

**FILE NUMBER:** PLN22-006  
**SUBJECT:** Building Site Approval, Design Review (Tier II), Special Permit, Grading Approval, and Planning Clearance for a new single family residence, ADU/JADU, animal shelter with three plumbing fixtures, temporary agricultural employee housing, and associated improvements.  
**SITE LOCATION:** Old Calaveras Road, (APN:029-35-007)  
**DATE RECEIVED:** April 18, 2022

## **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. Please submit a revised grading justification form as the proposal has changed since the original submittal. Please explain the need for the grading utilized for the parking area for the seasonal agricultural employee housing, the new animal shelter, the berm on the western side of the home, and the fill under the driveways. Staff is looking for an explanation of how the grading is the *minimal* grading necessary for the proposed use.

Response: We have submitted a revised grading justification letter, which includes all the changes like the livestock shelter and the temporary agricultural housing. As discussed in the meeting on January 19, 2023, we have removed the berm on the western side of the primary home and significantly reduced the fill on the driveways to the houses to reduce the grading quantity and to better integrate with the natural topography of the property. Please also refer to sheet C6.1. We have looked at an alternate location at the property and determined that the proposed project is significantly lower grading necessary than any alternatives. Given the landlocked nature of this property and its distance from the county-maintained road the proposed approach is the minimum grading necessary for the proposed use while adhering to county regulations like the need of 22' access road for commercial agricultural operations.

## **LAND DEVELOPMENT ENGINEERING**

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

2. Based on the Clean Water Questionnaire, the project will create/replace more than an acre of impervious area and is subject to Hydromodification Management (HM) requirements. Provide preliminary HM calculations to demonstrate the feasibility of the proposed stormwater treatment design. Based on the site plan, there are limited areas to locate treatment BMPs and HM controls; the preliminary calculations are necessary to ensure that the stormwater treatment requirements can be met without significant revision to the plans. In addition to the preliminary

HM calculations, include in the plans a sheet summarizing the stormwater management for the project. This sheet should show the DMAs (drainage management areas) and their corresponding treatment BMPs and include a table indicating the impervious and pervious area within each DMA and the treatment area required and provided for each DMA.

(Note: The questionnaire notes that the project is exempt from HM; however, this is incorrect as the questionnaire also indicates that 62,113 SF of impervious area will be created.)

Response: Clean Water Questionnaire has been revised and additional plan sheet has been prepared (sheet C1.8) to identify tributary areas within the project area along with their corresponding BMPs. Stormwater calculations have been provided on sheet C1.7. A hydromodification drainage report( continuous simulation for the 2 through 10 year storm event) for the northerly part of the project (tributary areas F through L) is submitted as 'Hydrograph Report'

3. Submit a corrected Clean Water Questionnaire (i.e., review/revise the HM Applicability section). In the Project Information section (Section No. 1), check all project types that apply (e.g., private, commercial, etc.).

Response: Questionnaire has been revised as requested with the Project Information section (Section No. 1), checked with all project types that apply (e.g., private, commercial, etc.).

## **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 regarding the following:

4. As part of the most recent plan submittal, a 'draft' of an onsite wastewater treatment system (OWTS) plan was included. The OWTS plan provided a narrative which described the conditions and parameters used to determine the proposed dwellings' dispersal field. Although the OWTS plan utilized data from P1 through P8 as the basis/derivation for the proposed dwellings' drip dispersal field, neither soil profile logs for pits A,B, and C, nor complete percolation test readings/results for P1 through P8 were provided.

- a. Submit soil profile logs for pits A, B, and C.

Response: The Soil profile logs for pits A1, A2, and A3 are part of the septic system plan set. Ref. Sheet WW-3

- b. Submit percolation test readings/results for P1 through P8.

Response: The percolation test readings / results for P1 through P8 has been added to the septic system plan set. Ref. Sheet WW-3

- c. Demonstrate through wastewater calculations the minimum amount of dispersal field for the proposed dwellings.

Response: The calculations are shown on sheet WW-1; It demonstrates that the minimum amount of dispersal field needed for the proposed dwellings are 4,400 sf out of 26,000 sf available.

5. For the proposed livestock shelter, clarify whether livestock washing activities will be conducted onsite? Describe and show where will the wash water be dispose of and treated. If applicable, demonstrate through wastewater calculations the minimum amount of **dispersal field required to capture, disposal, and treat the livestock wash water.**

Response: The proposed livestock shelter is intended solely for cleaning and wash down activities of the floor, without any livestock washing involved. There will be only cleaning and wash down of the floor to the drains. The wastewater calculation table demonstrates the estimated water usage for cleaning and wash down purposes.