

County of Santa Clara

Department of Planning and Development
Planning Office

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January 13, 2022

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: December 16, 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 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. 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 (this was only added to grading and drainage plan on this submittal).

2. Please submit completed Grading Design Standards form.

LAND DEVELOPMENT ENGINEERING

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

3. The existing road alignment for McGill Road does not follow the existing 40-foot easement along the western property line. Provide additional easement for those portions of existing roadway located on the property and outside of the easement. The easement should include the existing graded roadway, as well as any slopes supporting the roadway.
4. Per previous comments, 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. The proposed 140-feet of frontage widening does not appear to be sufficient to cover the pro rata share. Submit a road study, or other documentation, supporting the proposed pro rata proposal. If the study determines that additional improvements are required, then include a revised pro rata road improvement proposal in conformance with the study's findings.
5. A conceptual drainage plan has been provided; however, it is unclear if the detention pipe is intended to be a closed or perforated. Clarify whether the detention pipe is to be closed or perforated. If perforated, provide a preliminary letter from the project geotechnical engineer confirming the geotechnical feasibility of introducing subsurface drainage on slopes and adjacent to foundations.
6. As previously requested, in the plans, show the location and limits of the tributary to Lyndon Canyon Creek (flow line and tops of banks), and provide a proposed storm drainage easement, a minimum 25-foot wide or 5-feet from tops of banks, whichever is greater, for the portion of the creek that runs through the parcel.
7. As previously noted, nearby maps/surveys (e.g., Book 289 of Maps, Page 49 and Book 251 of Maps, Page 11) identify a portion of Old Road running through the parcel. Show Old Road in the plans or provide documentation that Old Road has been vacated.

FIRE MARSHAL OFFICE

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

8. Sheet A0 to state residential fire sprinklers will be a deferred submittal.
 - a. The plans are to clarify what structures will be sprinklered. The plans appear to show a detached garage, this will require fire sprinklers if any part of fire department access is greater than 15% (including Bohlman Rd.)
9. Access roads (serving 3 or more parcels) are to have a minimum 18 ft drivable width per CFMO-A1 and 20 ft. per PRC-4290 (as previously noted by CAL FIRE). Parts of the

PLN21-130
17025 McGill Road
January 13, 2022

access to this site from Route 9 appear to be less than this width. Plans are to show how the roads will be widened.

10. Plans are to clearly show fire department turnaround layout meeting CFMO-SD16. Sheet C1.3 appears to show a turnaround, but the exact dimensions/layout isn't clear.
 - a. Ensure entire turnaround has a maximum slope of 5%. There are slopes of 9.5% near the garage, it's unknown if this is within the turnaround or not.
11. Sheet C1.3 states fire hydrant is to meet CFMO-W4. One requirement of CFMO-W4 is the hydrant isn't to be located within 55 ft. of any portion of a structure. The hydrant appears to be within this distance of the home and garage.
 - a. Clarify that the wharf hydrant is at a lower elevation than the water tanks to ensure proper flow. Plan looks to show wharf hydrant at a higher elevation than water tanks.
12. Plans are to state the size and function of proposed water tanks meeting CFMO-W1, W4 and W5. An example is 2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for domestic/fire sprinkler water.

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, Planning Manager
Ed Duazo, Land Development Engineering
Alex Goff, Fire Marshal's Office