

County of Santa Clara

Department of Planning and Development
Planning Office

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April 11, 2024

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

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

FILE NUMBER: PLN22-006
SUBJECT: Building Site Approval, Design Review, Grading Approval, and Planning Clearance for a new single-family residence, ADU/JADU, livestock shelter, temporary agricultural employee housing, and associated improvements.
SITE LOCATION: Old Calaveras Road, (APN:029-35-007)

Dear Pavagada Anil & Vijaya Datt:

Your application for a Building Site Approval, Design Review, Special Permit, Grading Approval, and Planning Clearance 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.sccgov.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

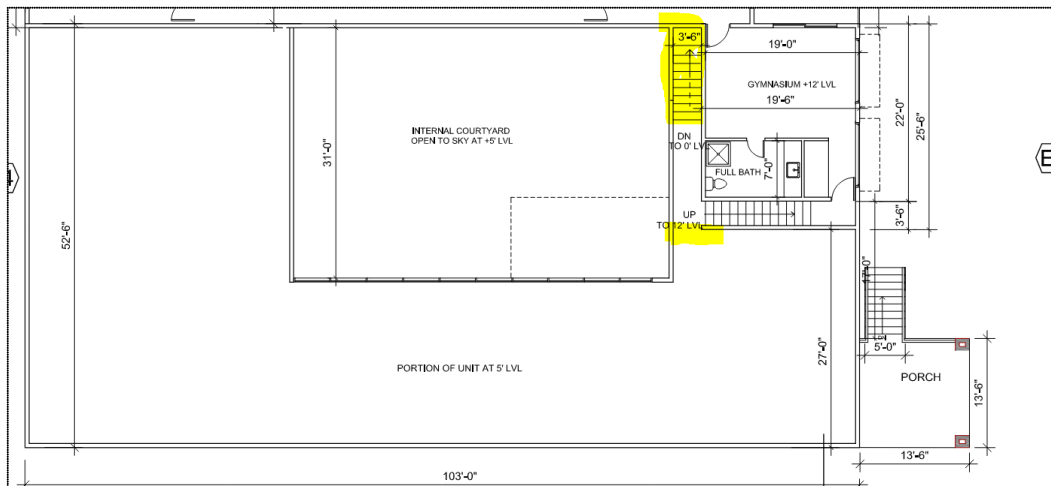
Contact Joanna Wilk at joanna.wilk@pln.sccgov.org for information regarding the following items:

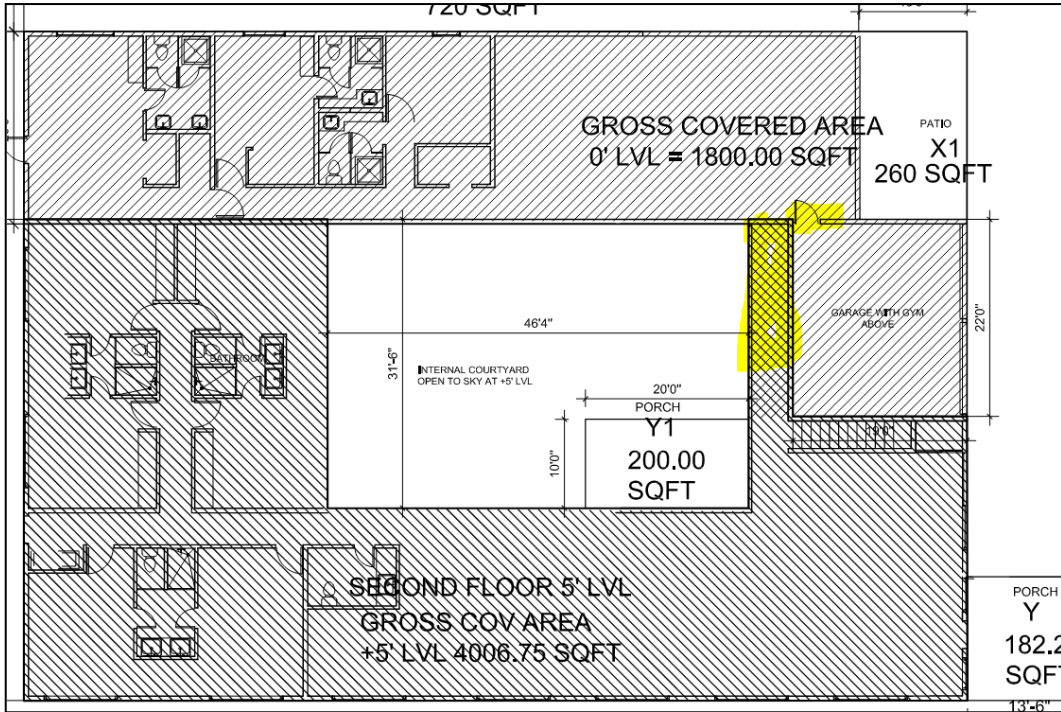
1. To gain a better understanding of the proposed sale and production of vermicompost associated with the livestock shelter, please provide a business management plan or project description on the proposed agricultural use. The business management plan or project description needs to specify the following.
 - a. Type of agricultural sales and processing proposed on the property (i.e., what kind of agricultural commodity is the applicant processing and selling?).
 - b. Hours and frequency of the agricultural sales and processing per week.
 - c. Are the public coming to property for the agricultural sales activities? If yes, provide the estimated amount of people per day and weekend during operational hours.

- d. Number of staff (if any) proposed for the agricultural sales and processing.
- e. Amount of parking spaces proposed for the agricultural sales and processing.

This information is needed to determine the required width of the driveways, parking requirements, and impacts to California Environmental Quality Act (CEQA) review.

- 2. Provide a completed [Color Samples board form](#) for the proposed structures.
- 3. Provide a separate landscaping plan for the vines, shrubs, and trees utilized to screen the proposed structures from the neighboring property to the north. Additionally, to minimize visibility of the proposed development from neighboring properties and the valley floor, include the following on the landscape plan:
 - a. The placement of four (4) 24-inch box trees that are native, drought-tolerant, and evergreen located to the north of the proposed residence to screen the structure from the neighboring property.
 - b. The planting of shrubs and vines along the northern exposed retaining walls to minimize the visibility from the northern neighboring property.
 - c. The planting of fruit trees along the driveway accessing the proposed development to minimize visibility from the valley floor, as shown on sheets C1.2, C1.3, and C1.24 of the approved site plan.
- 4. On the floor plan and the floor area calculations, please clarify how the garage gains access to the living room floor. The stair accesses shown on the screen shots below are confusing. An understanding of where they go and to what floors is needed to verify the floor area.





LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at ed.duazo@pln.sccgov.org for information regarding the following items:

1. To help clarify the changes in the proposed grading quantities, please provide a narrative explanation of the changes. In addition, clarify why, in the earthwork summary table, additional line items and grading quantities have been provided for “Main Residence Site Grading & Driveway” and “Livestock and Greenhouse Shed Site Grading and Dwy.” Was the grading associated with this work embedded in different line items in the previous plans?
2. For the access road on APN: 029-34-004, a portion of the roadway appears to have been re-aligned; however, this has resulted in larger grading quantities and taller cuts/fills. In addition, the road on APN: 029-35-007 has increased in both grading quantities and cut height. Clarify the purpose of the proposed road alignment and elevation revisions. Are these changes necessary to support the revisions being made to the livestock/ greenhouse shed area.
3. Please revise all affected section details. For example, Detail 4/C1.5 appears to have been unchanged, even though the road was re-aligned in this area and the conform elevations should be different.
4. Per Sheet C1.7, the impervious area has increased, and the calculated storage elevation has risen. Revise Section 1/C1.7 to reflect the revised storage elevation.
5. In the Sections (1 and 2) on Sheet C3.3, locate property line to clarify how the revised grading will meet grading setbacks (5-feet from property line). Based on the revised sections, the conform with existing grade has moved closer to the neighboring property line.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the

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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, Grading Approval, and Planning Clearance 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 to discuss or schedule an appointment.

Sincerely,

A handwritten signature in black ink, appearing to be 'JW', written in a cursive style.

Joanna Wilk
Senior Planner