

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



November 11, 2022

Tai and Phuong Nguyen
2312 Gianera St
Santa Clara, CA

FILE NUMBER: PLN22-186
SUBJECT: Building Site Approval
SITE LOCATION: 13700 Sycamore Ave, San Martin, CA 95046, APN: 825-14-054
DATE RECEIVED: October 12, 2022

Dear Tai and Phuong Nguyen and Silicon Valley Custom Homes,

Your application for a Building Site Approval 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:

Acknowledgement and Agreement Form

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, Tai Nguyen and Phuong Nguyen.

Planset

2. Please identify the location of the water tanks relative to the property line and provide final elevation of the two proposed water tank.

Grading

3. Please provide Earthwork Quantities Table of cut, fill, import, export, and vertical depth (cut/fill) for all proposed improvements. 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:

4. Contact the Department of Environmental Health and an onsite wastewater treatment system (OWTS) consultant/designer to conduct the following activities to determine OWTS feasibility: site assessment, soil profiles, and percolation test. The subject parcel is in an area known for seasonal high groundwater; therefore, wet weather testing shall be required to determine vertical separation between high ground water and dispersal field trench bottoms.
5. Upon completion of feasibility testing, on a site grading and drainage plan locate and show the conducted soil profiles and percolation test hole locations (include failing holes if applicable). Provide soil profile test logs and percolation test results.
6. Graphically show a dispersal field sized appropriately for the proposed dwellings. The sizing of the dispersal field shall be determined through wastewater calculations.
7. Submitted site plan indicates a new well. Contact the Department of Environmental Health to obtain individual water clearance for the proposed dwellings. This is a separate submittal to Environmental Health subject to completion of well clearance service application, submittal

November 11,2022
File No. PLN22-186
Sycamore Avenue

of documents to include well completion log, well yield log, and analytical test results from water sampling for bacteria and chemical constituents, and payment of applicable fees.

LAND DEVELOPMENT ENGINEERING

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

8. Please provide earthwork calculations of the earthwork quantities shown on the plans. The grading shall include any cut or fill for the foundation of the house and construction of the driveway. The import of any base rock material for the construction of the driveway shall also be included in the grading quantities.
9. 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.
10. 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. The square footages of the different items of improvement are helpful, but it is unknown whether the square footages include multiple stories or not.
11. 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.
12. Please comply with the Grading setbacks to property line per County Grading Ordinance C12-558.
13. Please show all utilities to serve the proposed development. The tank pads, if any must be shown on the plans along with the service lines to the house and ADU. The sanitary lines serving the residences must also be shown.
14. 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 preliminary 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.

November 11,2022
File No. PLN22-186
Sycamore Avenue

15. Please include a driveway approach per SD4/SD4A that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.
16. 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.
17. Please revise the driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater.
18. Provide cross sections cut through the structures to show how they will be elevated above the base flood elevation and any grading that will be required.
19. Please include all applicable easements affecting the parcel 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.
20. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide a cross section of the grading, including the proposed wall, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance.
21. Show location of flood plain, base flood elevation, and floodway on the plan with the zone labeled, base flood elevation, datum. Demonstrate compliance with the floodplain requirements with regard to the Base Flood Elevation. If there is no fill for the foundation of the house per the current plans, the finished floor must be otherwise elevated and properly vented.
22. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following:

23. Submit a **geotechnical report** that includes an evaluation of potential liquefaction-related ground deformation. The site is located within a County Liquefaction Hazard Zone. Pay the appropriate **report review fee** when uploading an unsecured pdf of the report into the Documents portal.

ROADS AND AIRPORTS

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

24. Sycamore Avenue has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). Show on the revised plans the existing centerline, edge of pavement, the limits of the Sycamore Avenue right-of-way, and the limits of the FWL. A curvilinear dedication to public right-of-way will be required.
25. All driveways accessing the property will be required to be improved to County Standard B/4 approach, the revised plans should indicate as such. Include County standard details in the plan set.
26. The property's frontage will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans and identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc.).
27. Gates, fences, retaining wall, fixed appurtenances, etc. shall be located outside the limits of the County maintained road right-of-way (ROW). If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Indicate on plans the intent of any existing or future items in the ROW.

FIRE MARSHAL OFFICE

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

28. Fire sprinklers to be listed as a deferred submittal.
29. Provide a scale bar to ensure proper measurements can be taken. The plans list a 1/18" scale, but there wasn't a way to ensure this was the proper scale. More comments may be made after better measurements can be taken.
30. Plans show 2 water tanks, plans are to clarify what they serve and if they are (N)new or (E)existing. An example would be (N)2-5,000 gallon water tanks for wharf hydrant and (N)1-3,000 gallon water tank for domestic/fire sprinklers.
31. If water tanks are for fire protection, the size and location of tanks are to be per CFMO-W1 and CFMO-W5. This includes but isn't limited to:
 - a) Tanks being a minimum of 20 ft. from a structure or to be labeled as steel tanks.
 - b) Tanks to be at a higher elevation than wharf hydrant.
 - c) Domestic tank and hydrant tanks to be connected.
32. Plans are to show a fire hydrant within 600 ft. path of travel to sprinklered structures. Hydrant to be shown as standard or wharf hydrant and (N)new or (E)existing.
 - a) If a water purveyor isn't available, a wharf hydrant is to be located per CFMO-W4.
33. Plans to show driveway with a minimum drivable width of 12 ft. and a 3 ft. shoulder per CFMO-A1.

November 11,2022
File No. PLN22-186
Sycamore Avenue

34. Plans to state driveway will be made of an "all weather" material capable of holding 75,000 pounds.
35. Driveways that exceed 150 ft. in length are to show a fire department turnaround meeting CFMO-SD16.

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 Building Site Approval Application is 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
Associate Planner

cc:
Samuel Gutierrez, Principal Planner