

# 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

[www.sccplandev.org](http://www.sccplandev.org)



August 15, 2022

James Hartigan  
16428 Peacock Lane  
Los Gatos, CA 95032

[teresa@hannabrunetti.com](mailto:teresa@hannabrunetti.com)

\*\*\*BY EMAIL ONLY\*\*\*

**FILE NUMBER:** PLN22-127  
**SUBJECT:** Building Site Approval, Design Review, and Grading Approval for 1 new primary residence, and 1 ADU with associated driveways and turnarounds.  
**SITE LOCATION:** 0 W. Edmundson Avenue, Morgan Hill (APN: 767-19-034)

Dear Mr. Hartigan:

The information below are not incomplete items and are not required to deem the application complete for processing. The section is informational only and can be discussed further if desired with County Staff.

### PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or [rebecca.rockom@pln.sccgov.org](mailto:rebecca.rockom@pln.sccgov.org) regarding the following comments:

### **Habitat Conservation Plan Comments**

This application is for Building Site Approval, Design Review, and Grading Approval for 1 new primary residence, and 1 ADU with driveway and turnarounds. The 12-Acre property is located within the Santa Clara Valley Habitat Plan and primarily within Area 2: Rural Development => 2 Acres Covered (12 Acres) and partially within Area 3: Rural Development Not Covered (0.4 Acres).

- Landcover on the Parcel 767-19-034 is designated Grain, Row-crop, Hay and Pasture Disked / Short term Fallowed (9.1 Acres), California Annual Grassland (0.3 Acres), and Coast Live Oak Forest and Woodland (2.5 Acres).
- There are no identified HCP Plant or Wildlife Surveys found on the site.
- There is no stream/creek or riparian habitat located on this parcel.

- No sensitive land covers are identified on this parcel.

The total proposed development on this parcel is 1.39 acres. This area is less than the 2-Acre threshold, therefore this property is not covered under the Habitat Plan.

**DEPARTMENT OF ENVIRONMENTAL HEALTH**

Contact Darrin Lee at (408) 299-5748 or [darrin.lee@deh.sccgov.org](mailto:darrin.lee@deh.sccgov.org) regarding the following comments:

1. Types of water systems: Individual = 1 to 2 connections; Shared = 2 to 4 connections, State Small (permitted through Department of Environmental Health, reviewed by Land Development and Engineering) = 4 to 15 connections, and Public Water System (regulated through California State Water Resources Control Board, Division of Drinking water) = a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.
  - a) Should the number of persons served approaches the definition of a public water system, contact California State Board of Water Resources, Division of Drinking Water (Eric Lacy, 510-620-3474) for permitting and/or permitting requirements.
2. Setback to well = 100 feet to animal pen

**CAL FIRE**

Contact Carlos Alcantar at [Carlos.Alcantar@fire.ca.gov](mailto:Carlos.Alcantar@fire.ca.gov) regarding the following comments: This project (PLN22-127/128) 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.

3. Roadway and Driveway Surfaces: 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.
4. Turnouts and Turnarounds: Driveways will require multiple turnouts. First driveway will require a turnout at midpoint since driveway is over 300 feet. Ensure turnouts and turnarounds meet specifications in § 1273.05 & § 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**

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.

- 5. Defensible Space: Maintain defensible space specifications described in 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.

**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS**

Contact Bryan Much at 707-588-8455 or [nwic@sonoma.edu](mailto:nwic@sonoma.edu) regarding the following comments:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

- 1. The proposed project area has the possibility of containing unrecorded archaeological sites. Due to the passage of time since the previous survey (Cartier 1980) and the changes in archaeological theory and method since that time, we recommend a qualified archaeologist conduct further archival and field study for the entire project area to identify any unrecorded archaeological resources.
- 2. We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

PLN22-127  
August 15, 2022

If you have questions regarding the application, please call (408) 299-5707 or email [rebecca.rockom@pln.sccgov.org](mailto:rebecca.rockom@pln.sccgov.org).

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Rockom".

Rebecca Rockom  
Assistant Planner