

County of Santa Clara

Department of Planning and Development
Planning Office

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June 22, 2022

NWC #5 Partnership LLC
PO BOX 7399
Pullyallup, WA

E-mail: amanda@hannabrunetti.com

**** SENT BY EMAIL ONLY ****

FILE NUMBER: PLN22-083
SUBJECT: Use Permit with ASA and Grading Approval for Outdoor Storage Facility for Outdoor Warehousing & Storage Facility for Portable Toilets
SITE LOCATION: 13755 Monterey Road, San Martin (APN: 779-09-061)
DATE RECEIVED: April 27, 2022

Dear NWC #5 Partnership LLC:

Please see a list of Additional Information regarding your Four Lot Subdivision. **These are informational items only and do not need to be addressed in order to deem the application complete.**

ADDITIONAL INFORMATION/ AREAS OF CONCERN

The items below are informational only. These items are not required to deem the application complete for processing.

PLANNING

Joanna Wilk (408) 299 5799/ joanna.wilk@pln.sccgv.org

1. Per the California Environmental Quality Act (CEQA); an Environmental Assessment would be required for the proposed project. Pursuant to CEQA laws, the County may require additional studies after the application is deemed complete for processing, in order to finalize an environmental review/analysis. No additional studies for the proposed project are requested at this time, with the exception of updates to the traffic study mentioned in Roads and Airports incomplete comment number 21.
2. In order to recommend approval of the application, Staff must find that the proposed project meets all Use Permit findings, Grading Approval findings,

Architecture and Site Approval Guidelines, all applicable Zoning Ordinance regulations and General Plan policies.

In order for the project to meet General Plan policy number RLU-127, please further detail how the portable toilet storage will serve farm operations, local events and development projects.

AIRPORT LAND USE COMMISSION

Contact Carl Hilbrants at (408) 299-5781/ Carl.hilbrants@pln.sccgov.org.

3. The subject parcel is located within the AIA of San Martin Airport. The parcel is outside of all noise contours but is located within the Traffic Pattern Zone (TPZ). Per Table 4-2 of the San Martin Airport Comprehensive Land Use Plan (CLUP) the only restriction on development on a parcel solely within the TPZ is the prohibiting of development of sports stadiums or similar uses with very high concentration of attendees. The height restriction boundary is far above the maximum height allowed for any anticipated uses, including the proposed storage of portable toilets. Where legally allowed, if the project site is not already subject to an aviation easement that is substantially similar to the sample aviation easement in the SJC CLUP, **prior to the issuance of building permits, an aviation easement over the project site shall be required to be offered to the County of Santa Clara on behalf of San Martin Airport.**

If you have any additional questions regarding these items, please call me at (408) 299-5799 or joanna.wilk@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Joanna Wilk
Senior Planner