

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



July 3, 2023

Mack Larson
10810 Crothers Rd
San Jose, CA 95127
Email: laronmack@icloud.com
*** Sent via email ***

FILE NUMBER: PLN23-010
SUBJECT: Building Site Approval, Design Review, and Grading Approval for a Single-Family House and a Prefabricated Barn.
SITE LOCATION: 10818 Crothers Rd, San Jose, CA 95127 (APN: 612-44-033)
DATE RECEIVED: June 05, 2023

Dear Mack:

Your application for Design Review and Grading Approval for a prefabricated barn received on the above date is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office 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. They represent a specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING

Contact your project planner Lulu Pang at (408) 299-5718 or lulu.pang@pln.sccgov.org regarding the following comments:

Site Plan

1. The enlarged site plan is included but an overall site plan is not included in the plan set for review and is incomplete. Please provide an overall site plan with complete boundaries and all easements of the subject parcel, and identify the following items:
 - a) Locations of all proposed structures, including the main house with attached garage, detached storage, and detached prefabricated barn.
 - b) Front-, side-, and rear-yard setbacks, and distances to property lines.

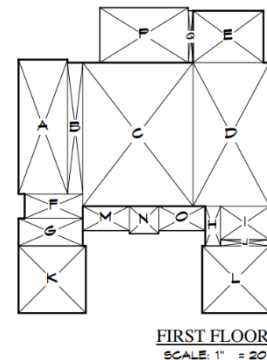
Link to County Sample Site Plan:

https://stgenpln.blob.core.windows.net/document/Sample_Site_Plan.pdf

Floor Area Calculation

2. As the subject parcel is in a “-d1” Design Review District, floor area calculation is required to be included in the plan set. Place calculation diagrams on a separate plan sheet and utilize polygons (such as rectangles, squares, triangles) to scale, with each polygon area calculation noted in the tabular form. The polygons are to match the building footprint exactly. **All computations must be calculated, verified, signed and stamped by either a registered civil engineer, a licensed land surveyor or a licensed architect.** Definition of “floor area”: per County of Santa Clara Zoning Ordinance, includes “the total area of any attached garage, and any carport, porch or similar attached structure or feature that is both: (a) covered, and (b) greater than 50% enclosed by perimeter walls.”

| Polygon/Area Designation | Dimensions | Area |
|---|------------|------|
| A | 20 x 20 | 400 |
| A (where the vertical distance exceeds 15 feet) | 10 x 10 | 100 |
| B | 10 x 10 | 100 |
| TOTAL | | 600 |



Pursuant to County Zoning Ordinance §1.30.030, "Floor area, gross: Where the vertical distance between any floor and the ceiling above exceeds 15 feet, floor area shall be counted twice."

Cross-sections

3. Cross-sections are required to be submitted for each structure per [Design Review Checklist](#). Please provide two cross-sections for each proposed structure (main house with attached garage, detached storage and detached prefabricated barn). Cross-sections must be provided through the highest portions of the building.

Color Board

4. The submitted color board does not include the light reflectivity value (LRV) of exterior surfaces and is incomplete. Please indicate the LRV for each exterior surface. Note: The light reflectivity value (LRV) of exterior surfaces shall not exceed 45 in the “-d1” Design Review District, per County Zoning Ordinance § 3.20.040 (B).
5. Please provide the location of the proposed storage on the overall site plan and elevation with heights on a separate sheet.
6. Sheets 48 & 49 are not reflecting the new scope of work. Please remove both sheets and all other inconsistent sheets from the plan set.

Tree Removal

7. Please clarify if any tree removal is proposed. If not, provide a note on Cover Sheet that “No Tree Removal is Proposed.” Otherwise, provide the species and trunk sizes of all existing trees to be removed in table format and include the table in the plan set.

| Tree Removal Summary | | |
|----------------------|-------------|--------------|
| Tree Number | Common Name | DBH (inches) |
| 1 | | |
| 2 | | |
| 3 | | |
| etc. | | |

Note: The subject parcel is within a “-d1” (Design Review) combining zoning district. Tree Removal Approval is required prior to any protected tree removal on the subject parcel. A protected tree on this parcel requiring removal approval is any tree having a main trunk or stem measuring 12 inches or more in diameter at a height of 4½ feet above ground level, or in the case of multi-trunk trees a total of 24 inches or more in diameter of all trunks.

Grading

8. The submitted earthwork summary table does not include the amount of cut and fill for the proposed new driveway and the maximum vertical depth of cut and fill for all proposed improvements and is incomplete. Please provide a table detailing the amount of cut and fill (in cubic yards) associated with each individual proposed improvement such as the new driveway, and the total amount of cut and fill. The maximum vertical depth of cut and fill associated with each individual proposed improvement shall also be included in the earthwork summary table. See a sample table below (add more rows as needed).

| Earthwork Quantities | | | | |
|----------------------|-------|-------|----------|-----------|
| Use | Cut | Fill | Max. Cut | Max. Fill |
| Residence | 10 cy | 0 cy | 0.50' | 0.00' |
| Detached shed | 0 cy | 0 cy | 0.00' | 0.00' |
| Driveway | 50 cy | 10 cy | 1.00' | 0.50' |
| Stormwater treatment | 10 cy | 0 cy | 3.50' | 0.00' |
| Total | 70 cy | 10 cy | | |

9. Please provide a Statement of Justification for the Proposed Grading, explaining how the proposed grading is consistent with all seven findings detailed in Section C12-433 of the

County Grading Ordinance, addressing the proposed improvements (e.g. location of the proposed barn, driveway, and other improvements) and quantities of cut and fill. **Note: Please provide your response to each finding separately.** Link to the Statement of Justification Handout:

https://stgenpln.blob.core.windows.net/document/Grading_Statement.pdf

LAND DEVELOPMENT ENGINEERING

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

10. Please provide an updated table of the estimated earthwork quantities per C12-424(g) including any grading that may be required for access to the structure. Quantities should be separated into the different bodies of work for the project.
11. 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. This impervious area shall include the structure as well as any hardscape such as the surrounding pad and access driveway.
12. Please provide a cross section of the grading taken through both directions of each of the structures clearly showing the limits of the maximum extents of grading supporting the proposed structures. An additional section should be added for the residence on sheet C7 taken from the corner of the retaining walls through the area of fill grading near the drainage discharge. An additional section should be added for the barn on sheet C8 taken through the front portion of the structure including the grading in the southeast/northwest direction demonstrating the full extent of the grading required for the proposed development. Be sure that the elevation intervals are shown on profile and section views.
13. Per the previous comments, show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas required for the access driveway, the septic field and any stockpile and construction staging areas. Provide a total square footage of the disturbed area proposed for development.
14. Per the previous comment, show the location of the proposed development with respect to the location within the property, including property lines and easements on the plans to comply with the Grading setbacks to property line per County Grading Ordinance C12-558. The grading currently appear that it may encroach upon the neighboring property.
15. 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 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. Storm

drainage runoff from the residence, barn, driveway and access road expansion must all be quantified, mitigated for peak flow impacts and treated accordingly.

16. Per the previous comments, demonstrate that the access driveway from the end of the county-maintained section to the driveway shown on the plan conforms to County Standard Detail SD5. Show all the existing conditions on the plans and any required improvements to meet the minimum requirements. If any access road accessing the site does not conform to County Standard Detail SD2, submit a proposal to build a pro rata portion of the access road based upon the fully developed use of the road. Provide a road study, or other documentation, justifying the proposal. For additional information refer to the County of Santa Clara Standards and Policies Manual – Volume I, Land Development (Private Road Stage Improvements, page A6.1) A copy of the manual is available on-line at: https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Voll.pdf
17. Provide plan and profile for all access improvements for the proposed development. The current plans only show a profile view up to the proposed fire turnaround along Echo Knolls Road. A plan and profile view of the proposed and existing improvements for the access must be shown all the way from Crothers Road to the turnaround adjacent to the residence. The profile must meet the requirements of the County Standards and Policies Manual with a 15% maximum slope to be exceeded for up to 300' in length at a time with up to a 20% absolute maximum slope only when separated by relief areas with grades of 15% or less for lengths of 100' or less.
18. Show the typical sections with the appropriate station references for both the driveway and access roads where improvements are required.
19. Pavement sections shall be supported appropriately with adequate shoulders or other pavement edge restraints for fill conditions.
20. Utilization of existing pavement for access road and driveways shall require an engineer's certification letter for the existing pavement structural section.
21. Any re-grading of the existing Echo Knolls Road shall be designed such that existing access points off the Echo Knolls Road shall provide continuous access. Access points at approximate station 2+00 and between stations 14+00 and 15+50 shall be maintained or improved.
22. Per the previous comments, include a driveway approach per 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 at the driveway approach for the barn and residence.
23. Based upon County policy, a right-of-way dedication of thirty feet measured perpendicularly from the road centerline may be required with this development. A cul-de-sac bulb

dedication may also be required at the end of the private road. The current plans currently propose a turnaround at approximate station 0+00 of Echo Knolls Road, but it appears that Echo Knolls Road would appear to serve three potential lots beyond that point. The bulb dedication and associated end of road turnaround would need to be located at or after Echo Knolls Road ceases to serve three lots(at or after the driveway serving APN 612-44-006 off Echo Knolls Road).

24. Demonstrate that all proposed fire turnarounds are a 5% maximum slope in any direction for the full extent of the limits of the turnaround. Show all required grading to accommodate for the required grading on the plans. The turnarounds along Echo Knolls Road and at the main residence must clearly show the preliminary grading to meet this requirement. The Echo Knolls Turnaround appears to be proposed on existing grade which exceeds the 5% maximum and the turnaround at the main residence appears it may have a resultant maximum grade which exceeds the maximum slope.
25. Please submit evidence of legal access to the site from the nearest publicly maintained 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 and right of ways. The current plans show a 30' ingress egress easement along Echo Knolls Road, but no further easements through APNs 612-44-006 and 612-44-007 which would appear to be required to access the apparent location of the development. Please show this on sheet T-1.
26. Show the limits of the right of way and/or easements on all of the Civil Drawings. There appear to be improvements that may be in conflict with the limits of legal access and or setback. Please show these limits on the plans and demonstrate that the proposed work conforms to those limits.
27. Per the previous comments, include all applicable easements affecting the parcel(s) 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.
28. Per the previous comments, clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide a cross section of the grading, including the proposed wall, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance.
29. Demonstrate that the proposed retaining walls located near the residence are located outside of the proposed and/or existing right of way.
30. Demonstrate that the walls along any of the access road or driveway are located within the limits of legal access.

31. Submit a completed San Francisco Bay/Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. The impervious areas added or replaced for the entirety of the project proposal, both on and off site shall be included in the questionnaire.
32. Provide plans identifying the drainage management areas for the project and the different treatment facilities associated with the project. The treatment areas must be located within areas which the owner has legal rights of access to install the treatment facilities. The recorded documents granting access shall provide those rights of access for stormwater treatment facilities to be installed.

FIRE MARSHAL OFFICE

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

33. Provide a Response Letter addressing comments below. Include sheet number where the comments were addressed. More comments may be made when more information is supplied.
34. Plans are to clarify what structures are proposing fire sprinklers and what type of fire sprinklers are proposed. The project has added residential structures to the original Barn submittal, these types of structures would have different fire sprinkler requirements.
35. Plans are to show slope of fire department access not exceeding 15% [CFMO-A1 Section II.C]. Portions of fire department access may exceed 15%, but not 20% on a case-by-case scenario.
 - a) Portions of slope exceeding 15% are not to exceed 300 ft. in continuous length and are to have a minimum 100 ft. break not exceeding 15%. The plans are to clearly show what these distances are.
 - b) All slope exceeding 15% are to be made of a roughened surface (paved), plans are to clarify this.
 - c) All structures are to have fire sprinklers.
 - d) No portion of slope is to exceed 20%, the plans appear to show slopes exceeding this slope such as on sheet 43.
36. Access roads (portion of access serving 3 or more lots) to have a minimum drivable width of 18 ft. excluding shoulder per CFMO-A1. The plans appear to show (N) turnouts, it's not known if this is a proposed Pro-Rata Share. If a Pro-Rata Share is proposed, documentation on how this was calculated is needed.
37. Plans are to clearly show the driveway (portion of access serving no more than 2 parcels) meeting CFMO-A1. This includes but isn't limited to the following.
 - a) Minimum drivable width of 12 ft. (excluding shoulders).
 - b) A fire department turnaround near the structures meeting CFMO-SD16.

- c) Turnouts located with a maximum spacing of 500 ft.
- 38. Fire access (access roads and driveways) to be made of an "all weather" material capable of holding 75,000 pounds. The plans are to clarify this will be met.
- 39. Sheet 43 of 103 shows a proposed fire department turnaround. Plans are to show the dimensions to ensure the turnaround is meeting CFMO-SD16.
 - a) Plans are to show slope of fire department turnaround not exceeding 5%. The Road Profile appears to show the slope being 21.9%.
- 40. Clarify the use of the proposed Barn as it's not currently clear (private residential use, non-residential, selling of goods, etc.).
- 41. Plans are to show a standard fire hydrant within 400 ft. exterior path of travel to all portions of a non-sprinklered structure and 600 ft. of a sprinklered structure.
- 42. Provide fire hydrant flow data meeting Appendix "B" of the CFC if standard hydrant if fed by a water purveyor.
 - a) Include a "Will Serve" letter from water purveyor.
- 43. If a water purveyor isn't available, the plans are to show the source of fire protection water such as a well.
 - a) Above ground water tank meeting NFPA 1142 to be shown, include calculations on how the tank size was chosen.
 - b) Tank to be located per CFMO-W5.
 - c) Hydrant to be located per CFMO-W4.
- 44. Plans are to label the name of the road serving the parcel. The address is to be taken from the road that serves the property to ensure the property can be located by fire/medical personnel in an emergency scenario. More information is needed to determine if the address (10818 Crothers Rd.) is the correct road or not.

ENVIRONMENTAL HEALTH

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

- 45. Contact the Department of Environmental Health (Raymond Chung, 408-918-3445) and onsite wastewater treatment system consultant/designer for the following activities to determine onsite wastewater treatment system feasibility: site assessment, soil profiles, and percolation tests. This is a separate submittal to Environmental Health and subject to completion of a service application and payment of applicable fees.
 - a) Upon completion of soil profiles and percolation tests, on a revised site grading and drainage plan, show all locations where soil profiles and percolation test were previously

conducted, including if applicable failed testing holes. Provide all soil profile test logs and percolation test results.

- b) Through wastewater calculations, demonstrate the minimum required amount of dispersal field to accommodate the proposed dwelling / number of bedrooms.
- c) For an onsite wastewater treatment system proposed on a slope greater than 20 percent, a geotechnical report shall be required. This report shall speak to use of an onsite wastewater treatment system on a slope and shall discuss whether the use will cause slope instability, daylighting of effluent, pose threat to safety and/or become a public nuisance. For additional information regarding the geotechnical report and slopes, please see County of Santa Clara Onsite Systems Manual.

https://cpd.sccgov.org/sites/g/files/exjcpb706/files/LU_Onsite_Systems_Manual.pdf

Note: For onsite wastewater treatment system proposed on a slope greater than 30 percent not to exceed 50 percent, an alternative onsite wastewater treatment shall be required.

46. Clarify the water source serving the proposed development. Is it an onsite drinking water well? If so, on a revised site grading and drainage plan, show location of the existing and/or proposed well. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) for individual water clearance.

This is a separate submittal to Environmental Health subject to completion of water clearance service application, submittal of documentation such as a well completion report, well yield report, analytical results from water sampling for bacteriological and Title 22 metals.

- b) Alternatively, should the water source originate from a local /regional water company, on a revised site grading and drainage plan, identify the water company by name. Obtain and provide a water will serve letter from the local/regional water company. This letter shall state the water company's intent and ability to provide domestic/potable water to the proposed development.

CALFIRE

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

This project (Record No. PLN23-010) 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.**

47. Access: all access roads from Crothers Rd 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.
- (c) 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").

48. Dead-End Road: Ensure Road "D" does not exceed the maximum distance for a dead-end road depending on parcel size per § 1273.08.

§ 1273.08. Dead-end Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- parcels zoned for less than one acre - 800 feet
- parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- parcels zoned for 5 acres to 19.99 acres - 2,640 feet
- parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

49. Turnouts and Turnarounds: Due to inaccurate scale the driveway length is unknown. Driveway will need turnouts depending on length that meet specifications in §1273.05. and § 1273.06. Road "D" will require a turnaround at its terminus since it is a dead-end road and meet specifications in §1273.05.

§ 1273.06. Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.05. Turnarounds

- a) Turnarounds are required on driveways and dead-end roads.
- b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.
- c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.
- e) Each dead-end road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.

50. Road Surface: Driveway shall be designed and maintained to support 40,000 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.

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

§ 1276.01. Setback for Structure Defensible Space.

(c) 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.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet virtually and discuss my comments regarding the project.

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.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

Any future application submittals must address all comments listed above. If you have questions regarding the application, please contact me your project planner at (408) 299-5718 or lulu.pang@pln.sccgov.org.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'L' and 'P' in a cursive, stylized font.

Lulu Pang
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner