# County of Santa Clara

**Department of Planning and Development**
**Planning Office**

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770  FAX (408) 288-9198
www.sccplanning.org

October 4, 2017

Stanford University
c/o Grace Stephens
3160 Porter Drive, Suite 300
Palo Alto, CA  94304

FILE NUMBER: 11069 - 17S - 17G - 17GP - 17Z
SUBJECT:  Subdivision, Grading, Community Plan Amendment, Zoning Map Amendment
SITE LOCATION:     Cabrillo Ave, and Dolores Street  Stanford, CA
DATE RECEIVED:     8/31/2017

Dear Ms. Stephens:

Your application for a 10 lot Subdivision, with Grading Approval, Community Plan
Amendment, and Zoning Map Amendment is incomplete.  In order for application
processing to resume, you must resolve the following issues and submit the
information listed below.  Resubmittals are made in person at the Planning Office
counter and must include all requested information along with a completed
application form (which is used to track the resubmittal).  Once the information
is submitted, 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.  He or
she represents a particular specialty or office and can provide details about the
requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.**
**PLEASE CALL ME AT (408) 299-5797 TO SCHEDULE AN APPOINTMENT.**

<u>PLANNING OFFICE</u>
Contact Colleen Tsuchimoto at (408) 299- 5797 /  Colleen.Tsuchimoto@pln.sccgov.
org) for information regarding the following item(s).

1) Submit three corrected sets of plans and 1 electronic copy on CD (pdf).  The
submitted tentative map coversheet  was not signed and dated by the surveyor and
engineer (Sheet TM1.1 - 1 of 28).  Also fill in the blank of general notes
section 5 which states.  Boundary: Boundary and easements shown is based on
recorded information as provided in the preliminary (title) report issued by ___
order no. ___ and dated ____ .

2) As noted in the Pre-Application letter dated August 24, 2017, related to this project, submit a rationale for the proposed community plan amendment and zone change including an explanation why other adjacent areas of the academic campus, in the immediate vicinity of this area (surrounded by Community Plan designation of "Campus Residential-Low Density"), are not included for the land use and zoning map amendments. NOTE: The General Plan Amendment and Zone Change are not subject to the Permit Streamlining Act.  However as this project is bundled with other permits, and to expedite all permit approvals together; this incomplete item is included within the letter.

3)  Submit a Statement of Justification for proposed grading.
See https://www.sccgov.org/sites/dpd/DocsForms/Documents/Grading_Statement.pdf

GEOLOGY
Contact JIM BAKER (408-299-5774 / jim.baker@pln.sccgov.org) for information regarding the following item(s).

4)  Submit one hard copy and one CD (electronic copy) of a revised geology report or addendum with associated geology report review fee that corrects or clarifies the following issues:
    a) The northeastern edge of the 25 foot setback from a potential fault located just beyond the southwestern
        end of the trench needs to be properly located on Figures @, 2A and 5.

    b) Speculation that the County Landslide Hazard Zones were "mis-plotted" needs to be corrected or omitted.
        (See attached comments).

LAND DEVELOPMENT ENGINEERING

**Submit 3 copies of revised plans and 1 electronic copy (pdf) on CD:**
5)  Based on the grading, drainage, and utility plans, it appears that some portions of new/replacement impervious area run-off may by-pass bioretention.  Though the plans conceptually show each lot with C3 treatment, given the constraints created by the invert elevations of the existing storm drainage infrastructure and the existing street grade, please provide more specific details of how all regulated impervious areas will be addressed with regard to C3 treatment requirements.

6)  Please include the following information per the tentative map requirements outlined in the Santa Clara County Subdivision Ordinance (Section C12-20):
    a) The present widths of adjacent streets.
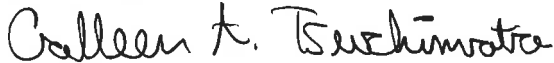    b) Public areas proposed, if any.  (Is Lot 4 intended to be a public area?)

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted General Plan Amendment, Grading Approval, Subdivision, and Zone Change.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application type(s). "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 any additional questions regarding this application, please call me at (408) 299-5797- to discuss by telephone or to schedule an appointment to do so, or via email at Colleen.Tsuchimoto@pln.sccgov.org

Sincerely,

Colleen A. Tsuchimoto
Senior Planner

cc:
Bill Shoe, Planning (referral for Community Plan Amendment/Zoning Map amendment explanation)
Jim Baker, County Geologist (referral for geology report)
Ed Duazo, LDE (referral for plans)

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)