

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: April 20, 2022

Responses to the incomplete letter – 2. Please see our response in [Blue](#)

Planning Office:

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

1. The visibility analysis states that only a portion of the proposed driveway is visible from the valley floor. As such, fruit trees are proposed to screen this portion of the driveway. Please provide a landscaping plan showing the location, size, and species of the proposed fruit trees.

Response: Sheet C1.0 shows the location, size, and species of the proposed fruit trees. The name of the species is *Citrus sinensis* 'Cara Cara' (Navel Orange); mature height is 10ft to 15ft, and about 13 trees will be planted as shown to screen proposed driveway from the valley floor.

The fruit trees that are proposed to screen the portion of the driveway is done as part of the development of orchard in the neighboring land (Gokulam APN 029 34 004) which falls under commercial Agriculture use and is exempted from Landscape plan submission per Santa Clara Ordinance Section 490.1.(c)(2).

(c)This division shall not apply to

(2) Any commercial or educational cultivation of agricultural products, including but not limited to, products of farms, orchards, production nurseries and forests.

2. Records in the County of Santa Clara Clerk Recorders Office show that the parcel south of the subject property (APN:029-34-004) is one legal lot. Please provide information showing how APN: 029-34-004 is two separate lots, as shown on the site plan, or remove the notations of Lot A and Lot B and show the parcel as one legal lot.

Response: Notations of Lot A and Lot B have been removed and the parcel south of the subject property (APN:029-34-004) is shown as one legal lot.

3. Similar to LDE comment #5 below, In the access road improvement plans (Sheets C1.1 to C1.5 and C2.0), show the location and limits of the easements, demonstrating that the proposed access road improvements are fully contained within the easements.

Response: In the access road improvement plans (Sheets C1.1 to C1.5 and C2.0), the location and limits of the easements are shown demonstrating that the proposed access road improvements are fully contained within the easements.

4. Similar to LDE comment #5 below, Prior to approval of the application, the submittal of easement documents suitable for recording is required.

Response: The suitable easement documents for recording 'Easement for Barsana & Gokulam' are included in the submittal.

LAND DEVELOPMENT ENGINEERING

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

5. Sheet C0.2 has been revised to show proposed easements. In the access road improvement plans (Sheets C1.1 to C1.5 and C2.0), show the location and limits of the easements, demonstrating that the proposed access road improvements are fully contained within the easements. As noted in previous comments, prior to approval of the application, the submittal of easement documents suitable for recording is required.

Response: The access road improvement plans (Sheets C1.1 to C1.5), the location and limits of the easements demonstrating that the proposed access road improvements are fully contained within the easements are shown. The suitable easement documents for recording 'Easement for Barsana & Gokulam' are included in the submittal.

6. Portions of the proposed access road are sloped outboard. Revise the road to slope inboard per County Standard Detail SD2, and provide a shoulder, or other structural support, on the outboard edge to support the edge of pavement. Extend the typical road sections to show the hillside condition beyond where the road improvements will conform with existing grade. County Standard Details are available in the Santa Clara County Standards and Policies Manual – Volume I – Land Development (details are in the back of the manual). A copy of the manual is available on-line at: <https://plandev.sccgov.org/ordinances-codes/land-development-standards-and-policies>

Response: We have revised the cross slope of access road to slope in-board per County Standard (Ref Sheet C1.4). On one side there is an AC berm and the other end we are installing a redwood header as the structural support. We have extended the typical road sections to show the hillside condition beyond where the road improvements will conform with existing grade.

7. Provide a conceptual drainage plan to mitigate the increase in run-off from the paved access road. The conceptual drainage plan should show how the increase in run-off will be mitigated such that post project flows will not exceed pre-project peak rates (similar to the conceptual drainage plan provided for the private driveway, house, and ADU/JADU). For proposed connections to existing storm

drains, provide details on the existing storm drain system (e.g., size and type of pipe, discharge/outlet location, etc.)

Response: A conceptual drainage plan to mitigate the increase in run-off from the paved access road is shown on sheet C1.6 and C1.7. The proposed and existing storm drainage system are now shown on sheets C1.1 to C1.7. Sheet C1.6 provides details on the existing storm drain system (e.g., size and type of pipe, discharge/outlet location, etc.). The tentative stormwater calculations for a 10-year 24-hour storm are provided in detail C1.7 showing the incremental volume that will first go into the existing first infiltration pond and then into the second existing infiltration pond. The percolation rate at the bottom of the second infiltration pond is shown in the attached test report 'Old Calaveras 2425 - Retention Pond Percolation Test 2021-03-19'.

8. As previously requested, extend all cross-sections beyond the conform with existing grades. For Section 1/C3.1, the limit of grading is shown at the daylight line, but the section shows cut beyond the fill slope. Clarify what's being proposed.

Response: All cross-sections are extended beyond the conform with existing grades. For Section 1/C3.1, the limit of grading is shown at the daylight line.

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

9. Provided site plan depicts a 'proposed leach field' without documentation of soil profiles nor percolation test hole locations. On revised plans, show all soil profiles and percolation test hole locations (including failed holes, if any). Include soil logs and percolation test results.

Response: Per conversation with Darrin Lee, we have included preliminary septic system plan Sheet WW-1. The attached plans include the location of all the soil profiles and percolation test holes and also includes the preliminary design specification for the proposed OWTS system. Ref. attachment '20221010 Soil & Percolation Certification Letter'

- a. There are 3 floor plans: a main residential unit, an accessory dwelling unit (ADU), and junior ADU. The combined design flow equates to 1575 gallons per day. Provide an onsite wastewater treatment system plan to the Dept. of Environmental Health with a design that meets the minimum design flow requirements for proposed development.

Response: In addition to 3 floor plans: a main residential unit, an accessory dwelling unit (ADU), and junior ADU, there is Livestock shelter and RV (Temp Ag. Housing). The combined design flow equates to 2120 gallons per day. A preliminary onsite wastewater treatment system plan is included on Sheet WW-1 that meets the minimum design flow requirements for proposed development.

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

Response: A minimum 100-foot horizontal set back to Tularcitos Creek (from top of bank) is maintained.

10. For the depicted well, contact Dept. 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.

Response: The well has been drilled. Yield test have been completed in collaboration with DEH and we will be submitting a Drinking water clearance application to DEH for approval. The well on the property will serve 4 connections which is the Primary house, ADU, JADU and the RV Temporary Agricultural Housing. A yield test of 14400 gallons has been conducted which can meet the needs of 4 connections with the approval from the DEH. The Well completion report and flow test reports are included. Ref. 'Well completion & flow test report'

For all the proposed uses on the property, here are the number of people who will be utilizing the water system.

Proposed current use/occupancy:

Day	Time	Primary House	ADU/JADU	Temp Ag Housing-Employees	Livestock shelter Volunteers / Customers	Total People
Monday to Friday	5am to 1pm	12	5	2	5	24
	4pm to 9pm	12	5	2	5	24
Saturday	5am to 1pm	12	5	2	5	24
	2pm to 9pm	12	5	2	5	24
Sunday	5am to 1pm	12	5	2	5	24
	2pm to 9pm	12	5	2	5	24

FIRE MARSHAL

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

11. Fire department access is to be within 200 ft. exterior path of travel to all portions of a structure, this is currently being met. Fire department turnarounds are to be within 150 ft. exterior path of travel to all access area to reduce the amount of distance fire apparatus would need to reverse. Currently, a fire truck would need to reverse more than 150 ft. from the Main House to the turnaround. The distance between the structure and the turnaround would need to be reduced.

Property is located in the SRA and is also to meet PRC-4290. Per PRC-4290, all structures are to be within 50 ft. of a fire department turnaround.

Response: The fire truck turnaround location is changed and is within 50 ft to meet PRC-

4290. Ref. Sheet C2.0.

12. Provide shared water system agreement and details regarding size of tank and what the adjoining parcels will be used as. Response letter states this is currently being worked on. This document will need to be part of the submittal before the plans can be approved.

Response: This property has its own well for the Drinking water purpose. The Fire suppression water tank at the adjoining parcel (APN 029:34:004) of capacity 209,292 gallons will be shared between two parcels APN 029:35:007 and APN 029:34:004. The shared water agreement and details regarding size of tank and what the adjoining parcels will be used as is enclosed along with this submittal. Ref 'Tank Facilities Sharing Agreement'

CAL FIRE

Contact Carlos Alcantar at carlos.alcantar@fire.ca.gov regarding the following:

13. The application is subject to review by Cal Fire as the property is located within the State Response Area (SRA). Comments from Cal Fire have not been received as of the date of this letter. Once Cal Fire comments are provided, staff will provide them to the applicant.

Response: Ref Attached Doc 'Request Letter of Slope Variance - 03.03.22, The request was submitted to Cal Fire Department by email on 3/3/2022. As per the guidance from Cal Fire our drawings sheet C1.3 & C1.4 shows Areas of pavement above 16% slopes are removed and replaced with grooved vehicular concrete but not exceed 20% slope to meet Cal fire requirements. See attached email confirmation from 'Response email from Cal fire for Slope Variance'

NOTE: Any exceptions requested from Cal Fire's regulations need to be sent directly to Carlos Alcantar via email (see contact information above). Please submit the Letter of Slope Variance directly to Carlos for a request to except the project Cal Fire regulations.