

# County of Santa Clara

Department of Planning and Development  
Planning Office

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May 24, 2022

Pavagada Anil & Vijaya Datt  
Barsana LLC  
40742 Greystone Terrace  
Fremont, CA  
E-mail: [vijay.datt@ihf-usa.org](mailto:vijay.datt@ihf-usa.org)

**\*\* SENT BY EMAIL ONLY \*\***

**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

Dear Pavagada Anil & Vijaya Datt:

Your application for a Building Site Approval, Design Review, and Grading Approval was received on the above date and is **incomplete**. For application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division 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.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5799, or [joanna.wilk@pln.sccogv.org](mailto:joanna.wilk@pln.sccogv.org) to schedule a meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

**PLANNING OFFICE**

Contact Joanna Wilk at (408) 299-5799, or [joanna.wilk@pln.sccogv.org](mailto:joanna.wilk@pln.sccogv.org) for information regarding the following items:

1. The visibility analysis states that only a portion of the proposed driveway is visible from the valley floor. As such, fruit trees are proposed to screen this portion of the driveway. Please provide a landscaping plan showing the location, size, and species of the proposed fruit trees.
2. Records in the County of Santa Clara Clerk Recorders Office show that the parcel south of the subject property (APN:029-34-004) is one legal lot. Please provide information showing how APN: 029-34-004 is two separate lots, as shown on the site plan, or remove the notations of Lot A and Lot B and show the parcel as one legal lot.
3. Similar to LDE comment #5 below, In the access road improvement plans (Sheets C1.1 to C1.5 and C2.0), show the location and limits of the easements, demonstrating that the proposed access road improvements are fully contained within the easements.
4. Similar to LDE comment #5 below, Prior to approval of the application, the submittal of easement documents suitable for recording is required.

#### **LAND DEVELOPMENT ENGINEERING**

Contact Ed Duazo at [ed.duazo@pln.sccgov.org](mailto:ed.duazo@pln.sccgov.org) for information regarding the following items:

5. Sheet C0.2 has been revised to show proposed easements. In the access road improvement plans (Sheets C1.1 to C1.5 and C2.0), show the location and limits of the easements, demonstrating that the proposed access road improvements are fully contained within the easements. As noted in previous comments, prior to approval of the application, the submittal of easement documents suitable for recording is required.
6. Portions of the proposed access road are sloped outboard. Revise the road to slope inboard per County Standard Detail SD2, and provide a shoulder, or other structural support, on the outboard edge to support the edge of pavement. Extend the typical road sections to show the hillside condition beyond where the road improvements will conform with existing grade. County Standard Details are available in the Santa Clara County Standards and Policies Manual – Volume I – Land Development (details are in the back of the manual). A copy of the manual is available on-line at: <https://plandev.sccgov.org/ordinances-codes/land-development-standards-and-policies>
7. Provide a conceptual drainage plan to mitigate the increase in run-off from the paved access road. The conceptual drainage plan should show how the increase in run-off will be mitigated such that post project flows will not exceed pre-project peak rates (similar to the conceptual drainage plan provided for the private driveway, house, and ADU/JADU). For proposed connections to existing storm

drains, provide details on the existing storm drain system (e.g., size and type of pipe, discharge/outlet location, etc.)

8. As previously requested, extend all cross-sections beyond the conform with existing grades. For Section 1/C3.1, the limit of grading is shown at the daylight line, but the section shows cut beyond the fill slope. Clarify what's being proposed.

#### **DEPARTMENT OF ENVIRONMENTAL HEALTH**

Contact Darrin Lee at (408) 299-5748, or [darrin.lee@cep.sccgov.org](mailto:darrin.lee@cep.sccgov.org) for information regrading the following:

9. Provided site plan depicts a 'proposed leach field' without documentation of soil profiles nor percolation test hole locations. On revised plans, show all soil profiles and percolation test hole locations (including failed holes, if any). Include soil logs and percolation test results.
  - a. There are 3 floor plans: a main residential unit, an accessory dwelling unit (ADU), and junior ADU. The combined design flow equates to 1575 gallons per day. Provide an onsite wastewater treatment system plan to the Dept. of Environmental Health with a design that meets the minimum design flow requirements for proposed development.
  - b. Maintain a minimum 100-foot horizontal set back to Tularcitos Creek (from top of bank).
10. For the depicted well, contact Dept. of Environmental Health (Jeff Camp, 408-918-3473) to obtain water clearance prior to Building Site Approval. Please see County of Santa Clara Standards and Policies Manual Vol.2 Section 1.3.3 B.1.

#### **FIRE MARSHAL**

Contact Alex Goff at [Alex.Goff@sccfd.gov](mailto:Alex.Goff@sccfd.gov) regarding the following:

11. Fire department access is to be within 200 ft. exterior path of travel to all portions of a structure, this is currently being met. Fire department turnarounds are to be within 150 ft. exterior path of travel to all access area to reduce the amount of distance fire apparatus would need to reverse. Currently, a fire truck would need to reverse more than 150 ft. from the Main House to the turnaround. The distance between the structure and the turnaround would need to be reduced.

Property is located in the SRA and is also to meet PRC-4290. Per PRC-4290, all structures are to be within 50 ft. of a fire department turnaround.

12. Provide shared water system agreement and details regarding size of tank and what the adjoining parcels will be used as. Response letter states this is currently being worked on. This document will need to be part of the submittal before the plans can be approved.

**CAL FIRE**

Contact Carlos Alcantar at [carlos.alcantar@fire.ca.gov](mailto:carlos.alcantar@fire.ca.gov) regarding the following:

13. The application is subject to review by Cal Fire as the property is located within the State Response Area (SRA). Comments from Cal Fire have not been received as of the date of this letter. Once Cal Fire comments are provided, staff will provide them to the applicant.

NOTE: Any exceptions requested from Cal Fire's regulations need to be sent directly to Carlos Alcantar via email (see contact information above). Please submit the Letter of Slope Variance directly to Carlos for a request to except the project Cal Fire regulations.

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If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. **Partial submittals will not be processed.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application for Building Site Approval, Design Review, and Grading Approval was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

As of the date of this letter, approximately 0-25% of your initial deposit associated with your applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org). to discuss or schedule an appointment.

Sincerely,



Joanna Wilk  
Associate Planner