

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

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June 9, 2023

Pavagada Anil and Vijay Datt

Gokulam LLC

680 East Calaveras Blvd

Milpitas, CA 95035

**FILE NUMBER:** PLN22-234

**SUBJECT:** Special Permit and Design Review Application for Small Scale Permanent Agricultural Employee Housing

**SITE LOCATION:** 2425 Old Calaveras Road, Milpitas 95035 (APN: 029-34-004)

**DATE RECEIVED:** May11, 2023

Dear Pavagada Anil and Vijay Datt,

Your resubmittal for a Special Permit and Design Review for Small Scale Permanent Agricultural Employee Housing was received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office 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 specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit *all* electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

**PLANNING OFFICE**

Contact your Project Planner Parya Seif at (408)299-5783 or [parya.seif@pln.sccgov.org](mailto:parya.seif@pln.sccgov.org) regarding the following comments:

*Plan Set*

1. The site plan is incomplete as the submitted visual simulation documents proposes planting of 16 trees to mitigate the visibility of the proposed structures from the valley floor; however, the site plan only identifies 12 trees. Please revise the site plan and identify location of all 16 proposed trees on the site plan, as well as their sizes and types.

Policy Issue Note: The proposed Citrus Sinensis does not satisfy the requirement for trees mitigating the visibility of the proposed structures from the valley floor, as they are non-native trees and they do not get large enough to conceal the proposed developments. The proposed trees shall be California native trees. Please refer to the enclosed document of *Santa Clara County Native and Adapted Non-native Plants*, for a list of native plant species.

*Grading*

2. The project is incomplete as the proposed grading for this project was not previously approved under PLN22-125. Please note that all the proposed grading quantities shall be reviewed under one application. There is an approved application PLN20-125 for a portion of the development, please apply for a modification of that application to include the grading for the proposed small scale agricultural housing (also see comment No.4 from Land Development Engineering). Please note that the modification to the existing grading approval shall be granted prior to the approval of this project.

**LAND DEVELOPMENT ENGINEERING**

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

3. Apply for a Grading Permit for your development. The grading associated with the agricultural worker housing is not included in the application record PLN20-125. The grading quantities associated with PLN22-234 appear to exceed the threshold limits for the Grading Ordinance. Application PLN20-125 will need to be modified accordingly to include the grading for the proposed agricultural worker housing and approved prior to the approval of PLN22-234 or the full extent of the grading for the improvements to support the agricultural worker housing shall be included in this application.
4. Submit a completed San Francisco Bay Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans. This project is a part of a larger common plan of development and its impervious area (not single family residential) shall be combined with the impervious areas of the other portions of the project when calculating stormwater treatment requirements. The stormwater treatment measures shall be clearly shown on the plans with all necessary grading reflected.
5. Please provide justification for the re-grading of the existing asphalt road to the west of the proposed residence. The asphalt road already provides access through the existing quarry to the garage and the turnaround. The reasons are unclear as to why additional access is necessary.

6. The roof leaders for the proposed structures are currently shown to connect directly to the underground storm drainage. Downspouts should be disconnected prior to the collection and routing to the storm drain dispersion trench.
7. Show the location of the proposed electrical service.
8. Verify the grading contours around the southeastern side of the development outside of the garage. The contours don't appear to properly conform with the existing grades.
9. Show the limits of the disturbed areas for this project to include any utility and septic field installation.

### **ROADS AND AIRPORTS**

Contact Thomas Esch at (408) 573-2450, [tom.esch@rda.sccgov.org](mailto:tom.esch@rda.sccgov.org) regarding the following:

10. Old Calaveras Road has a Future Width Line (FWL) for a 30-foot half street width (60-foot full street). Continue to show on plans the existing centerline, edge of pavement, and limits of the Old Calaveras Road right-of-way (ROW) and the limits of the FWL. A curvilinear dedication to public right-of-way will be required; indicate on plans 30' half street dedication.
11. Sight Distance Analysis for the main entrance needs to be revised as follows: a) include set-back distance from travel way to the driver, and 2) resolve conflict between notes referring to Stopping Sight Distance versus the included Decision Sight Distance chart (not referenced in the notes).
12. As a result of the Sight Distance Analysis, indicate on plans the conflicts that will require mitigation, such as tree or shrub removal, fence removal, or additional grading. Applicant stated there were no conflicts, but the SDA clearly shows obstructions that must be addressed and identified on the plans for mitigation.
13. The previous request for the SDA for the access road is rescinded.
14. Indicate on the plans the existing barb-wire fencing at the east driveway. Applicant provided pictures and statements, but plans must include: 1) all existing fencing and posts, and 2) fencing and posts within the 30-foot half street width (dedication area) that is to be removed.
15. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of the County maintained road ROW. If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Non-breakaway fixed appurtenances must be located outside the ROW (will not be permitted to be retained under an MIA). Indicate on plans the intent of any existing or future items in the ROW.

**FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) regarding the following:

16. All plans are to match. Examples of non-matching plans include sheet 16/17 showing the fire hydrant behind parking spaces and sheet 19 only shows a hydrant near the Livestock structure. Fire hydrants are to be located in the path of travel to all structures and not be in an area that the access can be blocked, such as behind parking spaces.
17. The water tank is also shown as different sizes on different pages. An example is sheet 1 lists a 202,290 gallon water tank and sheet 16 shows a (N)209,292 gallon tank. All sheets are to match.
18. Ensure that the plans have been flattened. Sheets such as sheet 1 have text boxes that could be dragged and moved when trying to conduct the plan review.
19. Clarify the Project Data at the lower right corner of sheet 1. This sheet states the Occupancy Group is "U", this would not be correct for Ag Housing.

**Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** 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 no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact me at (408)299-5783 or [parya.seif@pln.sccgov.org](mailto:parya.seif@pln.sccgov.org).

Sincerely,

*Parya Seif*

Parya Seif, Associate Planner

**cc:**

Samuel Gutierrez, Principal Planner