

County of Santa Clara

Department of Planning and Development
Planning Office

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October 28, 2020

Gursavraj Dhami
2100 Old Calaveras Road
Milpitas, CA 95035

dhamigs2@gmail.com

BY EMAIL ONLY

FILE NUMBER: PLN20-070 (R1)
SUBJECT: Design Review (-d2) for Addition to Existing Single-Family Residence
SITE LOCATION: 2100 Old Calaveras Road, Milpitas (APN: 029-31-011)
DATE RECEIVED: September 30, 2020

Dear Mr. Dhami,

The application for Design Review of a 1,594 s.f. addition to an existing single-family residence located at 2100 Old Calaveras Road, Milpitas (APN: 029-31-011) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the project manager/planner and must include all requested information along with a completed application form (which is used to track the resubmittal). 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 there are any questions about the information requested, please contact the specific staff for that item.

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

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact Lara Tran at (408) 299-5759 or lara.tran@pln.sccgov.org regarding the following comments:

1. Clarify and correctly identify all the grading quantities in the Grading Quantities Table of Sheet C3.1. The project includes additions to the existing residence and the civil plan shows

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a “Demolition Plan” on Sheet C1.2. Yet the grading shows only 100 cubic yards cut and 100 cubic yards of fill for “Piers.” Clarify how there is no grading indicated for the proposed additions.

- Please identify all proposed grading. Elevations (Sheets SK4.0, SK4.1, and SK6.0), and cross sections (Sheet SK5.0) shows grading work in the rear deck/patio area which includes retaining walls and a pool. If the proposed grading quantities is above 150 cubic yards of cut or fill or is more than 5 ft. in vertical depth, a Grading Approval is required per Zoning Section [C12-406](#) and [C12-421](#). Staff needs the grading quantities to determine whether a Grading Approval is required. Grading quantities for the project shall be separated in a tabular format to include the following:

Earthwork Quantities					
	Cut	Fill	Net	Max Cut Ht.	Max Fill Ht.
Building Pads (new addition)					
Driveway (any improvements to existing driveway)					
Site Grading					
Retaining Wall					
Total					

Note that Land Development Engineering (LDE) has a similar comment No. 5 and No. 6.

- As previously mentioned, identify height (top and bottom) of all retaining walls proposed on architectural plan and civil plan. Elevation sheets and civil sheets show there are retaining walls for the patio/deck area and for the pool area. Note LDE has a similar comment in No. 8.

LAND DEVELOPMENT ENGINEER (LDE)

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

- Please explicitly note on the plans that there will not be any fill beneath the terrace and surrounding the pool as per the earthwork quantities and plans show. The current design shows the pool to be floating in the air beneath the terrace. Any fill to support the walls and bottom of the pool and the terrace shall be clearly shown on the plans and otherwise may require a grading approval and permit.
- Please clearly identify on the earthwork quantities table that there is no grading beneath the terrace and the pool.
- Based on the plans provided, the proposed addition increases the impervious area of the development beyond 2000sf, thereby not meeting the exemption requirements of Section

C12-409 of the County Grading Ordinance. Please provide a preliminary Drainage Plan that demonstrates the following items:

- A. The site can be adequately drained
 - B. The proposed development will not cause problems to the nearby properties
 - C. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
7. Per the previous comments, provide a drainage system to adequately route flows from the site to the natural outfall.
 8. Per the previous comments, clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide typical sections of all proposed walls.
 9. Per the previous comments, show drainage system from proposed additions, terrace, and other impervious areas on plan. Identify a vegetated buffer area and provide energy dissipation for storm drainage, to provide at least minimal storm water treatment and reduction in flow velocity.

FIRE MARSHAL OFFICE (FMO)

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

10. Fire department turnaround has a 26 ft radius per page C4.1, a note states the minimum radius for Turnaround "C" is to have a radius of 32 ft. Properties within the State Response Area (SRA) are to have a minimum radius of 40 ft.
11. Clearly identify the fire the dimensions of fire department turnouts on Sheet C4.1. It appears the 400 ft. spacing requirement may be met, but the sizing is unknown.
12. Identify on Sheet C4.1 all mechanical gates are to have Knox Key access. The plans do not show this access as (N) new or (E) existing.
13. Identify on the Site Plan fire department access is made/to be made of an "all weather" material capable of holding 75,000 pounds.
14. Sheet C4.2 states a minimum of 15,000 gallons of water is needed for structures between 3,600-100,000 sf per CFMO-W1 (A wharf hydrant requires 10,000 gallons of water for a sprinklered home 3,601-10,000 sf). Plans show 2-5,000 gallon above ground water tanks and states the pool will also be used. A pool isn't to be used for required fire protection water, only above ground water tanks.
15. Identify a well or other source of water that fills the water tanks on the site plan.

16. Identify a minimum 3,000-gallon water tank for fire sprinkler/domestic water if the house is not served by a water purveyor on the site plan.

DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)

Contact Darrin Lee at (408) 918-3435 or darrin.lee@cep.sccgov.org regarding the following comments:

17. As a resubmittal, provide an onsite wastewater treatment system (OWTS) design to the Department of Planning and Development and Environmental Health (contact Peter Estes at (408) 918-3441 or peter.estes@cep.sccgov.org). Based upon the proposed project description and plan submittal, the existing septic system shall be brought up to meet current code.
18. The submitted OWTS plan depicts a steep slope adjacent to the existing dispersal field (main dwelling); the steep slope is approximately 7-13 feet away from the north/north east side of the existing OWTS. Maintain the required horizontal setback of 4 X the height of the cut or embankment. The horizontal setback distance shall not be less than 25 feet, nor greater than 100 feet. For additional information, please see County of Santa Clara Onsite Wastewater Treatment System Ordinance, B11-67 (i)(6).
 - A. Setback distance may be reduced in accordance with recommendations provided in a geotechnical report prepared by a civil engineer or professional geologist consistent with section B11-83 and guidelines contained in the Onsite Systems Manual.
19. Submitted floor plans depicts 6 bedrooms (5 bedrooms plus a study with direct access to a full bath). For definition of a bedroom, see Onsite Manual page 1-6. Septic design shall be revised/redesigned to reflect a wastewater design flow equivalent to 6 bedrooms. In lieu of a septic system redesign, demonstrate through wastewater calculations the existing dispersal field conditions/sizing is adequate to serve a total of 6 bedrooms. Note: Existing dispersal field equals to 665 feet plus 667 feet; required amount equals 260 feet plus 260 feet. However, Geotech report addressed slope stability but did not speak to the reduction in horizontal setback to a steep slope.

ADDITIONAL INFORMATION / ISSUES OF CONCERN

20. Note the if the project requires expansion of any leach lines for septic, the additional area shall be included as part Section B on page 2 of the Habitat Plan Screening Form. If any landscaping is proposed for the project, the square footage of the landscaping shall also be included.
21. The property is in HCP Area 2 with a tri-colored blackbird survey area located northeast of the development area.
22. As the property is in a combined Design Review in the Milpitas Hillside (-d2) zoning district, the project will be heard at a future Zoning Administration Hearing after the project is complete. Story poles is required to be constructed at least seven (7) days prior to a scheduled Zoning Administration hearing. However, staff strongly recommends construction

of the story poles at least two (2) weeks before the public hearing date to accommodate any corrections or adjustments if needed.

Prior to a resubmittal, please schedule an appointment to discuss any comments regarding the project if needed.

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 Design Review 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) 299-5759 or lara.tran@pln.sccgov.org.

Warm regards,



Lara Tran
Associate Planner

cc:

Darrell Wong, LDE
Darrin Lee, DEH
Alex Goff, FMO
Marcus Hernandez, CalFire