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Civil Engineering

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March 7, 2024

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110

Subject: Response to County of Santa Clara Design Review for Sal Akhter
Address: 2580 Bridle Path Drive
APN: 830-17-059
County File No. PLN23-023

We have prepared this response letter based on the County of Santa Clara Department of Planning and Development's letter, received March 8, 2023. Responses by RI Engineering, Inc. that correspond to the particular comments provided by County and are noted in italics.

Planning- Robert Cain

1. Please provide additional documentation found on the Design Review checklist including:

- Floor Area Calculations – *By Building Designer – see A03*
- Color Samples – *By Building Designer see attached*
- Copy of Assessor's Parcel Map – *By Owner*
- Copy of Current Grant Deed – *By Owner*
- Evidence Showing Legal Creation of Lot – *By Owner*
- Petition for Exemption from Environmental Assessment – *By RI Engineering*
- Well Information Questionnaire – *By RI Engineering*
- Grading Quantities (refer to LDE incomplete items No. 8 & 9 below) – *By RI Engineering*

2. Please provide the average slope calculations for the proposed development area. Sec C-12-350.3 of the County Ordinance requires the average slope of the proposed development area be calculated by a licensed land surveyor or registered civil engineer.

Response: Completed by RI Engineering, see attached exhibit. Slope is less than 30%.



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

Response: Completed by building Designer.

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. – Jeremy

Response: Completed by building Designer. See landscaping notes on A02.

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. – Jeremy

Response: Completed by building Designer. See A3.1.

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.

Response: Completed by building Designer. See North Elevation on A4.1, notes #1,2 on A.02.

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.

Response: Completed by building Designer. See details #2, 3, 5, 6 on A07.

Land Development Engineering- Darrell Wong

8. Please provide earthwork calculations of the earthwork quantities shown on the plans.

Response: Quantities are shown on Cover Sheet. Grading is minimal, as the area of development for the SFR is flat.

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.

Response: Provided on Cover Sheet. Grading for the residence is minimal. No water tanks shown, property served by water mutual.



10. Please provide a table of the estimated impervious areas that are created as 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.

Response: The Central Coast Watershed indicated impervious area increase due to new SFR. Also impervious area noted on sheet C-1 of plans.

11. Please provide 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. Clearly show the limit of work with respect to this project and the grading abatement.

Response: Limit of grading and septic field disturbance shown on sheets C-1 and C-2. Disturbed area noted on the Cover Sheet.

12. The proposed development impacts drainage flows, thereby not meeting the exemption requirement of Section C12-407 of the Co. Grading and 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.

Response: Detention system is shown to be provided for the new impervious areas for the SFR. The detention system will be sized during the building permit design phase.

13. Please revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the Fire Marshal's Office, whichever is greater. The driveway section must include appropriate edge support and drainage improvements along the pavement edge.

Response: The driveway was previously approved under permit No. 6201485. This permit is to be re-instated and driveway completed per that plan. It is not included as part of the SFR submittal. The driveway meets SD5.

14. Please revise the driveway turnaround to conform to CSD SD16 or as required by the Fire Marshal's Office or CalFire, whichever is greater.

Response: The fire turnarounds conform to SD16 and Fire Marshall standards.



15. Submit a complete Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. Note that compacted rock driveways are to be considered impervious for the sake of the state permit treatment requirements.

Response: Completed by RI Engineering, and to be provided with resubmittal.

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 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, clearly identify the work on the plans and reflect appropriately on the grading abatement application and permit as well.

Response: The driveway was previously approved under permit No. 6201485. This permit is to be re-instated and driveway completed per that plan. It is not included as part of the SFR submittal.

17. Enter into an amended compliance agreement for the abatement of the grading violation.

Response: Completed by owner. Please refer to Lara Tran in planning.

Environmental Health – Darrin Lee

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.

Response: An approved OWTS plan already exists with a design that exceeds the capacity required by DEH for the new SFR. The approved septic layout is shown on the plans.

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.

Response: See above response to 18.

20. Provide scaled dimension/distance between position #4 (dispersal field) to Skillet Creek. Minimal horizontal setback between dispersal field and creek is 100 feet.

Response: Minimal setback of 50' is shown per the previously approved septic plan.



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.

Response: Noted. To be completed by owner.

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.

Response: Noted. To be completed by owner.

Fire Marshal Office – Alex Goff

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.

Response: Notes added to C-1.

24. Plans are to clarify proposal as it appears that multiple ADU's or main homes are being proposed.

Response: There will be one ADU (relocated under DEV22-2374), and the existing dwelling will be converted to non-habitable structure as noted on C-1.

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.

Response: Turnarounds are shown on plans and carport noted to be removed.

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.

Response: The access road meets requirements.



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.

Response: The driveway is capable of this, and the driveway has been used by CalFire multiple times as a staging area.

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)

Response: The gate is located on the private driveway, not on Bridal Path road. It has a Knox key.

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 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).

Response: The site plan shows new hydrants within 600 feet of the structures.

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 gal Ion water tanks for wharf hydrant and J -3,000 gallon water tank for domestic/fire sprinklers.

Response: Tanks not required.

31. Plans are to clarify water source, such as the water mutual or a private well.

Response: Water mutual noted on sheet C-1.

32. Provide a Response Letter addressing comments above. More comments may be made when more information is supplied.

Response: Noted.

Cal Fire- Carlos Alcantar

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

Response: Noted.

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").

Response: Bridal Path meets required code, and is 20' wide.

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.

Response: Turnouts and turnarounds meet required code.

36. Road Surface: Ensure driveway is designed and maintained to support 40,000 pounds per§ 1273.02.

Response: 75,000 lb per Fire Marshal noted.

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

Response: Noted.

If there are any further comments or questions regarding the above responses, please feel free to contact our office.

Sincerely,
RI Engineering Inc.



Mark Grofcsik
RCE # 83644

