

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
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(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



August 12, 2021

Ashutosh Jha
163 Cromart Court
Sunnyvale, CA 94087

via email only

FILE NUMBER: PLN21-112
SUBJECT: Building Site Approval, Grading Approval, and Design Review (Tier I)
SITE LOCATION: 0 West San Martin Avenue (APN: 779-47-007)
DATE RECEIVED: July 13, 2021

Dear Ashutosh Jha:

Your application for Building Site Approval, Grading Approval, and Design Review (Tier I) 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.

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.

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 division and can provide details about the requested information.

An appointment is required for all future resubmittals. 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.

PLANNING

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

1. Per County Ordinance section C12-350.3, development on Hillsides parcels requiring Building Site Approval must include a slope calculation of the development area. "The average slope of the proposed development area shall be calculated by a licensed land surveyor or registered civil engineer. The calculation shall be provided on the site plan,

and shall be accompanied by a signed professional stamp or seal of the licensed land surveyor, or registered civil engineer.” Per C12-350.2 (b), “Proposed development area means the area delineated for the location of a primary residence, including any and all residential accessory structures, secondary dwellings, tennis courts, swimming pools, decks, patios and similar accessory uses, onsite wastewater treatment and disposal systems, road and driveway access improvements, including turnouts, turnarounds, and parking areas, with an additional 25 feet of area immediately surrounding all such component features, as delineated on project site plans.”

NOTE: If the average slope is determined to be at or greater than 30%, this application will require additional information as described in the County’s checklist for Building Site Approval on Slopes 30% or Greater (BA).

2. Site Plan must show location of proposed septic system and well. If this property will be serviced by a utility provider, please provide will-serve letters.
3. Site plan must show calculation of floor area. This is necessary to determine which tier of Design Review is appropriate, and that the Accessory Dwelling Unit conforms with State and County regulations. Create floor plan diagrams to scale of each separate level of the primary residence, secondary dwelling, and/or accessory buildings. 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 as shown in the following example:

Polygon/Area Designation	Dimensions	Area
A	18 x 28	504
B	30 x 40	1200
C	8 x 12	96
TOTAL		1800

NOTE: Per the County Zoning Ordinance §1.30.030, “Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice.” If the floor area of the residence exceeds 5,000 square feet, it will not be eligible for Administrative Design Review and will have to go to a public hearing.

4. Please specify location and common name of tree to be removed (in addition to the diameter).
5. Show setbacks from property lines (30’) and from the top of bank or edge of the riparian vegetation, whichever is farther from the center of the creek (35’).
6. Submit a completed Grading Design Standards Form, prepared and signed by a registered civil engineer.

7. Remove “future” designation from ADU or remove ADU entirely. Only existing and proposed development under the scope of this review should be included on plans.

Habitat Plan

NOTE: As stated on the submitted Santa Clara Valley Habitat Plan coverage screening form, this is a covered project. The proximity to a branch of Llagas Creek along West San Martin Avenue may trigger additional concerns. After reviewing the requested additional information, Staff will determine the extent of Habitat Plan requirements.

8. In order to determine the HCP impact of this project, please submit a biological report prepared by a biologist. This report should denote the various landcovers found on this parcel, including a map displaying the extent of these landcovers. It should also examine the potential for suitable habitat for the least Bell's vireo and tricolored blackbird, which are riparian species that the Habitat Agency has noted as potentially existing on this parcel.
9. The On-Site Wastewater Treatment area (including tank, leech lines, and buffer) should be included as temporary impacts.
10. On your plan, please denote the edge of the riparian landcover, the riparian setback of 35' from top of bank or 35' from the edge of the riparian landcover (whichever is greater), and a 50' buffer around the permanent new development (10' around temporary development).

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org regarding the following comments:

11. Based on County GIS maps, Llagas Creek runs along the back of the property, and a tributary to Llagas Creek runs through the front of the property. In the plans, show the flowlines and tops of banks of both Llagas Creek and the tributary to Llagas Creek. Provide storm drainage easements, 25-feet wide or 5-feet beyond top of bank, whichever is greater, for the portions of Llagas Creek and the tributary to Llagas Creek that run through the property.
12. The back portion of the property is within the Special Flood Hazard Area (Zone AE). Show the location and limits of the flood plain in the plans, with elevations consistent with FEMA flood plain datum.
13. Provide recording information (e.g., Map Book & Page, Document Number, etc.) for all easements shown.
14. The property is accessed via a privately maintained road. Per County policy, a proposal to improve a pro rata portion of West San Martin Avenue is required. Submit a pro-rata proposal to improve a portion of West San Martin Avenue. Include a pro-rata road study

to support the proposal. If West San Martin Avenue already conforms to County private road standards (County Standard Detail SD3) from the nearest publicly maintained road, then provide documentation demonstrating that the existing road conforms to County private road standards. A copy of County Standard Detail SD3 is available in the Santa Clara County Standards and Policies Manual, Volume I – Land Development (details are in the back of the manual). A copy of the manual is available on-line at:

https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf

15. Submit a completed PCR Applicant Packet. Show how the applicable stormwater management improvements and source control/site design measures identified in the PCR Applicant Packet have been included in the project design. A copy of the PCR Applicant Packet is available on-line at:
https://stgenpln.blob.core.windows.net/document/Stormwater_CWP_Questionnaire_SC.pdf
16. Provide general, conceptual details of how driveway run-off is captured and conveyed to the retention systems.
17. In Section A-A, locate the existing edge of pavement and the right-of-way line for W. San Martin Avenue. Demonstrate that the approach is less than 5% 20-feet from the edge of existing road pavement or to the right-of-way line, whichever is greater, in conformance with County Standard Detail SD4 (County standard driveway approach).

FIRE MARSHAL OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

18. Property is located within the State Responsibility Area (SRA) and the Wildland Urban Interface (WUI).
 - a. Project to meet Chapter 7A CBC requirements.
 - b. Maintain defensible space on property.
 - c. Project to meet PRC-4290 requirements.
19. Cover Sheet to list fire sprinklers as a deferred submittal.
 - a. Cover sheet to list all applicable codes (2019 CFC, CBC, etc.), Occupancy Type, Construction Type, etc.
20. The wharf hydrant is to be located per CFMO-W4, this includes being located within 8 ft. of the drivable surface. Sheet C1 appears to show the hydrant located 23 ft. from the drivable access.
 - a. Hydrant will also need to be a minimum of 55 ft. path of travel to any portion of a structure. The future ADU and garage would be within this distance.
21. Plans to clearly label the use of the water tanks. An example is two 5,000-gallon water tanks for wharf hydrant and one 3,000-gallon tank for fire sprinkler/domestic water.

22. Fire department turnouts to be located a maximum of 400 ft. spacing. Sheet C1 shows a single turnout not meeting the maximum spacing requirement.
 - a. Clearly show turnout dimensions of 10 ft. width, 30 ft. length and 2-25 ft. tapers.
23. Sheet C-5 labels a fire department turnaround "C", this appears to be incorrect. Plans are to show dimensions of a turnaround meeting CFMO-SD16.
24. Plans to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds.
25. Both entrances to West San Marin Ave. look to have mechanical gates. All mechanical gates are to have Knox Key access to allow fire department access to the site. The plans are to clarify if the gates have (E) existing Knox Key access or if the access will be a part of the project and listed as (N).

CAL FIRE

Contact Carlos Alcantar at carlos.alcantar@fire.ca.gov regarding the following comments:

26. Driveway appears to be over 800 feet and will require a turnaround and multiple turnouts per the State Fire Regulations. Please show these on plans.
§ 1273.05. Turnarounds
 - (a) Turnarounds are required on driveways and dead-end roads.
 - (b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
 - (c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
 - (d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.**§ 1273.06. Turnouts**

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.
27. Please adhere to driveway minimum standards to support 40,000 pound Fire Trucks. Please note this on plans.
§ 1273.02. Road Surfaces
 - (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.
28. It appears W. San Martin has gates on both entrances and will require a Knoxbox for Fire Department Access Keyed for Morgan Hill City. Please note this on plans.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6"). (b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road. (c) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. (d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

29. Maintain defensible space specifications described in Public Resource Code 4291. Please show and note this on plans.

§ 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.

ENVIRONMENTAL HEALTH

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

30. Provide onsite wastewater treatment system (OWTS) plans to the Departments of Environmental Health and Planning and Development. Overlay OWTS plan onto the grading and drainage plan.
- a) Maintain OWTS horizontal setbacks to retention ponds, driveways, grading associated with SFR and pool.
31. Percolation test data has not been provided to Environmental Health. Provide raw data to Environmental Health.

CALIFORNIA REGIONAL WATER BOARD

Contact Phillip Hammer at (805) 549-3882 or phillip.hammer@waterboards.ca.gov regarding the following comments:

32. Please contact the Regional Water Quality Control Board to discuss 401 certification or Waste Discharge Requirements. Submit proof of their clearance or approval of the driveway grading and culvert design, and any requested mitigation to impacts. Incorporate such mitigations as required into the plans. Additional information is also accessible on the Central Coast's webpage.
https://www.waterboards.ca.gov/centralcoast/water_issues/programs/401wqcert/

PLN21-112
0 West San Martin Av
August 12, 2021

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 Design Administrative Exemption.

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:

Leza Mikhail, Interim Planning Manager and Zoning Administrator