

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



January 9, 2023

Yan Jia & Ziyuan Qin
4 Brigantine Lane
Redwood City, CA 94065

via email

FILE NUMBER: PLN22-224
SUBJECT: Building Site Approval and Design Review
SITE LOCATION: 0 Black Road (APN: 544-15-007)
DATE RECEIVED: December 14, 2022

Dear Yan Jia & Ziyuan Qin:

Your application for Building Site Approval and Design Review 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 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. 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. 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. They represent a particular specialty or division and can provide details about the requested information.

PLANNING

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

1. Please provide evidence showing legal creation of lot. While a current grant deed was submitted, this is only a portion of the required documents to establish that this is a legal lot.

Please refer to the below handout for additional information on what can be submitted to fulfill this requirement: <https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>

2. Please provide the average slope calculations for the proposed development area. The site plan dated June 8, 2022 lists the average slope of the parcel. Sec. C12-350.3 of the County Ordinance requires the average slope of the proposed development area be calculated by a licensed land surveyor or registered civil engineer. Please refer to the below handout for additional information on how to identify the proposed development area:
https://stgenpln.blob.core.windows.net/document/BSA_HS_RHS_R1E.pdf
3. Please provide color samples for all exterior walls and roof, including the light reflective value for each. Incorporate this information into your plan set. Please refer to the following color/materials board for reference:
https://stgenpln.blob.core.windows.net/document/DR_ColorMatBoard.pdf
4. Please provide a preliminary landscape plan, indicating the square footage of new landscaping proposed, and showing all trees to be removed and to be added. Locate these trees on the plan, and include a table describing each tree, its common name, and diameter at 4' above the ground.
5. Please show and identify the center line of Black Road on the site plan. Please indicate the Future Width Line (see Roads and Airports Item 23) and measure setbacks from the FWL and edge of any dedications or access easements on the site plan.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

6. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.
7. Provide a storm drainage easement dedication for the concentrated flow of drainage running from Black Arrow Road, across the parcel to the Midpeninsula Regional Open Space District parcel to the south.
8. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
9. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,

- c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
10. Please include a driveway approach per SD4/SD4A that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.
11. Based upon County policy, a right-of-way dedication of twenty feet measured perpendicularly from the road centerline would be required with this development. The offer for right of way dedication should be curvilinear in nature and tie into Black Road with a radius of 30'. The required offer of dedication may be a remainder of the full hall street dedication along most of the frontage along Black Arrow Road. Please be advised that the new offer of right of way dedication may impact the setback requirements for the proposed development.
12. Provide a driveway plan, profile and section conforming to County Standard Detail SD5 with a minimum 21' roadbed, or as required by the County Fire Marshal's Office, whichever is greater, from Black Road to the driveway approach or the fire turnaround, whichever is greater. All associated grading shall be included in the plans and quantities.
13. Please revise the plans to provide a driveway turnaround conforming to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater.
14. Please submit evidence of legal access to the site from Black Road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance. In the plans, note the recorded document information for all easements.
15. Please include all applicable easements affecting the parcel with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.

COUNTY GEOLOGIST

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following comments:

16. The site is located within a State Earthquake Fault Zone and a State Seismic Hazard Zone for Earthquake-Induced Landslides which are also County hazard zones. As such, a geologic report that includes an evaluation of potential surface fault rupture and slope instability is required. The report must comply with State Guidelines in SP42 and SP117A. The report needs to be prepared and signed by a Certified Engineering Geologist (CEG) and may be

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prepared in conjunction with a geotechnical investigation prepared by a Geotechnical Engineer (GE) or Civil Engineer (PE). An in-depth geologic report per Santa Clara County Geologic Ordinance Sections C12-609 and C12-612 is required. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the online documents' portal.

FIRE MARSHAL OFFICE

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

17. Site appears to take access off Black Arrow Road per sheet 15 of 23 and online maps. If this access is off Black Arrow Road, the plans would need to reference this road and not Black Road. A sign would also need to be visible from Black Road depicting this street and shall be notated on the plans.
18. Plans are to clearly show a driveway meeting CFMO-A1. This includes but isn't limited to the following:
 - a. A minimum 12 ft. drivable width excluding shoulders.
 - b. Driveway to be made of an "all weather" material capable of holding 75,000 pounds.
 - c. Maximum slope of access to be 15%.
 - d. Driveway's exceeding 150 ft. in length of dead-end roads to have a fire department turnaround meeting CFMO-SD16.
19. A standard fire hydrant is to be shown within 600 ft. exterior path of travel to all portions of the structure. If a water purveyor isn't available to serve a standard hydrant, above ground water tanks and a private wharf hydrant meeting CFMO-W1, W4 and W5 are to be shown on the Site Plan.
 - a. The water tanks are to state their size and function. An example is (N) 2-5,000-gallon water tanks for wharf hydrant and (N) 1-3,000-gallon water tank for domestic/fire sprinklers.

CAL FIRE

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

20. Access to the driveway appears to use Black Arrow Road; therefore, Black Arrow Road will need to be constructed to provide a minimum of two ten-foot traffic lanes from Black Road to its terminus pursuant to § 1273.01 of the State Minimum Fire Safe Regulations and must be shown on the plans.
21. As Black Arrow Road is a dead-end road, a turnaround is required at its terminus pursuant to § 1273.05 of the State Minimum Fire Safe Regulations and must be shown on the plans. Please note that pursuant to § 1273.08 of the State Minimum Fire Safe Regulations, Black Arrow Road cannot exceed 1,320 feet in length.
22. Plans to state that Black Arrow Road is to be designed and maintained to support 75,000 pounds pursuant to § 1273.02 of the State Minimum Fire Safe Regulations.

ENVIRONMENTAL HEALTH

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

23. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water/well clearance for the proposed development/ dwelling. This is a separate submittal to Environmental Health subject to completion of an individual water clearance service application, submittal of documents to include a well completion report, well yield report, and analytical results from water sampling for biological and chemical constituents, and payment of applicable fees.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

24. County maintained Black Road has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). Show on the revised plans the existing centerline, edge of pavement, and limits of the Black Road right-of-way and the limits of the FWL. A curvilinear dedication to public right-of-way will be required.
25. Provide a Sight Distance Analysis (SDA) for the private drive (Black Arrow Road) approach. The SDA shall be based on County Standard driveway approach layouts consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight distance in both directions is available. The SDA is to include the following:
 - a. The design speed used to determine the stopping sight distance.
 - b. The basis of the design speed, i.e., the engineer's statement that he/she has determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry.
 - c. The limits of any obstruction(s) to be removed between the edge of pavement and the sight line.
26. As a result of the SDA, indicate on plans if any conflicts will require mitigation, such as tree or shrub removal, fence removal, or additional grading.
27. Indicate on plans that Black Road is a County Maintained Road and Black Arrow Road is a private road.
28. The private road accessing the property appears to be deteriorating at the intersection with Black Road. Indicate on the plans any intent to repair the intersection of Black Arrow Road with Black Road, especially if construction trucks may further deteriorate the Black Arrow Road approach.

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29. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of the County maintained road right-of-way (ROW). If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Non-breakaway fixed appurtenances must be located outside the ROW (will not be permitted to be retained under an MIA). Indicate on plans the intent of any existing or future items in the ROW.

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 Review.

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:

Samuel Gutierrez, Principal Planner
Darrell Wong, Land Development Engineering
David Seymour, County Geologist
Alex Goff, Fire Marshal's Office
Tom Esch, Roads and Airports
Darrin Lee, Department of Environmental Health
Carlos Alcantar, CAL Fire