

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



February 29, 2024

David Faria
1656 Cienega Road Unit 100
Hollister, CA 95023
Email: david@fariaengineering.com

*****BY EMAIL ONLY*****

FILE NUMBER: PLN24-020
SUBJECT: Building Site Approval (BSA), Grading Approval (GA), and Planning Clearance for development of a new single-family residence and ADU, development of five (5) new and conversion of the existing residence to a total of six (5) agriculture worker housing units, and development of small-scale winery on a 7.38 acre lot.
SITE LOCATION: 13375 Santa Teresa Bl., San Martin, CA 95046 (APN: 779-18-019)

Dear Mr. Faria,

The application for Building Site Approval, Grading Approval, and Planning Clearance submitted on January 30, 2024 is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the 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 TO SCHEDULE AN APPOINTMENT.

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

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments for each:

1. Provide a detailed project description and narrative of the business operation for both the proposed accessory structure with wine tasting area and the proposed produce stand. Description shall include information such as but not limited to number of employees, hours of operation, business model/proposal, number of events, anticipated guests, etc.
2. Include floor plans for all existing and proposed structures.
3. Provide elevation drawings illustrating height requirements. Finished grade elevation call outs shall also be indicated at each corner of all proposed structures.
4. All off-street parking areas within nonresidential projects shall be provided with exterior lighting which meets all of the following minimum standards:
 - a. The equivalent of one (1) foot candle of illumination shall be provided throughout the parking area;
 - b. All lighting shall be on a time clock or photo-sensor system;
 - c. Parking lot illumination devices shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
 - d. All lighting shall be designed to confine direct rays to the premises. Any spillover beyond the property line, except onto public thoroughfares, shall be as approved by the approving authority. Any spillover onto public thoroughfares shall not cause a hazard to motorists.

LAND DEVELOPMENT ENGINEERING

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

5. Show all of the existing and proposed utilities on the plans.
6. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,
 - c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
7. Please demonstrate that the access road W. San Martin Ave. from the intersection of county-maintained Santa Teresa Blvd to the final driveway shown on the plan conforms to County Standard Detail SD2. If the access road does not conform to County Standard Detail SD2, submit a proposal to build a pro rata portion of W. San Martin Ave. based upon the fully developed use of the road. Provide a road study, or other documentation, justifying the proposal. For additional information refer to the County of Santa Clara Standards and Policies Manual – Volume I, Land Development (Private Road Stage Improvements, page A6.1) A copy of the manual is available on-line at: https://stgenpln.blob.core.windows.net/document/StandardsPoliciesManual_Vol1.pdf
8. Based upon County policy, a right-of-way dedication of thirty feet measured perpendicularly from the property line along the road centerline of W. San martin Ave.

would be required with this development. It appears that the proposed structures may encroach on the required setback. Please review with Planning Department Staff regarding setback requirements.

9. Provide shoulders to support the parking areas, driveways, access roads, and the fire turnaround location where the pavement is in a fill condition.
10. Show all site improvements required to meet the accessibility requirements of the building code for the publicly accessible structures.
11. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the 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.
12. Submit a revised Central Coast Watershed Questionnaire incorporating all of the additional impervious area to address the current set of comments. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
13. Offer to dedicate a 30' wider storm drainage easement centered about the flow line of the existing swale/creek flowing across the property.
14. Show the location of the trash enclosure, if any, with the necessary roof cover and the connection to a sanitary waste disposal line.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

20. Locate and show existing onsite wastewater treatment system (OWTS) serving the existing 1,085 square foot dwelling as the OWTS is not shown on the submitted site grading and drainage plan nor connected to the proposed OWTS.
 - a) Upon successfully locating the existing OWTS, pump and inspect the existing septic tank, and conduct a 30-minute water test on the existing dispersal field. Provide/Submit pumper's report and results from the 30-minute water test.
21. Directly submit the onsite wastewater treatment system site plans to the Department of Environmental Health (DEH) to review/ for approval. This plan shall be overlaid onto the final grading and drainage plan as submitted to Land Development and Engineering. The plan submittal to DEH is a separate submittal and subject to completion of a plan review service application and payment of applicable fees.
 - a) As part of the submittal to the DEH, include soil profile logs and percolation test results (including failed holes, if applicable).
 - b) Provide accessory structure floor plans to DEH.
 - c) For the 5,000 square foot accessory structure, submitted site grading and drainage plan suggests "dining" activities to occur within the structure. Clarify in

writing, the intent of the use. Is this a food facility where meals will be prepared for onsite consumption? For food service/restaurant facilities, per County of Santa Clara Onsite Manual, for kitchen and toilet waste (per patron) = 10 gallons/day, kitchen waste only (per meal) = 5 gallons/day, bar (per patron) = 2 gallons/day, and employee = 15 gallons/day.

d) Please clarify all activities within the proposed accessory structure. Will there be processing of grapes to produce wine. What is being stored within the proposed accessory structure?

e) Should the design flow for the proposed use exceed 2,500 gallons per day, the OWTS design will be referred to the appropriate Regional Water Quality Control Board for review.

22. For applications within the San Martin area, where multi-unit and non-residential applications exceed a design wastewater flow of 1000 gallons per day groundwater mounding and nitrate analysis shall be required.

FIRE MARSHAL'S OFFICE

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

23. General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).

- a) Chapter 7A of the CBC to be met at Building Permit submittal.
- b) Defensible space to be maintained at all times.
- c) PRC-4290 compliance will be reviewed by CAL FIRE.

24. Provide a Response Letter addressing comments below, clarify what sheet comments are addressed. More comments may be made when more information is supplied.

29. Plans are to show a standard fire hydrant as (N) or (E) and standard or wharf hydrant.

30. Provide fire hydrant flow data for hydrant located within 400 ft. exterior path of travel to all portions of the Wine Structure. [CFC Section 507.5.1]

- a) Per CFC Appendix "C" of the County Ordinance, a total of 2 fire hydrants are needed for the Barn.

31. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 1,000 gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)]

- a) Contact water purveyor for flow data.
- b) Flow has been reduced due to fire sprinklers.

Please ensure that comments are incorporated into 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, Design Review, and Grading 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 eunice.ban@pln.sccgov.org.

Sincerely,

A handwritten signature in cursive script that reads "Eunice Ban".

Eunice Ban, AICP
Senior Planner