

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



February 2, 2022

Richard Lim and Terate Nalukas
649 Boise Court
Sunnyvale, CA 94087

via email

FILE NUMBER: PLN22-002
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: 0 Richmond Avenue (APN: 712-04-082)
DATE RECEIVED: January 4, 2022

Dear Richard Lim and Terate Nalukas:

Your application for Building Site Approval and Grading Approval 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 regarding the following comments:

1. Please provide the entire Master Application Form.
2. Please Show on the plans the extent of the grading and specify the use of the over 200 cubic yards of "miscellaneous" fill.

Habitat Conservation Plan

3. Please submit the entire Coverage Screening Form; only Page 3 was submitted. Pages 1 and 2 are also required.

LAND DEVELOPMENT ENGINEERING

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

4. Please 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.
5. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
6. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, verify that the applicable stormwater treatment measures have been included in the plans.

FIRE MARSHAL OFFICE

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

7. Clarify if Greenhouse and Workshop are intended for residential use or non-residential. This review was conducted based on residential use, additional comments may be made if use is non-residential.
8. Plans to list fire sprinklers as a deferred submittal. Clarify what structures are proposing fire sprinklers and what type of sprinklers (NFPA 13 or NFPA 13D).
9. Sheet 1 of 3 shows wharf hydrant at what appears to be a fire department turnout. Per the latest CFMO-A1, turnouts are to have a length of 30 ft. and 2-25 ft. tapers.
10. Wharf hydrants are to be installed per CFMO-W4, including but not limited to:
 - a. Located at a fire department turnout or turnaround meeting CFMO-SD16 when the drivable width is less than 20 ft. The hydrant serving the ADU doesn't appear to meet this.
 - b. Being a minimum of 55 ft. from any portion of structure. ADU hydrant is within this distance.

ENVIRONMENTAL HEALTH

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

11. Although percolation tests were conducted, percolation test results have not been provided. Submit percolation test results to the Department of Environmental Health.
12. Property is located in an area historically known for seasonal high groundwater. Conduct a soil profile(s) within the wet weather testing period or submit/ provide a hydrology report in lieu of the wet weather testing to the Department of Environmental Health.
13. Provide an onsite wastewater treatment system (OWTS) design to the Department of Environmental Health. The OWTS plan shall be overlaid onto a grading and drainage plan. The OWTS plan shall include all soil and percolation test hole locations (including failed holes, if any).
14. Water clearance must be obtained for Building Site Approval. Contact Jeff Camp (408-918-3473) for water clearance. For additional information, please see/refer to the Standards Policy Manual Volume 2, Water.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 573-2464 or leo.camacho@rda.sccgov.org regarding the following comments:

15. The property's frontage will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans to identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc.).

GEOLOGY

Contact Jim Baker at (408) 299-5774 or jim.baker@pln.sccgov.org regarding the following comments:

16. The site is located within a County Fault Rupture Hazard Zone as well as a State and County liquefaction hazard zone. Submit a geologic/geotechnical report that includes evaluations of the potential for surface fault rupture and liquefaction-related ground deformation. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

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.

PLN22-002
0 Richmond Avenue
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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,



Associate Planner

cc:

Leza Mikhail, Planning Manager
Darrell Wong, Land Development Engineering
Alex Goff, Fire Marshal's Office
Darrin Lee, Department of Environmental Health
Leo Camacho, Roads and Airports Department
Jim Baker, County Geologist
David Faria, MH Engineering