



November 13, 2024

County of Santa Clara
Department of Planning and Development
70 W Hedding St.
San Jose, CA 95110

**** BY EMAIL ONLY ****

FILE NUMBER: PLN21-005
SUBJECT: Grading Abatement and Administrative Design Review Application
SITE LOCATION: 14210 Lesley Lane, San Martin (APN: 825-30-024)

Dear Robert,

The following are the comments received in the policy letter and responses to the comments.

1. Pursuant to County Ordinance Code Section C1-71 – Violations or conflicts of laws, no permit shall be issued to any applicant upon which there exists a conflict with any County ordinance or state law. Permits may be issued to applicants if the applicant has executed a compliance agreement and is in the process of completing or has completed the repairs, construction, or reconstruction described in the compliance agreement. Due to the outstanding grading violation on the property (VIO-9044), building violation (VIO- 8669), and another other violation not yet recorded, the owner needs to enter into a compliance agreement with the County of Santa Clara prior to issuance of any permits. Please contact Tyson Green of the Code Enforcement Division to initiate the Compliance Agreement process at tyson.green@pln.sccgov.org or (408) 299-5793.

Response: It is understood that a compliance agreement will be required prior to permit issuance.

2. Please provide a table of the estimated impervious areas that are proposed to be legalized and/or created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.

Response: A table of the impervious areas has been added to the grading plan. All of the impervious areas on the site have been on the site since 2006 with the exception of the paver walkways around the shop.

3. The proposed legalization of the barn impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a preliminary Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,
 - c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Response: The site has been draining adequately since 2006 with the impervious surfaces that exist on the site. The area in front of the shop was paved with AC in 2023. This is shown on the plans and noted that the AC needs to be removed. The paver walkways around the shop were added around 2012, which require mitigation per the Drainage Manual. The proposed solution is to use pervious pavers with a gravel layer for storage. Preliminary calculations show a 4" layer of gravel is required. A complete storm drainage report will be prepared for permit if conditional approval from planning is granted.

4. Please include a driveway approach per SD4 that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater.

Response: The SD4 standard has been added to the grading plan within the existing driveway approach. The existing driveway approach exceeds the requirements.

Regards,



Teresa Price, P.E.