



**CITY OF CAMPBELL**  
Community Development Department

July 28, 2022

## NOTICE OF ADMINISTRATIVE ACTION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 812 Almarida Drive

**Zoning | Area Plan:** R-1-6 | N/A

**Neighborhood Association(s):** Hamann Park Neighborhood Association

**File No.:** PLN-2022-47

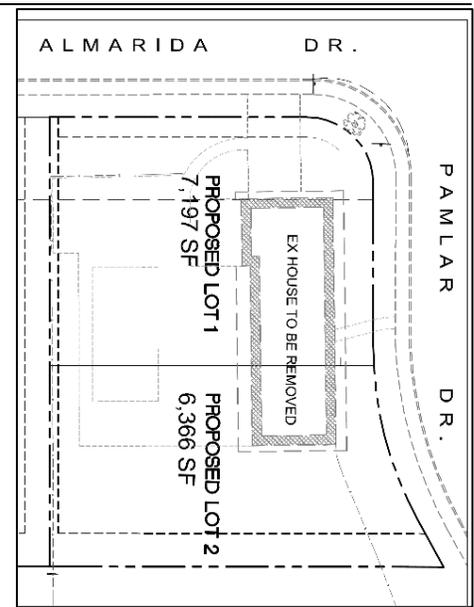
**APN:** 279-22-019

**Applicant:** Mohammad Valikhani

**Property Owner:** Mohammad Valikhani

**Application Type:** Tentative Parcel Map and Tree Removal

**Project Description:** Proposed Tentative Parcel Map to subdivide one (1) existing lot into two (2) parcels, and the removal of three (3) existing trees.

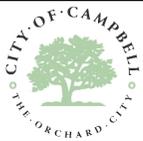


This project will be decided by the Community Development Director, and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on July 29, 2022 and ends on August 7, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **August 7 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner to determine what decision was reached.

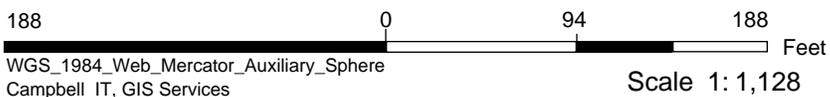
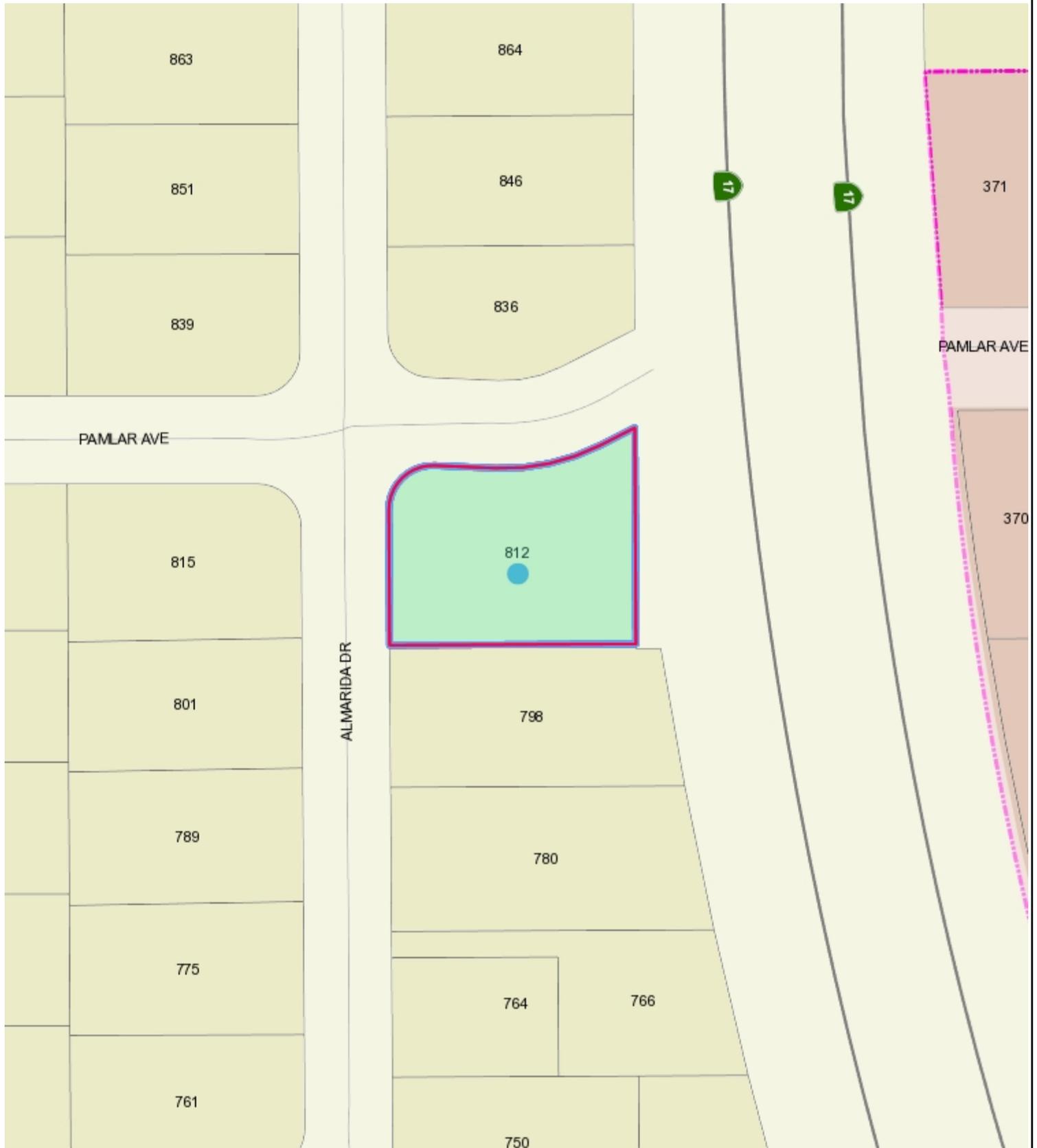
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Larissa Lomen, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email at [larissal@campbellca.gov](mailto:larissal@campbellca.gov).





# Location Map for 812 Almarida Dr.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

OWNER/DEVELOPER: LOTUS LEWELLING LLC  
467 SARATOGA AVE SUITE # 1450 SAN JOSE CA

# 812 ALMARIDA DR., CAMPBELL, CA 95008

## TWO LOT SUBDIVISION FOR SINGLE FAMILY RESIDENTIAL

### PROJECT CONSULTANTS

CIVIL ENGINEER: GPM ENGINEERS  
3340 WALNUT AVE., SUITE 292, FREMONT, CA 94536  
MOHAMED GENIDY, PE TEL. (650) 331-7264

LAND SURVEYOR: THE BRONSON COMPANY, 6206 EPPS DR., WINTON, CA  
KEVIN BRONSON, PLS TEL. (209) 606.7340

**NOTES:**  
1. SURVEY BY KEVIN BRONSON PLS NO 8523  
2. DATE OF SURVEY: APRIL, 2021

#### BENCHMARK:

SANTA CLARA VALLEY WATER AUTHORITY BENCHMARK 1088, A BRASS DISK AT THE TOWER LEG AT THE CORNER OF BASCOM AVE. AND THE SOUTHWEST EXPRESSWAY, HAVING AN NAVD88 ELEVATION OF 173.79', IS THE BASIS OF ALL ELEVATIONS SHOWN ON THIS MAP.

#### BASIS OF BEARINGS:

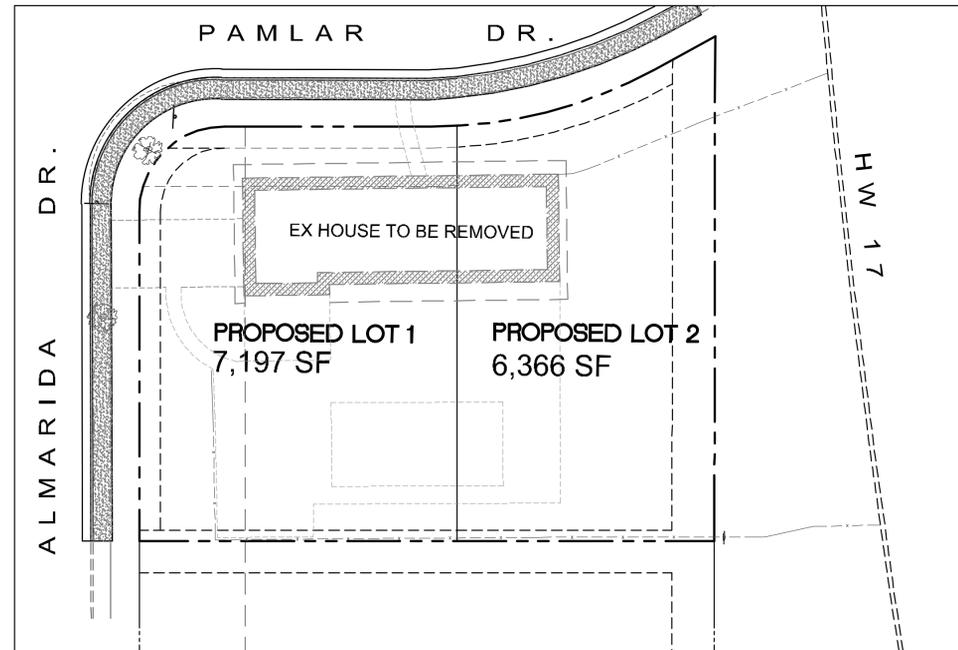
THE BEARING OF S0°35'15"E BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF ALMARIDA SR. AS SHOWN ON THE MAP OF TRACT 772, RECORDED ON JULY 24, 1950 IN BOOK 30 OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

#### REFERENCES:

R1 BOOK 30 MAPS 01, SANTA CLARA COUNTY RECORDS

### VICINITY MAP

NTS



#### SHEET INDEX

SHEET NO.	TITLE
C1	TITLE SHEET
C2	SITE PICTURES
C3	EXISTING CONDITIONS AND DEMOLITION PLAN
C4	TENTATIVE PARCEL MAP
C5	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C6	STORMWATER MANAGEMENT PLAN

#### PROJECT SUMMARY

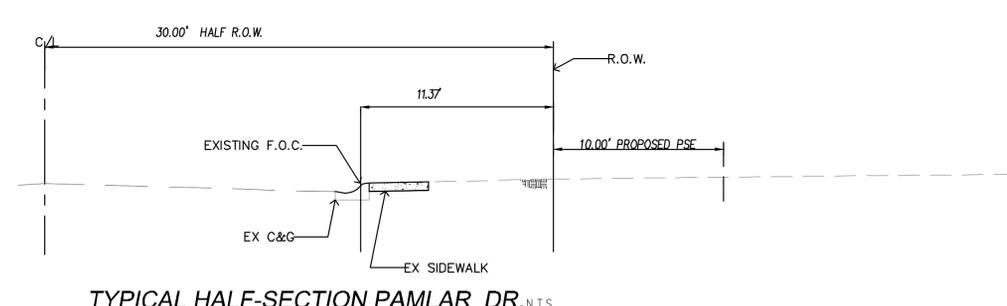
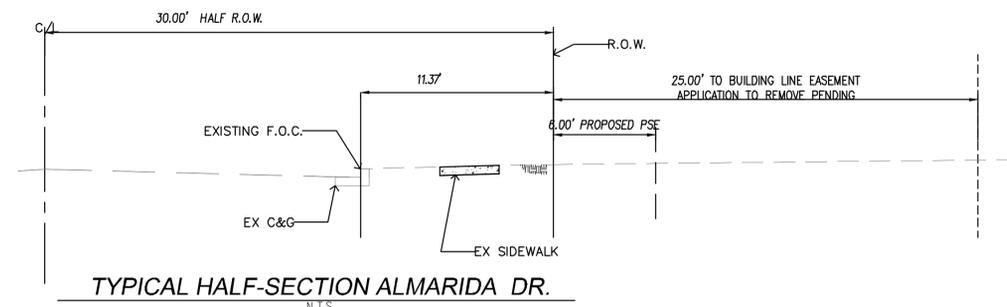
PROPERTY:	APN: 279-22-019
SITE AREA	13,563 SF (0.311 ACRE)
CURRENT ZONING	R1
CURRENT LAND USE	LOW DENSITY RESIDENTIAL
UTILITY SOURCES:	
WATER ---	SAN JOSE WATER COMPANY
SANITARY SEWER ---	WEST VALLEY SANITATION DISTRICT
ELECTRICAL AND GAS ---	PACIFIC GAS AND ELECTRIC
STORM DRAIN ---	CITY OF CAMPBELL
TELEPHONE ---	AT&T
CABLE TV ---	COMCAST

#### LEGEND

PROPOSED	EXISTING	PROPOSED	EXISTING

#### ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
@	AT	MAX	MAXIMUM
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NO. #	NUMBER
AD	AREA DRAIN	NTS	NOT TO SCALE
BC	BEGINNING OF CURVE	PAE	PEDESTRIAN ACCESS EASEMENT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BOS	BOTTOM OF STEPS	PCR	POINT OF CURB RETURN
BW	BACK OF WALK	PG&E	PACIFIC GAS AND ELECTRIC
CB	CATCH BASIN	PL, P/L	PROPERTY LINE
CL	CENTERLINE	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONT	CONTINUATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EB	ELECTRICAL BOX	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV.	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX, (E)	EXISTING	SBL	SETBACK LINE
F/C	FACE OF CURB	SD	STORM DRAIN
FF	FINISHED FLOOR ELEVATION	SDE	STORM DRAIN EASEMENT
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER LATERAL CLEANOUT
FP	FINISHED PAVEMENT	SSDI	SANITARY SEWER DRAIN INLET
FPW	FIRE PROTECTION WATER	SSGB	SANITARY SEWER GRADE BREAK
FS	FINISHED SURFACE ELEV.	SSE	SANITARY SEWER EASEMENT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST	STREET
GB	GRADE BREAK	STA	STATION
GFF	GARAGE FINISHED FLOOR ELEV.	S/W	SIDEWALK
GRND	GROUND	T	TELEPHONE
HDPE	HIGH DENSITY POLYETHYLENE	TC	TOP OF CURB
HGL	HYDRAULIC GRADE LINE	TEMP	TEMPORARY
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT	TP	TOP OF PAVEMENT
IRR	IRRIGATION	TOS	TOP OF STEPS
JT	JOINT TRENCH	TYP	TYPICAL
LF	LINEAR FEET	VC	VERTICAL CURVE
LP	LOW POINT	WL	WATERLINE
LT	LEFT	WLE	WATER LINE EASEMENT
		WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE



DATE:	7-6-2022	NO.	REVISION
SCALE:	AS NOTED	△	
DESIGNED BY:	MG	△	
DRAWN BY:	EH	△	

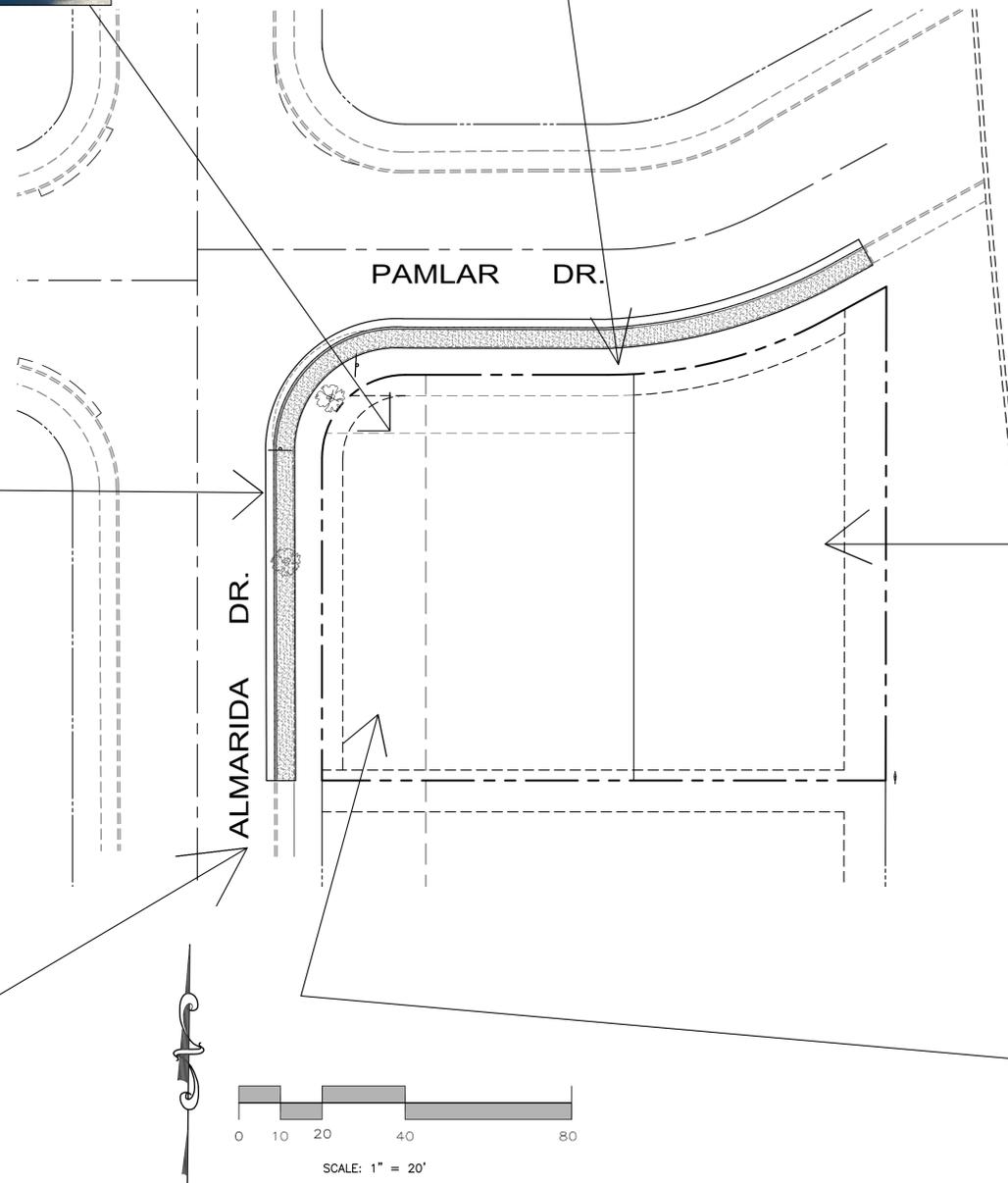


**GPM ENGINEERS**  
3340 WALNUT AVE., SUITE 292  
FREMONT, CA 94536  
TEL. (650) 331-7264 FAX (650) 472-9004  
MGENIDY@GPMENGINEERS.COM  
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:  
**TWO LOT SUBDIVISION AT 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER  
**C1**  
OF 6



DATE:	7-6-2022	NO.	REVISION	DATE
SCALE:	AS NOTED	△		
DESIGNED BY:	MG	△		
DRAWN BY:	EH	△		
		△		



**GPM ENGINEERS**  
 3340 WALNUT AVE., SUITE 292  
 FREMONT, CA 94536  
 TEL. (650) 331-7264 FAX (650) 472-9004  
 MGENIDY@GPMENGINEERS.COM  
 CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

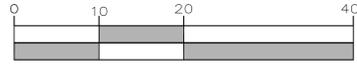
PROJECT:  
**TWO LOT SUBDIVISION  
 AT  
 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:

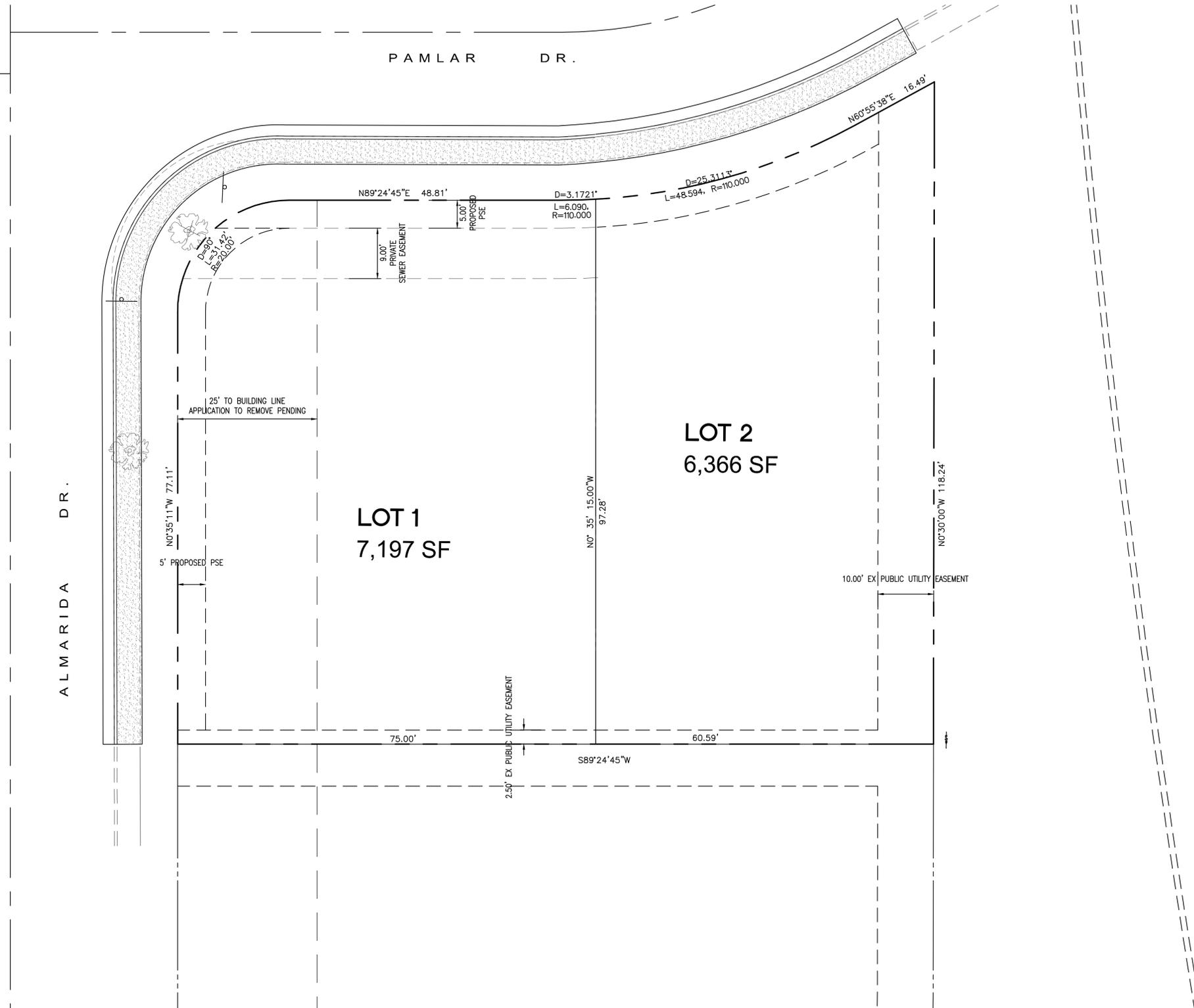
**SITE PHOTOS**

SHEET NUMBER  
**C2**  
 OF 6





SCALE: 1" = 10'



DATE:	7-6-2022	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			
		△			

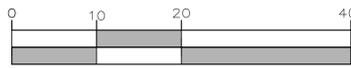


**GPM ENGINEERS**  
 3340 WALNUT AVE., SUITE 292  
 FREMONT, CA 94536  
 TEL. (650) 331-7264 FAX (650) 472-9004  
 MGENIDY@GPMENGINEERS.COM  
 CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:  
**TWO LOT SUBDIVISION  
 AT  
 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE:  
**TENTATIVE PARCEL MAP  
 LOTTING PLAN**

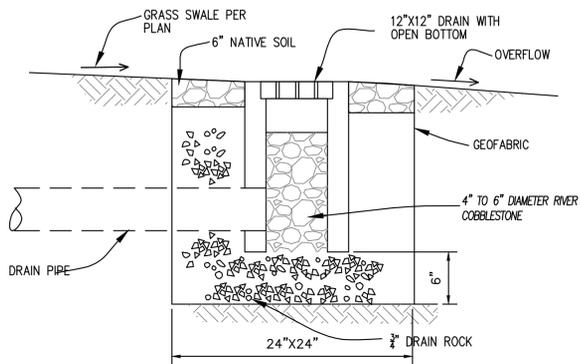
SHEET NUMBER  
**C4**  
 OF 6



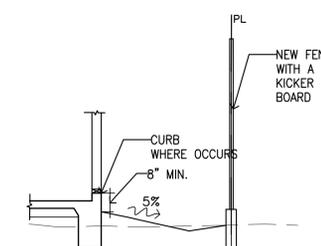
SCALE: 1" = 10'

**STORM UTILITY NOTES**

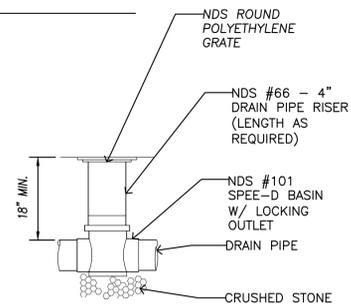
1. ALL STORM PIPE LOCATED OUTSIDE OF VEHICULAR TRAVELED LANES SHALL BE PVC SDR 35 UNLESS OTHERWISE SPECIFIED ON PLANS
2. ALL STORM PIPE LOCATED IN VEHICULAR TRAVELED LANES SHALL BE PVC SD26 UNLESS OTHERWISE SPECIFIED ON PLANS
3. ALL PERFORATED PIPES SHALL BE PVC SDR 35 WITH 1/4" PERFORATIONS FACING DOWN.
4. ALL PVC CONNECTIONS TO CONCRETE STRUCTURES SHALL BE BY WATER STOP



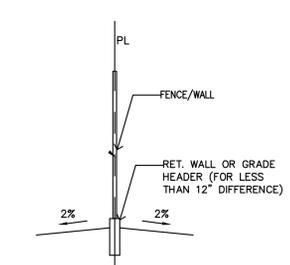
**1 BUBBLER**  
NOT TO SCALE



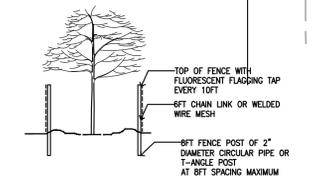
**3 SECTION AT PROPERTY LINE**  
SCALE: N.T.S.



**2 AREA DRAIN**  
NOT TO SCALE

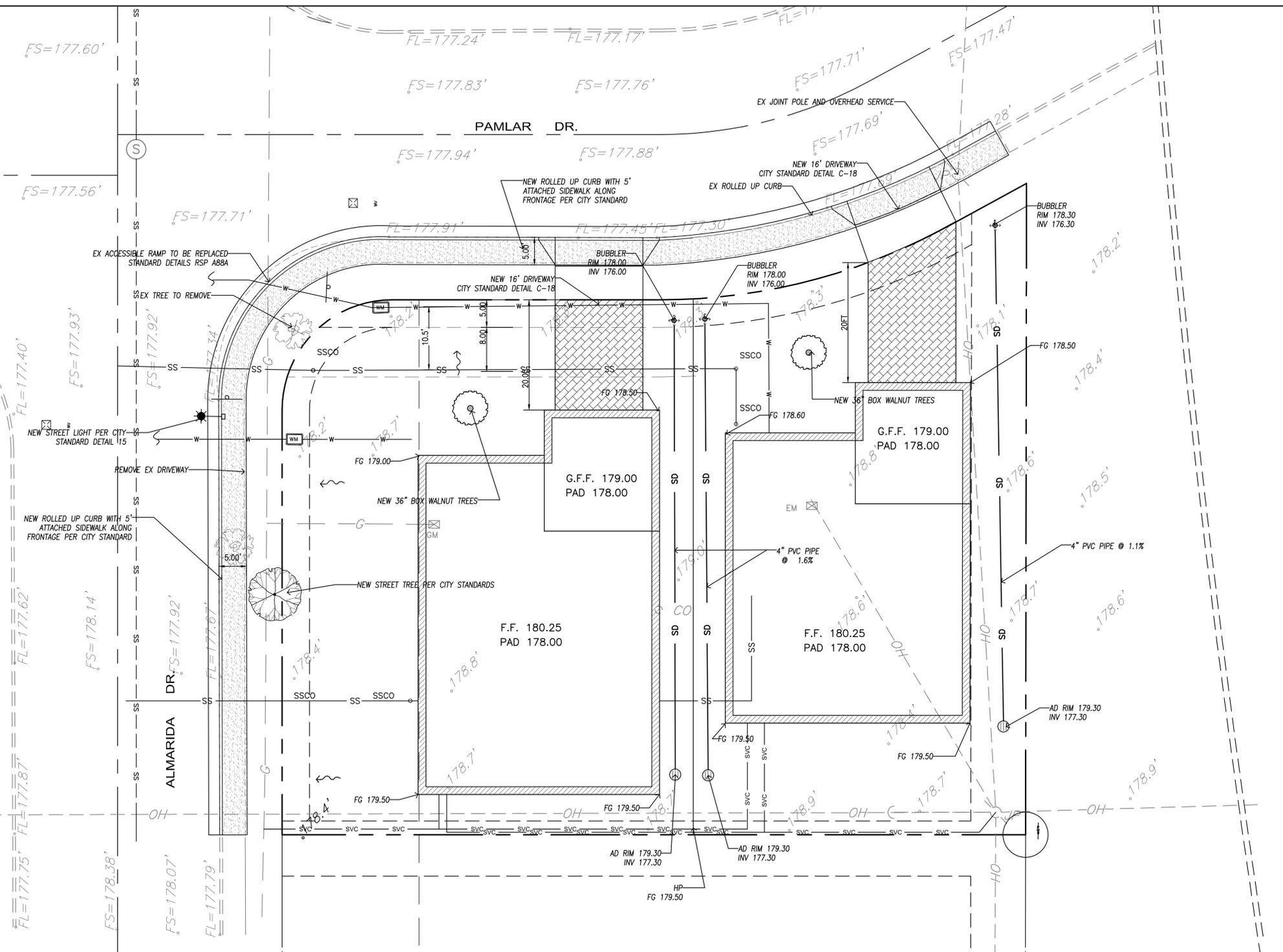


**4 CROSS SECTION AT COMMON FENCE**  
SCALE: N.T.S.



**TREE PROTECTION FENCE**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTRACTING THE PROJECT ARBORIST IN A TIMELY MANNER TO HAVE PROJECT ARBORIST PRESENT FOR ALL WORK PERFORMED WITHIN THE DRIP LINE OF THE PROTECTED TREES.
- THE PROJECT ARBORIST IS TO DETERMINE THE CONFIGURATION OF THE TREE PROTECTION FENCING.
- ALL WORK WITHIN THE DRIP LINE OF PROTECTED TREES IS TO BE DONE BY HAND. USE OF PNEUMATIC EXCAVATION EQUIPMENT (E.G. AIR SPADE OR AIR KNIFE) IS ENCOURAGED.
- NO SELF-PROPELLED EQUIPMENT MAY ENTER THE DRIPLINE OF TREES.
- THE PROJECT ARBORIST IS TO MONITOR ALL WORK WITHIN DRIPLINE.
- THE PROJECT ARBORIST IS TO DETERMINE THE IRRIGATION SCHEDULE FOR PROTECTED TREES. THE GENERAL CONTRACTOR IS EXPECTED TO APPLY SUPPLEMENTAL WATER AT THE DIRECTION OF PROJECT ARBORIST.
- SEE ARBORIST REPORT FOR MORE RECOMMENDATIONS.



DATE:	7-6-2022	NO.	REVISION	DATE	DIRECTED BY:
SCALE:	AS NOTED	△			
DESIGNED BY:	MG	△			
DRAWN BY:	EH	△			
		△			

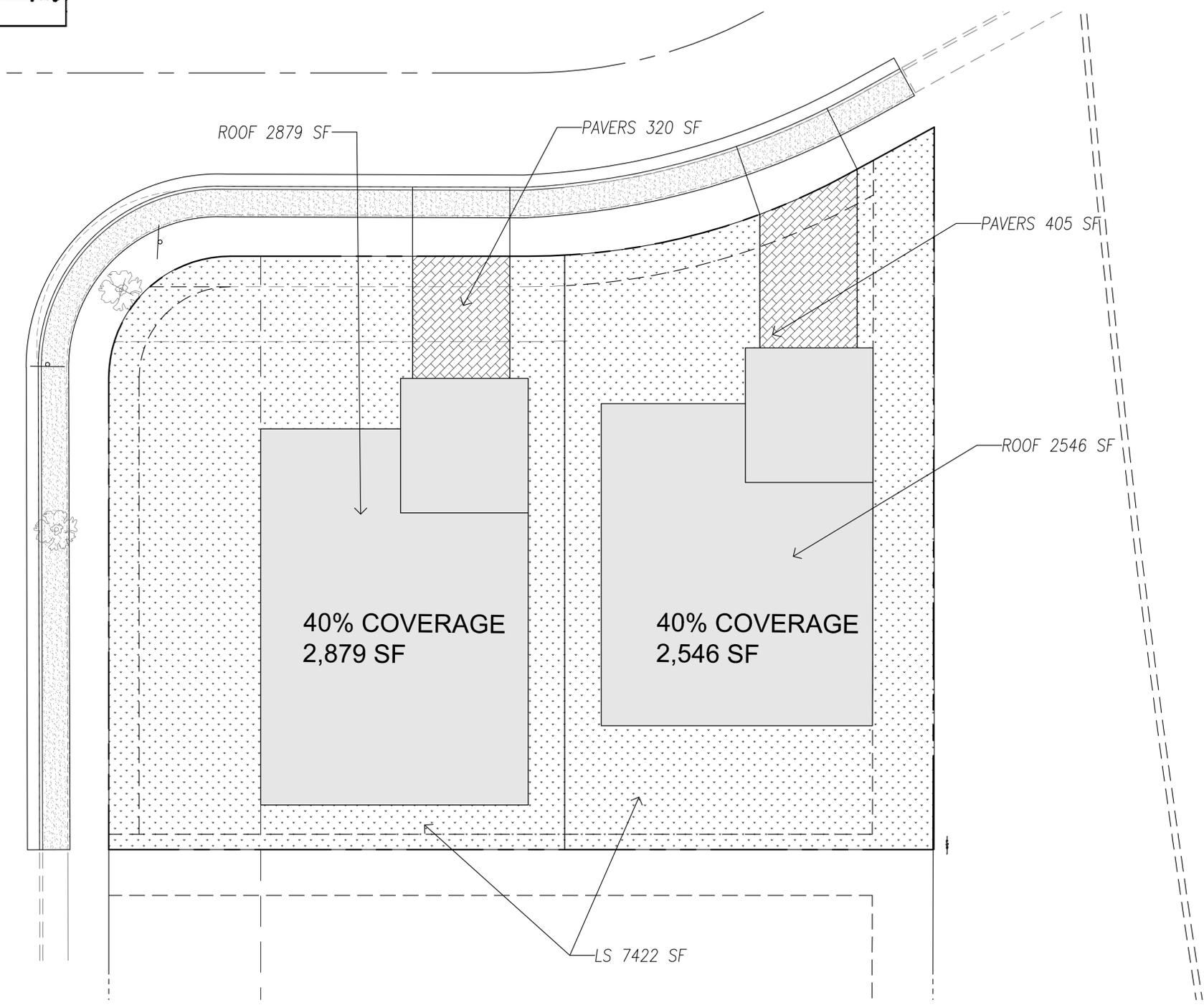


**GPM ENGINEERS**  
3340 WALNUT AVE, SUITE 292  
FREMONT, CA 94536  
TEL. (650) 331-7264 FAX (650) 472-9004  
MGENDY@GPMENGINEERS.COM  
CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT:  
**TWO LOT SUBDIVISION  
AT  
812 ALMARIDA DR CAMPBELL, CA**

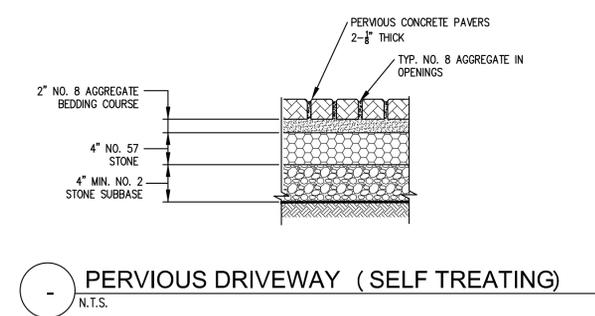
SHEET TITLE:  
**PRELIMINARY GRADING AND  
DRAINAGE PLAN**

SHEET NUMBER  
**C5**  
OF 6



**LEGEND:**

- REQUIRED SMP COMPONENTS:**
- DMA WITH #
  - ROOF AREA (INCLUDE PITCHES AND TERMINAL DOWNSPO
  - IMPERIOUS ASPHALT/CONCRETE AREA
  - LANDSCAPE AREAS
  - PROPOSED CONTOURS
  - SURFACE FLOW LINES
  - PERFORATED PIPE
  - OVERFLOW CATCH BASIN
  - CLEANOUT
  - PROPOSED TREE
- SMM COMPONENTS, AS APPLICABLE:**
- PERVIOUS LANDSCAPING
  - AREA DRAINS



**Table 2 - Drainage Management Areas (DMAs) & Receiving Landscape Based Management Measures**

DMA#	Impervious ft <sup>2</sup>	Landscape / Pervious ft <sup>2</sup>	Factored Impervious Area ft <sup>2</sup> *	Minimum Surface of Treatment Measure	Proposed Surface of Treatment Measure	Proposed Sizing Ratio	Sizing Methodology**	Dimensions (L x W x minimum ponding depth***)	Type of management measure****	SWM#	Corresponding Detail(s)
1	4,501	9,062	5,407	500	N/A	N/A	N/A	N/A	FLOW TO LANDSCAPE	SWM 1	N/A
TOTAL											

\* Impervious area + 0.1xLandscape/Pervious area  
 \*\* 4% = C.3.d.i.2; Volume = C.3.d.i.1; Combo = C.3.d.i.3; 2:1 for self-retaining  
 \*\*\* Account for void space in materials if applicable (e.g. pervious pavement)  
 \*\*\*\* Select from following management measure types:  
 Bioretention Area/Flow-Through Planter  
 Bioretention Area Unlined  
 Infiltration Facility  
 Self-Retaining Pervious Landscaping  
 Tree Well Filter



DATE:	NO.	REVISION	DATE	DIRECTED BY:
7-6-2022	△			
AS NOTED	△			
DESIGNED BY: MG	△			
DRAWN BY: EH	△			

**GPM ENGINEERS**  
 3340 WALNUT AVE, SUITE 292  
 FREMONT, CA 94536  
 TEL. (650) 331-7264 FAX (650) 472-9004  
 MGENIDY@GPMENGINEERS.COM

CIVIL • STRUCTURAL • PLANNING • DEVELOPMENT

PROJECT: **TWO LOT SUBDIVISION AT 812 ALMARIDA DR CAMPBELL, CA**

SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

SHEET NUMBER **C6**  
OF 6