



C2G / CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

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

Responses to the incomplete letter – 1. Please see our responses in **BLUE**. Please note that we have made some changes to the size of the primary house since our original submission. The footprint of the house and the required grading has not changed.

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.

Response: The enclosed sign board of size 18"x24" is printed and posted on the property on 03/10/2022. The photo with time and date stamped is sent to the planner on 3/14 . Please see attached document '20220310 Sign template board'.

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.

Response : We have identified the following 7 areas where the exposed wall planes may appear to be more than 15ft as shown below (Ref sheet P05) :

- Elevation E1 : Area A1(23') & A2 (17')
- Elevation E2 : Area A3(23') & A4(23')
- Elevation E3 : Area A5(18')
- Elevation E4 : Area A6(23') & A7(18')

Though these surfaces look like greater than 15ft in the elevation, as you can see from the perspective views in sheet P06, Areas A1, A2, A4, A5, A6 and A7 have significant setbacks and are not a continuous wall plane.

Elevation E2 : Area A3 : This is the only wall plane which has the continuous height of the wall as 23'. This consists of a garage till 12' height and is of completely different material surrounded with stone. Above this is a 11' height wall plane. As discussed with our Planner



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Joanna on 03/07, this will meet the requirements as we are incorporating architectural elements such as a significant change in building material and thus will not be considered as a continuous wall plane. Thus we will be in compliance with -d2 design guidelines.

3. Please include the top of wall and bottom of wall call outs on the proposed retaining walls.

Response: The top of wall (TW) and bottom wall (BW) call outs are provided for all retaining walls. See sheet C2.0

4. Please include elevations of the retaining walls so staff can verify it meets the County Design Review Guidelines.

Response: Elevations of the retaining walls have been included. Please see sheet C3.2 in the plan set.

5. Please provide a landscaping plan so staff can determine:

a. If a landscaping permit is required at the time of building permit

Response: Based on the discussion with Joanna on 03/07 we are confirming that our landscape area will be more than 500sqft and thus will require a landscaping permit that will be submitted at the time of building permit application.

b. If the landscaping is adequate to screen the proposed development from the valley floor.

Response: As you can see from our visual analysis '20220418 Visual Simulation', none of the six proposed structures are visible from any of the 3 nearest view points VP4, VP5 & VP6 in Milpitas Valley. Thus, landscape is not required to screen the proposed development from the valley floor.

6. Please remove the neighbors' structures in the visibility study.

Response: The neighboring proposed structures on Lands of Gokulam (APN 029-34-004) are removed in the visibility study. Ref '20220418 Visual Simulation'

7. Please add the proposed driveways in the visibility study so staff can determine if the proposed driveways cause hillside scarring.

Response: The proposed driveways have been added in the visibility study. Ref '20220418 Visual Simulation'. Only some portion of the asphalt road in Lands of Gokulam (APN 029-34-004), where Barsana has ingress/egress easement, is slightly visible. The proposed vegetative cover of fruit trees will mostly cut off visibility of the road from the valley floor and thus not cause any visible 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.

Response: Based on discussion with Joana Wilk on 3/7, an alternative site – Location B has been evaluated (see location/alternate B on sheet C6.1). The area around the livestock shelters is the only viable grazing area surrounding the shelters and was thus not considered as an alternative site.



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Associated grading with alternative site B has a higher max cut height of 12 feet more (20' vs 8' max cut) and 4 feet more of max fill height (14' vs 10' max fill). The total cubic yards of earth quantities for alternative site B is 14,573 cubic yards more than location A. Given these earth work quantities, Location A minimizes amount of grading and impacts on the natural environment and would be the preferred location.

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.

Response: We have included the proposed access that traverses Lands of Gokulam (APN 029-34-004) in this submission. We have provided separate driveway plan and profile that starts at Old Calaveras Road and extends beyond sta 15+00 to the Barsana property line. See sheet C2.1 and C2.2. The grading quantities has been updated with an additional line for access road on Lands of Gokulam (see Sheet C0.1)

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.).

Response: Currently there are no existing easements within the properties. Easement areas are now clearly shown as proposed and shown to sufficiently cover all areas associated with the access road. These easements will be recorded prior to application approval.

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.

Response: We have included the proposed access that traverses Lands of Gokulam (APN 029-34-004) in this submission. We have provided separate driveway plan and profile that starts at Old Calaveras Road and extends beyond sta 15+00 to the Barsana property line.



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See sheet C2.1 and C2.2. The grading quantities has been updated with an additional line for access road on Lands of Gokulam (see Sheet C0.1)

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.

Response: All proposed work will be contained within the property or within easements benefitting the property for access. Including emergency vehicle access, ingress and egress, and slope easement for the access road that traverses Lands of Gokulam (APN 029-34-004). Please see updated proposed easements noted on Sheet C0.2.

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.

Response: Profile elevations have been revised to match with the contour elevations shown on the site grading plan. With the addition of driveway in Gokulam APN 029-34-004, the station number for this comment has changed from 6+71.31 to 13+73.92. See sheet C2.3.

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.

Response: Sheet C2.0 has now been changed to Sheet C1.0 and additional sheets C1.1, C1.2 and C1.3 have been added. Existing contour elevations have now provided on all sheets to cover contours between 15+00 and 0+00 and further into old Calaveras Road.

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.)

Response: Storm water will be released from chamber system and controlled outlet detail is now provided and dimension for storm chamber is provided. See sheet C4.2 for details.

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.

Response: Revised the proposed storm drainage easement for Tularcitos Creek to follow the creek bank and extend 5-feet from the top of bank. See sheet C0.2.

17. Provide additional cross-sections for the house and ADU/JADU pads, perpendicular to the cross-sections provided.

Response: Provided perpendicular cross-sections for the primary house and ADU/JADU. See added sheet C3.2.



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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.

Response: Revised cross-sections to go beyond the conform with existing grades. See sheet C3.1.

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.

Response: Soil profiles and percolation tests are planned in April and will be submitted to DEH when completed. The revised plans will include their locations and logs and results will be included.

- 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.

Response: Please note that the proposed primary house has changed significantly since the original submission. Our septic consultant is proposing a combined design flow of 1575 gallons per day as follows:

- Primary House with 8 bedrooms: 825 gallons per day
- ADU with 3 bedrooms: 450 gallons per day
- JADU with 2 bedrooms: 300 gallons per day

We will confirm the proposed design with DEH and the onsite wastewater treatment system will be designed accordingly and submitted for approval. Since the combined capacity of the system is over 1,500 gallons per day, we will be submitting a 'Ground water mounding analysis' along with the OWTS design.

- 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.

Response: The onsite wastewater treatment system will be designed to meet the combined need of the proposed structures of 1575 gallons per day and submitted to DEH for approval.

- c. Maintain a minimum 100-foot horizontal (top of bank) set back to Tularcitos Creek.

Response: The OWTS design will 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,



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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).

Response: Noted. We have obtained well digging permits from DEH and it is scheduled to happen around mid-May. We will be submitting for water clearance after this.

21. Clarify whether the proposed well will be shared between the neighboring lots – Pangan and/or APN 029-34-004 ?

Response: Proposed well will not be shared between the neighboring lots and will be dedicated for use of the Lands of Barsana.

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.

Response: The livestock shelters will only have a waterline to feed the drinking water tanks for the cattle. There will not be any drains or any other plumbing fixtures.

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.

Response: 'Fire Protection Notes' have been added to Sheet C0.1 to acknowledge this. Defensible space will be maintained and clear of potential fire risk debris next to buildings. Structures will be constructed using materials accepted by chapter 7A of the CBC.

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.

Response: Scope of work has been added to Sheet C0.1. This lists all proposed structures and associated square footage per structure has been included.

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.

Response: Letter requesting for slope variance has been sent to Cal Fire. Please see attached document '20220303 Letter of Slope Variance.pdf'

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.

Response: Dimensions are now clearly shown for the proposed turnaround area. See sheet C2.0.



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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.

Response : We had further discussions with Alex Goff on this and he wrote to us on 3/25/22 to clarify that fire suppression water tanks can be shared across properties (even if they are used for non-residential purposes) as follows (please see attached email from Alex):

The water system may be shared from County Fire's perspective if all necessary steps are taken. This would include but not be limited to any easements and deeds showing this agreement has been made between the neighbors and that the tank. The system is to be operational and maintained for the life of the properties. This documentation would include who is responsible for the upkeep of the systems for the life of the projects. DEH and possibly the CA Water Board may also may input on the system.

The 158,368 Gallon fire suppression water tank is located in Lands of Gokulam (APN 029 34 004) and will be shared between Gokulam LLC., and Barsana LLC. This is being approved and built based on Project PLN20-125 which was deemed complete on 12/13/2021 and is expected to be approved in the next few weeks. We will be recording a fire suppression water sharing agreement that will outline that the water tank will be maintained by Gokulam LLC and Barsana LLC will share the maintenance costs prorated by square feet of sprinklered structures in the two properties. The fire suppression water tank will be shared for the following uses:

- Parcel : APN 029 34 004 (PLN20-125) owned by Gokulam LLC., consisting of commercial livestock shelter with one standard fire hydrant, domestic and fire sprinklers
- Parcel : APN 029 35 007 (PLN22-006) owned by Barsana LLC., consisting of Primary residence, ADU & JADU, 3 bull pens with one standard fire hydrant

The easements needed for sharing and the size/use of the water tank are outlined in the plans on Sheet C0.2 One domestic water tank within the Lands of Barsana to the East sized at 5000 gallons is proposed solely for domestic water use of Lands of Barsana.

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.

Response: Fire Suppression water tank is located in Lands of Gokulam (APN 029 34 004) is being approved and built based on Project PLN20-125 which was deemed complete on 12/13/2021 and is expected to be approved in the next few weeks. The underground lines for fire suppression will be executed as part of this project (PLN22-006) once approved. The easements needed for this execution are shown on Sheet C0.2 will be recorded prior to approval.