

# Comment response letter

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.
  - a. ***A Scope of work document added to the file submittal titled “Project Description”***
2. Please provide details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations.
  - a. **The scope of work document clarified there are no proposed retaining walls as part of this proposal.**
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.
  - a. **Note added to Site plan denoting there is no proposed cut and fill in the scope of this proposal.**

## DEPARTMENT OF ENVIRONMENTAL HEALTH

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

To achieve septic system and/or grading clearance,

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

1. 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.
  - a. ***Existing OWTS added to Site plan and detail added into Plans Submittal.***

2. 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 \(sccgov.org\)](https://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.
  - a. **We spoke with Darrin Lee on 1/26/24 and this will be addressed at pulling of building permit stage.**
  
3. 7. Submit the completed service application to [DEHLandUse@deh.sccgov.org](mailto:DEHLandUse@deh.sccgov.org). A project number and a land use specialist will be assigned to your project.
  - a. **We spoke with Darrin Lee on 1/26/24 and this will be addressed at pulling of building permit stage.**
  
4. 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
  - a. **We spoke with Darrin Lee on 1/26/24 and this will be addressed at pulling of building permit stage.**
  
5. 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.
  - a. **We spoke with Darrin Lee on 1/26/24 and this will be addressed at pulling of building permit stage.**

## **FIRE MARSHAL’S OFFICE**

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

1. 10. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
  - a. a) Chapter 7A of the CBC to be met at Building Permit submittal.
  - b. b) Defensible space to be maintained at all times.
  - c. c) PRC-4290 compliance will be reviewed by CAL FIRE.
  - d. **Discussed with Alex Goff and no action needed as part of Resubmittal**
  
2. 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.
  - a. **A scope of work document was added as part of the submittal titled "PLN23-192 Project Description".**
  
3. Provide a Response Letter addressing comments below. Provide page number that comments were addressed. More comments may be made when more information is supplied.
  - a. **Addressed.**
  
4. Plans are to clearly state the scope of work and construction description. This includes, but isn't limited to the following.
  - a. a) Size of structure/s.
  - b) Construction type.
  - c) Occupancy type.
  - d) Reference the current codes, an example is the 2022 CFC
  - b. **Added to Plan Set on Site plan page 1**
  
5. 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]
  - a. **We're proposing NFPA 13 sprinklers in a deferred submittal for the Bridal Suite**
  
6. Plans are to clarify water source, such as the water mutual or a private well.

**a. Added to plan set Site plan page 1**

7. 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. Added to Plan set noted on Site plan page 1**

8. 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. We don't need to do this per discussion with Alex Goff until we are at building permit stage**

9. 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. Provided an NFPA 1142 analysis in plan set**

10. 19. If a fire pump is required, it is to be listed as a deferred submittal.

**a. Non applicable**

i.

11. Plans to show minimum fire access drivable width of 20 ft. (excluding shoulders).

**a. Added to Plan set on Site plan page 1**

12. 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]

**a. Added to Plan set on Site plan page 1**

13. 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].

**a. Added note to plan for the big parking lot as being the turn around on site plan page 1**

14. 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

**a. Mechanical gate with existing Knox box noted in Site plan page 1**

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

1. Floor plan for the trellis shows a total square footage 1,408 square footage, however, it is measured at 647.74 square foot at the scale  $\frac{1}{4}'' = 1$  inch. Please adjust the scale or the total square footage of the floor plan for the trellis.

**a. This has been updated in the plan set on the Trellis**

2. Please clarify why plans for domestic and fire suppression water systems was provided for this scope of work.

**a. The submittal was attempting to demonstrate the existing domestic and fire suppression systems in order to show how the proposal does not need to update the existing systems as part of this proposal.**