

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



April 8, 2021

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.**

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. Update the map/plan to include the following (see County Ordinance Section C12-20):
 - a) Locations, names and present widths of adjacent streets, highways and ways;
 - b) Provide accurate topographic information to show exact center line of watercourse, top of low and high banks, direction of flow and existing obstructions within and adjacent to the watercourse. Where a watercourse lies outside of a parcel, but the top of bank lies within 25 feet of the property line, show exact location of the top of bank relative to property line; and
 - c) Statement of the dedications and improvements proposed to be made or installed.
2. This project is located within the Central Coast watershed and includes greater than 15,000 square feet of new impervious area. Provide separate Preliminary Grading and Drainage Plans demonstrating compliance with Section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans. Demonstrate that those items noted on the cover sheet addressing stormwater treatment are buildable on the lots created, see County Ordinance Section C12-21(a).
3. Based on a separate review from FEMA on 12/17/2020, they have indicated that the effective FIRM is not accurate. They have acknowledged that the development site appears to be well above the BFE determined but the access road and bridge are below the developed BFE. They have indicated to staff that at a minimum, the current effective FIRM should be corrected and then if there are any changes made to the bridge or watercourse as a result of the development, those changes to the corrected FIRM should be reflected in a LOMR. Please contact FEMA directly to determine the project requirements, see below for contact information:

Patricia Rippe
Senior Floodplain Management Specialist
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607-4052
(510) 627-7015

Include County LDE staff with any written correspondence with FEMA. If after discussion with FEMA that a CLOMR is required, then that shall be issued by FEMA prior to project approval. The CLOMR will not be conditioned as part of the project.

4. The proposed access road for the subdivision needs to show appropriate right-of-way dedication in accordance with County Private Standard Detail SD-2. Section 'A' needs to show 60' right-of-way instead of 40'. It is likely that this portion of the access road will serve three or more lots in

the future which would require the full 60' right-of-way to be dedicated.

5. The width of the proposed access road needs to meet CalFire and/or Fire Marshal's Office (FMO) requirements, whichever is more restrictive. Confirm the access road width requirements with CalFire and/or FMO. Show the required width on the plans. In addition, ensure that the loading criteria and width of the existing vehicular bridge are sufficient for today's standards for emergency vehicle access.

FIRE MARSHAL'S OFFICE

Contact Alex Goff or Christina DaSilva 408 299 5763, or alex.goff@pln.sccgov.org / christina.dasilva@sccfd.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.

6. Bridges: All bridges shall be capable of sustaining 75,000-pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided. Provide a note stating that there will be a sign on the access side indicating the load capacity of the bridge.

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
Alex Goff, County Fire Marshal's Office / CalFire via e-mail
Ed Duazo, LDE

(delivered via e-mail only)
Resubmittal: Referral to Greg Bazhaw