

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



October 20, 2022

Luca Rutigliano, President

CordeValle LP

1 CordeValle Club Drive

San Martin, CA 95046

VIA EMAIL ONLY – DELIVERED TO OWNER AND APPLICANT

FILE NUMBER: PLN22-173
SUBJECT: Architecture and Site Approval (Administrative)
SITE LOCATION: 1 CordeValle Club Drive, San Martin (APN: 779-20-006)
DATE RECEIVED: September 20, 2022

Dear Mr. Rutigliano:

Your application for Architecture and Site Approval (Administrative) 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 your Project Planner Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

- 1) On the plans, please provide the following information:
 - a) Provide Grading Quantities (cut, fill, depth), or note “no grading propose.”

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- b) Provide an overall site plan of this lot (Parcel 42A), which is comprised of APNs 779-20-006, 779-20-007, and 779-28-003.
- c) Show 40' emergency access easement connecting project site to the resort club house.
- d) Show setback distances from the property line separating Parcel 42A and 44A (APN 779-30-012 et al.) and from the emergency access easement.
NOTE: accessory structures (such as the new canopy structures) within 30 feet of a property line or right-of-way easement cannot exceed 12 feet in height (average; 16 feet maximum).
- e) Show height of roof mounted solar panels on elevation.

FIRE MARSHAL

Contact Alex Goff at (408) 299-5763, Alex.Goff@sccfd.org for information regarding the following items:

- 2) Per Santa Clara County Ordinance NS-11000.131 Chapter 9, fire sprinklers are required for structures exceeding 500 square feet in the Wildland Urban Interface (WUI). This includes structures used to support photovoltaic systems with parking underneath (903.2). Plans are to list NFPA 13 fire sprinklers as a deferred submittal.
- 3) Plans are to show a standard fire hydrant within 400-foot path-of-travel to all portions of structures.
- 4) Clarify how fire protection system will receive water (water purveyor or well with water tanks). If a water purveyor isn't available, plans are to show a water tank meeting NFPA 1142 (to be based on the greater of the sprinkler demand or hydrant demand).
- 5) Plans to clearly show a 20-foot-drivable width thru the proposed site for fire department access.
- 6) Fire department access to be located within 200-foot-exterior path-of-travel to all portions of structure.
- 7) Plans to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds.
- 8) Plans to show a fire department turnaround meeting CFMO-SD16.

If you have any additional questions regarding this application, please call me at (408) 299-5706, or contact me at robert.cain@pln.sccgov.org.

Sincerely,



Robert Cain
Associate Planner

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cc Michael Meehan, Principal Planner
Alex Goff, Fire Marshal's Office

Pranay Gupta, Applicant pgupta@solartechnologies.com