

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



Aug 19, 2022

Thomas Nguyen
4026 Blairmore Court
San Jose, CA 95121

FILE NUMBER: PLN22-133
SUBJECT: Building Site Approval
SITE LOCATION: Murphy Avenue, San Martin, CA 95046, APN: 825-09-005
DATE RECEIVED: July 22, 2022

Dear Mr. Thomas Nguyen,

Your Building Site Approval application was received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office 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 specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING OFFICE

Contact your Project Planner Parya Seif at (408)299-5783 or parya.seif@pln.sccgov.org regarding the following comments:

Aug 19,2022
File No. PLN22-133
Murphy Avenue

1. The submitted Acknowledgement and Agreement Form is signed only by one of the property owners. Please update and submit the Acknowledgement and Agreement Form signed by both property owners, Thao T. Nguyen and Thomas T. Nguyen.
2. Update the scope of the work to reflect the correct description of what is proposed. The proposed project includes 1500 square feet “Single Family Residence” and 450 square feet attached “Garage”.
3. The submitted site plan is incomplete, please identify the centerline of the Murphy Avenue and its width. Note that this is relevant to proper setback determination and indication on the site plan.
4. North arrow is not depicted on the site plan. Please locate a North arrow on the site plan.
5. The site plan does not indicate the correct net lot size as the Parcel map identifies the net lot size equal to 2.3 Acres. Correct the lot size on the site plan accordingly.
6. The site plan does not indicate the correct width of the property. Per the information recorded on parcel map, the width of the property is 412’-5”. Correct the lot dimensions indicated on the site plan accordingly.
7. Complete site plans must include location of existing and proposed utilities. There appears to be an existing utility pole along the front of the property, please locate the utility pole on the site plan. If the utility is proposed to be removed or relocated, indicate that action on the site plan.
8. There are two circles depicted on the southeastern portion of the property, one of the circles represents the proposed well, and the other is not identified. Please indicate what the second circle is.
9. Please provide Earthwork Quantities Table of cut, fill, import, export, and vertical depth (cut/fill) for all proposed improvements. If no grading is proposed, state “no grading is proposed” under the scope of work. A Grading Permit is required for the following:
 - a) Cuts or fills, which each independently are greater than 150 cubic yards; or
 - b) Cut or fill that is greater than five feet in vertical depth at its deepest point when measured from the natural ground surface; or
 - c) Work that alters, diverts, or impairs the flow of water in the watercourse.

Grading quantities are required for staff to determine whether a Grading Approval is required. Please separate the grading quantity for the house pad, the structure of the house, and the driveway. Earthwork is exempted from grading permit, if it is associated with the excavation of a foundation for a building, including grading within five (5) feet of the perimeter foundation and grading for a swimming pool.

Earthwork Summary					
Use	Cut	Fill	Import	Export	Max. Vertical Depth
Residence Pad					
Driveway					

ENVIRONMENTAL HEALTH

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

10. Contact the Department of Environmental Health (DEH) and Onsite Wastewater Treatment System (OWTS) designer/consultant to conduct the following activities to determine OWTS feasibility: a) site assessment, b) soil profiles, c) percolation tests. These activities are separate submittals to Environmental Health and subject to completion of a service application and payment of fees.
 Note: Parcel maybe subject to wet weather testing to determine vertical separation between seasonal high ground water and bottom of dispersal field/ trenches.
11. Upon successfully completing and achieving passing percolation tests, on a revised site/OWTS plan show all soil profile and percolation test hole locations (include failing holes, if applicable). Include soil profile and percolation test results on a revised site/OWTS plan to be submitted to Environmental Health.
12. Show a tentative OWTS design capable of accommodating proposed development. As the submitted site plan lacks topographic contours, please note OWTS design may be impacted by topographical and onsite drainage features.
13. Provide a floor plan to Environmental Health. Note: OWTS sizing dependent upon the number of proposed bedroom and percolation test results.
14. For the proposed onsite well, contact the Department of Environmental Health for well siting /location approval. This is a separate submittal to Environmental Health subject to completion of a service application and payment of applicable fees.
15. Contact the Department of Environmental Health for water clearance. This is a separate submittal to Environmental Health subject to completion of a service request application, submission of documents, and payment of review fees.

LAND DEVELOPMENT ENGINEERING

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

16. Please provide earthwork calculations of the earthwork quantities shown on the plans.

17. Please provide a table of the estimated earthwork quantities per C12-424(g). Quantities should be separated into the different bodies of work for the project.
18. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.
19. 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. State the quantity of area on the plans.
20. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items:
 - a) the site can be adequately drained,
 - b) the proposed development will not cause problems to the nearby properties,
 - c) the proposed development is not subject to significant damage from the one percent flood,
 - d) the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
21. Please include a driveway approach per County Roads and airports requirements.
22. Please revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. A typical pavement section should demonstrate the typical surface and construction of the driveway.
23. Please provide a driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater.
24. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a 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.
25. Show location of flood plain on the plan with the zone labeled, base flood elevation, datum
26. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

27. Provide a preliminary utility plan showing all sanitary, water, storm drainage and electrical lines proposed for the development. Be sure to include such features as fire hydrants and lines between the wells and tanks.
28. Provide a scale bar and north arrow on the plans.
29. Show the condition of the existing county road frontage.
30. Provide a topographic survey of the parcel to be developed, the road frontage, and 50' minimum beyond the development area. Contours should be provided in one-foot intervals. Provide any areas of concentrated drainage.
31. Please provide the rough limits of the landscaped area on the plans with a quantity of the square footage for the landscaping areas. If disturbed areas will not be landscaped, please clearly identify whether those areas will be hydroseeded or otherwise.

ROADS AND AIRPORTS

Contact Leo Camacho at (408)-299-5780, leo.camacho@rda.sccgov.org regarding the following:

32. An Avigation Easement for San Martin Airport is required if one does not exist. Owner is to demonstrate an Avigation Easement exists or one will be required to be dedicated.
33. Murphy Ave has a Future Width Line (FWL) for a minimum of 30-foot half street width (60-foot full street). A curvilinear dedication to public right-of-way (ROW) will be required if the minimum ROW width is not already dedicated. The revised plans should clearly indicate, existing and proposed site conditions within the ROW, including but not limited to, exiting centerline, edge of pavement, existing ROW line, the limits of the FWL, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features.
34. All driveways accessing the property will be required to be improved to County Standard B/4 approach, the revised plans should indicate as such.
35. 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).
36. Gates, fences, retaining wall, fixed appurtenances, etc. shall be located outside the limits of the County maintained road right-of-way (ROW).

FIRE MARSHAL OFFICE

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

Aug 19,2022
File No. PLN22-133
Murphy Avenue

37. Plans to show a fire hydrant within 600 ft. exterior path of travel to all portions on sprinklered structures.
38. Fire hydrant to be identified as (N)new or (E)existing and standard or wharf hydrant.
39. If a water purveyor is not available, a wharf hydrant and water tanks meeting CFMO-W1, W4 and W5 are to be shown. Tanks are to be labeled for size and function. An example is (N)1-5,000-gallon water tank for wharf hydrant and (N)1-3,000-gallon water tank for domestic/fire sprinklers.
 - a) Wharf hydrant to be a minimum of 55 ft. from a structure.
 - b) Wharf hydrant to be located at a fire department turnout, turnaround, or 20 ft. drivable surface.
40. Fire sprinklers are to be listed as a deferred submittal (house and garage).

Prior to resubmittal, please feel free to 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 Grading Approval Application has been 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 questions regarding the application, please contact me at (408)299-5783 or parya.seif@pln.sccgov.org.

Sincerely,

Parya Seif

Parya Seif

Aug 19,2022
File No. PLN22-133
Murphy Avenue
Associate Planner

cc:
Samuel Gutierrez, Principal Planner