



Date: 5/4/2023

Job#: 222128

To: Rebecca Rockom
Assistant Planner
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110
408.299.5707 rebecca.rockom@pln.sccgov.org

Re: Responses to incomplete letter dated 3/29/2023
Project Address: 1460 E. San Martin Avenue – APN 825-43-008
Plan Review Number: PLN23-039

Additional Information / Issues of Concern:

1. Noted. We had a meeting with code enforcement and a compliance agreement should not be needed since the only active violation is the illegal ADU. The owner has decided to demolish the ADU once the new house is built. The state also allows up to 5 years to bring an ADU into compliance.
2. Property widths have been added to the site plan and site map. The front edge and middle of the house has a property width of 115 feet and the rear of the house has a property width of 100 feet.

Planning:

1. The proposed trees have been added to the site plan. The landscaping note has also been updated to reflect the area of landscaping is below 500 SF.

Land Development Engineering:

2. The limits of the disturbed area have been added to the site plan. The total disturbed area has also been added.
3. The impervious area from the sheds have been added to the table. Both sheds were constructed after 2009.
4. The treatment area will treat an equivalent area to the sheds. The drainage calculation will account for the unmetered runoff that the sheds will generate and reduce the treated runoff to account for the unmetered release. The project will be a tier 1 project and will not require that all impervious area be treated.
5. The turnout has been removed due to the installation of a standard hydrant. The turnout was only required because a wharf hydrant was proposed.
6. Included in the resubmittal.
7. Included in the resubmittal.

Fire Marshall Office:

8. The existing water main has been added to the site plan. The main is and 8" C-900 pipe and can support a standard hydrant.
9. A standard hydrant is now proposed.
10. The gate is manual, is located 50.15' from the edge of the road, and is greater than 12' in width.

Roads and Airports:

11. The FWL has been removed. The existing right of way is shown as 40 feet in width.
12. A B4 driveway is proposed.
13. Frontage improvements have been added to the plan.
14. All gates, fences, and walls are located outside the right of way.

Department of Environmental Health:

15. See included septic plan that was submitted to DEH for review.



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16. See included septic plan that was submitted to DEH for review.
17. The nitrate report was submitted to DEH separately.
18. See included will serve letter.

Please let me know if you have any questions or need any additional information.

David Faria, PE

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