

County of Santa Clara

Department of Planning and Development
Planning Office

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February 8, 2021

Gokulam LLC
C/O Shyam Ellur
1235 Reamwood Avenue
Sunnyvale, CA 94089
Email: shyam.ellur@ihf-usa.org

**** SENT VIA EMAIL ONLY ****

County Record #: PLN20-125
Subject: Design Review Administrative Review for a new livestock shelter
Site Location: 2425 Old Calaveras Rd, Milpitas, CA 95035 (APN 029-34-004)
Date Received: September 30, 2020

Dear Mr. Ellur:

The purpose of this letter is to inform you that your resubmitted application for Design Review Administrative Review submitted by Gokulam LLC on January 6, 2021 has been deemed **incomplete**. A resubmittal that responds to the comments listed below is required. The required resubmittal must include all of the required items listed below and an incomplete resubmittal will not be accepted.

Please be aware that the Department is only accepting electronic submittals in adherence to the County's Shelter in Place Order for the COVID-19 pandemic. Please refer to procedures for Planning resubmittals available on the County website at:

<https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/PlanningResubmittals.aspx>.

PLANNING

Contact Robert Salisbury at (408) 299-5785, robert.salisbury@pln.sccgov.org regarding the following:

- 1) County Zoning Ordinance § 5.20.140 states that the decision-making body may deny an application for any permit or approval if there is a recorded notice of violation for any zoning, grading, building code, housing code, or other land use violation on the property. The Zoning Ordinance also states that a violation is an existing violation until a notice of expungement or compliance agreement is recorded. Due to the existing violations on the property, the requested permit (DRX) may not be issued until all violations have been expunged or a compliance agreement covering all violations has been recorded.

SANTA CLARA VALLEY HABITAT PLAN

Contact Joanna Wilk at (408) 299-5790 / joanna.wilk@pln.sccgov.org regarding the following:

- 2) On the landcover mapping provided within the Madrone Ecological Consulting Memo (dated Dec 21, 2020), please superimpose the project footprint with a 50 foot permanent buffer around permanent impact areas (buildings, driveways etc.) and a 10 foot temporary buffer around temporary impact areas (leach fields, utility trenching, etc.). This information is needed to verify that the project does not impact sensitive landcovers as stated in page four of the memo. Please refer to page 18 of this [link](#) for an example.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748 / Darrin.Lee@deh.sccgov.org regarding the following:

- 3) Drinking Water Clearance required for proposed house and a bathroom building for employees. Contact Nicole Jorgensen, Senior REHS with Drinking Water Program at 408-918-3492 nicole.jorgensen@cep.sccgov.org. Go to website: www.EHinfo.org/drinkingwater for application for Individual drinking water clearance.
 - a. Provide documentation on the proposed number of employees and number of visitors picking up compost, bales of Orchard Grass and CSA Boxes. If the site regularly serves an average of at least 25 individuals daily at least 60 days of the year then the water system must be permitted by the State Water Resources Control Board Division of Drinking Water (SWRCB DDW) and become a public water system. It is our understanding that the applicant has spoken with SWRCB DDW and understands the requirements to become a public water system and is prepare for becoming one in the future and will design to meet all public water system requirements. If the project needs to be a public water system, then no approvals may be given to use of the wells or construction of any buildings with plumbing until approved by the SWRCB DDW.
 - b. Wells require a 100-foot setback to all barns, animal pens, vermicompost and organic manure storage areas. For a public water system this may be 150 feet.
 - c. Provide protection of well heads from pasturing animals, agricultural vehicles and traffic.
 - d. Provide location of water tanks and water lines and maintain setback to septic of 100 feet for County, or 150 feet for a public water system.
- 4) Septic system approval required for proposed project of a house and an employee bathroom in barn. Contact Nicole Jorgensen, Senior REHS at 408-918-3492 nicole.jorgensen@cep.sccgov.org. Go to website: www.EHinfo.org/wastewater for application for Septic/Onsite Wastewater Treatment Systems(OWTS) New Development.
 - a. Provide documentation on the proposed number of residents, employees and number of visitors picking up compost, bales of Orchard Grass and CSA Boxes in order to determine waste loading for the OWTS.

- b. Ensure setbacks from OWTS tanks, dispersal fields and effluent tight lines to wells meets County setback of 100 feet and Public Water System setbacks of 150 feet and to water lines minimum 10 feet.
- c. Provide floor plans for all proposed buildings.
- d. Provide the grading and drainage plans. The OWTS must be overlaid onto it and the grading and drainage details must be overlaid on the OWTS plans.

FIRE MARSHAL's OFFICE

Contact Alex Goff at 408-299-5763 / Alex.Goff@sccfd.org regarding the following:

Fire Marshal Review- Land Use

- 5) Cover Sheet to state all buildings that will have NFPA 13 fire sprinklers and be listed as a deferred submittal. All deferred submittals for Fire are also to be listed, this includes but aren't limited to Fire Protection Underground, Fire Hydrants, Water Tank, Fire Pump, etc.
- 6) Cover Sheet Applicable Codes to show current code cycle (2019) codes.
- 7) All Site Plans to be properly scaled. Sheet C1 and C4 scales appear to be off.
- 8) Plans to show standard fire hydrant/s on plans located within 400 ft exterior path of travel to all portions of structures and a minimum of 40 ft from any structure.
 - a) The plans currently show a hydrant but don't state it's a standard hydrant or if it's (N) new or (E) existing.
 - b) Measurements could not be taken as scale was off.
- 9) Site Plans to show where the source of water for the water tank is (well, water purveyor, etc.).
- 10) Water tank to be labeled as (N) new or (E) existing.
- 11) Provide information how the tank was sized, this includes sprinkler demand and hydrant demand. Sizing to be based off NFPA 1142.
- 12) Site Plan to show fire pump house location.
- 13) Plans to show minimum interior turning radius of 50 ft for all turns.
- 14) Site Plan to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds.
- 15) Property is within the State Response Area (SRA) and Wildland Urban Interface (WUI).

- a) Property is to maintain 100 ft. of defensible space at all times.
- b) Structures are to meet WUI Building Code requirements at Building Permit submittal.

LAND DEVELOPMENT ENGINEERING

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

- 16) Please demonstrate by earthwork sections and calculations how a grading permit would not be required pursuant to the Santa Clara County Grading Ordinance, specifically Section C12-421. Should this project not be able to demonstrate the noted exceptions, please apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
- 17) Please provide a typical cross section detail for the access road showing the shoulders or other edge constraints for the drivable surface. Reflect the shoulders or edge restraints on the plans. The shoulders shall be shown on the plan view of the proposal and the grading for the shoulders be accounted for in the grading quantities.
- 18) Please confirm that the existing access road through the easement conforms to 22' wide County Standard Detail SD1. The 22' minimum dimension appears to be larger than the existing road in some locations. Make sure that the shoulders that support the drivable surface are shown on the plans and details.
- 19) Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. Provide the record document number or map reference on the preliminary plans for the access road over which access is proposed.
- 20) Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
- 21) This project is located within the San Francisco Bay Watershed and includes ten thousand square feet or more of new or replacement impervious area. The preliminary design shall include storm water treatment complying with the current NPDES Permit Standards, Section C3, in its design. The current proposal to drain runoff to the detention pond is not acceptable. The runoff will need to be pre-treated prior to discharging to the pond unless the pond capacity is infiltrated after every storm event.
- 22) Please provide a completed copy of the attached Clean Water Program Questionnaire. Please be advised that draining runoff from new impervious area to existing detention facilities may not satisfy storm water treatment requirements of the NPDES permit.

If the requested information is not submitted within 180 days, an additional 10% fee will be applied upon resubmittal. All requested information must be submitted no later than one (1) year from the date of this letter.

If you have any questions or other concerns, please call me at 408-299-5785, or contact me at robert.salisbury@pln.sccgov.org.

Sincerely,

DocuSigned by:

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Robert Salisbury
Senior Planner

cc: Manira Sandhir, Principal Planner, AICP
Darrel Wong, Land Development Engineering
Leo Camacho, Department of Roads and Airports
Joanna Wilk, Habitat Plan Coordinator
Alex Goff, Fire Marshal's Office
Darrin Lee, Department of Environmental Health