



Date: 1/17/2024

Job#: 222029

To: David Horwitz  
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Re: Responses to revised incomplete letter dated 10/13/2023  
Project Address: 1560 W. Edmundson Drive – APN 773-21-029  
Plan Review Number: PLN23-158

### **Additional Information / Issues of Concern:**

1. The grading numbers previously shown were incorrect because of the error found in the contour data. The size of the structure and paved area have been reduced. The new proposed grading is much lower than before. The area behind the structure is needed to access the structure with large vehicles and trucks with trailers. The statement of justification has been updated with the new grading quantities and reasoning for the grading. Access from the existing house was also eliminated to further reduce the grading quantities.
2. The structure has been reduced to less than 5,000 SF and should qualify for tier one review. The building length has been reduced to 80 feet. Proposed landscaping has been added to the plan to screen the new structure. The material board has also been updated to include LRV values.
3. The name of the structure has been updated to garage. This is more inline with the proposed use of the structure.
4. The building height has been added to the site plan and is 28 feet.
5. The habitat form has been updated.
6. The proposed grading only includes establishing the use of the proposed structure.
7. The address for the development will be 1560 W. Edmundson Avenue.
8. The plans have been combined into one document.

### **Planning:**

1. The right of way labels has been added to both Edmundson and Brewster Avenues. The existing truck boxes and containers are all shown to be removed. All the proposed building setbacks are shown on the revised plans.
2. Please find an archaeology report included in the resubmittal.
3. A note has been added to state that no trees are proposed to be removed.

### **Land Development Engineering:**

4. All the existing and proposed utilities have been added to the site plan.
5. The legend has been updated to have existing and proposed pavements.
6. The grading and drainage plan identifies the existing and proposed drainage patterns. A stormwater treatment area with retention of the 95-percentile storm is included to meet the tier 4 requirements.
7. The approach connecting from Brewster Ave. has been removed. A new connection to Edmundson Avenue has been proposed and will meet RDA B4 standards.
8. Please see updated driveway design to include 3-foot shoulders on each side.
9. The driveway has been moved to Edmundson Avenue which is a county-maintained road.
10. Please see included preliminary title report.
11. Please see included LID PCR application packet.



12. The design has been updated to meet the setback.
13. The previous topography was previous incorrectly shown. It was missing the toe of the fill slope down from the containers that will be removed. The building and pad have also been reduced to meet minimum requirements for the use of the structure. The structure is cited in the flattest portion of the property.

#### **Environmental Health:**

14. The as-built OWTS information has been added.

#### **Fire Marshal:**

15. Response letter included in the resubmittal.
16. The proposed garage should not be required to have fire sprinklers since it is less than 5,000 SF, over 50' from any structure or property line, and it does not present an unusually high fire risk.
17. Please see updated project information.
18. The plans proposed to install a wharf hydrant connected to water tanks. 15,00 gallons of water storage is proposed.
19. The plans propose a new wharf hydrant located near the turnaround area.
20. Fire sprinklers are not required. Storage calculations per CFMO-1 Residential Accessory Structures.
21. The driveway approach has been relocated to Edmundson Avenue. The driveway will only serve the proposed structure and is sized to meet minimum requirements.
22. The access has been updated to not pass through a gate.

#### **Roads and Airports:**

23. The plans have been updated to show the width.
24. The access has been relocated to Edmunson Avenue and now propose a B4 driveway approach. No sight distance issues were found. A note has been added regarding the tree trimming.

#### **CALFIRE:**

25. Proposed access has been removed from Brewster Avenue.
26. Noted.
27. Noted. The new access meets the driveway minimum specifications.
28. Noted. No one way traffic is proposed.
29. Noted. No one way traffic is proposed.
30. Noted. No one way traffic is proposed.
31. The new driveway proposes a 12-foot paved width.
32. Noted.
33. Noted.

Please let me know if you have any questions or need any additional information.

#### **David Faria, PE**

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