

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



****VIA Emails Only****

August 7, 2024

Manjit Saini
597 Rough and Ready Road
San Jose, CA 95133-2007
Via email @ manjit.saini@iengco.com

FILE NUMBER: PLN24-116
SUBJECT: Tier II Design Review for a new 6734 sf single family residence with attached garage, access roads, retaining walls and a leach fields/septic system.
SITE LOCATION: Bella Madeira Lane, San Jose, CA 95127 (APN: 654-64-012)
DATE RECEIVED: July 8, 2024

Dear Manjit Saini,

Your application for Design Review was received on the above date and is **incomplete**. For application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made via the internet. To do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Resubmittals are made electronically with Reva Kakaria, the assigned project manager/planner, and must include all requested information. 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 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.

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

Please submit electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org regarding the following comments:

1. The following items, required by the [Residential Planning Submittal Checklist](#) for Design Review, are missing or do not follow the requirements stated on the checklists. As such, this application is incomplete. Please include or correct the following items:
 - a. A completed copy of the current [Planning Master Application Form](#), signed by the property owner. The submitted form is no longer used by the Planning Office. **Response: Master application form signed by owner provided in this submittal.**
 - b. A completed Hazardous Sites Questionnaire, on page 2 of the Master Application Form. **Response: Completed. Refer Master Application Form.**
 - c. A completed Well Information Questionnaire, on page 2 of the Master Application Form. **Response: Completed. Refer Master Application Form.**
 - d. A complete copy of the current recorded grant deed. The provided deed lacks a legal description. **Response: Recorded grant deed provided in this submittal.**
 - e. A completed [Petition for Exemption from Environmental Assessment Form](#). **Response: Project is not CEQA exempted. Environmental Information Form along with photographs provided in this submittal.**
 - f. A completed [Colors/Materials Board](#), including the LRV of all proposed colors/materials. **Response: Completed.**

LAND DEVELOPMENT ENGINEERING

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

2. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans. **Response: Area calculation table added to Site Grading plan See Sheet C-1.0.**
3. Please show the limits of the disturbed area as a result of the proposed development and quantify the area on the plans. Include the disturbed areas of the septic field and any stockpile areas as well. **Response: Limit of disturbed area / Total disturbed area shown on Erosion Control Plan. See Sheet ESC-1.0**
4. Show the location of the proposed joint trench/electrical utilities on the plans. **Response: Electrical utilities and joint trench are shown See Sheet C-4.0**
5. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-409 of the County Grading & Drainage Ordinance. Please provide a revised Drainage Plan that demonstrates the following items: **Response:**

- a. The proposed development will not cause problems to the nearby properties.
Response: With the exception of drainage pattern change within the property from the residential development area including the upstream undeveloped area (1.4 Ac), the drainage of the entire site will not be disturbed.
 - b. 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.
Response: The drainage from the developed area will be collected via roof and subsurface storm drains and diverted towards underground storage piping. The drainage map in Attachment A of Hydrology & Hydraulic Analysis Report shows the overland flow pattern at the site after development. The excess flows from the site will be stored onsite to maintain the 10-year and 100-year flows from existing conditions.
6. 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. **Response: For driveway approach slope see Plan & Profile Sheet C-3.0 & for details See Sheet D-1.0**
 7. Please revise the driveway turnaround to provide an all-weather surface for the County Standard Detail SD16 or as required by the County Fire Marshal's Office or CAL FIRE, whichever is greater. **Response: All weather surface is proposed for driveway turnaround. Refer to detail no. 2 on Sheet C-1.1**
 8. Provide a Stormwater Management Plan with appropriate Drainage Management Areas reflected on the proposed plans. The runoff from the development shall be treated prior to discharge and is not allowed to simply run off from the development.
Response: Stormwater Management Plan added. See Sheet SWMP-1
 9. Submit a completed San Francisco Bay Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
Response: Santa Clara Valley Urban Runoff Pollution Prevention Programme C.3.0 Data Form completed and provided in this submittal.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3535 or darrin.lee@deh.sccgov.org regarding the following comments:

10. From the submitted well information questionnaire, the water source appears to originate from a "community water well". On a revised site plan, identify the community water source by name. Obtain and provide a water will serve letter from the community water source. The will serve letter shall states the water provider's intent and ability to provide potable water to the proposed development.
Response: Will Serve letter provided in this submittal.
11. Submit onsite wastewater treatment system (OWTS) plans to the Department of Environmental Health for review (and approval). This is a separate submittal to

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Environmental Health subject to completion of a service application and payment of applicable fees. The OWTS design shall be overlaid onto a grading and drainage plan.

- a. Demonstrate through wastewater calculations the minimum required dispersal field for the proposed dwelling.

Response: OWTS plans already under review under permit number SR0853989

FIRE MARSHAL'S OFFICE

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

12. Provide a response letter addressing comments below and clarify on what sheet comments are addressed. More comments may be made when more information is supplied. **Response: Noted.**
13. Clarification of the structure size is needed. Sheet A1.0 states a Lower Level of 971.5 sf, Main Level of 2,528.25 sf and an Upper Level of 2,353 sf (this equals 5,852.75 sf). However, Sheet A1.0 states a Living Area of 5,850 sf When you add the 882 sf Garage to the sf given on sheet A1.0 the area is 6,734.75 sf. It's not clear what the actual size of the structure is as these scenarios don't match.

Response: All quantities are corrected and the discrepancies in the structure size information clarified on Sheet A1.0.

- a. When the covered portions of the patio are added to the largest area, a total of 7,234.5 sf was calculated. This is the number under which Fire's review is currently being conducted.

Response: The area statement has been revised. See Sheet A-1.0

14. Ensure sheets only show a single scale. It appears that sheet C-1.0 (5 of 19) shows 2 different scales and caused some confusion during the plan review process as the wrong scale was initially used for review.
Response: The incorrect scale has been removed from Sheet C-1.0, and the correct scale is provided.

15. The (N) standard fire hydrant is to be listed as a deferred submittal as a permit is needed for the installation of a (N) fire hydrant unless the installation is completed by a PUC regulated water purveyor (Bella Madeira HOA and Mutual Water Company would require a permit). **Response: Note for fire hydrant deferred submittal added on coversheet & utility plan.**

16. 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. The attached Flow Letter is over 1 year old and appears to be recorded at the wrong address. [CFC Table B105.1(1) and Table B105.1(2)]

- a. Contact water purveyor for flow data.

Response: New flow data will be shared in next submittal.

- b. Provide a copy of the Flow Letter, including the hydrant location on a map and the information of who conducted the Flow Test.

Response: New flow data will be shared in next submittal.

CAL FIRE

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

This project (Record No. PLN24-116) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 - Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

- 17. Access:** Casa Madeira Lane and all access roads will need to be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01.

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

- a. All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- b. All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.
 - 1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.
 - 2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.
- c. All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

- 18. Turnouts:** Turnout will need to meet specifications in § 1273.06.

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

- 19. Defensible Space:** Maintain defensible space specifications described in Public Resource

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§ 1276.01. Setback for Structure Defensible Space.

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

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 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.

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 this application, please contact (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

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Reva Kakaria
Assistant Planner

CC:

Samuel Gutierrez, Principal Planner
Darrell Wong, LDE
Darrin Lee, DEH
Alex Goff, FMO
Carlos Alcantar, CAL FIRE