

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



December 30, 2022

James Hartigan
16428 Peacock Lane
Los Gatos, CA 95032

teresa@hannabrunetti.com

BY EMAIL ONLY

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

Dear Mr. Hartigan:

The application Building Site Approval, Design Review, and Grading Approval is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the Project Manager/Planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

AN VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

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

1. Based on the gross floor area, defined in Zoning Ordinance (ZO) [§1.30.030](#), of proposed structures (6,602 SF), the Design Review level has been determined to be Tier 2, pursuant to ZO [§ 3.20.040\(2\)](#). Please pay the additional fees assessed.
2. Plans for landscaping have been included on the site plans however they do not indicate the number of trees to be removed. Provide a table of the trees to be removed that includes the type of tree and its trunk size (defined in [Section C16-2](#)). If no trees are to be removed, please state on the site plans.

FIRE MARSHAL'S OFFICE

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

3. Fire department turnouts are to meet CFMO-A1 dimensions, the tapers are currently shown as 22 ft. and are to be a minimum of 25 ft. each.
4. Wharf hydrants are to be located in the path of travel to all structures. The hydrant's are currently located after the ADU's on the current plans, resubmittal is to show hydrants per CFMO-W4 including being located in the path of travel.
5. Hydrants to be located at 20 ft. drivable width, fire department turnout or fire department turnaround. Hydrant at SFR1, ADU2 doesn't appear to meet this requirement.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

6. Provide a paved surface for all access driveways over 15% in grade. The plans currently provide a base rock surface for the entirety of the access driveway, some of which exceed the 15% maximum.
7. Update the plans Post Construction Improvement Requirement questionnaire to include the additional impervious area as necessary.
8. Show the location of the proposed water lines for the development from the wells to the tanks, and from the tanks to the structures.
9. Provide proper concentrated drainage along the inboard side of the access driveway which minimizes erosion of the base rock surface. The County standard SD5 driveway section may be considered since it is an AC surface, but alternative designs may be considered if the concentrated flow is designed to minimize erosion of the drivable surface.

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

10. Resubmitted site grading and drainage plan show a proposal for two dwellings: a main single family and an accessory dwelling unit. The dwellings as proposed will share an onsite wastewater treatment system (OWTS).
 - a. For the shared dispersal field serving the proposed dwellings, on revise site grading and drainage plan locate and show all soil profile and percolation test hole locations that were utilized in the determination for OWTS feasibility.
 - b. Provide soil profile log(s) and percolation test results related to the shared dispersal field.
11. For the shared dispersal field, the OWTS design shall be based upon the number of bedrooms per proposed dwelling.
 - a. In determining the size of the shared dispersal field, show and provide wastewater calculations.
 - b. Show a tentative OWTS design overlaid on revised site grading/ drainage plan.
12. Neighboring parcel appears to qualify as a public water system under the jurisdiction of California State Water Resources Control Board, Division of Drinking Water (Eric Lacey, 510-620-3474) with respect to the proposed wine tasting room. Please contact the State Board of Water Resources Control Board to discuss consolidation and permitting of the proposed dwellings across the adjacent parcel together with the tasting room versus creating two independent water systems - - a shared system for the dwellings across two parcels and an independent public water system for the proposed tasting room.
 - a. For information related to shared water clearance and/or obtaining shared water clearance, please contact the Department of Environmental Health (Jeff Camp, 408-918-3473). Shared water clearance is a separate submittal to Environmental Health subject to completion of service application, submitting documentation to include shared water agreement, well completion log, water yield report, water sampling results, and payment of applicable fees.

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Design Review application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific 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.

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If you have questions regarding the application, please contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,

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

Rebecca Rockom
Assistant Planner