

July 7, 2023

Lara Tran, Senior Planner

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110

lara.tran@pln.sccgov.org

FILE NUMBER: PLN21-176 (R2)

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)

Dear Ms. Tran,

In response to the attached letter dated April 26, 2023, please see response in order to the issues raised:

1. Please see attached revised Landscape plan from Karen Aitken at Aitken Associates Landscape Architects, labelled L-1
 - In this current version, Karen used the civil plan provided by Hannah Brunetti
 - Plans are now consistent across all sheets
2. The Landscape Plans show that 8 oak trees are to be removed (7 Blue Oaks and 1 Valley Oak) and replaced with 19 – 24" Blue Oaks planted 20' apart (9 along the North East Corner of the property and 10 along the South West Corner of the property). The 140 olive trees were planted along the sides of the proposed road. None of the trees were planted in areas identified by Live Oak Associates as habitats of endangered vegetation and butterflies. This is consistent with the Arborist's report (also attached) provided by Mr. David Hamilton a Certified Arborist at Mighty Tree Movers.
3. The attached Color / Materials Board has been revised to include LRV values. The color of the retaining walls are the same as the body of the Barn and have an LRV of 42.82
4. I'm in the process of removing the recreational vehicle and existing structure. Both will be completely removed by July 31, 2023
5. A. Please see Exhibit 1: Development Area & HCP Site plan which superimposes upon the site map all the habitat plant land covers present as identified by Live Oak Associates. It also includes the associated HCP setbacks.

B. Please see attached rare plant survey from Live Oak Associates, Inc. Per Attachment 1 of their report listing all vascular plants of the study area, the only plant species found from the plants listed

was the smooth lessingia as identified on this latest submitted site map (Exhibit 1) and in Figure 1 included in the Live Oak report. Please note in the second paragraph of the section titled Findings / Conclusions of the report, they specifically rule out the occurrence of fragrant fritillary, Metcalf canyon jewelflower, and Tiburon Indian paintbrush.

C. The development has no impact on either Population 3 or Population 5. Both are out of the development area as indicated on the updated site map (Exhibit 1). Total impact is less than 5%, and as noted plant monitoring from the Habit Agency is not required.

6. David Quinn from BioSphere Consulting, (408) 461-5266 spoke directly with Darrin Lee at DEH. Per Mr. Quinn, "Darrin agreed that we do not need to make any changes to the tank location so you should be clear to move forward with your project"
7. N/A
8. The Wharf Fire Hydrant has been removed
9. The Note stating NFPA 1142 tanks....has been removed
10. Please see attached report from Northern California Fire Protection Services, Inc. Report shows a flow rate of 1653 GPM at 20 psi.

Should you have any other issues, questions or concerns please don't hesitate to let us know. Once again thank you for your time and consideration.

Best regards,

Tom Kais, property owner
(408) 375-7145