

# FARIA ENGINEERING & SURVEYING

1656 Cienega Road Unit 100  
Hollister, CA 95023

David Faria  
(602) 515-7650

Date: 6/6/2024

Job#: 223001

To: Eunice Ban  
Senior Planner  
County of Santa Clara  
70 West Hedding Street  
San Jose, CA 95110

RE: Responses to incomplete comments dated 2/29/2024  
Project Address: 13375 Santa Teresa Blvd. APN 779-18-019  
Plan Review Number: PLN24-020

## Planning Office:

1. Please see included Project Description.
2. Please see included floor plans.
3. Elevation drawings included in the resubmittal.
4. Please see included lighting plan.

During our meeting a question on the wine tasting floor plan came up about the storage rooms. The ceiling will be 9 feet tall, and the walls will not extend up to the roof.

## Land Development Engineering:

5. Utilities added to the plans.
6. The site will drain into the proposed stormwater treatment areas for treatment and metering. Please see the preliminary grading plan for the details.
7. The existing W. San Martin Avenue meets the county SD-2 requirements. The dimensions have been added to the plans.
8. The plans have been updated to propose 5 feet of dedication for W San Martin Avenue. The structures have been relocated.
9. Shoulders have been added.
10. ADA path added to wine tasting building.
11. Please see included preliminary title report.
12. Please see revised Central Coast Watershed Questionnaire.
13. SDE added to the plans.
14. Trash Enclosure added to the plans. It has a roof and drain connected to the septic tank.

During our meeting a justification of using aggregate base for the parking serving the wine tasting room was requested. The property owner would like to propose an AB driveway to reduce the amount of runoff generated by the driveway and keep a more rural look to the parking lot. This will allow it to better blend in and cause less of a visual impact on the surrounding areas. The parking space striping will be proposed as a chalk type paint or by using markers along with the curb stops.

## Department of Environmental Health:

20. The existing septic has been added to the plans. The tank has been pumped and a 30 minute water test has been performed. Septic clearance has been applied for with the new design.
21. The plans have been submitted directly to the health department.
  - a. They are included.

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- b. They are included.
  - c. The dining room has been removed from the scope along with the kitchen.
  - d. Please see included project description.
  - e. The flow will not exceed 2500 GPD. The number of bedrooms have been reduced.
22. A nitrate report has been completed.

## **Fire Marshall:**

23. Noted.
24. Noted.
29. There is an existing standard hydrant right across the street from the proposed driveway entrance.
30. See included fire flow data.
31. See included fire flow data.

## **Roads and Airports:**

1. Plans updated to show FWL. Please note that the record maps call out an OPL per Bk 3 P59-73. Please verify.
2. All proposed improvements in the right of way are shown.
3. Plans show 2 new B5 approaches for the proposed improvements. A note was added to show the repair or upgrade of the existing driveway approach. The existing approach is very close top the standard B4. Please verify that this approach did not receive a permit.
4. Noted. Detail will be provided on construction plans.
5. No tree trimming or removal is necessary.
6. Noted. A drainage calculation report will be provided during permitting.
7. Noted. Not gates or fences are proposed.
8. No trees or landscaping is near the proposed driveway approaches.

During the meeting a question came up on whether a dedication would be required beyond the 30 feet. I currently proposed the extra 5 feet of dedication along Santa Teresa Blvd.

## **Policy Letter:**

1. The structure has been removed from the scenic set back.
2. Please see included floor plans. The main residence will have 4 covered parking spaces between the two garages.
3. Slope calculation added to the site plan along the bottom of the sheet.
4. A trash enclosure has been added to the plans. It will be six feet high and made of solid masonry. Vegetated screening has been added to screen the trash enclosure from public view.
5. The vineyard has been recently planted. The location has been added to the site plan.
6. An ADA space has been added.
7. Parking stalls are proposed to be marked with paint.
8. Wheel stops added.
9. The vineyard will screen the parking lot from Santa Teresa Blvd.

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

## **David Faria, PE, PLS**

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