

FILE NUMBER: PLN22-006
SUBJECT: Building Site Approval, Design Review, and Grading Approval for a new single-family residence, ADU/JADU, animal shelters, and associated improvements.
SITE LOCATION: Old Calaveras Road, (APN:029-35-007)
DATE RECEIVED: April 20, 2022

Responses to the additional info letter R2. Please see our response in [Blue](#)

PLANNING.

1. In order for Staff to make a favorable recommendation for the proposed development, Staff must find that the Grading Approval findings and Design Review Guidelines are met. Additionally, Staff must determine that the Hillside General Plan policies are adhered to as well. As currently proposed, Staff cannot make a favorable recommendation for the proposed development due to conflicts with the required findings and policies in the Zoning Ordinance. Staff is concerned with the impacts the proposed grading has on the natural terrain of the hillside. See specific details below:
 - Please indicate the need for the 24-foot-wide access road. Access roads for single family residences are required to be 15 feet. Staff will not be able to make Grading Ordinance Findings (a), (c), (e), (f) and (g) unless the driveway is revised to be the minimum size for Land Development Engineering and Fire Marshal's access requirements.

NOTE: Staff is aware the subject property takes access through a separate property that is currently going through the subdivision application. However, any additional road improvements for access (such as widening) needed for the subdivision will be processed separately under the subdivision application (PLN20-178).

[Response :](#)

The proposed new access road from station 0+00 to station 7+00 will be built on the lands of Gokulam (APN 029-34-004) and from station 8+00 to station 15+00, station 0+00 to 3+00 the new proposed access road will be built on the lands of Barsana (APN 029-35-007) to access the proposed developments. All these roads are designed to be the width of 22 foot wide as one of our proposed uses on the property has a commercial agricultural activity in the form of a Livestock shelter and a RV temp. agricultural housing to support this commercial agricultural activity. This activity includes production and sale of Vermicompost / Organic Manure – Worm Castings and Spray. High quality worm castings

made from organic feed and manure from special breed of livestock will be sold to local consumers. Also, premium quality bales of Orchard Grass will be sold to local consumers who are looking for a nutritious fresh feed for their livestock.

The road width of 22ft is designed as per the guidance from LDE for the neighboring parcel Gokulam LLC (PLN-20-125) as part of incomplete letter 1, Comment no. 26 saying that commercial agricultural uses need a road of width 22ft. Please find below the previous comment from LDE:

26) Please demonstrate that the access road to the driveway shown on the plan conforms to County Standard Detail SD1 with a 22' width. 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.

In addition to this:

- a. The existing 24 foot wide access road from Station No. 0+00 to station No. 5+50 is approved under PLN20-125.
- b. The existing 24 foot wide access road from Station No. 5+50 to station No. 15+26 is approved under Reclamation Plan Amendment 2015 (APN 029-34-004).

See attached email '20210924 County approval letter for roads' from Planner Rob Salisbury confirming that the existing roads of 24ft wide is in compliance with the approved Reclamation Plan Amendment. This access road is an existing access road on which an easement has been drafted by Gokulam for Barsana LLC to use.

2. Story poles shall be required of all new buildings subject to Design Review. Story poles shall be fully erected, per the story poles standards established by the Planning Office and shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles shall, at a minimum, remain in place until the close of the public hearing (Section 3.20.040(A)(2)(c)).

Response: Story poles will be fully erected, per the story poles standards established by the Planning Office after the application is deemed complete. We will ensure that it shall be approved by the zoning administrator at least seven (7) full days prior to any scheduled hearing, including continued hearings and appeal hearings. Story poles will, at a minimum, remain in place until the close of the public hearing (as per Section 3.20.040(A)(2)(c)).