



November 30, 2022

Santa Clara County Department of Planning & Development
ATTN: Rebecca Rockom
70 W. Hedding St, East Wing, 7th Floor
San Jose, CA 95110

*** Digital Upload 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 Rebecca:

Responses to incomplete comments provided on August 15, 2022 are as follows:

PLANNING OFFICE

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

1. Please provide the pre-1969 deeds; the Catherine Dunne Ranch map was recorded prior to 1929.
Response: Deeds provided.
2. While a statement of justification letter was provided along with the application, Planning Staff is not convinced that the current plan indicates the best site for the SFRs and ADUs. Site of SFR 1 is at far end of property and the amount of grading proposed could be radically reduced by moving the SFR closer to the street. The locations of the vineyards are not dependent on a flat area, please provide an alternative site analysis of two additional site possibilities to reduce the amount of grading. Revise the statement of justification accordingly.
Response: One alternative site plan is provided. We believe this is the best compromise between the property owner's desired development and the county's Hillside Development Guidelines and the grading findings.
3. Please provide details of all proposed retaining walls, including the length and height of each wall, and top/bottom of wall elevations, and the amount of associated fill. If no proposed retaining walls, please state on site plans. Pursuant to [§ 3.20.040\(D\)](#), retaining walls visible from the valley floor shall not exceed 10 feet in height as measured from grade at face to top of wall. Multiple "stepped" retaining walls whose total height exceeds 10 feet must at least six (6)

horizontal feet offset each. Visible walls shall be colored and textured to complement the background land and vegetation, per the adopted Design Review Guidelines.

Response: There are no retaining walls on APN 767-19-034.

4. Clearly indicate grading and fill and retaining walls associated with water tanks (with total number and size of each) on site plans and account for the grading for the water tank pads in the grading table.

Response: Detailed grading table added to sheet 2.

5. Please indicate all fencing surrounding the animal pens, perimeter of property, and access to property from the right of way, or clearly state that there will not be fences or gates. Rural fencing is subject to Ordinance [§ 4.20.050\(B\)](#).

Response: Fence style shown on sheet 2.

6. Please show the Finish Floor (FF) measurements for all structures in a manner that does not conflict with building footprints and is clearly legible.

Response: Drafting conflicts corrected.

7. Add measurements for setbacks shown on the site plans.

Response: Dimensions added.

8. Please list the total acreage of property, the total acreage of disturbed area, and the total square footage of all structures on parcel. Chapter [5.50](#) indicates that Design Review Tier level is determined by the Zoning Administrator and will consider the cumulative structures on a lot.

Response: Structure table and disturbed area table added to sheet 2.

9. Please show the location septic tanks with size of each tank on the site plans.

Response: Septic system added to plans.

10. Please label all structures; site plan is missing the location of the garages.

Response: Added label.

11. Please add the water lines from water tanks, well, and wharf hydrants.

Response: Water lines added.

12. The deck for the ADUs appear to be covered, please confirm, if so, indicate the covered deck area on the site plans.

Response: Covered porch added to structures table.

13. Site plan should indicate location HVAC units and include any additional tanks, i.e., propane tanks.

Response: HVAC units added to plan. Minor adjustment was made to the grading.

14. Please provide a Preliminary Landscape Plan, which should include any existing and all proposed on-site landscaping, including any fencing or screening. All trees at least 12" in diameter should be indicated on site plan with species and size listed in on plans and in a tabular format. Please indicate all trees to be removed.

Response: See sheet 2 for screening landscaping.

15. Initial California Natural Diversity Database mapping suggests potential habitat for Burrowing Owl and Tiger Salamander, please obtain a qualified biologist report to verify any potential habitat.

Response: Biologist report included with resubmittal.

FIRE MARSHAL'S OFFICE

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

General Note- Project is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI).

- a) Chapter 7A of the CBC to be met at Building Permit submittal.
- b) Defensible space to be maintained at all times.
- c) PRC-4290 to be met

Response: These requirements are understood.

16. Plans to state scope of work. Review was originally conducted not knowing there was a separate submittal for a SFR, ADU, Barn, Winery and Tasting Room.

Response: Scope of work updated on the cover sheet.

17. Plans are to clarify fire department turnouts meeting CFMO-A1. The plans currently do not label any turnouts.

Response: Turnouts labeled.

18. Fire department turnarounds are on separate parcels and would not be clear to responding units. The SFR and ADU on parcel 767-19-034 will need their own fire department turnarounds meeting CFMO-SD16. The plans are to clearly label the turnarounds and show dimensions.

Response: Turnaround labeled and dimensioned.

19. Sheet #7 shows a slope of 22.58% at station 10+00. Clarify if this is proposed slope of the road or the existing slope that will be reduced. Per CFMO-A1 the maximum slope is to be 15%, however portions of access may be approved with a slope greater than 15% but not to exceed 20%.

Response: This was an error. The existing grade is the 22.58%. The maximum proposed grade is 17.8% for 50'. The rest of the grade is below 15%.

20. Clarify on plans that access will be made of an "all weather" material capable of holding 75,000 pounds.

Response: Driveway pavement section provided and meets requirements.

21. Wharf fire hydrants are to be located at a fire department turnout, turnaround or a road with 20 ft. drivable width per CFMO-W4. SFR #2 hydrant does not appear to meet this location.

Response: Site plan redesign addresses this comment.

22. Wharf hydrant to be located a minimum of 55 ft. from any portion of a structure.

Response: Site plan redesign addresses this comment.

23. A wharf hydrant is to be located in the path of travel to ADU #2.

Response: Site plan redesign addresses this comment.

24. Provide elevations of the water tanks and wharf hydrants. The water tanks are to be at a higher elevation than wharf hydrants.
Response: Information added.
25. Size of proposed structures are unknown, the amount of water for the wharf hydrant is based on the size of structures. Provide size of structures in the scope to clarify if the water amount is correct.
Response: See structure table on sheet 2.
26. Plans to clarify where water for water tanks is coming from. If source of water is on a different parcel a shared water agreement will be needed.
Response: Yes, a shared water agreement will be needed. Add COA.
27. Fire sprinklers will be required for the 2 proposed structures (SFR and ADU).
Response: Yes, fire sprinklers will be a deferred submittal with the building permit applications.

ROADS AND AIRPORTS

Contact Leo Camacho at (408) 299-5780 or Leo.Camacho@rda.sccgov.org regarding the following comments:

28. W Edmundson Avenue has a Future Width Line (FWL) for a 46-foot half street width (92-foot full street). Show on the revised plans the existing centerline, edge of pavement, and limits of the W Edmundson Avenue right-of-way and the limits of the FWL. A curvilinear dedication to public right-of-way may be required. All setbacks should be determined from the FWL.
Response: Information provided. Dedication will be COA.
29. Provide a Sight Distance Analysis (SDA) for driveway approach/es. The SDA shall be based on County Standard driveway approach layouts consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight distance in both directions is available. The SDA is to include the following:
- The design speed used to determine the stopping sight distance.
 - The basis of the design speed, i.e., the engineer's statement that they have determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry
 - The limits of any obstruction(s) to be removed between the edge of pavement and the sight line.
 - Indicate on plans if any conflicts will require mitigation, such as tree removal or additional grading.
- Response: Sight Distance Analysis provided.*
30. All driveways accessing the property will be required to be improved to County Standard B/5 approaches, the revised plans should indicate as such.
Response: Shown and noted on grading plans.
31. The property's frontage will be required to be improved to County Standard B/4A. Indicate and label improvements on the revised plans to identify any conflicts that will need to be resolved (i.e., utility poles, trees, culverts, etc).
Response: Shown and noted on grading plans.

32. Gates, fences, retaining wall, fixed appurtenances, etc. shall be located outside the limits of the future County maintained road right-of-way (ROW).

Response: No improvements are proposed in the ROW besides the driveway approaches and required widening.

LAND DEVELOPMENT ENGINEERING

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

33. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans.

Response: See Disturbed Area table broken down permeable and impermeable areas.

34. Please show the limits of the disturbed area as a result of the proposed development. Include the disturbed areas of the septic field and any stockpile areas as well.

Response: Limits of disturbed area are shown on sheet 12. The project exceeds 1 acre of disturbed area and an SWPPP and WDID will be required for construction.

35. Show the locations of all of the utilities on the project including, but not limited to, storm drainage, water, septic/sanitary, and electrical.

Response: Utilities added.

36. The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-407 of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items:

- a. the site can be adequately drained,
- b. the proposed development will not cause problems to the nearby properties,
- c. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Response: Preliminary drainage shown.

37. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.

Response: The one easement is shown on APN 767-19-034.

38. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

Response: Questionnaire included in resubmittal.

39. The plan and profile stationing should be separated into different stations for different sections of driveway. Please use different stationing for each driveway. For instance, start the ADU at 20+00, the SFR No. 2 driveway at 30+00, and the winery road at 40+00.

Response: O.k.

40. Provide sections cut through the main areas of grading, especially through the areas of the structures.

Response: See sheets 8.

41. Please show a covenant of easement for the access over the westerly property for the benefit of the property to the east. This may impact the setback of ADU No.2 and SFR No.2.

Response: The covenant of easement will be a COA. The plans show a proposed 25' wide shared ingress/egress and utility easement. The residences are 30' from the easement.

42. Show the grading on the plans for the access to the barn.

Response: Barn and winery pad redesigned.

43. Show all grading for the construction of the water tanks.

Response: Grading for water tanks shown.

44. Show the storm drainage and demonstrate how the runoff will reach the detention pond and the required storm water treatment systems.

Response: Detention system shown.

Approvability

45. Provide justification as to why SFR No. 2 and ADU No. 2 cannot be located on the flatter area near the vineyard where less grading would appear to be generated. Show the storm drainage and demonstrate how the runoff will reach the detention pond and the required storm water treatment systems.

Response: The site plan has been redesigned to minimize grading.

DEPARTMENT OF ENVIRONMENTAL HEALTH

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

46. Submitted site/grading plan shows two independent onsite wastewater treatment system (OWTS) dispersal field locations (defined by an individual rectangular box).

- a. On revised site/ grading plan, show all soil profile and percolation test hole locations (including failed holes, if applicable).
- b. Provide soil profile log and percolation test results for each of the proposed dwellings.
- c. Show a tentative OWTS design sufficiently sized to support the proposed dwellings. Maintain set back to swale like feature to proposed OWTS. Horizontal setback to swale = 50 feet

Response: OWTS system shown on plans.

2. Clarify the water source for APN 767-19-035. Will the two proposed dwellings share a well located on the adjacent property, APN 767-19-036? If so, contact the Department of Environmental Health to obtain a shared well/water clearance. This is a separate submittal to Environmental Health (Jeff Camp, 408-918-3473).

- d. To construct an onsite well in lieu of sharing a well, contact the Department of Environmental Health for construction requirements and for individual water clearance. This is a separate submittal to Environmental Health subject to completion of a service agreement, submittal of documents, and payment of review fees.

Response: A new well is proposed and the water for the 4 residential structures will be on a shared system.

GEOLOGY

Contact Jim Baker at (408) 299-5774 or Jim.Baker@pln.sccgov.org regarding the following comments:

47. Submit a geologic report that includes an evaluation of slope stability. The site is located within a County Landslide Hazard Zone. Contact the County Geologist to discuss the scope of study needed. Pay the appropriate report review fee when uploading an unsecured pdf of the report into the Documents portal of Accela.

Response: Report provided.

Regards,

A handwritten signature in purple ink that reads "Teresa Price". The signature is written in a cursive, flowing style.

Teresa Price, P.E.