

PLANNING

Contact Valerie Negrete at (408) 299-5791, valerie.negrete@pln.sccgov.org regarding the following:

1. Site Plan a. Data Sheet is missing percentage of proposed coverage for structures, hardscape and proposed landscaping; **Response: The proposed coverage for structures, hardscape, and proposed landscaping area (including existing natural LS areas). Refer to AS1**
 - b. Show all easements indicated on Title Report for clarity; **Response: easements have been added to AS1.**
 - c. On Sheets A3 and A4, indicate the height from finished grade; **Response: heights have been added as requested.**
 - d. Signage shall be shown on conceptual landscape plans; **Response: signage is located on the building and is not proposed in the landscape.**
2. A creek is indicated on the property and transverses through the center of the lot. Please provide clarification as to the status of this creek. The Biological Report implies this creek as an ephemeral and abandoned, however this creek is owned by the Water District and they would need to concur with this assessment. **The channel has been abandoned by the Water District, please see abandonment documents, the channel no longer flows water and is not considered a creek. The biologist report supports this finding and SCVWD.**
 3. Per the California Environmental Quality Act (CEQA); an Environmental Assessment will be required for the proposed project. The following information is required to address potential environmental impacts. Additional studies may be required after a review of the submitted application. **Noted**
 - i. Visual renderings at the pedestrian scale. Renderings of all new structures on the hillside, including any screening mechanisms utilized to minimize visual impacts, to assess the level of aesthetic impacts. **Response: Refer to revised rendering dated 3-7-22 with adjusted viewpoint.**
 - ii. A drainage report that specifies if the proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces. **The project does not alter significantly alter the existing drainage pattern since the creek is abandoned. The grading and drainage plans show the proposed routing of the project storm water and storm water treatment through bioretention.**
 - iii. The Live Oak Report did not provide the details needed for an assessment of impacts. A Land Cover Verification report is needed with plans and project description. The site is located within the Habitat Conservation Plan area (HCP). According to the Geo-browser, the site is located within both red-legged frog and tiger salamander habitat areas. Report shall include an assessment and protocol-level surveys for the California Red-legged frog, Checker butterfly and Tiger Salamander, or any on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. **Submitted biology report states the likelihood of occurrence and avoidance and mitigation, if needed. Red-Legged frog page 15 and 20, Checker Butterfly page 14 and 19, tiger salamander page 15 and 20.**

i. A photometric plan showing all proposed lighting throughout the site. Include required lighting within the parking areas. See code section 4.30.040 for requirements. **Response: Refer to added sheet E1 for site lighting photometrics.**

ii. A traffic study that addresses the potential traffic impacts of the proposed use and includes an assessment of Vehicle Miles Traveled (VMT). **Traffic report submitted which include VMT analysis.**

4. The project is subject to Level 2 Early Notification Outreach, which will require a community outreach meeting, noticing to immediate neighbors and a sign posted onsite as described on the County website. Planning staff will provide the sample sign for posting on-site, as well as coordinate the day/time of the meeting in the coming weeks. **Submitted picture of sign, need County staff to set up meeting.**

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, Darrin.Lee@deh.sccgov.org regarding the following:

5. Contact the Department of Environmental Health and an onsite wastewater treatment system (OWTS) designer/consultant to conduct the following activities to determine OWTS feasibility for the proposed use: site assessment, soil profiles, and percolation tests. These are separate submittals to the Department of Environmental Health subject to completion of a service application and payment of applicable fees. **Application to DEH 3/9/23**

a. Upon completion of soil profile and percolation tests, accurately locate and show all profile and percolation test holes, including failed percolation test holes if applicable. Provide profile logs and percolation test results. **Soils profile and percolation test completed September 15, 2022 and submitted to DEH.**

6. Demonstrate through wastewater calculations an onsite wastewater treatment system (OWTS) design sized to accommodate the peak flows associated with the proposed use. Combined floor plans for the proposed church and multipurpose building suggests an occupancy approximately 700 persons. For non-residential use wastewater design flow guidelines, please refer to County of Santa Clara Onsite Manual, Table 3-2. **Submitted with 3/9/23 application to DEH**

7. Should the wastewater design flow may exceed the following design flows of 1500 gallons and 2500 gallons per day the following shall be required:

a. For a design flow exceeding 1500 gallons per day, a cumulative impact assessment shall be required for ground water mounding analysis. For additional information regarding the cumulative impact assessment for ground water mounding, refer to County of Santa Clara Onsite Manual, Attachment E, "Guidelines for Cumulative Impact Assessment". **Per conversation with Darius, the attenuated flow rate is 1281 gpd which is less than 1500 gpd analysis not required.**

b. For a design flow exceeding 2500 gallons per day, a cumulative impact assessment shall be required for two elements: ground water mounding and nitrate loading analyses. For additional information regarding the cumulative impact assessment for ground water mounding and nitrate loading, refer to County of Santa Clara Onsite Manual, Attachment E, "Guidelines for Cumulative Impact Assessment".

Per conversation with Darius, the attenuated flow rate is 1281 gpd which is less than 2500gpd analysis not required.

8. Although a Great Oaks Water Company water will serve letter was provided as part of the application packet, the provided will serve letter did not speak to nor address the proposed use. Obtain an amended water will serve letter from Great Oaks Water Company that includes its intent and ability to provide water potable water to the proposed use. **Submitted revised letter**

FIRE MARSHAL'S OFFICE

Contact Alex Goff at 408-299-5763, Alex.Goff@sccfd.org regarding the following:

9. Plans are to state the Construction Type for the structures. The Construction Type and the total area of the structure is used to determine the required hydrant water flow per Appendix "B" of the CFC.

Response: Refer to added information on sheet AS1 – Site Notes.

10. A Fire Flow Report was uploaded as part of the submittal to demonstrate existing fire flow. There appears to be a couple hydrants closer the structure, including a hydrant across the street from the proposed site. The flow report should be taken from this hydrant as it's the closest to the site. **Per discussion with Alex Goff, after further discussion there are two water systems in the area, this is the closest hydrant owned by Great Oaks.**

11. Plans are to label fire hydrants as (N)new or (E)existing. **Labeled hydrants as new**

12. Fire hydrants to be labeled as standard fire hydrants. **Labeled as standard hydrants.**

13. Plans are to show an interior turning radius of 30 ft. and an exterior turning radius of 50 ft. per Section 503.2.4 of the County Fire Ordinance. **Response: The correct Radius is updated on sheet AS1**

14. Plans to state NFPA 13 fire sprinklers will be a deferred submittal. **Response: Refer to AS1, Project Data for added note referencing NFPA 13.**

15. Plans to state fire department access will be made of an "all weather" material capable of holding 75,000 pounds. **Response: Refer to Site Notes AS1 for added note.**

16. General Note- Property is located in the State Response Area and the Wildland Urban Interface-High. **noted**

a) Structure will be reviewed for Chapter 7A compliance at Building Permit review. **Response: Refer to Site Notes AS1 for added note**

b) Property to maintain defensible space. **Response: Refer to Site Notes AS1 for added note**

c) Project to be reviewed by CAL FIRE for PRC-4290 compliance. **Response: Refer to Site Notes AS1 for added note**

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299 5735, Eric.Gonzales@pln.sccgov.org regarding the following:

17. Please comply with the Grading setbacks to property line per County Grading Ordinance C12-558. The limits of grading along the northerly property line appear to encroach upon the setback. **Added retaining wall to keep the 5 ft setback**
18. Remove bioretention pond improvements from the slope easement and storm drain easement along the Piercy Road Frontage. **Will defer to the City of San Jose**
19. Please clarify the second phase of this project in the description and plans. What does the first phase end with and the second begin in terms of grading and parking? Or perhaps we are permitting both phases of this project with this approval and permit? **Response: Notes referencing phasing have been removed from the plans.**
20. Please clarify what has become of the SCVWD Easement that is shown on 278 M 38. Show on the plans as necessary. **Easement has been abandoned, documents uploaded to the portal**
21. Provide information on the plans regarding what is to become of the existing concrete gutter along the Piercy Road frontage. **Concrete v-ditch to be removed.**
22. Verify the setback requirements comply with the appropriate distance. Consider the future street line as necessary. **Setback is 36 ft from future ROW line.**