

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



October 15, 2020

Menekshe Ayhan M
3085 PASEO VISTA AVE
San Martin, CA 95046

**** Delivered Via e-mail ****

FILE NUMBER: PLN20-105

SUBJECT: Design Review and Grading Approval/Abatement to legalize 4,408 cubic yards of cut and 1,019 of fill and construct a new 9,020 sq. ft. accessory structure on a 10 gross-acre site,

SITE LOCATION: 3085 Paseo Vista Avenue, San Martin, CA / 825-29-039

DATE RECEIVED: September 11, 2020

Dear Mr. Tersini:

Your application for Design Review and Grading Approval/Abatement is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. 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. He or she represents a particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5786 TO SCHEDULE AN APPOINTMENT.**

PLANNING OFFICE

Contact Mark J. Connolly, Project Planner reviewing Planning and environmental documents (408) 299-5786 /mark.connolly@pln.sccgov.org for information regarding the following item(s).

Santa Clara County Habitat Plan

1. The subject property is located in Habitat Plan Area 1: Private Development Covered. The proposed development includes a Grading Approval and building with a footprint of over 9,000 square feet, to be located on an existing tennis court. Since the existing tennis court and associated grading is unpermitted, the proposed building and associated improvements will be considered "new impervious surface area." Please submit a revised Habitat Plan Coverage Screening form which includes the corrected "new impervious surface area" amount. Due to the size of the proposed building exceeding 5,0000 square feet, a completed Habitat Plan Application will be required prior

to building and/or grading permit issuance.

HCP documents including the HCP screening form, Habitat Plan Application, and information can be found in the below weblink:

<https://scv-habitatagency.org/250/Private-Applicant>

California Environmental Quality Act (CEQA)

2. In addition to submitting updated HCP Screening Form. Also include an updated exhibit that shows the impervious surface calculations. The area has numerous special status plant and animal species. Any impacts to special status species not covered in the Habitat Plan will be evaluated through the CEQA process.

LAND DEVELOPMENT ENGINEERING

Contact Darrel Wong at darrel.wong@pln.sccgov.org for more information on the following items:

3. There appears to be a significant amount of unpermitted grading on the property. Please provide appropriate permitting documentation for the grading work on the property. If permitting documents for the grading work on the property, please schedule an inspection for the unpermitted work so that the County Construction Inspection staff can verify whether a violation has occurred. This may result in a recorded violation on the property.
4. Please provide earthwork calculations of the earthwork quantities shown on the plans and any other unpermitted earthwork that has been performed on the property.
5. Please provide documentation or engineering certification that the existing asphalt driveway can support the required Fire Marshal loading requirement.
6. Please demonstrate that the existing driveway approach to conforms to County Standard Detail SD4.
7. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
8. Please provide a drainage system to adequately route flows from the site to the natural outfall. Provide any necessary treatment and detention prior to the discharge location.
9. Please clearly identify all retaining walls necessary to establish the grading shown with appropriate top and bottom of wall elevations. Please provide typical sections of all proposed walls.
10. Show drainage system from roof drains and paved access areas on plan. Identify a vegetated buffer area and provide energy dissipation for storm drainage, to provide at least minimal storm water treatment and reduction in flow velocity.
11. This project is located within the Central Coast watershed and includes greater than 15,000sf of new

impervious area. Please provide Stormwater Treatment and Control Measures per section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans.

12. Please show the location of the existing storm drain easement on the plans. Provide evidence that the work within the creek has been previously permitted. Otherwise please provide a proposal to either permit or abate the work with the easement through restoration.

FIRE MARSHAL'S OFFICE

Contact Christina DaSilva at christina.dasilva@fmo.sccgov.org for more information regarding the following items:

13. The Site Plans shall include a note stating driveway, Fire Department Access, will be of "all weather material" capable of holding 75,000 lbs.
14. Provide slope of driveway. Maximum slope to be 16%.
15. Clearly show the dimensions of the driveway. Provide a note stating the driveway width will be maintained at 12'-0" minimum and a clear height of 13'-6".
16. Driveway to be within 150' of exterior access (all portions of structure).
17. Provide location of the nearest fire hydrant. The fire hydrant must be located within 600' along the path of travel to new barn. This distance is predicated on the fact that the barn will be equipped with residential fire sprinklers.)
18. Plans to state fire sprinklers system will be a deferred submittal, NFPA 13 system.
19. Water Flow:
Plans to state quantity and function of tanks. For example, 2 x 5000-gallon tanks for wharf hydrant and 1 x 5000-gallon tank for domestic and fire sprinkler water. Above ground water storage tanks to conform with Santa Clara County Fire Department Standard CFMO-W5. The number and size of tanks depend on construction type and occupancy hazard. ~or~

Provide hydrant flow data recorded within one year. Provide type of construction, sq. ft, and volume of barn.
20. Add note on plan set:
This parcel is located in the State Response Area. Therefore, the responding agency is CAL Fire and must comply with SRA Fire Safe Regulations-PRC 4290. This parcel is located in the Wildland Urban Interface, WUI.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or Darrin.lee@pln.sccgov.org for more information regarding the

following items:

21. This submittal will require septic clearance. Please contact Jeff Camp at jeff.camp@cep.sccgov.org for septic clearance requirements.
22. Septic permit #60132 required a tank upgrade to 2000 gal (with abandonment of the original tank) and an additional 800 linear feet of drain field plus diversion valve in order to legalize an unpermitted 2-bedroom addition to the existing SFR. Dept. of Environmental Health has no record that this was ever completed. Please provide verification that the conditions of septic permit #60132 have been completed.

ADDITIONAL INFORMATION / ISSUES OF CONCERN

The information below is not required to be submitted in order to deem the application complete for processing, but is instead intended to identify future requirements or issues of concern.

23. If a Grading violation is definitively found, Staff may have concerns of supporting the design of the Grading given the Grading Ordinance, Findings and Hillside Development Guidelines for the unpermitted grading.
24. According to the County Zoning Ordinance section 1.30.030 accessory structures are to be “Subordinate to the main structure” The proposed barn is a single-story structure, but is significantly larger than the main residence. Staff will review the Design Review Ordinance, Findings and Design Review Guidelines in conjunction with the neighborhood to determine support for the Barn.

Please note that the application has been charged a minimum fee and will be charged additional fees based on staff time to continue processing when the initial payment is exhausted.

If you have any additional questions regarding this application, please call me at (408) 299-5786 or mark.connolly@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Mark Connolly
Senior Planner

cc: Leza Mikhail, Planning Department
Fire Marshal, LDE, Environmental Health
Amanda Mussy Verdel- Hannah and Brunetti

(delivered via e-mail)