

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



March 8, 2023

Sal Akhter
1853 Thyme Court
Gilroy, CA 95020

via email

FILE NUMBER: PLN23-023
SUBJECT: Design Review
SITE LOCATION: 2580 Bridle Path Drive (APN: 830-17-059)
DATE RECEIVED: February 7, 2023

Dear Sal Akhter:

Your application for 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 additional documentation found on the Design Review checklist, including:
 - Floor Area Calculations
 - Color Samples

- Copy of Assessor's Parcel Map
- Copy of Current Grant Deed
- Evidence Showing Legal Creation of Lot
- Petition for Exemption from Environmental Assessment
- Well Information Questionnaire
- Grading Quantities (refer to LDE incomplete items Nos. 8 and 9 below)

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

2. Please provide the average slope calculations for the proposed development area. 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. If no new landscaping is proposed, please note that on plans.
5. Please provide floor area calculations including a plan breaking the structure into discreet, measurable polygons and including a table listing the area of each.
6. Please show on elevations how the height was determined, noting the finished grade level including the height above sea level of the finished grade.
7. Please show on cross sections the height of the ceilings, noting any area with ceilings greater than 15 feet must have the floor area double counted.

LAND DEVELOPMENT ENGINEERING

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

8. Please provide earthwork calculations of the earthwork quantities shown on the plans.
9. Please provide a table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project. Additional areas of work, such as the water tank pad must be included on the plans.

10. 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. Unpaved driveway is considered pervious for drainage permit requirements, but impervious for storm water treatment requirements.
11. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field, stormwater treatment, and any stockpile/construction staging areas as well. Clearly show the limit of work with respect to this project and the Grading Abatement.
12. 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 Drainage Plan that demonstrates the following items:
 - a. 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.
13. Please revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. The driveway section must include appropriate edge support and drainage improvements along the pavement edge.
14. Please revise the driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater.
15. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. Please note that compacted rock driveways are to be considered impervious for the sake of the state permit treatment requirements.
16. Please verify that the existing driveway is asphalt. If it is asphalt, it was likely paved while an existing Stop Work Order was in place in violation of the County Ordinance Code. Adjust the plans accordingly and provide a preliminary grading and drainage plan. Correctly identify the work performed in the field, and if there was work done to the driveway, please clearly identify the work on the plans and reflect appropriately on the Grading Abatement application and permit as well.
17. Enter into an amended compliance agreement for the abatement of the grading violation.

ENVIRONMENTAL HEALTH

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

18. For the proposed single-family dwelling (4987 SQFT), contact an onsite wastewater treatment system (OWTS) consultant/designer and the Department of Environmental Health (Peter Estes, 408-918-3441) for the following activities to determine OWTS feasibility: site assessment, soil profiles, and percolation tests. These activities are separate submittals to the Department of Environmental Health (DEH) subject to completion of a service application and payment of applicable fees.
19. Upon completion of OWTS feasibility testing, on a revised site grading and drainage plan, accurately locate and show all soil profile and percolation testing holes (including failed holes if applicable). Provide soil profile logs and percolation test results.
 - a. Through wastewater calculations, provide/demonstrate the amount of leach field to accommodate the proposed dwelling.
20. Provide scaled dimension/distance between position #4 (dispersal field) to Skillet Creek. Minimal horizontal setback between dispersal field and creek is 100 feet.
21. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water clearance for the proposed dwelling. This is a separate submittal to the Environmental Health subject to completion of service application for water clearance, submittal of documents to include well completion log, well yield report, and analytical results from water sampling for bacteriological and chemical constituents, and payment of applicable fees.
22. Per submitted plans, it appears the repositioned manufactured home will be utilizing a permitted dispersal field, designated as #4 (page A02). Provide proof of septic system permitting. Obtain/provide septic system permit.

FIRE MARSHAL OFFICE

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

23. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - b. Chapter 7A of the CBC to be met at Building Permit submittal.
 - c. Defensible space to be maintained at all times.
 - d. PRC-4290 compliance will be reviewed by CAL FIRE.
 - e. Sheet 1 of 10 references the previous Code Cycle, this PLN Review is being conducted off the 2022 CFC and Local Ordinance.
 - f. Fire sprinklers are to be listed as a deferred submittal.

24. Plans are to clarify proposal as it appears that multiple ADU's or main homes are being proposed.
25. Sheet 5 of 10 shows an (E) permitted Primary Residence under Note #5 referencing permit 30756. The plans for 30756 show a 40x48 turnaround in front of the home. Fire Department turnarounds are to be kept clear at all times to allow fire department access. The current plans show a carport has been installed on Note 17 and will seek legalization on a separate permit, the turnaround is not to have any structures. This will need to be addressed as part of this submittal.
26. Plans to show minimum access road (portion of access serving 3 or more parcels) drivable width of 18 ft. excluding shoulders. per CFMO-A1. Measurements taken on sheet 5 of 10 appear to be less than this width.
27. Fire Department access is to be made of an "all weather" material capable of holding 75,000 pounds. The plans are to have a note stating this will be met.
28. Bridle Path Drive appears to have a mechanical gate. All mechanical gates require a Knox Key Switch for fire department access in an emergency. The plans are to state that a Knox Key Switch is existing (E) or that it is new (N)
29. Site Plan is to show a fire hydrant within 400 ft. exterior path of travel to all portions of non-sprinklered structures and 600 ft. of sprinklered structures.
 - g. The plans are to show a the hydrant as new (N) or existing (E).
 - h. Plans are to show hydrant as a standard fire hydrant or wharf hydrant (only used when a water purveyor isn't available).
30. If a water purveyor isn't available, the plans are to show above ground water tanks and wharf hydrant's meeting CFMO-W1, W4 and W5.
 - i. An example would be (N)2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for domestic/fire sprinklers.
31. Plans are to clarify water source, such as the water mutual or a private well.
32. Provide a Response Letter addressing comments above. More comments may be made when more information is supplied.

CAL FIRE

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

33. This project 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

PLN23-023
2580 Bridle Path Drive
March 8, 2023

2 SRA Fire Safe Regulations Articles 1-5. Please demonstrate the following items in the plan set.

34. Access: Ensure Bridle Path Drive is constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01. 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").
35. Turnouts: Driveway will need multiple turnouts no more than 400 feet apart per § 1273.05 and meet specifications in § 1273.06. 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. 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.
36. Road Surface: Ensure driveway is designed and maintained to support 40,000 pounds per § 1273.02.
37. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291

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

PLN23-023
2580 Bridle Path Drive
March 8, 2023

cc:

Jeremy McCullough, Applicant
Samuel Gutierrez, Principal Planner
Darrell Wong, Land Development Engineering
Alex Goff, Fire Marshal's Office
Darrin Lee, Department of Environmental Health
Carlos Alcantar, CAL Fire