

# HGHB ARCHITECTS

COUNTY OF SANTA CLARA PLANNING & DEVELOPMENT  
INCOMPLETE LETTER  
RESPONSE IN **RED**

April 14, 2022

Walden West  
c/o Matt Lightner  
15795 Sanborn Rd.  
Saratoga, CA.

**\*\* SENT VIA EMAIL/US MAIL \*\***

**County Record #:** PLN21-085  
**Subject:** Use Permit with Architectural and Site Approval (ASA) for partially enclosed Multi-Purpose Building, construct Amphitheatre and site improvements  
**Site Location:** 15795 Sanborn Avenue, Saratoga, CA 95020 (APN 517-04-058)  
**Date Received:** March 17, 2022



Dear Mr. Lightner:

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at 15795 Sanborn Avenue, Saratoga is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are electronically 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.

## INCOMPLETE COMMENTS

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item.

**AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.**

## ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, [Darrin.Lee@deh.sccgov.org](mailto:Darrin.Lee@deh.sccgov.org) regarding the following:

1. Provide/ Clarify the number of persons using attending the Walden West and its facility daily. The numerical count shall include attendees/ visitors, volunteers, staff persons/ employees, and visitors to the rope course.

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*As discussed with DEH, this information was provided as part of the Use Narrative within the Project Description in the last submittal. It was reviewed online with Darrin Lee and deemed a sufficient amount of information and addressed the above original comment*

2. Provide a list of (special) events held onsite.
  - a) Clarify how often/ frequency Walden West allows for visitors to stay overnight; identify the building or buildings used for overnight/ extended stay onsite.
  - b) Property website indicates catering events and use of existing kitchen facility and dining. Please provide additional information regarding kitchen rentals, catered events, and use of the existing kitchen(s). On the revised site plan, show location of the kitchen facility (or facilities) used for catering and dining events.
  - c) For those utilizing the recreational rope course, where are the restroom facilities for the rope course participants. Do they have access to Walden West Facilities/ restroom access?

*As discussed with DEH, this information was provided as part of the Use Narrative within the Project Description in the last submittal. It was reviewed online with Darrin Lee and deemed a sufficient amount of information and addressed the above original comment*



3. Due to the increase in occupancy (Buildings B and L) and other ongoing activities, contact the State Water Resources Control Board (SWRCB), Drinking Water Program, Mr. Eric Lacy (eric.lacy@waterboards.ca.gov), to review and comment on the existing public water system's ability to accommodate the existing and proposed use. As a resubmittal, provide documentation from SWRCB documenting its conclusion regarding the impacts (if any) resulting from the additional occupancy / users to the existing public water system.

*As discussed with DEH, and gone over with Darrin Lee via teleconference, there is no increase in use and correspondence with the Water Board shows they agree there is no increase in use. Latest email from Water Board states "DDW has no further comment on this project". Transcript of email is included in submittal, entitled "02.18.2021 WW Waterboard Email Transcript".*

## LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales at (408) 299 - 5716, [Eric.gonzales@pln.sccgov.org](mailto:Eric.gonzales@pln.sccgov.org) regarding the following:

4. Show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well. 4/1/2022: Hatch the parking lot area to the west on Sheet C2.1 "OVERALL SITE AND ACCESS ROAD" to be consistent with C4.1.

*Hatch in the parking area has been sized to match on sheet C2.1 now matching C4.1*

5. Provide the disturbed area and impervious area accounting on the plan set. 4/1/2022: Clearly define "SEMI-IMP" areas on the plan set as that is not clear. I assume these are actually pervious areas if they are being subtracted from the total impervious areas tabulation, please confirm.

*On sheet C4.1, a note has been added for the semi-impervious area and turf/fire access surface called out as a pervious surface.*

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## GEOLOGY

Contact: Jim Baker at 408-299-5774, [jimbaker@pln.sccgov.org](mailto:jimbaker@pln.sccgov.org) regarding the following:

6. Submit a Plan Review Letter that confirms the plans conform with the recommendations of the previously reviewed and approved geologic and geotechnical reports as well as Cornerstone's updates (date 1-14-2020 and 5-8-2020)

*A Plan Review Letter from Cornerstone, the project Geotech, Cornerstone, has been provided entitled "974-2-2 Walden West Modernization Plan Review letter 051722" confirming that the plans conform with the recommendations of their previous reports and updates.*

**Prior to resubmittal, please contact me to schedule an appointment so we can meet and discuss my comments regarding the project.** 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 planner.** 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 no later than **one (1) year** from the date of this letter. **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 application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

If you have questions regarding the application, please call (408) 299-5791 or email [valerie.negrete@pln.sccgov.org](mailto:valerie.negrete@pln.sccgov.org).

Regards,  
Valerie Negrete  
Senior Planner

**cc:**  
Bharat Singh  
Eric Gonzales, LDE  
Darrin Lee, DEH

