

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
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CONTINUANCE MEMO
Zoning Administration
February 9, 2023
Item # 1

Staff Contact: Rebecca Rockom, Assistant Planner
(408) 299-5707, rebecca.rockom@pln.sccgov.org

File: PLN21-222

Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review for a New Single-Family Residence.

Owner: Heather and Douglas Hayden
Applicant: Hanna Brunetti, Inc.
Address: Cinnabar Hills Road, San Jose
APN: 742-02-006

Gen. Plan Designation: Hillsides
Zoning: HS-sr-h1
Lot Size: 25.4 acres
Supervisory District: 5

PROJECT DESCRIPTION

The proposed project is for Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review in -h1 Zoning District (Historic Preservation Combining District) for a new 4,075 square foot (s.f.) single-family residence with a 939 s.f. attached garage/gym and a 1,339 s.f. storage area to be sited on a knoll at the upper South portion of the property. The site is only accessible from Alamos Road by a privately-owned bridge. The work will encompass the single-family residence with an approximately 600-foot-long driveway, providing access from Via Vespero. The driveway access includes a midpoint turnout and fire truck turnaround. No accessory structures are being proposed. The plans propose 16 trees for removal.

BACKGROUND & DISCUSSION

This project was heard by the Zoning Administrator on January 12, 2023, and continued to the following meeting on February 2, 2023, due to the error in the public posting of the file that did not include all attachments for the staff report and to allow comments from the Zoning Administrator to be addressed by Staff. This project was then heard by the Zoning Administrator on February 2, 2023, when the project was continued to a date certain of Thursday, February 9,

2023, to allow Planning Staff to review and refine the Preliminary Conditions of Approval for the project. These refined Conditions of Approval are attached to this memorandum for the consideration of the Zoning Administrator.

ADDITIONAL INFORMATION

Permit Streamlining Act

The ASA and Grading Approval application was deemed complete for processing on November 3, 2022, with a Permit Streamlining Act deadline of January 2, 2023. County Staff requested a one-time, 90-day extension to the Permit Streamlining Act deadline, which was granted by the applicant. The new Permit Streamlining Act deadline is April 2, 2023.

REVIEWED BY

Prepared by: Rebecca Rockom, Assistant Planner

Reviewed by: Samuel Gutierrez, Principal Planner

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Rebecca Rockom
DocuSigned by:
[Signature]
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ATTACHMENTS

Attachment A: PLN21-021 Preliminary Conditions of Approval

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PRELIMINARY CONDITIONS OF APPROVAL FOR BUILDING SITE APPROVAL AND GRADING APPROVAL

- Date:** February 8, 2023
- Owner/Applicant:** Heather and Douglas Hayden
- Location:** Cinnabar Hills Road, San Jose (APN 742-02-006)
- File Number:** PLN21-021
- CEQA:** Categorically Exempt – Section 15303, Class 3(a)
- Project Description:** Building Site Approval, Grading Approval, and Design Review (-h1) for a 4,075 square foot single-family residence with 939 s.f. garage/gym and 1,339 s.f. storage area to be sited on a knoll on a wooded hillside within the New Almaden Historic District. Associated improvements include access driveway with (5 ft.) retaining walls and upgrades to an off-site bridge. Total grading quantities are 2,274 cubic yards of cut with 637 cubic yards of fill. The project requires coverage by the Santa Clara Valley Habitat Plan.

If you have any question regarding the following final conditions of approval, call the person whose name is listed below as the contact for that agency. She/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Rebecca Rockom	(408) 299-5707	rebecca.rockom@pln.sccgov.org
Land Development Engineering	Eric Gonzales	(408) 299-5733	eric.gonzales@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
CalFire	Carlos Alcantar	(408) 310-4654	Carlos.Alcantar@fire.ca.gov

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development must take place in substantial accordance with the approved plans, prepared by Hanna Brunetti, Inc., submitted on November 11, 2022, with the roofline modification to the guest suite presented at the December 15, 2022 Historic Heritage Commission hearing and the January 12, 2023 Zoning Administrator hearing as Attachment F. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and/or additional Planning review.
2. Existing Zoning is HS-sr-h1 (Hillsides with scenic road, within the combing district of Historic New Almaden). Maintain the following minimum zoning standards:
 - Primary Dwelling Setbacks
Front: 30 ft.
Sides 30 ft
Rear: 30 ft.
 - Primary Dwelling Height
The maximum height of the primary dwelling shall not exceed 35 feet (31 feet proposed) and shall not exceed two (2) stories.

Land Development Engineering

3. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to adjoining property.

Department of Environmental Health

4. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO ISSUANCE OF GRADING PERMIT

Planning

5. Prior to the issuance of any permit, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
6. Pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to grading permit issuance.

Habitat Plan Application for Private Projects

7. Prior to issuance of any grading permit, submit a completed Habitat Plan Application for Private Projects (“Application”) with all required submittal materials, including any required plant and wildlife surveys, exhibits (as described in the Application for Private Projects), and required staff review fee to the Planning Office for review and verification. The required site plan shall show the project development, including a clear delineation of the permanent and

temporary development buffer areas. Plans do not need to show buffer areas that cross property boundaries.

- a. Permanent development area is defined as land that will have permanent impacts (removal of land cover, structures, driveway, landscaping, off-site road improvements, etc.), plus a 50-foot buffer surrounding these areas.
- b. Temporary development area is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities) that will be restored within one year of completing construction, plus a 10-foot buffer surrounding these areas.

Fees

8. Prior to issuance of grading permit, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover, as verified by a qualified biologist, and development area associated with the project. *Temporary development fees* are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. ***All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.***

This project is subject to the following Habitat Plan fees:

- a. Land Cover Fee Zone A –Ranchlands and Natural Lands
- b. Serpentine Fee - *Permanent fees* shall apply to the total area of serpentine rock outcrop impacted.

Habitat Plan Conditions of Approval

9. Prior to issuance of grading/drainage or building permits, *all future development* is subject to the following Conditions of Approval and described in more detail in ‘Exhibit A’:
 - Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
 - Condition 3: Maintain Hydrologic Conditions and Protect Water Quality.
 - Condition 7: Rural Development.
 - Condition 13: Serpentine and Associated Covered Species Avoidance and Minimization.
 - Condition 14: Valley Oak and Blue Oak Woodland Avoidance and Minimization.
 - Condition 19 & 20: Plant Salvage and Avoid and Minimize Impacts of Covered Plant Occurrences.

Land Development Engineering

Soils and Geology

10. Submit one copy of the signed and stamped geotechnical report for the project.
11. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan. Provide a written letter from the geotechnical engineer certifying that the existing private road section will withstand the current emergency vehicle loading requirements. Demonstrate this for the entire private road all the way to the nearest County-Maintained Road (Alamitos Road).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT

Planning

12. This project is approved to remove a total of 16 protected trees, as identified in the November 11, 2022 plans and the “Mighty Tree Movers” arborist report dated August 15, 2021. Prior to issuance of a building permit, submit a landscape plan for review and approval by the Planning Division within the plan set submitted for development review (building permits). The landscape plan shall indicate the location, native California oak species and 24-inch box size. A total of 27 replacement trees are required.

Land Development Engineering

13. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

<https://plandev.sccgov.org/how/apply-permit/grading-permit>

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

14. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
15. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department

<https://countyroads.sccgov.org/do-business-us/published-standards-specifications-documents-and-forms>

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)

<https://plandev.sccgov.org/ordinances-codes/land-development-standards-and-policies>

§ 2007 Santa Clara County Drainage Manual

<https://plandev.sccgov.org/ordinances-codes/grading-and-drainage-ordinance>

16. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified, and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a

temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

17. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
18. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
19. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
20. The applicant shall demonstrate that any proposed bridge that is being constructed can withstand the most current emergency vehicle loading requirements. Provide letter from structural engineer that certifies that the proposed bridge can support the required loading.

Private Access Road (Cinnabar Hills Road & Via Vespero)

21. The private access road shall be widened in accordance with the cross section shown on Sheet 2 of 10 in the approved plans and/or as required by the Fire Marshall Office, whichever requirements are stricter. The widening shall start at the point of intersection with the County maintained road and continue to the access driveway for the project site. Applicant shall confirm the existing road portion is consistent with the subject detail in Sheet 2 of 10 of the approved plans prior to start of construction. The final cross slope of the baserock and asphalt shall be 2.5%/+/-.

Drainage

22. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile. All drainage shall be contained within the subject parcel only and shall not enter neighboring parcel.

Utilities

23. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – San Francisco Bay

24. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

<https://scvurppp.org/2016/06/20/c-3-stormwater-handbook-june-2016/>

{if the project creates/replaces less than 2,500 SF of impervious, site design measures are only recommended, not required.}

Notice of Intent

25. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

https://www.waterboards.ca.gov/water_issues/programs/#runoff

Dedications and Easements

26. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.

- a) Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-drainage purposes for all swales and channels affected by this development that pass drainage through the site.

Agreements

27. Enter into a land development improvement agreement with the County. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).

28. Enter into a deferred improvement agreement for the ultimate County improvement of Cinnabar Hills Road/Via Vespero.

Department of Environmental Health

29. Domestic water shall be supplied by an approved individual water system installed to Environmental Health standards. The water system application must be approved prior to obtaining a septic system or building permit. A well log must be submitted which shows a 50-foot sanitary seal, and pump tests, bacterial and chemical testing must be completed.

30. Prior to issuance of a development/ building permit, for review and approval submit to the Department of Environmental Health, an onsite wastewater treatment system (OWTS) plan overlaid onto the final site grading and drainage plan. The OWTS plan shall show the proposed dwelling(s), driveway, accessory structures (if applicable), septic tank, and required dispersal field to contour. Maintain all setbacks as noted within County of Santa Clara Onsite Systems Manual. This is a separate submittal to the Environmental Health subject to

completion of a service application and payment of applicable fees.

- a) Based upon a percolation rate of 28 minutes per inch (0.57 gallons per square feet per day), onsite wastewater conditions have been determined as follows: 2000-gallon septic tank, a dual dispersal field utilizing high-capacity chambers sized as 253 lineal feet plus 253 lineal feet and interconnected via a positive diversion valve. This system as evaluated may accommodate a maximum design flow not to exceed 825 gallons per day.
 - b) The proposed OWTS is in an area where the slope exceeds 20 percent, provide a geotechnical report prepared by a state registered civil engineer or an engineering geologist that demonstrates the use of an OWTS on a slope will not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, and create a public nuisance.
31. As confirmation of OWTS sizing, provide final floor plans to the Department of Environmental Health.
32. Prior to issuance of a development /building permit, contact the Department of Environmental Health and to obtain individual water clearance for the proposed dwelling. This is a separate submittal to Environmental Health subject to completion of a water clearance service application, submittal of well related documents to include a well completion and water yield reports, analytical results from water sampling for bacteriological and chemical reports, and payment of applicable fees.

Fire Marshal's Office

Fire Protection Water

33. On-site Water Storage: Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g., onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).
- a) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
 - b) Provide 2-5,000-gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
 - c) Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.
34. Wharf Hydrant: One on-site wharf hydrant with 2-1/2 inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.
- a) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).

Fire Department Access

35. General Requirements:

- a) These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. This parcel is to meet CFMO-A1 and PRC-4290 requirements, unless a Fire Exception is granted to PRC-4290 requirements.

36. Access Roads (roads serving more than two lots) and Driveways (roads serving no more than two lots) for fire department access shall comply with the following:

- a) Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. This property is located within the SRA and is to meet PRC-4290 which requires 20 ft. drivable width. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
- b) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and 13 ft. 6 in for driveways.
- c) Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft. per CFMO-A1 and 50 ft. per PRC-4290.
- d) Grade: Maximum grade shall not exceed 15%.
- e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- f) Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g) 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.
- h) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- i) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. All turnarounds shall have a slope of not more than 5% in any direction and meet CFMO-SD16.
- j) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

Miscellaneous:

37. Property is located within the State Response Area (served by Cal Fire).

38. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:

- a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
- b) Provide a 1/2 inch spark arrester for the chimney.
- c) Remove significant combustible vegetation within 30 feet of the structure to

- minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.
- d) Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

CONDITIONS OF APPROVAL PRIOR TO FOUNDATION INSPECTION

Fire Marshal's Office

39. Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
40. Fire Department Access: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

CONDITIONS OF APPROVAL PRIOR TO BUILDING FINAL

Planning

41. Prior to final inspection, contact the Project Planner, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.
42. As needed, Planning Staff will monitor the Habitat Conservation Plan's Conditions of Approval set forth in Exhibit A, for compliance.
43. Prior to final inspection, the 27 replacement trees identified in Condition 11 of these conditions, shall be installed and verified by Planning Staff.

Land Development Engineering

44. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
45. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Department of Environmental Health

46. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Geology

47. Prior to Final Inspection / Grading Completion, submit a Construction Observations Letter

that verifies the work was completed in accordance with the approved plans. (A note to that effect must be stamped on the plans.)

Fire Marshal's Office

48. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

NOTE: The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

CalFire

This project (Record No. PLN22-021) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 – Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

49. Access: Ensure Cinnabar Hills Road and one access road to the property must provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site. Bridge from Alamitos to Cinnabar does not appear to meet the access requirements per §1273.01.

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

- a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.
- b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.
- c) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.
- d) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.
- e) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

51. Driveway: Ensure driveway is designed and maintained to support 40,000 pounds per § 1273.02.

§ 1273.02. Road Surfaces

- a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.
- b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.
- c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

52. Turnouts: Driveway appears to be over 600 feet in length and will require a turnout at a midpoint per § 1273.05 and meet specifications in § 1273.06.

§ 1273.05. Turnarounds

- a) Turnarounds are required on driveways and dead-end roads.
- b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.
- c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
- d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

§ 1273.06. Turnouts

- a) 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.

53. Vegetation Clearance: Maintain vegetation clearance requirements of Public Resource Code 4291.

§ 1276.01. Setback for Structure Defensible Space.

- a) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.