



March 27, 2023

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. The arborist report (dated July 20, 2022) prepared by David Hamilton, ISA Certified Arborist, of Mighty Tree Movers, identified a total of 15 trees proposed for removal where seven (7) are native oak trees. Please provide a proposed landscaping and tree replanting plan for the protected tree and oak trees under the [Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications](#).

Response: The proposal include the removal of 15 trees, 8 oaks and 7 non-native trees. Over 140 olive trees have been planted over the past two years. These provide replacement for the non-native trees. A landscape plan showing the replacement oak trees is included in the resubmitted plans.

2. Revise the number of plumbing fixtures to be a not more than two (2) or apply for a Special Permit per [Zoning Ordinance 4.20.020\(I\)\(2\)](#). As currently proposed in the floor plan, the restroom on the ground floor has a total of three (3) plumbing fixtures.

Response: Floor plan revised. I attached the old architectural plans. My bad.

Santa Clara Valley Habitat Plan (HCP)

3. 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.

As the development, specifically the area of the proposed pad for the water tanks, will have an impact on Serpentine Bunchgrass Grassland, please provide surveys for the following plant species as part of the resubmittal. Staff need to confirm the extent of the impact from the proposed development to the plants.

- A. Provide surveys for the following plant species: smooth lessingia, fragrant fritillary, Metcalf canyon jewelflower, most beautiful jewelflower, and Tiburon Indian paintbrush.
 - B. Provide a map that identify the location of the identified plants species and the percentage impact of the plants from the proposed development. Please note that if the impact on the plant is less than 5% of the total occurrence, then plant monitoring from the Habitat Agency will not be required as part of the conditions of approval.
4. Note that the applicant also has the option to relocate the proposed water tanks so that it is not within the Serpentine Bunchgrass Grassland to help reduce potential impact to sensitive plans.

Response: The plant survey prepared by Live Oak is included with this resubmittal.

FIRE MARSHAL OFFICE (FMO)

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

5. 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.

6. A NFPA 13 fire sprinkler system will require a water tank meeting NFPA 1142 sizing. Provide calculations for how water tank was sized (this would be a single water tank rather than the individual water tank used for domestic/fire sprinklers).

Response: The project is served by the West San Martin Water Works. The revised plan shows the location of the standard hydrant on Hayes Lane and a pressurized on-site wharf hydrant.

Regards,



Teresa Price