

PLN21-130
17025 McGill Road
September 1, 2021

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



November 25, 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 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.

Applicant Response: This is more like a gully, however we have located it and shown on the plans, distance to improvements also shown. Please see sheet C1.1.

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.

Applicant Response: The originally submitted drawings accurately depict the allowed building heights for this specific location and proposed building design - see (1) sheet A-0 for "Height Measurement / Irregular Topography" diagrams and (2) sheet A-4 for diagrammatic building elevations, showing all "grade points", "mid points" and "height measurement point" for the residence and for the garage.

Summary:

Allowed height: 35'0"

A. The starting point for the residence height measurement is 2'6" below the entry level.

Allowed and proposed Residence height: 32'6" (35'0" - 2'6")

B. The starting point for the garage height measurement is 6'6" below the garage level.

Garage allowed height: 28'6" (35'0" - 6'6") and proposed height: 26' - 0" (19'6" + 6'6")

3. Please submit completed Grading Design Standards form.

Applicant Response: Please see Grading Standards signed by Soils Engineer.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5733 or 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.

Applicant Response: Added the Ingress-Egress easement with recording information. See sheets BT1, BT2, C1.1 through C1.3

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.

Applicant Response: Complete. Please see cross sections on sheet C2.3.

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_Vol

[1.pdf](#)

Applicant Response: Owners will develop pro rata section of McGill Road and it will conform to County standard detail SD3 and SD4. Design and quote for this development has been obtained. See sheets C1.3 & C1.4 for proposed improvement.

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

Applicant Response: Complete. A detention system has been added. Provided a Conceptual Storm Map, see sheet C5. Also enclosed are the Pre-Development Vs. Post-Development Storm Calculations.

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.

Applicant Response: This is more like a gully rather than a creek; we believe an easement is not required. However, we have located it and shown on the plans, distance to improvements also shown. Please see sheet C1.1.

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.

Applicant Response: Complete. Please see sheet C5 for Landscape and hardscape areas.

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.

Applicant Response: Please see sheets BT1 and BT2 with existing easements plotted. Please note that the current Title Report does not show an easement running through the property as shown on Record of Survey (Book 289 of Maps, Page 49). A Condition of Title Report is now included in this submission as well.

FIRE MARSHAL OFFICE

Contact Alex Goff at (408) 299-5763 or 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.
Applicant Response: Proposed project will comply with Chapter 7A Of the CBC – please see sheet A-0, Project Data revision, point C.
 - c. Defensible space to be maintained at all times. Property is located within the State Responsibility Area (SRA) and the Wildland Urban Interface (WUI).
Applicant Response: We acknowledge the requirements. Project to comply with State Response Area and the Wildlife Interface (WUI)-high.
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).
Applicant Response: The layering issue has now been rectified. Proposed project will comply with 2019 CFC, please see Project Data section on sheet A0.
13. Plans to clearly state the size of the proposed structures.
Applicant Response: Originally submitted plans clearly state the size of the proposed structures, floor by floor, on sheet A-3. Please also see total residence and garage areas in Project Data, point B on sheet A-0
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.
Applicant Response: Complete. Wharf hydrant is in close vicinity of drivable surface. Added note on sheet C1.3 to conform to CFMO-W4 requirements
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.).
Applicant Response: Added clear dimensions, proposed pro rata improvements and dimension. Please see sheet C1.3 and C1.4
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.
Applicant Response: Owners will fulfill this requirement for the pro rata section of McGill Rd leading to the driveway. Please see sheet C1.3 and C1.4
17. The Site Plan is to show a fire department turnaround meeting CFMO-SD16 to allow apparatus to leave the site after a response.
Applicant Response: Complete. A Type B turnaround has been added per CFMO-SD16. Please see sheet C1.3
18. Site Plan to show a fire hydrant within 400 ft. exterior path of travel to all portions of

PLN21-130
17025 McGill Road
September 1, 2021

non-sprinklered structures and 600 ft. of sprinklered.

Applicant Response: Complete. Hydrant added. Location is well under 400 ft. from all structures. Please see sheet C1.3

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.

Applicant Response: Please see added note on sheet A-2, adjacent to the above ground water tanks. Added notes and Hydrant on sheet C1.3

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



July 30, 2021
Job No. 2143

Xue Ling
Associate Planner
Department of Planning and Development
70 W. Hedding Street, 7th Floor, East Wing
San Jose, CA

Re: 17025 McGill Road – Site Plan Application APN 517-24-024 - Engineering Response Letter

Dear Xue,

Please find attached the Preliminary Grading Plan for the above-mentioned property. The following are responses to your Comment we received via email sent July 28, 2021.

Preliminary Grading and Drainage Plan Set:

1. We have added the septic system (leach field and sewer pipe) to the proposed development area and calculations. Refer to the revised sheet C1.0, the calculations show the slope at 24.6%. Note that these calculations are based on existing topography contours.

This concludes our responses. Please let me know if you have any questions or need additional information. In addition, we would be happy to meet with you and the city team to review the revised plans and responses if that's helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Osuna", is written over a light blue circular stamp.

Oscar Osuna, P.E., P.L.S.
President
OSUNA Engineering, Inc.



December 14, 2021
Job No. 2143

Robert Cain
Planner
Department of Planning and Development
70 W. Hedding Street, 7th Floor, East Wing
San Jose, CA

Re: 17025 McGill Road – Building Site Approval and Grading Approval – PLN21-130 - Civil Engineering
Response Letter

Dear Robert,

Please find attached the Grading Plan for the above-mentioned property. The following are responses to Comment Letters received on behalf of the County.

Planning Comments by Robert Cain, dated 9/01/21:

1. This is more like a gully, however we have located it and shown on the plans, distance to improvements also shown. See sheet C1.1.
2. See Architect's response
3. See Grading Standards signed by Soils Engineer.

Land Development Engineering Comments by Ed Duazo, dated 9/01/21:

4. Added the Ingress-Egress easement with recording information. See sheets B1, B2, C1.1 through C1.3
5. Done. See cross sections on sheet C2.3.
6. Added note to conform to County standard detail SD3 and SD4. See sheets C1.3 & C1.4
7. Done. A detention system has been added. Provided a Conceptual Storm Map, see sheet C5. Also enclosed are the Pre-Development Vs. Post-Development Storm Calculations.
8. This is more like a gully rather than a creek; we believe an easement is not adequate.
9. Done. See sheet C5 for Landscape and hardscape areas.
10. Done. Please see sheets B1 and B2 with plotted existing easements. Note that the current Title Report does not show an easement running through the property as shown on Record Of Survey (Book 289 of Maps, Page 49). Attached is the Title Report for further reference

Fire Marshall Comments by Alex Goff, dated 9/01/21:

11. Understood. Project to comply with State Response Area and the Wildlife Interface (WUI)-high.
12. Refer to Architect's plan set and responses
13. Refer to Architect's plan set and responses
14. Done. Added note on sheet C1.3 to conform to CFMO-W4 requirements
15. Understood. Added notes and dimensions. See sheet C1.3 and C1.4
16. Done. Added 75,000 pounds note. See sheet C1.3 and C1.4
17. Done. A turnaround has been added per CFMO-SD16
18. Done. Added Hydrant. See sheet C1.3
19. Done. Added notes and Hydrant. See sheet C1.3



This concludes our responses. Please let me know if you have any questions or need additional information. In addition, we would be happy to meet with you and the city team to review the revised plans and responses if that's helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Osuna", written in a cursive style.

Oscar Osuna, P.E., P.L.S.
President
OSUNA Engineering, Inc.