

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



August 9, 2023

John Amonett
Amonett Construction Company
1659 Dove Drive
Tracy, CA 95376

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timothy.papich@lumen.com

BY EMAIL ONLY

FILE NUMBER: PLN23-116
SUBJECT: Use Permit and ASA for substantial modification to fiber optic relay station with the addition of a (N) 420 SF concrete shelter housing new equipment on (N) concrete slab, and (N) concrete sidewalks.
SITE LOCATION: 73 South Street, San Martin (APN: 825-02-138)

Dear Mr. Amonett:

This application to add a new 420 SF modular structure to an existing fiber optic relay station has been determined to be a substantial modification pursuant to Federal Regulation § 1.6100 Wireless Facility Modifications. The proposed modification increases the base station floor area to 2,380 square feet (SF) from the existing 1960 SF, which is more than a 10% increase. Therefore, the project described above will require obtaining the following land use approvals: Use Permit and Architectural and Site Approval (ASA).

The Use Permit / ASA process involves a public hearing before the Planning Commission. Prior to this, the application will be thoroughly reviewed by County subject matter experts. The first round of review has uncovered the need for additional information on the proposal and this application has been declared **incomplete**; no further processing will take place until a resubmittal is received by the Planning Office. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are to be made electronically with 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 THE ASSIGNED PLANNER TO SCHEDULE AN APPOINTMENT.

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

PLANNING OFFICE

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

1. Please provide the current grant deed for the parcel with evidence of the easement granted for this fiber optics station.
2. Please submit a Landowner Authorization form signed by the property owner to authorize proposed equipment/structure installation.
3. Please provide a detailed description of the project including a detailed operational plan, activities, number of employees/volume of people, types of material to be used or stored on-site, traffic impact and/or number of vehicle trips per day, noise information.
4. Provide an estimate of the grading quantities of cut and fill, and import and export of materials in cubic yards. Please include on the site plans a table of proposed quantities for each proposed improvement (e.g. underneath the residence, driveway, access road, landscape areas, cut and fill slopes outside the building footprint, etc.). If no grading is needed, please state as such on the site plans.
5. Complete the Petition for Exemption from Environmental Assessment Form & Applicable Fee found here:
https://stgenpln.blob.core.windows.net/document/CEQA_Exemption_2013.pdf
6. Complete the Hazardous Site Questionnaire found here:
https://stgenpln.blob.core.windows.net/document/Hazardous_Questionnaire.pdf
7. Pursuant to Zoning Ordinance [§ 3.90.050](#) - San Martin Integrated Design Plan, all new uses established pursuant to the provisions of the –sm combining zoning district shall conform to the requirements of the [San Martin Integrated Design Plan and Guidelines](#). Please provide a landscaping and fencing plan which conforms to these guidelines.
8. An open violation, VIO21-0112, for excessive graffiti on the fence facing the railroad and Monterey Road, has been recorded on this parcel. Pursuant to County Ordinance [Section C1-71](#), no permit required by this Code shall be issued to any applicant in connection with any premises or portion thereof upon which there exists a violation of any County ordinance or State law. Please note on site plans the location of the violation and how this graffiti will be cleaned up/removed.

FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-6757 or alex.goff@sccfd.org regarding the following comments:

Land Use

Note- Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.

9. Clarify the Scope of Work on sheet 1 of 48, an example is the proposed structure size and the (E) structure sizes isn't known.
10. Sheet 1 of 48 to list the 2022 CFC under the Applicable Codes and Standards.
11. Sheet 1 of 48 to state the construction type of the proposed structure.

12. Sheet 5 of 48 Site Plan to provide proper scale. Measurements that were taken using the provided scale didn't match the written dimensions on the plans.
13. Clarify on plans if fire sprinklers currently exist in structures and if fire sprinklers are proposed as part of this project. If sprinklers are proposed, NFPA 13 Fire Sprinklers are to be listed as a deferred submittal.
14. Clarify the (E) quantities of fuel for the generators and the (N) quantities.
15. Clarify the (E) and the (N) quantities of the electrical energy storage systems per section 1207 of the CFC.
16. Plans are to show a Knox Box as (N) or (E) at the gate.
17. Plans are to show a standard fire hydrant within 400 ft. exterior path of travel to all portions of structure.
 - a) Fire hydrant is to be listed as (N) or (E).
18. Provide fire hydrant flow data meeting Appendix "B" of CFC. More information is needed to determine what this flow requirement will be.
 - b) Data to be recorded within 1 year.
 - c) Contact water purveyor for flow data.
19. Fire department access to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G]
20. Minimum drivable width of fire department access to be 20 ft. excluding shoulders.

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 Use Permit/ASA 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

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Enclosures: Architecture and Site Approval Checklist, Use Permit Checklist