



August 23, 2023

Santa Clara County
Department of Planning & Development
ATTN: Lulu Pang

lulu.pang@pln.sccgov.org

*** VIA EMAIL ***

FILE NUMBER: PLN22-231
SUBJECT: Design Review and Grading Approval
SITE LOCATION: 0 Walter Lane, San Jose, CA 95120 (APN: 708-36-022)
DATE RECEIVED: July 18, 2023

Dear Lulu,

Please see the following response to the incomplete comments.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, darrin.lee@deh.sccgov.org regarding the following:

1. An illustration of an onsite wastewater treatment system (OWTS) was provided; however, results from OWTS feasibility testing were not included within the plan set.
 - a. On revised site grading/drainage plan, include/provide the following: location of all soil profiles and percolation test holes and OWTS feasibility testing results for soil profiles and percolation test.
Response: Test pit noted.
2. Provide an OWTS design, sized appropriately for a 4 bedroom single family dwelling. Provide/Show wastewater calculations as a basis for OWTS dispersal field size.
Response: Revised septic plan provided by Steve Brooks. OWTS under review by Raymond Chung.
3. Per applicant's response letter to the County's incomplete letter, Great Oaks was identified as the water purveyor; however, a water will serve letter was not included in latest submittal. Obtain and provide a water will serve letter from the named water company. On revise plan set, include/identify water company by name - Great Oaks Water Company.
Response: The property is served by Great Oaks Water Company. A will serve letter is included with the resubmittal. I don't know how the letter didn't get uploaded. DOH!

GEOLOGY

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

4. The submitted documents are under review by Geology. The review comments will be forwarded to you once they are prepared.

Response: Review fee paid.

CALFIRE

Contact Carlos Alcantar at Carlos.Alcantar@fire.ca.gov regarding the following items:

This project (Record No. PLN22-231) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

Response: The improvements to widen Timothy Land and Walton Lane to 20' are permitted and bonded under permit number DEV21-0190. It is understood that the improvements need to be completed prior to issuance of the building permit.

5. Access: Walton Lane and all access roads will need to be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01.

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width

- a. All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- b. All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.
 - 1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.
 - 2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed

and constructed at approximately the midpoint of each one-way road.

- 3) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

6. Road Surface: Ensure all access roads are designed and maintained to support 75,000 pounds per § 1273.02.

§ 1273.02. Road Surfaces

- a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

Response: The capacity of the driveway is noted on sheet 4 at 75,000 lbs.

7. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291

§ 1276.01. Setback for Structure Defensible Space.

- a) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Response: This will be addressed on the building permit plan set.

Sincerely,



Teresa Price, P.E.