

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



March 27, 2020

Gloria Ballard
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95038

FILE NUMBER: PLN20-018
SUBJECT: Three-lot Subdivision
SITE LOCATION: 14800 Pacheco Pass Highway, Gilroy, CA (APN: 779-15-001)

Dear Ms. Ballard:

Your application for a Two-Lot Subdivision is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5786 TO SCHEDULE AN APPOINTMENT.**

Submit one electronic set of all materials and two (2) revised plans addressing the following items.

PLANNING OFFICE

Contact Mark J. Connolly, Project Planner reviewing Planning and environmental documents (408) 299-5786 /mark.connolly@pln.sccgov.org for information regarding the following item(s).

California Environmental Quality Act (CEQA)

NOTE: An Addendum to the original Initial Study will be required to address new areas of potential impact such as the Habitat Conservation Plan and Greenhouse Gas emissions. There is no associated fee for this work.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo 408 299 5733, or ed.duazo@pln.sccgov.org for more information on the following items:

1. This project is located within the Central Coast watershed and includes greater than 15,000sf of new impervious area. Provide Stormwater Treatment and Control Measures per Section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans. Provide a completed copy of the Clean Water Program Questionnaire for Low Impact Development sites within the Central Coast Watershed. Keep in mind that the Central Coast Regional Watershed Program was established after the original approval of this project.
2. Provide a copy of any previous floodplain studies evaluating and/or establishing the BFE for the site. In September of 2011, direction to the applicant required them to address the floodplain issues for the site. In particular, the minimum bridge soffit elevation was required to be 1.0 foot above the BFE. Based upon feedback from the SCVWD, it was clearly established that the SCVWD was not the floodplain administrator at the time this study was requested.
3. Show the location of floodplain on the vesting tentative map.

FIRW MARSHAL'S OFFICE

Contact Alex Goff 408 299 5763, or alex.goff@pln.sccgov.org for more information on the following items:

NOTE: This subdivision is located in the Wildland Urban Interface, WUI.

NOTE: This subdivision is located in the State Response Area. Therefore, the responding agency is CAL Fire and must comply with SRA Fire Safe Regulations-PRC 4290.

4. Lovers Leap Drive is a Fire Department Access Road:
 - Clearly show Fire Department Access width of a minimum of 18 feet with a 3-foot shoulder on each side. Note: shoulders shall be capable of supporting full loading and shall be drivable in all weather conditions. Plans to state Fire Department Access, will be of "all weather material" capable of holding 75,000 lbs.
 - Plans to state Fire Department Access shall have a minimum vertical clearance of 15 feet.
 - Provide slope of Fire Department Access, maximum grade shall not exceed 16%.
 - Lovers Leap Drive to have a minimum turning radius shall be 50 feet for required access roads as measured from edge of pavement. Clearly indicate on site plan.
 - Lovers Leap Drive shall provide turnouts. Turnouts shall be a minimum of twelve (12)

feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

5. Driveways to the three parcels shall have the following:
 - Site plans to state driveway, Fire Department Access, will be of "all weather material" capable of holding 75,000 lbs.
 - Provide slope of driveway. Maximum slope to be 16% in the SRA.
 - Clearly show the dimensions of the driveway. Provide a note stating the driveway width will be maintained at 12'-0" minimum and a clear height of 13'-6".
 - If the driveway is in excess of 150' a Fire Department turnaround is required. Clearly show the dimensions and delineate the Fire Department turnaround. Fire Department turnaround shall comply with Santa Clara County Fire Standard, CFMO-SD16.

Water Flow:

6. Provide location of the nearest fire hydrant. The fire hydrant must be located within 600' along the path of travel to each structure. (This distance is predicated on the fact that the structures will be equipped with fire sprinklers.)
7. Plans to state quantity and function of tanks. For example, 2 x 5000-gallon tanks for wharf hydrant and 1 x 5000-gallon tank for domestic and fire sprinkler water. Above ground water storage tanks to conform with Santa Clara County Fire Department Standard CFMO-W5.

COUNTY GEOLOGIST

Contact Jim Baker at (408) 299-5774 or jim.baker@pln.sccgov.org for more information regarding the following items:

8. Submit a feasibility geologic report that addresses slope stability (rolling rocks). Contact the County Geologist to discuss the scope of study needed.
9. Pay the appropriate report review fee when submitting an electronic version (unsecured pdf on flash drive) of the report to the Planning Office.

Please note that the application has been charged a minimum fee and will be charged additional fees based on staff time to continue processing when the initial payment is exhausted.

If you have any additional questions regarding this application, please call me at (408) 299-5786 or mark.connolly@pln.sccgov.org to discuss or schedule an appointment. Please note; that an appointment may have to be scheduled via a virtual meeting if during the COVID-19 Shelter In Place order.

Sincerely,



Mark Connolly
Senior Planner

cc: Leza Mikhail, Planning Department

Ed Duazo, LDE
Leo Camacho, Roads and Airports
Colleen Tsuchimoto-HCP

(delivered via e-mail only)

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)