

# County of Santa Clara

Department of Planning and Development  
Planning Office

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January 17, 2023

(Revised January, 18, 2023)

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:** December 6, 2022

Dear NWC #5 Partnership LLC:

Please see a list of Additional Information regarding your Use Permit with Architecture and Site Approval and Grading Approval application. **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.sccgov.org](mailto:joanna.wilk@pln.sccgov.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 comments.

### **ROADS AND AIRPORTS**

Contact Leo Camacho at (408) 573 [2464/leo.camacho@rda.sccgov.org](mailto:2464/leo.camacho@rda.sccgov.org).

2. The traffic analysis continues to make reference to previous unapproved development applications, including "The Heart of the Valley RV Resort." If a development is no longer being constructed the traffic analysis for cumulative conditions with and without project should be updated. The updated analysis may impact the following and should be addressed accordingly.

- An updated traffic signal warrant at California Ave and Monterey Rd should be performed, if warranted the fair-share contribution calculations should be adjusted accordingly.
  - Extension of the storage lane of the Southbound Monterey left turn at San Martin Ave is required to be extended to 200 ft. This will be achieved by eliminating the Northbound Monterey Rd left turn at Burbank Ave.
3. The following items are required to be address on revised Plans:
- The primary entrance to the site will be required to be right-in, right-out all plan sheets should indicate this restriction.
  - “Exhibit 12” is referenced in the Traffic Impact Analysis but is not shown on report or plans, revised plans or study should include this exhibit.
4. All driveway approaches on California Ave, Colony Ave, and Monterey Road should be identified and the intent either, to be upgraded to a County Standard B/5 or to be removed. The removal of existing unpaved driveways will require reestablishment of positive frontage drainage flow.
- Existing gravel driveway access points for the existing buildings at the corner of California Ave and Monterey are not addressed as remaining or being removed.

#### **AIRPORT LAND USE COMMISSION**

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

5. 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 avigation easement that is substantially similar to the sample avigation easement in the SJC CLUP, **prior to the issuance of building permits, an avigation 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](mailto:joanna.wilk@pln.sccgov.org) to discuss or schedule an appointment.

Sincerely,



Joanna Wilk  
Senior Planner