

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



****VIA Emails Only****

August 29, 2024

Mingwei Chen

Via email @ flny8@hotmail.com

FILE NUMBER: PLN24-080

SUBJECT: Building Site Approval and Grading Approval for a 7,651 square-foot (s.f.) single-family residence with a 1,258 s.f. attached garage. Grading quantities consists of 243 cubic yards of cut and 163 cubic yards of fill for maximum of 1.7 feet in vertical depth.

SITE LOCATION: 11655 Foothill Avenue, Gilroy, CA 95020 (APN: 830-29-003)

DATE RECEIVED: July 30, 2024

Dear Mingwei Chen,

Your application for Building Site Approval and Grading Approval was received on the above date and is **incomplete**. For application processing to resume, please 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>. Resubmittals are made electronically with Reva Kakaria, the assigned project manager/planner, and must include all requested information. Once the information is resubmitted, 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. They represent a particular specialty or division and can provide details about the requested information.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment. All items must be addressed and included in the submittal.

LAND DEVELOPMENT ENGINEERING

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

1. Per the previous comments, 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. The plans were revised to indicate an 18' wide gravel driveway on Sheet C1.3 but a 12' wide gravel driveway with 3' shoulders on both sides on Sheet C1.2. The plans must be revised for consistency. Per the previous comments, provide a typical section of the driveway and the gravel driveway.
2. Submit a revised Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. The current plans do not include a treatment facility, which will be required based on the impervious area that is proposed for the development. Your impervious area accounting fails to take into account any of the driveway as impervious area. Regional Board standards and the County Ordinance require us to consider any compacted surfaces (including gravel or rock driveways) as impervious. As such those surfaces must be drained and collected to be routed for stormwater treatment. A rough estimation of the impervious driveway surface added to roof and porch appears to total over the 22,500 sf threshold, creating a Tier 4 project. This will require a stormwater control plan with defined Drainage Management Areas.

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.

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 this application, please contact (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:
Samuel Gutierrez, Principal Planner
Darrell Wong, LDE