

# 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



April 28, 2023

Gurdeep and Rajwant Dhadwal  
2669 Westberry Drive  
San José, CA 95037

\*\*\*via email\*\*\*

**FILE NUMBER:** PLN23-053  
**SUBJECT:** Building Site Approval and Grading Approval  
**SITE LOCATION:** 0 Palm Avenue (APN: 712-27-043)  
**DATE RECEIVED:** March 29, 2023

Dear Gurdeep and Rajwant Dhadwal:

Your application for Building Site Approval and Grading Approval was received on the above date and is incomplete. In order 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). Please contact me to schedule a virtual meeting at (408) 299-5706 or via email at [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org). 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.

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

### **PLANNING**

Contact Robert Cain at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) regarding the following comments:

1. Provide a full site plan of the entire lot. In addition to showing all proposed development, the following information must be included, pursuant to Chapter 3.95 of the County

Zoning Ordinance concerning development of single-family residences in the Coyote Valley Climate Resilience Combining District:

- a. A dedicated area for onsite agriculture which is at least 60% of the lot area.
- b. The total development area, not to exceed 2 acres.
- c. The total lot coverage (first floor area of all structures, exempting Accessory Dwelling Units or ADUs) not to exceed 7,500 square feet.

NOTE: All setbacks are to be taken from the property line, edge of the right-of-way, or Future Width Line, whichever is more restrictive.

2. Combine all plans (Site Plan, Grading Plans, etc.) into one plan set.
3. Provide evidence of legal creation of lot. Staff is aware that the Current Grant Deed (provided) references that the parcel is all of one lot from a 1908 map (not provided). Staff will see if this map is readily available and if through examination it is sufficient for evidence of legal creation of the lot. If so, this incomplete item will be considered to be met. Otherwise, please provide additional documentation, such as a sequence of deeds or a Certificate of Compliance, as detailed in the following handout:  
<https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>
4. Provide a Grading Justification detailing the necessity the proposed grading.
5. Provide a Completed Grading Design Standards Form.

### **LAND DEVELOPMENT ENGINEERING**

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

6. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well. Provide a disturbed area calculation on the plans.
7. Show all of the existing and proposed dry utilities on the plans.
8. The grading plans currently show the drainage runoff sheet flowing onto the surrounding areas and it isn't clear how the runoff will be conveyed into the treatment/detention basin. Please provide a revised Drainage Plan that demonstrates the following items:
  - a. the site can be adequately conveyed and drained,
  - b. the proposed development will not cause problems to the nearby properties, and
  - 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.

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9. Please provide a typical driveway section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. The drivable surface for the driveway and turnaround areas must either be supported by an appropriate shoulder section or native material. Show how the pavement runoff will be captured and conveyed.
10. Please revise the driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office, whichever is greater.
11. Submit a completed San Francisco Bay Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. Please note that requirements for the SF Bay watershed will change for all projects that have not yet obtained approval by June 30, 2023.

### **FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5760 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following comments:

12. Cover Sheet A1.0 Sheet Index lists F1 as fire sprinklers. This should be removed as fire sprinklers would be a deferred submittal to the Building Permit and not part of the submittal. At this stage and Building Permit submittal the plans only need to state that fire sprinklers will be a deferred submittal.
13. Wharf hydrant is to be located a minimum of 55 ft. path of travel to any structure per CFMO-W4. Plans currently show the hydrant within this distance.
14. The total covered area (House, Garage and Patio) exceed 10,000 sf. Per CFMO-W1, a minimum of 30,000 gallons of water is to be shown for the wharf hydrant. The plans currently show 10,000 gallons of water for the wharf hydrant.
15. Site Plan A1.1 shows multiple water (domestic) lines and fire sprinkler lines. The pipes are to be configured in such a way that you cannot turn off the sprinkler pipe without turning off the domestic water. As the plans are laid out, there wouldn't be a way to ever turn off the sprinkler water if maintenance was needed as a shut off can't only be on the sprinkler pipe. The plans are to clarify the pipe layout as this would not be acceptable in the field.

### **ENVIRONMENTAL HEALTH**

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

16. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain individual water clearance(s) for the proposed dwellings -- single family residence and detached accessory dwelling unit. This is a separate submittal to Environmental Health subject to completion of an individual water clearance service application, submittal of

documents including but not limited to a well completion report, well yield report, and analytical results from water sampling for biological and chemical constituents, and payment of applicable fees. Upon receiving water clearance from Environmental Health, upload the requested water clearance document.

### **ROADS AND AIRPORTS**

Contact Tom Esch at (408) 573-2450 or [tom.esch@rda.sccgov.org](mailto:tom.esch@rda.sccgov.org) regarding the following comments:

17. Dougherty Ave has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). For both Dougherty and Palm, continue to show and call out on the plans the existing centerline, edge of pavement, the limits of the right-of-way (ROW) and the limits of the FWL (applicable to Dougherty Ave). A curvilinear dedication to public right-of-way will be required along Dougherty Ave.
18. Indicate on plans that both Dougherty Ave and Palm Ave are County Maintained Roads.
19. All driveways accessing the property will be required to be improved to County Standard B/4, and the revised plans should indicate as such. Include County standard details on the plan sets. Driveways include residence driveway and field driveways along Dougherty. Ensure gates are located 30 ft from edge of pavement per County Standard B/4.
20. The property's Palm Ave frontage will be required to be improved to County Standard B/4A. Indicate improvements including dimensions on the revised plans and identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc.).
21. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of the County maintained road ROW. Indicate on plans the intent of any existing or future items in the ROW. Indicate the 40' sight clearance triangle for the intersection of Palm Avenue and Dougherty Avenue, and that no fence exceeds three feet in height in this area.

### **GEOLOGY**

Contact David Seymour at (408) 299-6711 or [david.seymour@pln.sccgov.org](mailto:david.seymour@pln.sccgov.org) regarding the following comments:

22. The property is located within a State Seismic Hazard Zone of Potential Liquefaction, which is also a County Liquefaction Hazard Zone. The geotechnical engineering report by Earth Systems Pacific, dated April 7, 2015, provides a well-written evaluation of the liquefaction potential at the property; however, the report is over three years old and needs to be updated and include revised analyses (if needed) and recommendations per the 2022 CBC. The updated report should be based on the current design plans.

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NOTE: The very northeastern corner of the property falls within the perimeter of a County fault rupture hazard zone. The County Geologist has determined that there is sufficient information in the County files to waive the requirements for any further evaluation of the fault rupture hazard for this property. Structures intended for human occupancy can be constructed within this area. The site is located within a County Fault Rupture Hazard Zone as well as a State and County liquefaction hazard zone. Submit a geologic/geotechnical report that includes evaluations of the potential for surface fault rupture and liquefaction-related ground deformation. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

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 planner.** 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 no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted, which includes Design Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5706 or email [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org).

Warm regards,



Robert Cain  
Associate Planner

**cc:** Samuel Gutierrez, Principal Planner  
Darrell Wong, Land Development Engineering  
Alex Goff, Fire Marshal's Office  
Darrin Lee, Department of Environmental Health  
Tom Esch, Roads and Airports Department  
David Seymour, County Geologist