

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

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San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



October 6, 2022

Joseph Talamo
16715 Sorral Way
Morgan Hill, CA, 95037

via email only

FILE NUMBER: PLN21-108
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: 0 Sleepy Valley Road, Morgan Hills, CA, 95037 (APN: 776-17-007)
DATE RECEIVED: September 9, 2022

Dear Mr. Talamo,

Your application for Building Site Approval and Grading Approval applications have received on the above date and is deemed **incomplete**. For the 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 specialty or office 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.sccgov.org to schedule a virtual meeting.

Please submit revised electronic plans / resubmittal documents with a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact your Project Planner Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

Santa Clara Valley Habitat Plan Review

Note: Based on the submitted biological report, this project appears to impact sensitive habitats. It also appears that the use of the railcar as a residence was not permitted, therefore does not count as prior development. As such, this will be a covered project. It also appears that the project is located within the 35' setback from the edge of riparian vegetation. Applicant must either move the development outside of this setback, or apply for a stream setback exception. If a stream setback exception is requested, provide a supplemental biological report discussing why an exception is necessary, and how the following factors apply to this project:

- a. The existence of legal uses within the setback.
- b. The extent to which meeting the required setback would result in a demonstrable hardship (i.e., denies an owner any economically viable use of his land or adversely affects recognized real property interests) for the applicant.
- c. The extent to which meeting the required setback would require deviation from, exceptions to, or variances from other established policies, ordinances or standards regarding grading, access, water supply, wastewater treatment, disposal systems, geologic hazards, zoning, or other established code standards.
- d. The stream setback exception does not preclude achieving the biological goals and objectives of the Habitat Plan or conflict with other applicable requirements of the Habitat Plan and local policies.

Note: It is not necessary to complete the stream setback exception process prior to deeming the project complete, however seeking one later on may require the project to be redesigned.

LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales at (408)-299-5716, eric.gonzales@pln.sccgov.org regarding the following:

1. Identify which lots are currently being served by Sleepy Hollow Road, e.g. which parcels utilize Sleepy Hollow Road as access. If only this proposed lot/project is utilizing Sleepy Hollow at this time, then perhaps a 12' wide road with 3' shoulder might be acceptable (unless FMO/CalFire require a wider section for Sleepy Hollow) however Sleepy Hollow should be classified as a private access road serving more than one lot. In this case, the roadbed would need to be wider than 18' if Sleepy Hollow Road is a private access road with the intention of serving multiple lots, see private standard detail SD2. Please confirm.

FYI only (no action required): A geotechnical engineer letter supporting the emergency vehicular loading for the 36" diameter concrete culvert AND the 24" diameter concrete pipe (under the proposed driveway approach) shall be required prior to LDE permit issuance. This will be a future condition of approval.

FIRE MARSHAL OFFICE

Contact Christina da Silva at christina.dasilva@sccfd.org or schedule a virtual appointment (refer to <https://plandev.sccgov.org/how/virtual-public-counter-consultations-and-inquiries>) for information regarding the following items.

2. Site plans to state Fire Department Access will be of "**all weather material**" capable of holding 75,000 lbs. **The plans currently only state the road can withstand 75,000 lbs. loading.**

3. Access Roads (serving 3 or more parcels) are to have a minimum drivable width of 18 feet, this is to be clearly shown on the plans. This would include Armsby Ln. **Please note the drivable width of the bridge.**
4. Provide hydrant flow data recorded within one year showing 1000 gallons per minute at 20 psi. Plans show a standard hydrant. The provided water flow is of a wharf hydrant please clarify. If the hydrant is a standard hydrant, then the required waterflow is 1000 gpm at 20 psi. If it is a wharf hydrant, then the water storage tanks would be acceptable.
5. If the waterflow is from the standard hydrant an alternate means and method request is required to document the portion of the code that cannot be met and what the applicant proposes as a mitigation method. Alternative Means and Methods Request Application form is attached.

CALFIRE

Contact Carlos Alcantar at Carlos.Alcantar@fire.ca.gov for information regarding the following items.

Note: This project (PLN21-108) 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.

6. Access: Ensure All sections of Sleep Valley Road and Armsby Lane meet specifications in § 1273.01 of the Fire Safe Regulations to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site.
7. Bridges: Ensure all signage is met for the bridge in section § 1273.07 of the Fire Safe Regulations including but not limited to weight or vertical clearance limitations.
8. Road Surfaces and Driveway: Ensure both Sleep Valley Road and Armsby Lane are maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Ensure driveway is designed and maintained to support at least 40,000 pounds per § 1273.02.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** 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 no later than **one (1) year** from the date of this letter. **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 Building Site Approval and Grading Approval Application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

If you have questions regarding the application, please contact me at (408) 299-5706 or robert.cain@pln.sccgov.org.

Warm regards,



Robert Cain
Associate Planner

Cc: Samuel Gutierrez, Principal Planner
Eric Gonzales, Land Development Engineering
Christina da Silva, Fire Marshal's Office
Gary Carnes, Carnes & Ekparian, Inc.

Enclosed:
Alternative Means and Methods Request Application