

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

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March 29, 2023

David Faria
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submittals.mhengineering@gmail.com
BY EMAIL ONLY

FILE NUMBER: PLN23-039
SUBJECT: Building Site Approval for proposed residence with attached garage, Jr ADU, and conversion of barn to ADU
SITE LOCATION: 1460 E. San Martin Avenue, San Martin (APN: 825-43-008)

Dear David:

The application for Building Site Approval is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with Rebecca Rockom, the assigned project manager/planner, and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING

Contact Rebecca Rockom at (408) 299-5707 or rebecca.rockom@pln.sccgov.org regarding the following comments:

1. Show tree replacement locations on the site plans. Replacement trees should be native species and like for like. Oak trees must be replaced with oak trees.
 - a. Ratio for replacement for removal each of the 2 small walnut trees (5" – 18" in diameter) is (3) 15-gallon trees or (2) 24-inch box trees.
 - b. Replacement ratio for the medium oak tree (18" – 24") is (4) 15-gallon trees or (3) 24-inch box trees.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

2. Please 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.
3. At least one of the two sheds were constructed after drainage permit requirements became effective in 2009. Please identify these areas of impervious area. Indicate their construction date and include in the impervious area to be mitigated as necessary for treatment and detention.
4. Please provide a revised Drainage Plan that demonstrates how the drainage runoff from the unpermitted impervious area will reach the infiltration trench. The runoff from the sheds may be minimal, but the property should be lightly graded to direct the runoff to the infiltration trench for capture at the minimum.
5. Please revise the driveway turnout such that the entire 20' width of the area is drivable. An additional shoulder may be required to support the turnout which may impact the grading quantities. Adjust the grading quantities as necessary on the summary table.
6. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
7. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

FIRE MARSHAL

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

8. Plans currently show a water meter feeding property. Clarification is needed regarding the (E) size of water main along E. San Martin Ave. to determine if above ground water tanks and a wharf hydrant would be acceptable or if a standard hydrant meeting Appendix "B" of the CFC is needed.
9. If the water purveyor infrastructure can't supply a standard, the project is to propose water tanks meeting CFMO-W1 sizing. 2-5,000 gallon water tanks would need to be shown as the largest structure size exceeds 3,600 sf. but is less than 10,000 sf.

10. Online maps appear to show a mechanical gate. Plans are to show any gate that would cross fire department access meeting CMFO-A3.
 - a) Gate to be shown as manual or mechanical.
 - b) Mechanical gates are to have a Knox Key Switch shown as (N) or (E).
 - c) Gates to have a 30 ft. setback from street.
 - d) Minimum drivable width of 12 ft. to be shown at gate.

ROADS AND AIRPORTS

Contact Thomas Esch at (408) 573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

11. This portion of County roadway E. San Martin Ave (easterly of Center Avenue) has a 40-foot half street width right-of-way (80-foot full street right-of-way). The plans show a 55-foot FWL that is only true for the portion of E San Martin Avenue west of Center Avenue, so should be removed from the plans. Show on the plans the existing centerline, edge of pavement, and limits of the San Martin Ave right-of-way. A curvilinear dedication to public right-of-way will be required.
12. The driveway accessing the property will be required to be improved to County Standard B/4, and revised plans should indicate as such. Include County standard details on the plan sets.
13. The property's frontage (the entire frontage) will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans to identify any conflicts that will need to be resolved (i.e. utility poles, trees, culverts, etc.).
14. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of the County maintained road ROW. If any items must remain in the ROW a Maintenance and Indemnification Agreement (MIA) recorded against the property will be required. Non-breakaway fixed appurtenances must be located outside the ROW (will not be permitted to be retained under an MIA). Indicate on plans the intent of any existing or future items in the ROW.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 573-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

15. On revised site grading and drainage plan, locate and show the soil profiles that were previously conducted on Jul 14, 2022.
16. On revised site grading and drainage plan, include all soil profile logs and percolation tests results (including failed holes, if applicable).
17. For the proposed development, nitrate loading analysis shall be required as provided site grading plans show/ describes three propose dwellings on a 1.5-acre parcel in San Martin. Submit/ Provide a nitrate loading analysis to the Departmental Health for review and approval. For additional information regarding the nitrate loading analysis, see County of Santa Clara Onsite Systems Manual, Attachment E "Guidelines for Cumulative Impact Assessment".
18. Obtain and provide a water will serve letter for proposed development. The will letter shall speak to San Martin Water Company's intent and ability to provide domestic water to

the proposed development --the main dwelling unit with an attached junior accessory dwelling unit (ADU) and a detached ADU.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within **180 days**, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Building Site Approval application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,



Rebecca Rockom
Assistant Planner