

ATTACHMENT A

Project Description

The project is a Use Permit, with Architecture and Site Approval and Grading Approval, for *Machinery & Equipment Services – Limited*, which would allow a commercial use involving the storage of portable toilets and fencing materials for rent at 13755 Monterey Road (APN: 779-09-061) in San Martin, CA. The subject property is 22.7 acres with three underlying lots that are proposed to be adjusted if the Use Permit, with Architecture and Site Approval and Grading Approval is approved. The future Lot Line Adjustment would be in accordance with County of Santa Clara Zoning Ordinance Chapter 5.55 to accommodate the proposed portable toilet storage facility (Attachment B – Site Plan). The proposed development includes an approximately 3.75-acre rectangular area, a third of which is paved asphalt to be used for parking (13 employees and 10 truck and trailer parking spaces with landscaping and lighting) and the remaining two-thirds of which are to be covered in base rock for storing clean portable toilets and fencing materials to be rented by customers for use at off-site locations. The proposed development also includes a new 360 sq. ft. building (approximately 13 feet tall) to be used for storage and a restroom connected to a proposed onsite wastewater treatment system. The development area is proposed to be enclosed by a 7' 6" wooden slatted chain link fence with lavender trumpet vines planted along the fencing (Attachment B – Site Plan). The development area would be accessed by an approximately 200-foot driveway from Monterey Road. The driveway improvements would include deceleration and acceleration within the Monterey Road right-of-way for vehicles to enter and exit the proposed site by right turn in and right turn out only (Attachment H – Traffic Report). The portions of the property outside the proposed development area would remain vacant and are not proposed to be utilized as a part of the portable toilet and fencing storage facility. Two existing wells are located on the property, one in the northwestern corner of the proposed parking lot and one outside of the development area to the southeast.

The property is partially bordered by Monterey Road to the east, California Avenue to the north, Colony Avenue to the west, and single-family residences to the south. Uses to the east of the property, opposite Monterey Road, include a used car sales facility, concrete product store, and a single-family residence. Uses to the north of the property, opposite California Avenue, include a vacant parcel and a single-family residence. Uses to the west and south of the property are single-family residential.

The subject property has a General Plan designation of Rural Residential and is zoned Rural Residential with a 5-acre lot size district. The eastern half of the property is located in the San Martin Industrial and Commercial Use Permit Areas. These combining districts permit commercial or light industrial uses with the approval of a Use Permit that are not otherwise allowed by the provisions of the base zoning district. The entire proposed *Machinery & Equipment Services – Limited* facility (designated as a commercial use in the County of Santa Clara Zoning Ordinance) is located within the San Martin Industrial and Commercial Use Permit Areas. Pursuant to Zoning Ordinance section 3.90.030, new commercial uses may be allowed in this area but require a Use Permit with Architecture and Site Approval.

The proposed development includes 1,519 cubic yards of fill for the creation of the driveway, parking lot, and base rock storage area, as well as 1,876 cubic yards of cut for the driveway, parking lot, base rock storage area, and retention pond. The maximum vertical depth of the proposed grading is 5.3 feet for the driveway (Attachment B – Site Plan). Pursuant to County of Santa Clara Ordinance Code Section C12-406, a Grading Approval application is required for the proposed development.

The proposed use is to store cleaned commercial portable restrooms and fencing materials that will be rented by customers to be utilized off-site at construction sites, farms, events, etc. The proposed use

includes 10 employees who will deliver the clean portable restrooms and fencing to off-site locations, the facility would not be open to the general public. The delivery would be performed with trucks that are stored on the property. The trucks include a watertight holding tank, toilet paper, and cleaning products for the servicing of the portable restrooms. The trucks and waste are regulated by the County of Santa Clara Solid Waste Programs, and are subject to the requirements of Ordinance Code Sections B11-184, B11-219, B11-221, B11-224, B11-228, B11-229, and B11-230. Once the portable restrooms are ready for pickup, the employees would pump and clean the portable restrooms at the offsite location. This would be done by pumping the portable restrooms' waste into the holding tank on the truck, adding biodegradable soap to a water bucket, and scrubbing and towel drying the portable restroom. The extra wash water would be added to the holding tank. When the holding tanks in the truck are full, they would be emptied at the South County regional wastewater treatment plant (Ordinance Code Sec. B11-224). Liquid waste may not be stored in the holding tank for more than three consecutive days (Sec. B11-228).

Operation hours for the proposed use would typically be 5 days a week (Monday – Friday), from 5:00 AM to 7:00 PM, with occasional operation of 7 days a week, 24 hours a day to accommodate specific jobs such as emergency response needs and large events. Members of the public would not be allowed on the project site.