

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



October 13, 2023

****Sent via email****

David Faria
16075 Vineyard Boulevard
Morgan Hill, CA 95037
davidf@mhengineering.com

FILE NUMBER: PLN23-158
SUBJECT: Design Review (Tier 2) and Grading Approval for
an accessory structure (barn) and driveway.
SITE LOCATION: 1560 W. Edmundson Avenue, Morgan Hill (APN: 774-21-029)
DATE RECEIVED: September 13, 2023

Dear Mr. Faria:

The application for Design Review (Tier 2) and Grading Approval of an accessory structure (barn) and driveway located at 1560 W. Edmundson Avenue, San Martin (APN: 774-21-029) is **incomplete**. For the application process to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the assigned project manager/planner and must include all requested information along with a complete 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.

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

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

PLANNING OFFICE

Contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org regarding the following comments:

1. The submitted site plan is incomplete; Please identify and label the center-line and width of the Edmundson Avenue and Brewster Avenue rights-of-way on the site plan. Aerial imagery shows additional structures near the existing box trucks and adjacent to the primary residence as depicted on the site plan. Please add all existing improvements to the site plan and show their distance to property lines and other buildings. Please also add the required setbacks for Rural Residential (RR) zoning per § 2.20.030 of the [County Zoning Ordinance](#).
2. The proposed project area has the possibility of containing unrecorded archaeological site(s). A field study by a qualified professional archaeologist is required for this project. Please provide this study with the next submission.

Design Review

3. Pursuant to the Design Review Guidelines, existing trees with a circumference of 37.5 inches (12" in diameter), measured 4.5 feet above the ground level should be preserved, integrated into the site design, and protected during site preparation and building construction. The site plan notes several trees on the property. Please show on the site plan a list of trees (type, size) proposed for removal and retainment.

LAND DEVELOPMENT ENGINEERING

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

4. Show all of the existing and proposed utilities on the plans.
5. Please identify the shaded area of the development. The legend identifies the shaded area as existing pavement, but there doesn't appear to be any existing pavement on the aerial photos.
6. Please provide a revised Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained such that the developed area is mitigated for increases to peak runoff flow and stormwater treatment,
 - b. 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.
7. Please include a driveway approach per SD4A that conforms to County standard slopes of less than 5% grade 20 feet from the edge of pavement or to the right of way, whichever is greater, for the connection of the driveway to Brewster Avenue.

8. Please revise the typical accessory structure driveway section such that the 12' drivable surface is supported on both sides by a 3' shoulder if the section is entirely in a fill condition.
9. Please submit evidence of legal access to the site from the nearest publicly maintained road over Brewster Avenue 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. On the plans, note the recorded document information for all easements.
10. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the 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.
11. Submit a completed Central Coast Watershed Questionnaire. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.
12. Please comply with the Grading setbacks to property line per County Grading Ordinance C12-558. The fill along the property line appears to encroach on the five-foot grading setback from property line.
13. Demonstrate that the proposed development minimizes grading. Could the accessory structure be relocated such that the need for a separate access and/or turnaround is eliminated? Justify the need for the large flat area around the accessory structure. If there is a separate access and turnaround for the accessory structure, is there a need for the additional connection between the accessory structure area and the residence?

ENVIRONMENTAL HEALTH

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

14. Department of Environmental Health retains two septic permits for the subject assessor parcel number. Accurately locate and show the existing onsite wastewater treatment system on a revised site grading plan. Environmental Health retains two septic permits in permit files #63402 and #63303, for a main dwelling and secondary dwelling. For assistance in locating the existing onsite wastewater treatment system (OWTS), follow the provided hyperlink and complete the online request to obtain the septic system as-built drawings: <https://cepascc-ca.nextrequest.com/>

FIRE MARSHALL'S OFFICE

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

15. Provide a Response Letter addressing comments below. More comments may be made when more information is supplied.

16. Plans are to clarify the deferred fire sprinkler system will be an NFPA 13 sprinkler system.
17. Plans are to list the construction type of the structure.
18. Plans are to show a fire hydrant located within 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1]
19. Plans to show hydrant as (N) or (E) and standard or wharf hydrant.
20. Plans are to show an above ground water tank meeting NFPA 1142 sizing. Provide NFPA 1142 analysis showing how the water tank has been sized.
21. Plans to show minimum access road (portion of access serving 3 or more parcels) drivable width of 18 ft. per CFMO-A1. Portions of access road to site doesn't appear to meet this drivable width. [CFMO-A1 Section II.A.2]
22. Sheet 1 of 1 (Civil Site Plan) shows an eclectic gate crossing fire department access road. Plans are to show a Knox Key Switch as (N) new or (E) existing.[CFMO-A3 and CFC Section 503.5 and Section 506]

ROADS AND AIRPORTS

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

23. Show on the revised plans the existing centerline and the limits of the Edmundson Ave right-of-way (ROW) with ROW indicated on the plans. Continue to show the edge of pavement and roadway centerline.
24. Identify on plans any trees or shrubs to be trimmed or removed, or any objects or fences to be relocated, in accordance with County Ordinances B17-68 and B17-69, within the lines of a triangle which has sides 40 feet from the point of intersection of the lines of rights-of-ways pf Brewster Avenue and Edmundson Avenue. The tree at the northwest corner of the property interferes with the unobstructed view from vehicles and requires trimming. Likewise the tree across Brewster Avenue on the corner should be evaluated for trimming. Indicate on plans if trimming will be accomplished within border of the property or will take place in County ROW.

CAL FIRE

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

This project (Record No. PLN23-158) 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.

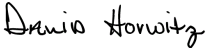
25. Brewster Ave will need to be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site per § 1273.01.
26. Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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").
32. Defensible Space: Maintain defensible space specifications described in Public Resource Code 4291
33. 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.

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.

If you have any questions regarding the application, please contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner