



December 20, 2022

Santa Clara County Department of Planning and Development
ATTN: Lara Tran

BY EMAIL ONLY

FILE NUMBER: PLN21-176
SUBJECT: Grading Approval and Design Review (Tier II) for a 5,815 s.f., two-story barn on an existing vineyard.
SITE LOCATION: 1975 Hayes Lane, San Martin (APN: 779-46-007)

PLANNING OFFICE

Contact Lara Tran at (408) 299-5759 or lara.tran@pln.sccgov.org regarding the following comments:

1. As the project is proposing a 5,815 s.f. barn (accessory structure) on a vacant parcel, please clarify the proposed primary use of the barn on the property. The overall design configuration of the barn is more of residential use and not an accessory structural use. What is the primary use on the property?
Response: See the agricultural operations narrative.
2. Revise the restroom configuration of the restroom on the ground floor of the structure so that the space is minimally sized (5 ft. x 5 ft.)
Response: Floor plan revised.
3. The proposed project parcel has the possibility of containing unrecorded archaeological site(s). An archeological study/report by a qualified professional archaeologist is recommended to identify any cultural resources. Field study may include, but is not limited to pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.
Response: Archeologist Report included in submittal.
4. Identify any trees proposed for removal. The civil plan (Sheet 3) shows more than 10 trees proposed for removal for the driveway and barn. Provide a chart identifying the size and name of the proposed removed trees. Please note that a tree replanting/landscaping plan will likely be required.
Response: Tree removal table added and arborist report provided.

5. The project is subject to the early notification and outreach policy under Design Review for Tier 2 project within the -d1 combined zoning district. Signage at the site of the project and notification to surrounding properties are required. Attached is the signage that is required to be posted at the project site for PLN21-176. A list of signage vendors (sign companies) is also included for your reference. The applicant is required to provide a photo within the 30- day time frame confirming the on-site signage has been satisfied.

Response: The sign was posted on 2/17/2022.

Santa Clara Valley Habitat Plan (HCP)

6. The property is in the Santa Clara Valley Habitat Plan (HCP) area and the Private Development Area is designated Area 1: Private Development Covered. Landcover on the 21.1-acre property is designated as Blue Oak woodland (15.1 acres), California Annual Grassland (7.5 acres), and Serpentine Bunchgrass Grassland (0.6 acres). Santa Clara Valley Habitat Plan fees and conditions are based on field verified land cover by a qualified biologist. Certain land covers must be verified by a field biologist. Provide field verified land cover verification report with land cover mapping by a qualified biologist that includes the following:

- A. Provide Land cover verification map (site plan) that identifies all the habitat plan land covers present within the proposed development area and HCP setbacks (50 ft. radius surrounding permanent development (building pad of home, driveway and other permanent improvements), and 10 ft. radius surrounding temporary development (i.e. septic system, construction stakes etc.).

- B. Area calculations of all land covers permanently and temporarily impacted by the project, consistent with Table 1 of the Applications for Private Projects.

Response: HCP maps included in resubmittal.

7. Submit a biology report prepared by a qualified biologist that includes the following information as the property has portions of Serpentine Bunchgrass Grassland:

- A. Plant survey areas for smooth lessingia, fragrant fritillary, Metcalf canyon jewelflower, most beautiful jewelflower, Tiburon paintbrush, Coyote ceanothus, and Dudleya.

Response: Biologist report provided.

LAND DEVELOPMENT ENGINEER (LDE)

Contact Eric Gonzales at (408) 299-5716 or eric.gonzales@pln.sccgov.org regarding the following comments:

8. Revise the Scope of Work Statement to include work related to grading and drainage only per County Ordinance Section C12-424

Response: Scope updated.

9. Provide preliminary title report to confirm encumbrances within the parcel. Confirm the location of the southern property line and show on the preliminary plans.

Response: Provided with resubmittal.

10. Provide preliminary septic system design per County Ordinance Section C12-424

Response: Provided with resubmittal.

11. Provide cross section of proposed retaining wall and driveway

Response: Provided on sheet 4.

12. Please state on the plans that this parcel is within the County landslide hazard zone
Response: Noted on sheet 2.
13. Shows areas to be hydroseeded and those areas to be landscaped
Response: There is no landscaping. Hydroseeding is noted. Noted on sheet 3.
14. The plans shall indicate which trees are proposed to be removed and those that are proposed to remain. If the site or a portion of the site is located within a Historic Preservation Combining District, all trees with a trunk diameter of six inches or more shall also be included.
Response: Tree Removal Table provided on sheet 3. I assume the zoning noted on the property profile is correct and the property is not in a Historic Preservation Combining District.
15. 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.
Response: The two easements are shown on sheet 2.
16. Please include a driveway approach per SD4/SD4A 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: Note added to sheet 3.
17. Please comply with the grading setbacks to property line per County Grading Ordinance C12-558. Ensure grading setback of 5' away from top or toe of slope near proposed grading between STA 4+00 and STA 4+25.
Response: Design updated. See sheet 3.

FIRE MARSHAL OFFICE (FMO)

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

18. Identify on the Cover Page that fire sprinklers will be a deferred submittal. Clarify that NFPA 13 fire sprinklers will be installed as a deferred submittal (NFPA 13 is to be written).
Response: Noted on architectural cover page T1.
19. Clarify the referenced codes as the year is not legible, the Fire Code reference year is to be 2019.
Response: Noted on architectural cover page T1.
20. Clarify what use of Barn will be (private use or non-private/commercial). If use isn't private, what is the actual intended use (winery, tasting room, etc.).
 - A. Current review was based on private use, more comments may be made if use is changed.
Response: Private ag use.
21. All access roads to this property (Hayes Ln., Sunshine St. and W. San Martin Rd.) all appear to have mechanical gates. Plans are to add a note that these gates have (E) existing or a note that (N) Knox Key switches will be installed.
Response: Note added to sheet 3.
22. Minimum drivable width along path of travel of access roads is to be 20 ft. per PRC-4290. The section of Hayes in front of the parcel is shown as this width, plans are to add a note that all drivable

width is a minimum of 20 ft. wide or state what sections aren't and if they will be improved to 20 ft. as part of this project.

Response: Note added to sheet 3.

23. Sheet 3 of 7 shows a gate crossing fire department access. All gates are to be shown as mechanical or manual.

A. All mechanical gates are to have a Knox Key Switch shown as (N) new or (E) existing on the plans.

Response: Gate on property is manual. Note added.

24. Plans to have note stating access will be made of an "all weather" material capable of holding 75,000 pounds.

Response: Noted on the driveway detail on sheet 4.

25. Clarify the turnout dimensions on sheet 3 or 7 as the taper length is unknown. The minimum dimensions are to be 12 ft. wide, 30 ft. length and 2-25 ft. tapers.

Response: Dimensions added.

26. Sheet 3 of 7 shows two 5,000-gallon water tanks for fire protection. Per CFMO-W1, the minimum water required for the wharf hydrant for an Accessory Structure between 3,600 sf. and 10,000 sf. is 15,000 gallons (or 22,500 gallons if any part of the structure is within 50 ft. of another structure or property line as the attached deck appears to be within this distance).

Response: There are no other structures on the property.

27. Wharf hydrant to be installed per CFMO-W4, this includes but isn't limited to be placed at a fire department turnaround, turnout, or 20 ft. drivable width.

Response: Wharf hydrant is at turnaround. See sheet 3.

Regards,



Teresa Price