

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



November 22, 2023

Nestldown Ranch, LLC
1745 Dell Avenue
Campbell, CA 95008
Attn: Stephan Garaffo

stephan@nestldown.com

BY EMAIL ONLY

FILE NUMBER: PLN23-192
SUBJECT: ASX application for a bridal suite and trellis. This was previously approved, but permit has expired. Prior file number is PLN17-11102-EXT.
SITE LOCATION: 22420 Old Santa Cruz Highway, Los Gatos, CA 95033 (APN: 558-05-022)

Dear Mr. Stephan Garaffo:

The application for minor Architectural and Site Approval is **incomplete**. For the application processing to resume, please submit the following information listed below.

Resubmittals are made electronically with the Project Manager/Planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments:

1. Please provide a business operation plan for the expanded facility and outdoor area. Information should include additional number of employees, hours of operation, and general description of operation for the site.
2. Please provide details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations.
3. Please provide a table detailing the amount of cut and fill (in cubic yards) associated with each individual proposed improvements (e.g. building pad, driveway, access road, accessory structures, landscaping and other improvements etc.) and the total amount of cut and fill. The maximum height and depth of cut and fill must also be included on the site plans.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

To achieve septic system and/or grading clearance,

5. Accurately locate and show the existing onsite wastewater treatment system (septic tank and dispersal field) on a revised site plan. For assistance in locating the existing onsite wastewater treatment system (OWTS), follow the provided link and complete the online request form to obtain an as-built drawing for the subject property/ septic permits #21564, 60238, 63866, 64164. After obtaining an as-built drawing, overlay the as-built information onto a revised site plan to be submitted to Environmental Health.

<https://cepascc-ca.nextrequest.com/>

6. Apply for and receive a recommended approval stamp/ septic clearance from the Department of Environmental Health. This is a separate submittal to Environmental Health and subject to the completion of the “Land Use Plan Review Application” and payment of applicable fees. Follow the provided hyperlink to the online application form: [Plan Check Application Form \(sccgov.org\)](#). Note: If staff determines the project requires additional testing for OWTS feasibility, the project owner /applicant will be directed to complete an additional service application for OWTS feasibility and pay the required fees prior to commencement of work and/or testing activities.

For further information related to septic clearance and/ or the procedures to receive septic system clearance, follow the provided hyperlink: [Application for Septic/OWTS Clearance for Building Additions and Accessory Structures - Consumer Protection Division - County of Santa Clara \(sccgov.org\)](#).

7. Submit the completed service application to DEHLandUse@deh.sccgov.org. A project number and a land use specialist will be assigned to your project.
8. Upon receiving septic/grading clearance from the Department of Environmental Health, upload the approved plans to the DEV record via Accela’s public portal.
9. Septic/ Grading clearance is required even if there is no plumbing involved with the project. The plans must be evaluated to ensure all setbacks to the onsite wastewater treatment system are met.

FIRE MARSHAL'S OFFICE

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

10. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - a) Chapter 7A of the CBC to be met at Building Permit submittal.
 - b) Defensible space to be maintained at all times.
 - c) PRC-4290 compliance will be reviewed by CAL FIRE.
11. The scope of work isn't clear in the plan submittal. A scope of work wasn't found in the 79 pages. It's unclear if all the sheets are relevant or if these sheets are from a previous scope of work as many of the Engineering stamps expired a number of years ago. The comments below are general in nature as a more specific resubmittal is needed for Fire to give more complete comments.
12. Provide a Response Letter addressing comments below. Provide page number that comments were addressed. More comments may be made when more information is supplied.
13. Plans are to clearly state the scope of work and construction description. This includes, but isn't limited to the following.
 - a) Size of structure/s.
 - b) Construction type.
 - c) Occupancy type.
 - d) Reference the current codes, an example is the 2022 CFC.
14. List NFPA 13 fire sprinklers as a deferred submittal if they are required or proposed. More information is needed for this determination. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d]
15. Plans are to clarify water source, such as the water mutual or a private well.
16. Plans are to show a standard fire hydrant located within 400 ft. exterior path of travel to all portions of structures. [CFC Section 507.5.1]
 - a) Fire hydrant/s to be shown as (N) or (E) and standard or wharf hydrant.
17. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum gpm available at 20 psi. meeting CFC Appendix "B". [CFC Table B105.1(1) and Table B105.1(2)]
 - a) Contact water purveyor for flow data.
18. If a water purveyor isn't available, plans are to show above ground NFPA 22 water tank as (N) or (E). Provide an NFPA 1142 analysis showing that the tank is properly sized.
 - a) If tank is (N), it is to be listed as a deferred submittal.
19. If a fire pump is required, it is to be listed as a deferred submittal.

20. Plans to show minimum fire access drivable width of 20 ft. (excluding shoulders).
21. Fire department access to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
22. Plans are to show minimum interior turning radius of 30 ft. and exterior turning radius of 50 ft. [Santa Clara County Ordinance No NS-110.136 Section D103.3].
23. Plans to show any gates crossing driveway. Gates to be labeled as (N)new or (E)existing and manual or mechanical. All mechanical gates to have a Knox Key Switch shown as (N) or (E). [CFMO-A3 and CFC Section 503.5 and Section 506]
24. Fire department turnaround meeting CFMO-SD16 needed if driveway is greater than 150 ft. in length. Plans to clearly label the turnaround and show the dimensions. [CFMO-A1 Section II.C and CFMO-SD16]

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Architectural Site Approval application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific 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.

If you have questions regarding the application, please contact (408) 299-5707 or eunice.ban@pln.sccgov.org.

Sincerely,



Eunice Ban, AICP
Senior Planner