

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

RESPONSE

*****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. 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 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. **Sheet A1.0, total development area shown on table**
- c. The total lot coverage (first floor area of all structures, exempting Accessory Dwelling Units or ADUs) not to exceed 7,500 square feet. **Sheet A1.0, shown on table.**

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. **A1.1 and A1.2, shown on plans as dashed line, dimensioned, and labeled on site plan.**

2. Combine all plans (Site Plan, Grading Plans, etc.) into one plan set.
All plans combined into one 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>
See condition of title provided.
4. Provide a Grading Justification detailing the necessity the proposed grading.
See updated civil set
5. Provide a Completed Grading Design Standards Form.
See attached

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or 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.
Sheet A1.1, shown as a cross hatched area on site plan.
7. Show all of the existing and proposed dry utilities on the plans.
Sheet A1.1, shown on site plan.
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.

See updated civil set

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. **See updated**
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.
Sheet A1.1, driveway adjusted for turnaround conformance.
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.
See completed San Francisco Bay Watershed Questionnaire provided.

FIRE MARSHAL OFFICE

Contact Alex Goff at (408) 299-5760 or 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.
Sheet A1.0, fire plans have been removed from the sheet index.
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.
Sheet A1.1, hydrant is relocated west of the driveway with a 55' ft radius clearance.
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.
Sheet A1.1, water storage tank is labeled as 30k gallon tank on site plan.
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.
Sheet A1.1, water lines have been rerouted and simplify on site plan.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or 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.

See water clearance provided.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573-2450 or 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.

Sheet A1.1, labeled and dimensioned on site plan

18. Indicate on plans that both Dougherty Ave and Palm Ave are County Maintained Roads.

Sheet A1.1, note added.

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.

Sheet A1.1, gates are setback 30' with the 30 ft setback and dimensioned as such on site plan.

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.).

Sheet A1.1, labeled on site plan.

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.

Sheet A1.1, gates, fences, and retaining walls are setback 30' from the property line and shown as such on site plan.

Sheet A1.1, 40' corner cut-off is shown on site plan.

GEOLOGY

Contact David Seymour at (408) 299-6711 or 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. **See updated soils report provided.**

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.

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