

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



****VIA Emails Only****

December 29, 2023

Teresa Price

Amanda Musy-Verdel

Via email @ teresa@hannabrunetti.com
amanda@hannabrunetti.com

FILE NUMBER: PLN23-222
SUBJECT: Tier 1 Design Review Application
SITE LOCATION: 0 Aborn Road, San Jose, CA 95135 (APN: 659-08-019)
DATE RECEIVED: November 30, 2023

Dear Teresa Price and Amanda Musy-Verdel,

Your application for Tier 1 Design Review was received on the above date and is **incomplete**. For application processing to resume, please 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>. Resubmittals are made electronically with Reva Kakaria, the assigned project manager/planner, and must include all requested information. 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 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.

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

Please submit electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org regarding the following comments:

1. The following mandatory [Design Review Checklist](#) items are missing from this application. As such, the application is incomplete for processing. Please submit the following items per the checklist:
 - a. Floor area calculations for each proposed structure;
 - b. Exterior elevations and cross-sections for each proposed structure (the proposed residence and carport);
 - c. Details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations.
2. The site/grading plan is incomplete as it does not meet all requirements listed on the [Sample Site Plan](#). Please provide average slope computations, signed and stamped by a registered civil engineer or licensed land surveyor, as per the Sample Site Plan requirement for residential development on lots in the HS zoning district.

LAND DEVELOPMENT ENGINEERING

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

3. Provide a north arrow for orientation on the grading and drainage plan.
4. The proposed new service pole and overhead utility line appear to be newly proposed. All new utilities shall be installed underground, eliminating the need for a new pole and new overhead line. The utilities shall be installed underground from the point of the new connection.
5. The proposed development impacts drainage flows by increasing the impervious area of the site, thereby not meeting the exemption requirements of [Section C12-409](#) of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items:
 - a. The site stormwater runoff can be adequately collected and drained;
 - b. The proposed development will not cause problems to the nearby properties;
 - c. 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](#).
6. Provide shoulders or other improvements to support the AB parking areas where the pavement is in a fill condition.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Jeff Camp at 408-918-3473 or jeff.camp@deh.sccgov.org regarding the following comments:

7. A service application has been submitted to DEH and septic feasibility work has begun. Continue to work with DEH to obtain a stamped/approved septic design site plan. Once obtained, upload the approved septic design plan to Accela for review and sign off.
8. If domestic water is to be provided by a local water purveyor/water company, then obtain a water will serve letter from water purveyor verifying service to the new proposal. Once obtained, upload the water will serve letter to Accela for review and sign off.

If water is to be provided by a private well, then please contact Jeff Camp at jeff.camp@deh.sccgov.org for water clearance submittal information. Once obtained, please upload the water clearance approval letter to Accela for review and sign off.

COUNTY GEOLOGIST

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following comments:

9. The property is located in a County Fault Rupture Hazard Zone and a State Seismic Hazard Zone for Earthquake-Induced Landslides, which is also a County Landslide Hazard Zone. Therefore, a geologic report evaluating the potential impact of these hazards is required. The report must be prepared, signed, and stamped by a Certified Engineering Geologist (CEG), and prepared in general accordance with the guidelines provided in California Geological Survey Special Publications [42 \(2018\)](#) and [117A \(2008\)](#). The consultant can contact the County Geologist to discuss the scope of the investigation. A geologic report review fee will be invoiced after the report is submitted for review.

ROADS AND AIRPORTS

Contact Thomas Esch at 408-573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

10. Indicate on plans that Aborn Road is a County Maintained Road.
11. Improvement plans must clearly indicate existing and proposed site conditions within the County right-of-way (ROW), including but not limited to above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.
12. All driveways accessing the property will be required to be improved to County Standard B/4. Indicate B/4 driveway on the plans and retain frontage as currently in the plans.
13. Include County Standard details on the plan sets. While not required during the planning review process, driveway and frontage details with dimensions and specifics will be required during the encroachment permit process, in sufficient detail to fully demonstrate application of the County standards that will apply to the driveway, driveway gates, frontage, and drainage to be constructed (i.e., not only referencing the County details).
14. Indicate on the plans If any conflicts will require mitigation, such as tree or shrub

removal or trimming, fence removal, or additional grading.

15. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.
16. Remove entire fence line from the County ROW. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of the County maintained road ROW. Gates shall be located 30 feet from the edge of pavement. Indicate on the plans the intent of any existing or future items in the ROW.

FIRE MARSHAL'S OFFICE

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

17. General note – the project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - a. Building construction material is to meet WUI requirements.
 - b. Defensible space is to be maintained at all times.
 - c. PRC-4290 compliance will be reviewed by CAL FIRE.

Provide a response letter addressing comments below. Provide the sheet on which comments were addressed. More comments may be made when more information is supplied.

18. This project appears to include a California Department of Housing and Community Development (HCD) regulated structure. Please clarify the intent to include fire sprinklers as part of the manufactured home construction, under review and approval of the HCD. Please also note that a separate permit will be required from the Santa Clara County Fire Department to review and verify the water supply capacity and connection to support proper operation of the sprinkler system.
19. The submittal states that water will be served by the Aborn Mutual Water Company. Provide information on the water mutual, including the size of the underground water main serving the site, the size of the water tank, the amount of properties served, etc. Above ground water tanks and wharf hydrants are intended for when there is not a water company and the site is served by a private well. More information is needed to know if standard fire hydrants can be supplied by the water mutual.

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.

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 this application, please contact (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:

Samuel Gutierrez, Principal Planner
Darrell Wong, LDE
Jeff Camp, DEH
David Seymour, County Geologist
Thomas Esch, RAD
Alex Goff, FMO