

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



November 2, 2023

Islam and Samantha Muhammad
4200 Voltaire Street
San Jose, CA 95135

addnan.islam@gmail.com

BY EMAIL ONLY

FILE NUMBER: PLN23-183
SUBJECT: Design Review (Tier 2), and Grading Approval for a new single-family residence with associated driveways and turnarounds.
SITE LOCATION: 3655 Pleasant Knoll Ct. San Jose, CA 95148 (APN: 654-25-011)

Dear Mr. and Mrs. Muhammad:

The application Design Review and Grading Approval is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the Project Manager/Planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.

Please submit all electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments:

1. The site plan is incomplete as it does not indicate the location of water tanks for the project, revise accordingly to show the location of the water tanks and the pad for the tanks.

2. Project site is located within [Hillside \(HS\) zoning](#) and average slope calculations for the proposed development is required within project location of HS, RHS, or R1E. If average slope is determined to be 30% or greater, Architecture and Site Approval will be required.
3. Please provide a copy of the Assessor's Parcel Map.
4. Please provide details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations.
5. Please provide a table detailing the amount of cut and fill (in cubic yards) associated with each individual proposed improvements (e.g. building pad, driveway, access road, accessory structures, landscaping and other improvements etc.) and the total amount of cut and fill. The maximum height and depth of cut and fill must also be included on the site plans. Include sections for the proposed grading of the project that indicate the full extent(s) of grading for the project relative to existing grade for both cut and fill work.
6. The proposed project is also located within the Habitat Conservation Plan (HCP) permit area, and applicant has stated that total size of the permanently disturbed footprint is less than 2 acres. This leads to conclusion 1, page 3 in which the project is not a covered project under the Habitat Plan. Furthermore, the parcel will not affect any wildlife or plant species covered by the Habitat Plan. Please provide signature to the Coverage Screening Form.
7. Please provide preliminary grading plans that include all items specified in [Sec. C12-424 of the County Grading Ordinance](#).
8. Hazardous Sites Questionnaire must be signed.
9. Please submit [Planning Development Application](#) with signed Acknowledgement and Agreements form.

LAND DEVELOPMENT ENGINEERING

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

10. Please grade the driveway approach area so that the retaining walls can be removed from the limits of the right of way if possible.
11. Show all of the existing and proposed water lines on the plans. Are there any wells or tanks requiring a pad to be constructed which are necessary for the development?
12. Please include a driveway approach per SD4 that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.
13. Provide shoulders to support the driveway approach location where the pavement is in a fill condition.
14. Relocate proposed retaining walls outside of the existing right of way.
15. Please provide cross sections of the grading through the house, driveway and the turnaround area, including the proposed walls, per Section C12-424 (j) and (k) of the County Grading & Drainage Ordinance.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

16. Provided site plan illustrates an area for an onsite wastewater treatment system dispersal field; however, the plan set does not show the locations where soil profiles and

percolation tests took place. On a revised site grading and drainage plan, show the locations where soil profiles and percolation tests took place/ previously conducted (if applicable, include failed percolation test holes). Provide soil profile logs and percolation test results.

17. Demonstrate through wastewater calculations the minimum amount of dispersal field required to accommodate the proposed dwelling.
18. As the proposed location for the onsite wastewater treatment system appears to be situated in area where the slope exceeds 20 percent, provide a geotechnical report to the Department of Environmental Health. This geotechnical report shall address the reporting requirements as specified within County of Santa Clara Onsite Manual, Attachment D. Provide copy of geotechnical report to the Department of Environmental Health land use staff for review (Raymond Chung, 408-918-3445).

For requirements, follow the hyperlink to the Onsite Manual:

[LU Onsite Systems Manual.pdf \(sccgov.org\)](#)

18. In writing, identify the source of potable water serving the proposed development.
 - a) Is it an onsite water well? If so, contact the Department of Environmental Health (Jeff Camp, 408-918-3473) for individual water clearance. This is a separate submittal to Environmental Health and subject to completion of a service application, submittal of well/ water related documents, and payment of applicable fees.
 - b) Alternatively, should the source of potable water derive from a local water company, then on a revised site grading and drainage plan identify the water company by name. Obtain and provide a water will serve letter from the water company. The water will serve letter shall speak to the water company's ability and intent to provide the propose dwelling/development with potable water.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

19. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).
 - a) Chapter 7A of the CBC to be met at Building Permit submittal.
 - b) Defensible space to be maintained at all times.
 - c) PRC-4290 compliance will be reviewed by CAL FIRE.
20. Provide a Response Letter addressing comments below. Provide sheet that comments were addressed. More comments may be made when more information is supplied.
21. Fire sprinklers are to be listed as a deferred submittal. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d]
22. Plans are to clarify water source, such as the water mutual or a private well.
23. Plans are to show a fire hydrant located within 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1]
24. Plans to show hydrant as (N) or (E) and standard or wharf hydrant.
25. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 1,125 gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)]
 - a) Contact water purveyor for flow data.

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26. If a water purveyor isn't available, plans are to show above ground water tanks and a wharf hydrant meeting CFMO-W1, W4 and W5. Plans are to state the size and use of water tanks.
27. Plans to show minimum access road (portion of access serving 3 or more parcels) drivable width of 18 ft. per CFMO-A1. The width of the access road is unknown as it isn't clearly shown on the plans. [CFMO-A1 Section II.A.2]
28. Plans to show minimum driveway (portion of access serving no more than 2 parcels) drivable width of 12 ft. Clarify the edge of pavement leading to the site.[CFMO-A1 Section II.A.1]
29. Driveways exceeding 500 feet in length shall provide a turnout near the midpoint of the driveway. It's not clear if a turnout will be required as the edge of pavement to the site wasn't clear. [CFMO-A1 Section II.E]
30. Fire department access to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
31. Plans are to show slope of fire department access not exceeding 15%. [CFMO-A1 Section II.C]
32. Fire department turnaround meeting CFMO-SD16 needed if driveway or dead-end road is greater than 150 ft. in length. Plans to clearly label the turnaround and show the dimensions. [CFMO-A1 Section II.C and CFMO-SD16]

Please ensure that comments are incorporated into the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Building Site Approval, Design Review, and Grading Approval application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

Commented [EB1]: ?

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact (408) 299-5707 or eunice.ban@pln.sccgov.org.

Sincerely,

Eunice Ban, AICP
Senior Planner