

# 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



September 1, 2021

Milind Khandare  
560 Hope Street, Apartment 27  
Mountain View, CA 94041

\*\*\*via email only\*\*\*

**FILE NUMBER:** PLN21-130  
**SUBJECT:** Building Site Approval and Grading Approval  
**SITE LOCATION:** 17025 McGill Road (APN: 517-24-024)  
**DATE RECEIVED:** August 2, 2021

Dear Milind Khandare:

Your application for Building Site Approval and Grading Approval 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](mailto: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](mailto:robert.cain@pln.sccgov.org) regarding the following comments:

1. There appears to be a watercourse (possibly intermittent) in the southern part of the property that connects to Lyndon Canyon Creek. Please show this and the distance from the top of bank to the proposed structures on the site plan.

2. Please more accurately depict building heights in elevations. The dimension must measure the vertical distance from the final grade to the top of a building or structure. On sloping lots or lots with irregular topography, height shall be measured vertically upward from a hypothetical surface representing the final grade as projected through the structure site. See attached handout based on Chapter 1.30 of the County Zoning Ordinance.
3. Please submit completed Grading Design Standards form.

### **LAND DEVELOPMENT ENGINEERING**

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

4. Clearly show the limits of the McGill Road right-of-way and provide recording information for the right-of-way/easement. This information is necessary to determine if any additional right-of-way dedication will be required.
5. To help clarify the proposed grading, provide a minimum of two grading cross sections (lengthwise and widthwise) for all graded areas/pads, extending the sections beyond retaining walls and daylight lines. In addition, provide sections through proposed fill slopes.
6. Demonstrate that McGill Road, from Bohlman Road to the driveway shown on the plan, conforms to County Standard Detail SD3. Include a driveway approach per County Standard Detail SD4. The Owner's engineer is to make a proposal to improve a pro rata portion of McGill Road based upon the fully developed use of the road. Standard Details area available in the County of Santa Clara Standards and Policies Manual, Volume I – Land Development. A copy of the manual is available on-line at:  
[https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual\\_Vol1.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf)
7. Provide a conceptual drainage plan, generally showing how the increase in run-off created by the development will be mitigated such that the post-project flows leaving the site do not exceed pre-project peak rates. This typically involves including a stormwater detention system with a controlled outlet in the drainage design. For additional information on County drainage requirements and stormwater detention, refer to the Santa Clara County Drainage Manual, available on-line at:  
[https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual\\_Final.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual_Final.pdf)
8. Per County GIS maps, a tributary to Lyndon Canyon Creek runs through the southern portion of the parcel. In the plans, show the location and limits of the creek (flow line and tops of banks), and provide a proposed storm drainage easement, a minimum 25-foot wide or 5-foot from tops of banks, whichever is greater, for the portion of the creek that runs through the parcel.

9. In the plans, identify the limits of landscaping for the project. Landscape area includes all disturbed areas excluding buildings, hardscape, and disturbed areas to be solely hydroseeded for erosion control. The area of the swimming pool (exposed water surface) is to be included in the landscape area. Note the total landscape area in the plans.
10. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Per a nearby record of survey (Book 289 of Maps, Page 49), a portion of Old Road may run through the parcel. Was this road vacated or does an easement still exist for this road? Supply a preliminary title report, dated within 60 days of the day of submittal with the next submittal.

**FIRE MARSHAL OFFICE**

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

11. Parcel is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI)-High.
  - a. Project to meet PRC-4290 (SRA requirement) and CFMO-A1 (County Fire requirement). When these standards have differing requirements, the most strict is to be met.
  - b. Project to meet Chapter 7A of the CBC.
  - c. Defensible space to be maintained at all times. Property is located within the State Responsibility Area (SRA) and the Wildland Urban Interface (WUI).
12. Plans are to state the 2019 CFC will be met. There appears to be a layering issue as many of the plans text are unreadable (including the code sections).
13. Plans to clearly state the size of the proposed structures.
14. 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.
15. McGill Rd. is an access road as it serves 3 or more parcels. Please show the width of access roads on site plan. The access road to the proposed driveway is to be a minimum of 20 ft. drivable width (including Bohlman Rd.).
16. Sheet C1.3 states the driveway will be made of an "all weather" material capable of holding 75,000 pounds, the entire fire department access including McGill Rd. is to meet this requirement.
17. The Site Plan is to show a fire department turnaround meeting CFMO-SD16 to allow apparatus to leave the site after a response.

PLN21-130  
17025 McGill Road  
September 1, 2021

18. Site Plan to show a fire hydrant within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered.

19. Site Plan to show above ground water tanks and a wharf hydrant meeting CFMO-W1,W4 and W5 if a water purveyor isn't available.

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](mailto:robert.cain@pln.sccgov.org).

Warm regards,



Robert Cain  
Associate Planner

**cc:**

Leza Mikhail, Interim Planning Manager and Zoning Administrator