



April 17, 2024

County of Santa Clara  
70 West Hedding Street  
San Jose, CA 95110-1705

**FILE NUMBER:** PLN22-217  
**SUBJECT:** Building Site Approval, Grading Approval, and Design Review Tier II  
**SITE LOCATION:** 0 Clayton Rd, San Jose, CA 95127 (APN: 612-40-001)  
**DATE RECEIVED:** November 13, 2023

**PLANNING OFFICE**

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

1. Please Identify the height of the proposed water tanks on the site plan. Additionally Provide a detail and color sample of the water tank on sheet A3.4.

**Response:** Please see callout on sheet 3 which specifies water tank height. Tank color to be forest green, see architectural set for color sample.

**LAND DEVELOPMENT ENGINEERING**

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

2. Please revise the driveway plan and section to minimize grading and conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. The proposed 18' driveway is wider than necessary. If justification for the widened driveway isn't provided and accepted, the proposal may not be approved.

**Response:** The driveway width has been revised to 15' while also removing the 6" high vertical curb along the outboard stretch of the driveway as requested.

3. 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.

**Response:** Owner to provide copy of title report.

4. Provide 20' storm drainage easements along the two creek flowlines flowing through the property. The easements provided shall be dedicated along the flow line of the creek. Where the creek crosses in and out of the property, the portion of the 20' width centered along the flow line and located on the subject parcel, shall be dedicated.  
**Response: The proposed 20' storm drainage easements along the two creek flowlines are now shown.**
5. Submit a completed San Francisco Bay Watershed Questionnaire (MRP 3.0). Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.  
**Response: The San Francisco Bay Watershed Questionnaire has been updated to match revised driveway. Plans incorporate form requirements by implementing a bioretention facility sized using the uniform intensity method.**
6. Demonstrate how the stormwater runoff from the hardscape along the South and West sides of the development will drain to the bioretention basin for treatment. It's currently unclear how the roof runoff from the garage and ADU as well as the roof runoff from the house, pool area, and the walk around the house will be drained to the bioretention area and must be clearly demonstrated.  
**Response: The rainwater leaders at each structure will tie into the storm drain lines. Plans have been revised for clarity.**
7. Demonstrate how the runoff from the impervious area of the water tank and associated pad will be routed and treated per the Regional Board requirements.  
**Response: A self-retaining area is now proposed to treat impervious area at water tanks.**

### **ENVIRONMENTAL HEALTH**

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

8. On a revised site grading drainage plan, show a tentative OWTS design capable of supporting the two proposed dwelling units-- single family dwelling and accessory dwelling unit. Show/ Provide wastewater calculation used to derive dispersal field size.  
**Response: Per septic consultant.**
9. Maintain OWTS set back to creeks (min 100 foot setback).  
**Response: Noted, the setback distance is shown on civil plans.**
10. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water clearance for the proposed dwellings.  
**Response: Please see approval letter from DEH.**

Respectfully submitted,



Michael Garcia