

County of Santa Clara

Department of Planning and Development
Planning Office

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(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



July 22, 2020

Suraj Chandrasekaran
csuraj@gmail.com

**** BY EMAIL ONLY ****

FILE NUMBER: PLN20-075
SUBJECT: Building Site Approval and Design Review Administrative Application (DRX)
SITE LOCATION: 0 Almaden Road, San Jose (APN: 583-12-010)
DATE RECEIVED: July 3, 2020

Dear Suraj Chandrasekaran,

Your application for Building Site Approval and Design Review Administrative (DRX) was received on the above date and is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division 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 Division 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 division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccgov.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING

Contact Robert Cain at (408) 299 5706 or robert.cain@pln.sccgov.org for information regarding the following items:

1. The current grant deed is missing Exhibit A, which describes the property. Please resubmit current grant deed with this exhibit.
2. Please provide proof of legal access from Almaden Road to the proposed garage via easement.

LAND DEVELOPMENT ENGINEERING

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

3. Demonstrate by earthwork sections and calculations how a grading permit would not be required pursuant to the Santa Clara County Grading Ordinance, specifically Section C12-421. Should this project not be able to demonstrate the noted exceptions, please apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
4. Provide earthwork calculations of the earthwork quantities shown on the plans.
5. Provide a table on the preliminary plans showing the existing and proposed impervious areas for the project. Include a final calculation of the net impervious area created as a result of the project.
6. Clearly identify all roads maintained and not maintained by the County. Callout as either "COUNTY-MAINTAINED" or "PRIVATE". Identify the paved road adjacent to Almaden as private. Provide complete dimensions of this paved road on the plans so that LDE staff can determine whether the existing paved private road meets the current private roads standard. Clearly label the ASP Driveway as "PROPOSED" or "EXISTING" on the plans. If proposed, the ASP driveway shall match the appropriate private County standard detail. Define the acronym "ASP" on the LEGEND.
7. The proposed stormwater design is confusing. Provide a written summary explaining the stormwater design, e.g. runoff flows to two detention basins and then is directed where? This can be part of the plans or the drainage calculations. There appears to be a 12" C.C.P. pipe along the existing paved road, is this an existing culvert where all of the stormwater runoff will be directed to? Is this how runoff is handled now? Why adjoin both basins with a pipe? Is this a proposed culvert? If so, label as such. Clearly explain the proposed stormwater design.
8. Provide a Preliminary Erosion Control Plan.
9. Clearly denote the hatch area within the ASP driveway is proposed. Show on LEGEND on cover sheet or on the same sheet.
10. Demonstrate that the proposed portion of the access road to the driveway shown on the plan conforms to County Standard Detail SD2. Demonstrate that the

access road “ASP Driveway” from the end of the private paved road (adjacent to Almaden) to the driveway shown on the plan conforms to the County Standard Detail.

11. Label the cross section on Sheet C5.0 as either for the Private Access Road or Private Driveway. Provide cross sections for both of these facilities on these preliminary plans.
12. Provide the ingress-egress easement document clearly identifying the limits of the easement. Are both 25’ wide ASP driveway access road portions (denoted as “25’ R/W” on the plans) within this easement? Based upon County policy, a right-of-way dedication of thirty feet measured perpendicularly from the access road (ASP driveway) centerline would be required with this development depending whether or not this existing easement already has granted this dedication.
13. Submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying.
14. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
15. This project is located within the San Francisco Bay Watershed, and includes ten thousand square feet or more of new or replacement impervious area. The preliminary plans shall include storm water treatment complying with the 2001 NPDES Permit Standards, Section C3, in its design. Provide a completed copy of the C.3 Stormwater Clean Water Program Questionnaire for San Francisco Bay Watershed.
16. Based on recent County airphotos, a portion of the ASP private access road at the rear of this project enters the back of the existing residence located within parcel with APN 583-12-011. Show this portion of the private access road on the plans. If it is used exclusively for this existing property, secure any necessary easements if one does not exist.
17. FYI only: A Land Development Agreement will be required to be executed prior to Grading and Drainage Plan Approval. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply an electronic copy of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.

FIRE MARSHAL’S OFFICE

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

18. Plans to state access road and driveway will be made of an "all weather" material capable of holding 75,000 pounds.
19. Plans to state residential fire sprinklers will be installed as a deferred submittal.
20. A will serve letter for domestic water and the fire hydrant are required at Building Permit submittal.
 - a) A wharf hydrant and above ground water tanks are to be shown on the Site Plan if a water purveyor isn't available. Hydrant and tanks are to meet CFMO-W1, W4 and W5.
21. Scope of work is in the Wildland Urban Interface (WUI) and the State Response Area (SRA). Project will need to maintain 100 ft of defensible space and meet WUI requirements per the Residential Code at Building Permit Submittal.

ADDITIONAL INFORMATION/AREAS OF CONCERN

22. Any work done within the right of way of Almaden Road will require approval from the City of San Jose's Department of Public Works.

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 Building Site and Design Review Application was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

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 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. As of the date of this letter, approximately 25-50% of your initial deposit associated with your "billable fee" applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5706 or robert.cain@pln.sccgov.org to discuss or schedule an appointment.

July 22, 2020
File #PLN20-075
0 Almaden Rd.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Cain', with a long horizontal flourish extending to the right.

Robert Cain
Associate Planner

cc: Eric Gonzalez, LDE
Alex Goff, FMO