

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

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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 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. The comments from CalFire and the California Historical Resources Information Systems (NWIC) have not been fully addressed, so have been included again in this letter.

PLANNING OFFICE

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

1. Under the [Design Review Guidelines](#) Objective II(2)(c), the choice of plants should be sensitive to the character of the sub region in which they will be located. The proposed trees chosen for landscaping include species which are not native or naturalized. To ensure a sense of character, trees and shrubs native to the area should be selected as new plant materials in areas visible to the public. Please refer to this website, [County of Santa Clara Sustainable Landscape Management](#), for additional information and recommended sustainable plant lists.
2. The submitted plans label the project residential structures using a number system 1 and 2, however, the numbering system proposed for the project suggest that the dwellings are

on a single parcel. To avoid confusion, relabel the project site plans and structures with a lettering system using parcel A, single-family residence A, and ADU A.

Habitat Conservation Plan Comments

3. The Biology Report from Live Oak Associates states that “the site supports suitable upland habitat for California tiger salamanders.” Planning staff requests that the biologist provide additional information regarding the presumed habitat. Please define the typical California Tiger Salamander habitat and include mapped areas with buffers on the site plans. In addition to clarifying potential habitat sites to avoid, areas on the project site to avoid, the biology report should also provide recommendations for best practices to minimize the impacts to habitat areas due to the project construction and operations.

CAL FIRE

Contact Carlos Alcantar at 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.

1. 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.
2. 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.

3. 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 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.

4. 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.
5. 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.

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

Sincerely,



Rebecca Rockom
Assistant Planner