

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



May 30, 2023

Edwin Pauneto
14210 Lesley Lane
San Martin, CA 95046

**** BY EMAIL ONLY ****

FILE NUMBER: PLN21-005
SUBJECT: Grading Abatement and Administrative Design Review Application
SITE LOCATION: 14210 Lesley Lane, San Martin (APN: 825-30-024)
DATE RECEIVED: May 4, 2023 (resubmittal)

Dear Mr. Panueto,

Your application for Grading Abatement and Administrative Design Review 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. All items must be addressed and included in the submittal. The Zoning Administrator reserves the right to elevate this project to a full Design Review if they determine it is warranted over the course of the review period.

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. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccogv.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. 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.

PLANNING

Contact Robert Cain at (408) 299-5706 or via email at robert.cain@pln.sccogv.org for information regarding the following item:

1. Pay all fees.

Design Review

2. The May 4, 2023 plan set Floor Area Diagram is inaccurate. Floor area includes the horizontal area of interior stairways at **each of the two or more stories to which the stairway provides access** pursuant to the County's Zoning Ordinance definition of "floor area, gross." Please also remove notation to remodel area on the floor area calculations sheets, unless these impact the total floor area, in which case proper delineate them on the plans.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or Darrin.lee@cep.sccgov.org for information regarding the following items:

3. A mathematic error was found in the calculation of the minimum requirements for the proposed building addition. The provided calculations appear to be approximately 2 feet short from the required amount. Demonstrate/ Confirm through wastewater calculations, the minimum required amount of dispersal field to accommodate the proposed building addition/ dwelling.
4. The submitted geotechnical report did not address the following issues:
 - a. The geotechnical report did not provide a recommended numerical value for a reduced setback to a steep slope.
 - b. The geotechnical report did not provide a numerical slope value to the natural pre-violation slope (prior to alteration that created the existing pad used for the proposed OWTS).

Note: Should the natural slope (pre-grading violation) exceed 20 percent, utilization of the deep trench exemption for OWTS design will not be permitted. Additionally, a geotechnical report shall be required that speaks to/references the engineered OWTS installation plan and address the five DEH required statements, as noted with County of Santa Clara Onsite Manual.

- c. Provide a cross section of the proposed dispersal field, showing the extent of cut and fill to verify no more than 1 foot of fill is placed upon the proposed dispersal field.
5. Submit revised OWTS plans and geotechnical reports to the Department of Environmental Health for review.

COUNTY GEOLOGIST

Contact David Seymour at (408) 299-6771 or david.seymour@pln.sccgov.org for information regard the following item:

6. Submit an updated geotechnical report. The response to comments letter report by Achievement Engineering Corp. (AEC), dated May 5, 2023, is considered an interim report

pending the results of direct shear testing on samples collected during their supplemental subsurface investigation conducted on April 25, 2023. Our review will be conducted once AEC has rerun the slope stability analysis based on the laboratory test results and submitted an updated report.

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 Grading Abatement 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.

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

Sincerely,



Robert Cain
Associate Planner

Cc: Darrin Lee, DEH
Alex Goff, FMO
Darrell Wong, LDE
Leo Camacho, RAD
David Seymour, County Geologist
Tyson Green, Code Enforcement
Samuel Gutierrez, Principal Planner
Scott Zazueta, Applicant