was received on the above date and is 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/Permits.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 or she represents a specialty or office and can provide details about the requested information.

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

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

PLANNING OFFICE

Contact Joanna Wilk at (408) 299-5799 or joanna.wilk@pln.sccgov.org regarding the following comments:

1. Due to the property's HS-d1 zoning, please provide an [average slope calculation](#) to determine if the development area has an average of 30% or more. If so, then Building Site Approval on slopes over 30% (BA) is required.
2. Please provide a calculation of the proposed residence's height in accordance with the attached height handout, as it appears the structure may exceed 35 feet in height on certain elevations. Please ensure that height measurements are taken from finished grade to the structure's ridgeline.
3. The proposed project includes the removal of the following trees:
 - a. 8" Oak
 - b. 8" Fir
 - c. 14" Oak
 - d. 8" Bay
 - e. 6" Bay
 - f. 6" Bay
 - g. 8" Bay
 - h. 8" Bay
 - i. 12" Bay
 - j. 10" Bay

Pursuant to the County [Guidelines](#), for Tree Protection and Preservation for Land Use Applications, please submit a landscaping plan that includes the following tree replacement ratios:

- 30 15 gallon trees or 20 24 inch box trees.

Due to the property's location within the -d1 overlay and within the scenic road setback, please ensure the landscaping plan shows how the retaining walls will be landscaped by using vines, shrubbery or planters to reduce their apparent height and to ensure that they blend with the natural surroundings, pursuant to the County's Design Review Guidelines.

4. Please include a Floor Area diagram sheet, to scale, of each separate level of the primary residence. Place these diagrams on either the same sheet as proposed floor plans, or the next sheet in the set, and utilize easily verifiable polygons (rectangles, squares, triangles) to scale, with each polygon area calculation noted in a tabular form.
5. On the site plan, please show the location of the 20 foot wide storm drainage easement as shown on the Parcel Map recorded in County of Santa Clara Clerk Recorders Office book 427, page 29, so staff can verify that the proposed development does not take place within this easement.
6. Please include the maximum vertical depth of the proposed grading in the grading quantities table on sheet A-1.0. This information is needed to determine if the proposed project meets the County's Grading Ordinance findings.
7. Please provide cross sections of the proposed grading for the building footprint so Planning Staff can determine if the proposed grading meets all seven Grading Findings.

Provide cross sections running through the north to south and east to west of the proposed building pad.

8. Please post a 18in x 24in sign in an easily visible location that includes project information (see attached sign template) and provide a photo of the sign's location upon application resubmittal. Please see attached Sign Guidelines for additional information regarding sign requirements.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazao at Ed.Duazo@pln.sccgov.org for information regarding the following items.

9. Provide TW and BW (top of wall and bottom of wall) elevations at the endpoints, midpoints, and transition points of all retaining walls.
10. Provide a profile of the driveway.
11. In the plans, demonstrate that the driveway approach conforms to County Standard Detail SD4, including slopes no greater than 5% within the right-of-way or 20-feet from the edge of existing pavement, whichever is greater. A copy of the SD4 detail is available in the Santa Clara County Standards and Policies Manual – Volume I, Land Development. The standards are located in the back of the manual, and the manual is available on-line at:
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
12. The elevations provided for the water tank pad are not consistent with the general contour elevations in the plans. Revise using the same basis of elevation.
13. The project will result in a net increase in impervious area of more than 2,000 SF. In the preliminary plans, include a conceptual drainage plans demonstrating how increased run-off will be controlled and mitigated such that the peak flows leaving the site do not exceed pre-project peak rates. This typically involves incorporating a stormwater detention system with a controlled outlet in the drainage design. For additional information on County drainage requirements and detention systems, refer to the Santa Clara County Drainage Manual, available on-line at:
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual_Final.pdf
14. Provide grading sections through all graded areas, depicting existing and proposed topographic conditions through the graded areas, extending 25-feet beyond the daylight lines. More specifically, provide the following grading sections:
 - a. A front to back section for the garage (from Bohlman Road extending beyond the planter retaining walls behind the garage),
 - b. A front to back section through the proposed residence (from Bohlman Road extending beyond the swimming pool),

- c. A front to back section toward the south side of the house, where there appears to be three separate pad levels, and (d) a section running longitudinally through the garage and residence.

FIRE MARSHAL OFFICE

Contact Alex Goff at alex.goff@sccfd.org for information regarding the following items.

15. Property is located in the State Response Area (SRA) and the Wildland Urban Interface-High (WUI). The project is to meet PRC-4290 as it's within the SRA, maintain defensible space, and to meet chapter 7A of the CA Building Code.
16. Bohlman Rd. appears to be a dead-end road, plans are to show a fire department turnaround meeting CFMO-SD16 or a looped access road to provide egress from the site. Ensure dead-end road is in compliance with PRC-4290.
17. Plans are to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds.
18. Plans are to show fire tanks meeting CFMO-W1 requirements. The minimum water required would be (N)2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for fire sprinklers/domestic water.
19. Plans are to show elevations of water tanks and wharf hydrant. The water tanks are to be located at a higher elevation than the water tanks to ensure positive pressure will be maintained.

ENVIRONMENTAL HEALTH DEPARTMENT

Contact Darrin Lee at Darrin.lee@cep.sccgov.org for information regarding the following.

20. Submitted onsite wastewater treatment system (OWTS) plan depicts a system design which utilizes two percolation test holes (P3 and P4) to define the limits of the entire proposed dispersal field. Majority of the conducted percolation test holes (P1, P2, P5, and P6) are situated beneath the proposed dwelling. Additional percolation tests shall be required to assist in further defining the limits and sizing of the proposed dispersal field (for proposed dwelling). Contact the Department of Environmental Health and an OWTS consultants regarding further testing. Note: This is a separate submittal to Environmental Health and subject to additional fees.
21. Soil profile 2 as shown is located beneath the proposed dwelling. An additional soil profile test shall be conducted and situated within the limits of the proposed dispersal field. Note: This is a separate submittal to Environmental Health and subject to additional fees.
22. On revised OWTS/ site plan, identify and show limits of landslide as noted with submitted geotechnical report. Unstable landmass requires a 100-foot horizontal setback

from an OWTS dispersal field. For additional information regarding setback requirements, see County of Santa Clara Onsite Manual.

23. Resubmit OWTS design/site plan to the Departments of Environmental Health and Planning and Development for review.

ROADS AND AIRPORTS

Contact Leo Comacho at Leo.Comacho@rda.sccgov.org for information regarding the following.

Sight Distance Analysis

24. Provide a Sight Distance Analysis (SDA) for the proposed driveway approach. 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.
25. Indicate on plans if any conflicts will require mitigation, such as tree removal or additional grading. Any trees in the public right-of-way (ROW) require a tree removal encroachment permit approval process.

Driveways

26. All driveways accessing the property will be required to be improved to County Standard B/4, approach, the revised plans should indicate as such.

Frontage Improvements

27. The property's frontage will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans to identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc).

Fixed fixtures in ROW

28. Gates, fences, retaining wall, fixed appurtenances, etc shall be located outside the limits of the County maintained road ROW. If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Indicate on plans the intent of any existing or future items in the ROW.
29. Wharf Hydrant shall be set back 3' minimum from future roadway frontage improvements B/4A pavement edge. Maximum setback from edge of pavement allowed by Fire Marshall Office is preferred.

CALFIRE

Contact Carlos Alcantar at Carlos.Alcantar@fire.ca.gov for information regarding the following:

30. This project (Record No. PLN21-098) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.
31. Access: Ensure Bohlman Road meets the minimum Specifications required in the Fire Safe Regulations. Bohlman Road does not meet the minimum specifications throughout the entire length of the road.
 - a. Article 2 Emergency Access and Egress
§ 1273.00. Intent. Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.
 - (a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
 - (c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").
32. Roadway and Driveway Surfaces: Road must Meet Specifications to support a 75,000-pound Fire Apparatus. Driveway must meet 40,000-pound specification.
 - a. § 1273.02. Road Surfaces.
 - (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
 - (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
 - (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.
33. Dead End Roads: Appears Bohlman Road exceeds the length for a Dead-End Road. Dead-End Roads require a turnaround at its terminus.
 - a. § 1273.08. Dead-end Roads.

(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

1. parcels zoned for less than one acre - 800 feet
2. parcels zoned for 1 acre to 4.99 acres - 1,320 feet
3. parcels zoned for 5 acres to 19.99 acres - 2,640 feet
4. parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

(d) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.

34. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291

§ 1276.01. Setback for Structure Defensible Space.

(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can 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 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 Design Review (Tier II) and Grading Approval application have been charged a minimum fee and will be charged additional fees to continue processing when the 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" and "billable fees", based on the particular application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

July 23, 2021
PLN21-098
16968 Bolhman

If you have questions regarding the application, please contact me at (408) 299-5799 or joanna.wilk@pln.sccgov.org.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JW' in a cursive style.

Joanna Wilk
Associate Planner

Encl: Sign Template
Sign Guidelines
Height Handout