

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



February 17, 2021

Brannon and Michelle Wynn
680 Spring Av
Morgan Hill, CA 95037

Care of MH Engineering

**** BY EMAIL ONLY ****

FILE NUMBER: PLN21-010
SUBJECT: Building Site Approval Application
SITE LOCATION: 680 Spring Av, Morgan Hill (APN: 767-14-002)
DATE RECEIVED: January 19, 2021

Dear Mr. and Mrs. Wynn,

Your application for Building Site Approval was received on the above date and is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division 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 Division 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 division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccogv.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING

Contact Robert Cain at (408) 299-5706 or via email at robert.cain@pln.sccogv.org for information regarding the following items:

1. This plan proposes work across a watercourse; please note the nature of this watercourse (perennial, intermittent, or ephemeral) and submit for a Grading Approval (see also LDE comment #23 below).
2. Please note on plan the depth, toe of bank, and top of bank of the watercourse. Please also note distances from development (structures and septic).
3. This project proposes a driveway and a pipeline that cross this watercourse. As submitted, it will require approval by the Central Coast Regional Water Quality Control Board, California Fish and Wildlife Department, and the San Francisco office of the U.S. Army Corps of Engineers. Please contact each of these agencies for permits or documentation that permits are not required and provide these documents to Staff.
4. This site contains structures which are more than 50 years old. Please fill out and submit Identification of Potential Historic Resources (Part I and Part II forms).
5. Please denote on the site plan whether existing structures will remain or be removed.
6. Site plan indicates that the existing dwelling was built “pre-1949”. The County has required building permits since 1947. Please provide evidence that the house was either built before permits were required, or evidence that it was properly permitted.
7. If the existing dwelling will remain, please provide floor area information to establish that it meets the County’s ADU regulations.
8. Site plan must show extent of proposed septic system (see DEH comment #12 below).
9. Please show any proposed retaining walls, include elevations of top of wall and bottom of wall. If not retaining walls are planned, please note that on the site plan.
10. Please remove the phrase “for plancheck only” from plans. Plans are expected to be submitted as intended to be constructed.

HCP

11. Please provide information concerning the watercourse noted on the site plan; is this a man-made drainage system, or a natural one that is part of a larger system? Provide evidence (photographs, documents, biologist report) as needed.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or Darrin.lee@cep.sccgov.org for information regarding the following item:

12. On a revised site plan, show locations of the soil testing (soil profiles and percolation test) conducted on the subject parcel. Please include soil profile and percolation test results and a preliminary septic design.
13. Site plan shows an existing well on property. However, Santa Clara Valley Water District records show one destroyed well on this property and no active wells. Please clarify the water source serving the proposed development.

FIRE MARSHAL'S OFFICE

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

14. Entire driveway to have a minimum drivable width of 12 ft.
15. Entire driveway to be made of an "all weather" material capable of holding 75,000 pounds, this includes the existing driveway. The plans only show the new driveway meeting this requirement.
16. Plans to clearly show fire department turnout near the midway point of driveway greater than 150 ft in length and less than 800 per PRC-4290.
17. Driveway is greater than 300 ft in length. The fire department turnaround will need to meet both PRC-4290 and CFMO-SD16 requirements. Either CFMO-SD16 turnaround "A" or "C" with a 40 ft radius is to be shown.
18. Water tank and wharf hydrant are at same elevation. The water tank is to have a higher elevation than the hydrant.
19. Total size of home and garage is over 3,600 sf. Per CFMO-W1, 2-5,000 gallon above ground water tanks are required for the wharf hydrant. The plans currently show 1-5,000 gallon tank.
20. Wharf hydrant to be located per CFMO-W4, this includes being placed a minimum of 55 ft from any portion of a structure. Current location is within 55 ft to ex Barn.
21. Residential fire sprinklers to be listed as a deferred submittal.
22. Property is within the State Response Area (SRA) and the Wildland Urban Interface (WUI) Very High. Property is to maintain defensible space and building construction requirements for the WUI.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299 5735 or darrell.wong@pln.sccgov.org for information regard the following items:

23. Please apply for a Grading Approval for the work within the watercourse.
24. Please show the approximate location of the septic line from the development to the septic field.
25. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.
26. Identify the limits of the landscaping for the project. This should include all disturbed areas that are not hard scaped subtracting out all areas that are specifically identified as hydroseeded. The landscaping should also include the area of swimming pools. Provide an accounting on the plan sheet.
27. Please revise the driveway plan and section to conform to County Standard Detail SD5.
28. Please revise the driveway turnaround to conform to County Standard Detail SD16.
29. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply two copies of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
30. Please demonstrate how this project complies with the Central Coast Regional Water Quality Control Board Special Riparian Setback Area.
31. Please provide cross sections through the house location to demonstrate the grading for the exterior of the structure.
32. Show on the plans an offer of storm drainage easement to protect the concentrated flow of drainage runoff through the property.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 573 2464 or leo.camacho@rda.sccgov.org for information regard the following items:

33. Improvements to the driveway approach will be required to meet current County standard B/4, revise plans to call out improvement.

34. B/4A frontage improvements will be required, revise plans to show improvements.

COUNTY GEOLOGIST

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

35. Submit a geologic report that includes an evaluation of the slope stability of the existing an proposed slopes. The site is located within a County Landslide Hazard Zone. Contact the County Geologist to discuss the scope of study required. Pay the appropriate report review fee when uploading an unsecured pdf of the report to the Documents portal in Accela.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the Grading Abatement Application was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular 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. As of the date of this letter, approximately 0-25% of your initial deposit associated with your "billable fee" applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5706 or via email at robert.cain@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Robert Cain
Associate Planner

Cc: Darrin Lee, DEH

February 17, 2021
File #PLN21-010
680 Spring Av

Alex Goff, FMO
Darrell Wong, LDE
Leo Camacho, RAD
Jim Baker, County Geologist