

County of Santa Clara

Department of Planning and Development
Planning Office

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January 20, 2023

Tom Kais
7673 Braid Court
Gilroy, CA 95020

tk_mks@yahoo.com

BY EMAIL ONLY

FILE NUMBER: PLN21-176
SUBJECT: Grading Approval and Design Review (Tier II) for a 5,815 s.f., two-story barn on an existing vineyard.
SITE LOCATION: 1975 Hayes Lane, San Martin (APN: 779-46-007)

Dear Mr. Kais,

The information provided below are not incomplete items and are not required to deem the application complete for processing. The items below are for the Applicant's information only and can be discussed further if desired with County Staff and the referral agency.

Below are excerpts from State regulations whereby Staff is having difficulty supporting the project as currently proposed.

State Minimum Fire Safe Findings

Contact Carlos Alcantar at carlos.alcantar@fire.ca.gov regarding the following comments:

The project is located within the State Responsibility Area (SRA) and will need to follow all requirements 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.

Access

Ensure Hayes Lane meets the minimum Specifications required in the Fire Safe Regulations. It appears Hayes Lane does not meet the minimum requirements and will need to conform to the Fire Safe Regulations.

Article 2 Emergency Access and Egress

§ 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 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").*

§ 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.*

§ 1276.01. Setback for Structure Defensible Space

- (c) *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.*

Please note that the applicant can submit a road improvement cost estimate as part of the resubmittal (for staff and County Counsel to review) if the cost for the road improvement requirement from CalFire is considered too expensive for the owner/applicant.

If there is question regarding the application, please contact (408) 299-5759 or lara.tran@pln.sccgov.org

Warm regards,



Lara Tran
Senior Planner

cc:

Carlos Alcantar, CAL FIRE
Alex Goff, County Fire