

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



April 12, 2023

Tai and Phuong Nguyen
2312 Gianera St
Santa Clara, CA

FILE NUMBER: PLN22-186
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: 13700 Sycamore Ave, San Martin, CA 95046, APN: 825-14-054
DATE RECEIVED: March 13, 2023

Dear Tai and Phuong Nguyen and Silicon Valley Custom Homes,

Your resubmittal for a Building Site Approval and Grading 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:

Grading Design Standards

1. Please complete and submit a Grading Design Standards Form, prepared and signed by a registered civil engineer. You can find the form at the following link, https://stgenpln.blob.core.windows.net/document/Grading_Standards_Form.pdf

Planset

2. Information regarding Water tank on Page C1 is not consistent with the information on page A-1. Please modify your planset to provide consistent information.

ENVIRONMENTAL HEALTH

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

3. 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.
4. 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. Resubmitted plans do not show soil profile nor percolation test hole locations.
5. Graphically show a dispersal field sized appropriately for the proposed dwellings. The sizing of the dispersal field shall be determined through wastewater calculations. Neither soil profiles nor percolation test results were provided in latest resubmittal.
6. Submitted site plan indicates a new well. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water clearance for the proposed dwellings. This is a separate submittal to Environmental Health is subject to completion of well clearance service application, submittal of documents to include well completion log, well yield report, 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:

1. Please provide revised earthwork calculations to include any work required for the water tank pads.
2. Please provide a revised table of the estimated earthwork quantities, disturbed areas, and impervious areas which include the water tanks and pads.

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3. The drainage design proposes to drain a concentrated flow across the gravel driveway. This will not be allowed per the standard details which require that concentrated flows be captured prior to flowing across the travelled way. Redesign the drainage and grading such that there isn't a concentrated flow across the gravel driveway.
4. Provide the BFE on the cross sections cut through the habitable structures to show how the finished floors will be elevated a minimum of two-feet above the base flood elevation per the requirements of the County ordinance code.
5. Show location of the base flood elevation, and floodway on the plan, as well the elevation datum. The notes currently list the BFE as 293 which would make the finished floor elevations non-compliant. The BFE varies across the property, so please verify the BFE elevations in the locations of the development. 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.
6. Submit a revised Central Coast Watershed Questionnaire with a correction that the driveway areas are to be considered impervious. If the driveway areas are reduced, that may impact the impervious area quantities as well. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

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 and Grading 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.

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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