

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



July 14, 2020

Santino Orozco
c/o Gloria Ballard
gloriab@mhengineering.com

**** BY EMAIL ONLY ****

FILE NUMBER: PLN20-063
SUBJECT: Grading Approval/Abatement Application
SITE LOCATION: 626 San Bruno Avenue, Morgan Hill (APN: 712-23-005)
DATE RECEIVED: June 16, 2020

Dear Santino Orozco,

Your application for Grading Approval/Abatement was received on the above date and is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division 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 particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at robert.cain@pln.sccgov.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

LAND DEVELOPMENT ENGINEERING

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

1. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply an electronic copy of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
2. Please provide a drainage system to adequately route flows, which have been concentrated as a result of the proposed final grading, to an appropriate outfall that doesn't affect the surrounding properties. Otherwise provide documentation or evidence that the concentrated flows will not cause problems to the nearby properties. Identify a vegetated buffer area and provide energy dissipation for storm drainage, to provide at least minimal storm water treatment and reduction in flow velocity as necessary

FIRE MARSHAL'S OFFICE

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

3. Plans to state new driveway will be made of an "all weather" material capable of holding 75,000 pounds.
4. Driveway will be over 150 ft and require a fire department turnaround meeting CFMO-SD16 due to the garage location. Previous driveway layout had a looped egress and a shorter length to the garage.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918 – 3435 or Darrin.Lee@cep.sccgov.org for information regarding the following items:

5. Clarify the amount and type of fill material placed upon the existing leachfield.
6. For leach lines that are located within the grading violation, expose at least 3 areas per leach line to demonstrate the impacted leach lines remain in good repair. Exposure of leach lines must be conducted in the presence of the Department of Environmental Health. Contact Peter Estes at 408-918-3441.
7. Relocate propane tank outside of leachfield area.

ADDITIONAL INFORMATION/AREAS OF CONCERN

8. As discussed in the Pre-Screening Letter (File # PLN19-0195-PRE), please provide evidence that the property is in fact utilized as a Nursey-Wholesale (receipts from business transactions, photos, etc.), otherwise Staff will not likely be able to support the legalization of the unpermitted grading.
9. In the Grading Justification, it is stated multiple times that “grading conforms to the natural terrain.” This may be true for the perimeter road but does not hold

true for the berms. Please make sure the justification clearly states how these berms are necessary to establish or maintain a use presently permitted by law on the property (Grading Ordinance Section C12 – 433 (a)).

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 within 1 year of the date of this letter and will not be accepted after 1 year. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the Grading Approval/Abatement Application was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

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. As of the date of this letter, approximately 25-50% of your initial deposit associated with your "billable fee" applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5706 or robert.cain@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Robert Cain
Associate Planner

cc: Darrell Wong, LDE
Alex Goff, FMO
Darrin Lee, DEH