

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



August 22, 2024

Gurdeep and Rajwnt Dhadwal
2669 Westberry Drive
San Jose, CA 95132
Email: dhadwalg@yahoo.com

*****BY EMAIL ONLY*****

FILE NUMBER: PLN23-053
SUBJECT: Building Site Approval and Grading Approval for a two-story, 7,293 sq. ft. single-family residence with a 1,097 sq. ft. attached garage, 5,736 sq. ft. of patios and porches. Grading quantities consists of 2,623 cubic yards of cut and 724 cubic yards of fill.
SITE LOCATION: 0 Palm Avenue (APN: 712-27-043)
DATE RECEIVED: July 26, 2024 (resubmittal)

Dear Mr. and Mrs. Dhadwal:

The application for Building Site Approval and Grading Approval received on the above date is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Please contact me to schedule a virtual meeting at (408) 299-5706 or via email at robert.cain@pln.sccgov.org. Once the information is submitted, the Planning Division 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. They represent a particular specialty or division and can provide details about the requested information. Please submit an electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing all of the following items:

LAND DEVELOPMENT ENGINEERING

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

1. The limits of disturbance and grading call out appears to point to the drainage swale inside what appears to be the limits of grading. Please clarify which line represents the correct limits of grading/disturbance on Sheet 2 of 10 of the civil plans.
2. Clarify how the drainage runoff will overflow from the westerly bioretention basin. Clearly identify the location of the overflow and its elevation. This comment shall apply even if there is a smaller detention basin required for the project.
3. A revised cover sheet with updated grading quantities was submitted; however, the revised quantities note only 2 CY of cut for the driveway. Per the pervious paver section, roughly 1-foot of depth needs to be excavated below the paver area. A 1-ft deep excavation over the paver area would exceed 2 CY of cut. Please review/revise and provide earthwork calculations to support the quantities noted in the grading table.
4. The C.3 Questionnaire indicates that > 26,000 square feet of new/impervious area is proposed for the project. Subsequent correspondence indicates that the impervious area has been reduced using pervious pavers so that the project falls below the 10,000 square foot threshold that triggers stormwater treatment requirements; however, an updated C.3 Questionnaire has not been provided. Submit an updated questionnaire to clarify whether the project is a regulated project requiring stormwater treatment. Be sure to include all new/replacement impervious area in the questionnaire, including the driveway approach and frontage improvements.

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Building Site Approval and 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 the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific 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 (408) 299-5706 or robert.cain@pln.sccgov.org.

PLN23-053
August 22, 2024

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Cain', with a long horizontal flourish extending to the right.

Robert Cain
Senior Planner

cc: Samuel Gutierrez, Principal Planner
Michael Meehan, Principal Planner
Darrell Wong, Land Development Engineering
CVEAS, Applicant's Engineer