

County of Santa Clara

Department of Planning and Development
Planning Office

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October 17, 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: September 1, 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.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 comments.

See the list below for additional information that may be requested in order for staff to complete and Initial Study for the proposed application:

- Lighting details to address potential lighting impacts on neighboring properties.
- Biology reports to address habitat for the woodland woollythreads and Crotch bumble bee, as these species are identified on the property pursuant to the California Natural Diversity Database.

2. The submitted traffic study notes that no additional parking is needed for the proposed use. However, in order for Staff to recommend approval of the parking reduction, please elaborate on how the proposed parking is adequate for the proposed use (i.e. number spaces for employees, visitors, on certain days/times etc.). This information is needed to address one or more of the findings listed in 4.30.100 Parking Exception:
 - A. *“The use or building is situated in an area characterized by older buildings which historically have not provided off-street parking consistent with current requirements.*
 - B. *The use or building is in close proximity to public transit facilities, or the client base is demonstrably less inclined to use automobiles than the general public.*
 - C. *The nature or design of a specific use or facility is uniquely different from more standard examples of uses or facilities within the use classification, such that a reduction in required parking is warranted. The reduction in required parking shall be supported by a parking study prepared by a qualified parking or transportation expert.*
 - D. *The lot size and configuration, as well as the existing or potential building size, do not allow a reasonable use of the lot unless parking requirements are modified.”*

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