

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



March 10, 2022

Ashutosh Jha
163 Cromart Court
Sunnyvale, CA 94087

via email only

FILE NUMBER: PLN21-112
SUBJECT: Building Site Approval, Grading Approval, and Design Review (Tier I)
SITE LOCATION: 0 West San Martin Avenue (APN: 779-47-007)
DATE RECEIVED: February 8, 2022 (resubmittal)

Dear Ashutosh Jha:

Your application for Building Site Approval, Grading Approval, and Design Review (Tier I) 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.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org regarding the following:

1. Based on the PCR Applicant Packet included with the resubmittal, the project is a Tier 4 project requiring not only stormwater treatment and run-off retention, but also peak management. Provide preliminary calculations demonstrating that the proposed retention ponds are designed and sized sufficiently to meet peak management requirements. In the

grading tables, provide grading quantities for the retention/treatment ponds. The preliminary peak management calculations will help confirm that the proposed grading associated with stormwater treatment improvements is generally accurate (i.e., a significant amount of additional grading to expand the retention basins will not be required to meet peak management requirements).

2. The earthwork table does not include grading quantities for landscaping. Clarify whether any landscape grading is proposed. If no landscape grading is proposed, then note the quantities as 0.

ENVIRONMENTAL HEALTH

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

3. Percolation test conducted on April 16, 2021 resulted in a stabilized percolation rate of 40.32 minutes per inch. This test was performed at a testing depth of 12 inches. Provided onsite wastewater treatment system (OWTS) plan appears to be designed to an incorrect dispersal field trench depth. The trench depth shall not exceed a maximum of 12 inches in depth as per the performed percolation test. An alternative OWTS design may be utilized to address separation to ground water and depth of dispersal field (as per percolation test holes).
4. Submit an OWT design overlaid onto a grading and drainage plan to the Department of Environmental Health for review. Ensure the OWTS design addresses and maintains horizontal setbacks to drainage features, detention/retention ponds, driveways, grading, and pools...etc. as described within County of Santa Clara Onsite Manual.

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 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 which includes Design Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5706 or email robert.cain@pln.sccgov.org.

Warm regards,



Robert Cain
Associate Planner

cc:

Leza Mikhail, Planning Manager
Leo Camacho, Roads and Airports
Ed Duazo, Land Development Engineering
Alex Goff, Fire Marshal's Office
Darrin Lee, Environmental Health
Jim Baker, County Geologist
Ninh Le, Applicant