

County of Santa Clara

Department of Planning and Development
Planning Office

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www.sccplanning.org



February 4, 2022

Pavagada Anil & Vijaya Datt
Barsana LLC
40742 Greystone Terrace
Fremont, CA
E-mail: vijay.datt@ihf-usa.org

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

FILE NUMBER: PLN22-006
SUBJECT: Building Site Approval, Design Review, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters, and associated improvements.
SITE LOCATION: Old Calaveras Road, (APN:029-35-007)
DATE RECEIVED: January 5, 2022

Dear Pavagada Anil & Vijaya Datt:

Your application for a Building Site Approval, Design Review, and Grading Approval was received on the above date and is **incomplete**. For application processing to resume, you must 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). 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.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5799, or joanna.wilk@pln.sccogv.org to schedule a meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Joanna Wilk at (408) 299-5799, or joanna.wilk@pln.sccogv.org for information regarding the following items:

1. The application qualifies for Design Review and therefore requires Level I early public outreach. As a part of the outreach process, an 18" x 24" sign must be posted on the property in a manner and location most visible to the public. Use the enclosed sign template and arrange for a sign company to produce a durable notice sign. Provide staff with a time and date stamped photo of the sign once it is posted. The sign must remain on the project site during the time the application is actively being processed.
2. On the building elevations, please call out the width of the continual wall planes, The property is within the "-d2" overlay, within the unincorporated Milpitas hillsides, and the maximum continuous height of an exposed wall planes is limited to 15 feet. A break in a continuous wall plane can be accomplished by setting back the second story, incorporating architectural elements such as a significant change in building material, or inclusion of a deck or awning which spans the majority of the wall plane.
3. Please include the top of wall and bottom of wall call outs on the proposed retaining walls.
4. Please include elevations of the retaining walls so staff can verify it meets the County Design Review Guidelines.
5. Please provide a landscaping plan so staff can determine:
 - a. If a landscaping permit is required at the time of building permit
 - b. If the landscaping is adequate to screen the proposed development from the valley floor.
6. Please remove the neighbors' structures in the visibility study.
7. Please add the proposed driveways in the visibility study so staff can determine if the proposed driveways cause hillside scarring.
8. Please provide an alternative site study including the grading quantities and visibility of the proposed structures if they were to be located closer to the access easement to the south of the property. Staff needs this information to determine if the proposed building site is one that has the minimum amount of grading, impacts on the natural environment, and visibility, as required by the Design Review Guidelines.
9. The plans indicate that the proposed access will be via a shared common driveway that traverses "Lot B." The plans also indicate that the road improvements over Lot B will be constructed under County application record PLN20-178 (2-lot subdivision). Because the subdivision application would not require the construction of the Lot B driveway (i.e., the driveway would not be considered a subdivision improvement since Lot B already has frontage access to Old Calaveras Road), the access improvements through Lot B will need to be

included with this application, and this work shown in the plans. Expand the plans to include this work and update the grading quantities accordingly.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at ed.duazo@pln.sccgov.org for information regarding the following items:

10. Clarify whether the easements shown on Sheet C0.2 are existing or proposed. For all existing easements, provide recording information (e.g., document number, map book and page, etc.). For proposed easements, clearly label that they are proposed. For all proposed easements on adjacent properties that are required for access and utilities, easement documents suitable for recording will be required prior to approval of the application. Please note that ingress/egress easements should be sufficiently wide to accommodate not only pavement and roadbed width, but also any supporting improvements (e.g., drainage improvements, supporting slopes, retaining walls, etc.).
11. The plans indicate that the proposed access will be via a shared common driveway that traverses “Lot B.” The plans also indicate that the road improvements over Lot B will be constructed under County application record PLN20-178 (2-lot subdivision). Because the subdivision application would not require the construction of the Lot B driveway (i.e., the driveway would not be considered a subdivision improvement since Lot B already has frontage access to Old Calaveras Road), the access improvements through Lot B will need to be included with this application, and this work shown in the plans. Expand the plans to include this work and update the grading quantities accordingly.
12. The limits of grading associated with the driveway south of the southern property line extend well beyond the proposed ingress/egress easement on Sheet C0.2. Please note that all proposed work will need to be contained within the property, or within easements benefitting the property.
13. There appears to be a discrepancy between the elevations in the driveway profile and the plan view. For example, the profile notes an elevation of 486.65 at the start of the vertical curve at Sta. 6+71.31; however, based on the plan view, the elevation would be between 488 and 489. Please review the profiles and make sure that the elevation contours in the plan view match up with the station and profile elevations.
14. Provide elevations for the contours below Sta 15+00 on Sheet C2.0. In addition, provide driveway plan and profile beyond Sta 15+00 to property line.
15. The plans include a stormwater storage chamber to mitigate increased run-off; however, it’s unclear how the outflow from the chamber will be controlled. As part of the general, conceptual drainage plan, include a controlled outlet (e.g., orifice, weir, etc.) to control flows exiting the stormwater storage chamber. Alternatively, if the primary release of run-off is via infiltration, provide rough preliminary calculations demonstrating that the proposed basins and stormwater storage chamber have been sized appropriately. (Note: The response to pre-screening comments references stormwater calculations with infiltration rates

from in-field research; however, these calculations were not included with the submittal.)

16. Revise the proposed storm drainage easement (SDE) for Tularcitos Creek to follow the creek bank. The SDE should extend a minimum of 5-feet from top of bank.
17. Provide additional cross-sections for the house and ADU/JADU pads, perpendicular to the cross-sections provided.
18. Extend profiles and cross-sections beyond the conform with existing grades. A few of the sections are cut-off, and it is unclear how the proposed grade will tie back into existing grade.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748, or darrin.lee@cep.sccgov.org for information regarding the following:

19. Provided site plan depicts a 'proposed leach field' without documentation of soil profiles and percolation test hole locations. On revise plans, show all soil profile and percolation test hole locations (including failed holes, if any). Include soil profile logs and results from percolation test.
 - a. Provided floor plan depicts several structures, a main residential unit, an accessory dwelling unit (ADU), and a junior ADU. From the combined floor plan, the combined design flow equates to 1275 gallons per day.
 - b. Provide an onsite wastewater treatment system plan/site to the Department of Environmental Health with a design that meeting the minimum design flow requirements.
 - c. Maintain a minimum 100-foot horizontal (top of bank) set back to Tularcitos Creek.
20. For the depicted well, contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain water clearance prior to Building Site Approval. (Please see County of Santa Clara Standards and Policies Manual Vol 2. Section 1.3.3 B.1).
21. Clarify whether the proposed well will be shared between the neighboring lots – Pangan and/or APN 029-34-004 ?
22. For the proposed animal enclosures, clarify whether any of the proposed will require plumbing fixtures? If so, wastewater generated will require disposal via an onsite wastewater treatment system (OWTS). Contact the Department of Environmental Health as OWTS feasibility must be determined through site assessment, soil profiles, and percolation tests.

FIRE MARSHAL

Contact Alex Goff at Alex.Goff@sccfd.gov regarding the following:

28. Parcel is located in the State Response Area (SRA) and the Wildland Urban Interface (WUI)-High. The following are to be met.
 - a. Structures are to meet Chapter 7A of the CBC.
 - b. PRC-4290 requirements including maintaining defensible space.
29. Provide a scope of work that clearly states what structures are being proposed and their sizes. Sheet C0.1 only shows the impervious areas and not the size in sf.
30. Plans show an access slope greater than 16%. Provide documentation from CAL FIRE that this is acceptable (the County maximum slope is 15% but may allow the proposed slopes with further information). Any proposed slope greater than 15% to have a roughened surface shown on the plans.
31. Plans are to clearly show the dimensions of a fire department turnaround meeting CFMO-SD16. Plans call out an area but dimensions aren't given.
32. Plans state using water from neighboring parcel. Provide shared water system agreement and details regarding size of tank and what the adjoining parcel/s will be used as.
 - a. Shared water systems are intended for residential single-family residences and not any other use. It's unclear if this type of system would be allowed without more information.
 - b. Plans are to state the size of the water tank and its use.
33. Plans reference access and water tanks on other parcels as different projects. The other parcels will need to obtain permits before this parcel will be approved due to these features. Otherwise, the access and fire protection (water tanks and underground) would also need to be a part of this project.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. **Partial submittals will not be processed.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application for Building Site Approval, Design Review, and Grading Approval was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

As of the date of this letter, approximately 0-25% of your initial deposit associated with your applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5799 or joanna.wilk@pln.sccgov.org. to discuss or schedule an appointment.

February 4, 2022
File #PLN22-006
APN: 029-35-007

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JW' in a cursive style.

Joanna Wilk
Associate Planer