



Date: 4/3/2024

Job#: 222028

To: Buyan Batbaatar
Assistant Planner
County of Santa Clara
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San Jose, CA 95110
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Re: Responses to incomplete letter dated 1/11/2024
Project Address: 15000 Seymour Ave – APN 825-07-026
Plan Review Number: PLN23-229

Additional Information:

1. The unpermitted gravel driveway is proposed to be legalized. We have updated the grading quantities to show the gravel being used for the new driveway. The new driveway will use all the unpermitted gravel plus what is needed for the new configuration.
2. The grading justification has been revised to add additional information on why the driveway is designed the way it is. The property owner is building the garage to store vehicles that he works on and races. The truck and trailer that he uses to transport the vehicles is a semi-truck. This semi-truck requires the loop to turn around as a normal fire truck turnaround would be inadequate. The structure requires the through door for his large vehicles to enter and exit without turning around. This makes loading and unloading his race trailer much easier.
3. The grading table has been updated.
4. The disturbed areas have been added to the plans.
5. The plans have been changed to comply with the grading setbacks.
6. The plans have been updated to widen the portion of the existing driveway to show compliance with SD5.

Planning Office:

1. The plan has been updated to show the unpermitted AB fill used to create the driveway will be used in the proposed driveway. The current unpermitted driveway section consists of about 3" of AB. The AB has been compacted down into the existing ground a bit so it does not show up in the sections.
2. The grading table has been updated.
3. Included in the resubmittal.

Environmental Health:

4. The location of the existing onsite wastewater treatment system has been added.
5. Septic clearance should be a condition of approval and not an incomplete comment.
6. See response to comment #5.
7. See response to comment #5.
8. See response to comment #5.

Land Development Engineering:

9. All existing and proposed utilities have been added to the plan.
10. The central coast watershed questionnaire will be included in the submittal. The applicable stormwater treatment measures will be incorporated in the plans.

Fire Marshall Office:

11. The existing portion of the driveway that is less than 12' is proposed to be widened to 15'.
12. The plans have been changed to show the water tanks and wharf hydrant as (New).



13. The plans have been revised to show (3) 5,000-gallon water tanks for the wharf hydrant.
14. The existing gate is a mechanical gate. Since the gate is mechanical, a proposed Knox Key Switch has been added to the plans.

Roads and Airports:

15. Noted.
16. Existing and proposed site conditions have been added to the improvement plans.
17. Comment removed by Tom Esch on 3/13/24 via email.
18. Comment removed by Tom Esch on 3/13/24 via email.
19. Comment removed by Tom Esch on 3/13/24 via email.
20. Drainage plans and calculations will be provided during the permit submittal. The project runoff is being routed away from the right of way and no new runoff will be directed to the right of way.
21. Noted.

Sonoma State University:

22. Noted.
23. Noted. A survey has not been performed at this time.
24. Noted.
25. Noted.

Please let me know if you have any questions or need any additional information.

David Faria, PE, PLS

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