

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

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August 15, 2022

James Hartigan
16428 Peacock Lane
Los Gatos, CA 95032

teresa@hannabrunetti.com

BY EMAIL ONLY

FILE NUMBER: PLN22-128
SUBJECT: Building Site Approval, Design Review, and Grading Approval for 1 new primary residence, one ADU, a small-scale winery, a barn, and a wine tasting room with associated driveways and parking lot.
SITE LOCATION: 0 W. Edmundson Avenue, Morgan Hill (APN: 767-19-035)

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 regarding the following comments:

1. Please provide a project description for the winery. Pursuant to the definitions listed in § **2.10.040**, Small-Scale Wineries are operations whose production does not exceed 10,000 cases per year, or volume equivalent (i.e., 90,000 liters). May include limited public gatherings and promotional events that are provided in [Section 4.10.395](#) as allowed by right.
2. The tasting room parking spaces total 20, which exceeds the parking quota; more parking spaces require additional grading and impermeable pavement. Please explain why the number of parking exceeds the requirement. Parking lot design must adhere to the Ordinance code [§ 4.30.070 Parking Design Standards](#).

3. Please indicate the plan for the parking lot lighting. Pursuant to the [Design Review Guidelines](#) Objective I(5), the number, intensity and location of light sources should be carefully designed so as not to be directly visible from off-site.
 - a. Provide cut sheets with the proposed light fixtures (with height of poles) to be installed. Please include beam pattern and any proposed shrouding of fixture to minimize spill and amount of ambient spread.

Habitat Conservation Plan Comments

This application is for Building Site Approval, Design Review, and Grading Approval for 1 new primary residence, one ADU, a small-scale winery, a barn, and a wine tasting room with associated driveways and parking lot.

The 12.5 Acre subject property is mainly located within Area 2: Rural Development => 2 Acres Covered (11.1 Acres) and also partially within Area 3: Rural Development Not Covered (0.8 Acres).

- Landcover on this parcel is designated as Grain, Row-crop, Hay and Pasture Disked / Short term Fallowed (11.4 Acres), California Annual Grassland (0 Acres), and Coast Live Oak Forest and Woodland (.9 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 applicant has submitted a signed screening form and indicated the total proposed development area is 1.06 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 regarding the following comments:

4. 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.
5. Setback to well = 100 feet to animal pen

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.

2. 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.
3. 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.

4. 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.

6. 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.
7. 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