

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



October 20, 2022

Cody Drummond
16767 San Luis Wy
SAN JOSE, CA 95120

FILE NUMBER: PLN22-154
SUBJECT: Building Site Approval and Grading Approval
SITE LOCATION: Oak Glen Avenue, Morgan Hill, CA 95037, APN: 764-04-007
DATE RECEIVED: September 21, 2022

Dear Mr. Cody Drummond,

Your application for a Building Site Approval and Grading Approval was received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review. If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING OFFICE

Contact Parya Seif at (408)299-5783 or parya.seif@pln.sccgov.org regarding the following comments:

Plans

Please revise the plan set and address the following comments:

1. Upon your next submittal separate the sanitary septic system plan set from the rest of the plans. The plan set must include grading and architectural plans including site plan, elevations, building layout, etc. Please submit the sanitary septic system plans as a separate document.
2. The provided information on Sheet 11 of 12 identifies the elevation of the water tank pad however the final elevation of the water tanks is missing. Please identify the final height of the installed water tank.
3. The provided section Drawings on Sheet 12 of 12 is incomplete. Please provide scaled section drawings and identify the following items:
 - a) the vertical dimensions of cuts and fills and project the existing grade line on each section.
 - b) the proposed structure as depicted on Sheet A4.1
 - c) The final grade
 - d) The top and bottom elevation of the retaining walls

Statement of Justification for the Proposed Grading Form

The following comment is added to the letter due to the new proposed changes to the scope of the project in this round.

4. Complete and submit a Statement of Justification for the Proposed Grading. In this document, provide a clear and thorough explanation for the proposed site improvement grading that extends beyond what is necessary for the proposed house and driveway. Additionally, clarify the reasons for not siting the house on the flatter portion of the lot, which would require less grading and result in a shorter driveway. You can find the form at the following link, https://stgenpln.blob.core.windows.net/document/Grading_Statement.pdf

LAND DEVELOPMENT ENGINEERING

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

5. Please correct the plans for consistency. The Grading Plan shows a free discharge of drainage while the improvement plans show retention/detention trenches.
6. Please include a driveway approach per SD4A or City of Morgan Hill standards, whichever is applicable, that conforms to County standard slopes of less than 5% grade 20 feet from the city of Morgan Hill jurisdiction or private driveway. Response to comments indicate that a callout for a B5 driveway approach shown on sheet A2, but none was found. The connection to the common driveway appears to have a 30% or greater cross slope which is not acceptable. The preliminary grading for the installation of the driveway connection/approach must be shown on the plans and allow for the appropriate grading for the connection.
7. Demonstrate that the pavement edges for the SD5 driveway will be appropriately supported by shoulders, curbs, or other material. An AC berm is not a sufficient structure to support the drivable pavement surface to substitute for County standards. Please address the fill locations including but not limited to, 10+19 to 11+25 and 12+00 to 13+00.

8. The typical SD5 driveway section in hillside conditions addresses the run-on drainage from the hillside above it. If an alternative section is proposed, please demonstrate how your design will address run-on of drainage and associated debris.
9. Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance. The plans currently note a 40' easement to be granted, but the plans do not match that which is shown on the Exhibit of the actual easement ready to be recorded. The plans shall be corrected for consistency.
10. Provide a cross section through approximate stations 10+95 and 13+25 demonstrating the area of maximum grading on the driveway including the retaining walls and the cut and fill slopes. Provide sections through the detention/retention trenches on the hillside demonstrating the grading required for their installation. The contour grading shall reflect the cross sections.
11. Revise the area of grading at approximate station 11+50 to show appropriate contour conforms.
12. Provide cross sections of the grading in the area of the structure and turnaround in both directions as necessary to demonstrate the extent of the grading. Sections A-A and B-B are helpful, but additional sections taken through the area of maximum grading area required. Sections taken through the Western edge of the structure and the Norther and southern edges of the structure are necessary to clearly show the grading.
13. The retention/detention trenches are located on a steep hillside in a landslide hazard zone. Provide a letter from a Geotechnical or Soils Engineer approving of the design or provide preliminary recommendations regarding such detention structures.
14. Submit a revised Central Coast Watershed Questionnaire based on the revised drawings as necessary. Please note that pavement shoulders must be considered impervious. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

ROADS AND AIRPORTS

Contact Thomas Esch at (408) 573-2450, tom.esch@rda.sccgov.org regarding the following comments:

1. The current easement off Oak Glen Ave, a County maintained road, appears to be an established access point for the site being developed as well as other properties. This easement driveway will be required to be improved to County Standard B/5 driveway approach. The plans incorrectly refer to Standard Drawing B/4. Revise plans to indicate County Standard B/5 driveway.
2. Provide a site-specific driveway detail, demonstrating dimensions and layout of the County Standard B/5 driveway at the intersection with Oak Glen Avenue. Site-specific detail is required to verify how the driveway will be constructed including any impacts to the adjacent sloped hillside (i.e., retaining walls if necessary) and drainage.

FIRE MARSHAL OFFICE

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

3. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.
4. Ensure Plans are properly scaled. Sheet A2 (3 of 35) lists a scale of 1"=90', however this doesn't match the plans note of a 20' wide road. Measurements using the scale come out to a 12 ft. wide drivable width. Additionally, the uploaded plans for the neighboring parcel (reviewed by the city) appear to show a 14 ft. drivable width, clarification is needed why these plans don't match.
5. The maximum spacing between turnouts is to be 500ft. [CFMO-A1 Section II.E]. Sheet A2 (3 of 35) appears to distance of greater than 500 ft. before the (E) turnout.
6. Plans are to show minimum interior turning radius of 30 ft. and exterior turning radius of 50 ft. [Santa Clara County Ordinance No NS-110.136 Section D103.3]. The driveway turning radius just before the (E) Turnout on the neighboring parcel still isn't known.
 - a) Previous review asked for a wider radius, the County Ordinance has been updated to now allow a 30 ft. interior turning radius.
 - b) The uploaded plans for the neighboring parcel appears to show a 24 ft. interior radius for this portion of driveway.
7. Slope analysis for (E) driveway appears to exceed CFMO-A1 limits of 300 ft. continuous surpassing 15 ft. slope.

CALFIRE

Contact Carlos Alcantar at carlos.alcantar@fire.ca.gov for information regarding the following comments.

This project 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.**

8. **Access:** Rolling Hills Road and access roads will need to be designed and constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01.

Article 2 Emergency Access and Egress

§ 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

- a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to

support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

- b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.
 - I. All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.
 - II. In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.
- c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

9. **Road Surfaces:** Ensure driveway is designed and maintained to support 40,000 pounds. Ensure access road is designed and maintained to support 75,000 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.

10. **Dead-End Road:** Ensure Rolling Hills drive does not exceed maximum distance for a dead-end road depending on parcel size per **§ 1273.08**. Dead-end road begins at Woodland Ave and Llagas road.

§ 1273.08. Dead-end Roads

- a) The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 - parcels zoned for less than one acre - 800 feet
 - parcels zoned for 1 acre to 4.99 acres - 1,320 feet
 - parcels zoned for 5 acres to 19.99 acres - 2,640 feet
 - parcels zoned for 20 acres or larger - 5,280 feetAll lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.
- b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

11. **Turnouts and Turnarounds:** Turnouts will need to meet specifications in **§ 1273.06**. Rolling Hills Road will require a turnaround at its terminus since it is a dead-end road per **§ 1273.05** and meet specifications in **§ 1273.05**.

§ 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.

§ 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. (d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

12. **Defensible Space:** Maintain defensible space specifications described in Public Resource Code 4291

§ 1276.01. Setback for Structure Defensible Space.

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.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.

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

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

If you have questions regarding the application, please contact me at (408)299-5783 or parya.seif@pln.sccgov.org.

Sincerely,



Parya Seif

Associate Planner

cc:

Samuel Gutierrez, Principal Planner