

# 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](mailto: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:

Your application for Use Permit with ASA and Grading Approval for Outdoor Storage Facility for Outdoor Warehousing & Storage Facility for Portable Toilets was received on the above date and is **incomplete**. For application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via email as arranged with Joanna Wilk, Associate Planner, at [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or division and can provide details about the requested information.

A virtual appointment is required for all future resubmittals. Please contact me at (408) 299-5799 or via email at [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) to schedule a meeting.

Submit **an electronic set** of revised plans and a *written response* addressing the following items. All items must be addressed and included in the submittal.

## **PLANNING**

Contact Joanna Wilk (408) 299- 5799 / [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) for information regarding the following item(s):

1. Parking for the proposed *Warehousing & Storage - Outdoor* use is 1 parking space per 2,000 square feet of storage area and 1 parking space per 250 square feet of office area (ZO Table 4.30-2). The proposed project has no office and approximately 105,000 square feet of storage area which would require 53 parking spaces. The project proposes 14 employee parking spaces and 10 truck parking spaces.

A reduction in parking may be granted by the Planning Commission if the reduction in required parking is supported by a parking study prepared by a qualified parking or transportation expert. Please submit documentation justifying the reduction in required parking.

2. Pursuant to Zoning Ordinance Code Section 4.30.070(H) lighting is required for the parking lot. Please demonstrate on the site plan the location of the exterior lighting.
3. Please provide a sign plan to demonstrate how it meets sign requirements in section 4.40 and the [Architecture and Site Approval Guidelines \(page 27\)](#).
4. Please provide documentation that gives the authorization from Northwest Cascade, Inc. to the representative (Mark Perry) to sign the Acknowledgments and Agreements form.
5. Pursuant to the County's Early Outreach and Notification Policy, please obtain a 36"x48" notification of development sign (attachment a) and post it on the subject property. Please provide a photo of the sign at the next resubmittal.
6. Provide spot elevations of the existing contours on the grading plan so staff can verify the total vertical depth of the proposed grading for the storage around and parking lot.
7. Please provide an on-site circulation plan so staff can verify if ASA Guideline letter A is met.

#### **DEPARTMENT OF ENVIRONMENTAL HEALTH**

Contact Darrin Lee at [darrin.lee@deh.sccgov.org](mailto:darrin.lee@deh.sccgov.org) regarding the following comments:

8. Submitted grading/drainage plan, show a proposed onsite wastewater treatment system (OWTS) situated alongside of an area of curiosity. The contours suggest a mound-like feature. The proposed dispersal field appear to intersect the mound's contour lines.
  - a. For proposed restroom, OWTS feasibility test shall demonstrated through the completion of the following activities: site assessment, soil profiles, and percolation test. (Separate submittals to Environmental Health subject to completion of a service application and fees).
  - b. The subject parcel is in area known for seasonal high groundwater. Additional wet weather testing shall be required to determine vertical separation between OWTS dispersal field trench bottoms and seasonal high groundwater. (Separate submittals to Environmental Health subject to completion of a service application and fees).

- c. Clarify as to 'how' the proposed dispersal field will be protected from vehicular traffic and the above placement of portable toilets over the dispersal field.
9. Upon completion of a OWTS feasibility testing, provide a preliminary OWTS design overlaid onto a revised grading and drainage plan. The OWTS design shall be based upon percolation test results and peak flows associated with number of employees and other wastewater contributions (if any). On the plan set locate and show all soil profile and percolation test hole locations. Provide soil profiles logs, percolation test results, and design flow calculations used to determine OWTS sizing.
  - a. Maintain 100-foot horizontal set back between existing well and proposed/ any OWTS.
  - b. Locate and show OWTS serving existing commercial buildings.
10. Contact the Department of Environmental Health to obtain water clearance for the existing well. This is a separate submittal to Environmental Health subject to completion of a service application, submittal of documentation to include well log, well yield, and analytical results from water sampling.

Note: The use permit will not be approved without achieving water clearance through Environmental Health.
11. Since there will be no onsite maintenance of the portable toilets per the job description, identify by name location where the portable toilet liquid and solid waste will be disposed of and cleaned prior to onsite storage.

#### **LAND DEVELOPMENT ENGINEERING**

Contact Eric Gonzales at [eric.gonzales@pln.sccgov.org](mailto:eric.gonzales@pln.sccgov.org) for information regarding the following items:

12. The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, must be appropriately labeled and dimensioned. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Title report reveals some existing easements. Please show them on the plans. Additionally, the preliminary title report is four (4) years old please provide a more current version if possible.
13. Provide an impervious area tabulation (existing and proposed impervious areas) with the preliminary plans.
14. Show the proposed approach adjacent to Monterey Road to be built to County standard or Caltrans standard, not the private standard.
15. Is there a cleaning operation associated for this proposed site? If so, the applicant shall demonstrate that water used for the cleaning operations drains to sanitary sewer and/or is contained on-site and is NOT part of the stormwater runoff. It is critical that these two sources of water be separated in the field.

16. Provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans. This is required to determine applicability of C.3 Clean Water requirements.
17. The porta toilet storage AB surface area is considered impervious surface area and as such, the stormwater runoff shall be treated/retained. This is to be in line with future State requirements.
18. Show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
19. Demonstrate that the private driveway conforms to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. Provide a cross section as required.

### **ROADS AND AIRPORTS**

Contact Leo Camacho at [Leo.Camacho@rda.sccgov.org](mailto:Leo.Camacho@rda.sccgov.org) regarding the following:

20. Monterey Road has a Future Width Line (FWL) for a 62-65 foot half street width along this parcel. California Ave has a FWL for a 30-foot half street width. Show on the revised plans the existing centerline, edge of pavement, and limits of the Monterey Road and California right-of-way and the limits of the FWL. A curvilinear dedication to public right-of-way will be required.
  21. All driveways accessing the property will be required to be improved to County Standard B/5 approach, the revised plans should indicate as such.
- Traffic Study*
22. The traffic study and site plan present inconsistencies for the access location to the property. The study references access from California but the site plan only shows access from Monterey Road. The traffic study should evaluate the current access being proposed and site plan should be consistent with current study. Improvements may be required as a result of the traffic study findings.
  23. Provide regional trip distribution map for proposed truck routes.
  24. Provide a Sight Distance Analysis (SDA) for driveway approaches and at the intersection of Monterey Road - California Ave intersection. The SDA shall be based on County Standard driveway approach layouts consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight distance in both directions is available. The SDA is to include the following:
    - a. The design speed used to determine the stopping sight distance.
    - b. The basis of the design speed, i.e., the engineer's statement that he/she has determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry.

- c. The limits of any obstruction(s) to be removed between the edge of pavement and the sight line.

Indicate on plans if any conflicts will require mitigation, such as tree removal or additional grading.

25. Truck turning templates should use CA-Legal size trucks, not WB-50.

**COUNTY FIRE MARSHAL'S OFFICE**

Contact Alex Goff at (408) 299-5763, [Alex.goff@sccfd.org](mailto:Alex.goff@sccfd.org) regarding the following:

- 26. Plans are to clarify if gate will be manual or mechanical. Plans to show a Knox Key Switch listed as (N) or (E) if gate is mechanical.
- 27. Plans to clarify if hydrant is a standard or wharf hydrant.
- 28. Plans to clarify what the source of water for the hydrant is (water company, well with water tanks meeting CFMO-W1, W4 and W5). If water tanks are proposed, the size and function is to be shown on plans.

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If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year.

Partial submittals will not be processed. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application for a Subdivision was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

As of the date of this letter, approximately 0-25% of your initial deposit associated with your applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) to discuss or schedule an appointment.

Sincerely,



Joanna Wilk  
Senior Planner





# Notice of DEVELOPMENT PROPOSAL

**File:**

**Location:**

**Contact:**



Project schedule and hearing date to be determined.

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