

# County of Santa Clara

Department of Planning and Development  
Planning Office

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October 13, 2023

Micaiah Irmeler  
6830 Via del Oro Ste. 250  
San Jose, CA 95138

**\*\* SENT VIA EMAIL/US MAIL \*\***

**County Record #:** PLN23-009  
**Subject:** Use Permit with ASA for a Religious Institution  
**Site Location:** Piercy Road, San Jose, CA 95138 (APN 678-13-012)

Dear Mr. Irmeler:

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at Piercy Road, San Jose, CA 95138 (APN 678-13-012) is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, 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.

**AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.**

A re-submittal meeting is required prior to responding to the following comments. All items must be addressed and included in the resubmittal.

## **ENVIRONMENTAL HEALTH**

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

1. The Department of Environmental Health (DEH) received onsite wastewater treatment system (OWTS) plans which calls for the mitigation of an existing canal/gully like feature by the addition of fill. In the revised OWTS plan, fault lines were included to address DEH's previous incomplete comments. Although the fault lines were included into the revised plans, adherence to the horizontal setback distance between an unstable land mass and drain field was not included nor stated within the submitted

OWTS plan. (unstable land mass vs drain field is 100 feet minimum, per OWTS manual) **Please see letter from Geologist 10/30/23 addressing comments below.**

- a) Based on geological studies, clarify the minimum setback distance between the canal/ gully like feature and proposed drain field.
- b) Based on geological studies, clarify the minimum setback distance between the nearest fault line versus proposed drain field. Note: minimum horizontal setback distance between an unstable land mass and drain field is 100 feet.

**CITY OF SAN JOSE**

Contact: Joe Provenzano at 408-535-8466, [joe.provenzano@sanjoseca.gov](mailto:joe.provenzano@sanjoseca.gov) regarding the following:

2. Urban Service Area: The property is located outside the City's Urban Service Area and cannot be served by the City's storm sewer, sanitary sewer, or potable water infrastructure. **Sewer will be treated with on site septic, water is with Great Oaks Water Company, pre-development rate up to the 100 year storm per County Ordinance.**
  - a) Storm and sanitary sewer:
    - i) Remove all proposed utility connections in City right-of-way from the plans. **Relocated water connection to south side and connect to Great Oaks.**
    - ii) Furthermore, as the site is being regraded, indicate that the existing 24" storm drain on the site will be capped at the property line and abandoned in place, per City standards. **Storm Drain connection to remain and project will release at pre-development rates up to the 100 yr storm.**
  - b) Potable water: Contact Ricardo Rubio-Benitez with City of San Jose Municipal Water Systems at (408) 535-8550 for further information. **Connecting into Great Oaks Water Company, please see will serve letter.**

Response from Valley Water are included as an attachment to this letter.

**No responses to Valley Water, as they are informational only.**

Any future application submittals must address all comments listed above. If you have any questions or other concerns, please call me at 408-299-5791, or contact me at [valerie.negrete@pln.sccgov.org](mailto:valerie.negrete@pln.sccgov.org).

Sincerely,



Valerie Negrete  
Senior Planner

cc: Santa Clara County Agency Representatives (via email)  
Micaiah Irmeler (Applicant)

Enclosures: Memo from City of San Jose dated October 12, 2023  
Memo from Valley Water dated October 12, 2023