

County of Santa Clara

Department of Planning and Development
Planning Office

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December 17, 2020

Lunardi Fabricio
7222 Via Bella
San Jose, CA 95139
Email: lunardimoving@yahoo.com

VIA EMAIL ONLYDelivered to Owner and Applicant****

FILE NUMBER: PLN20-167
SUBJECT: Grading Abatement
SITE LOCATION: Palm Avenue, Morgan Hill (APN: 712-27-040)
DATE RECEIVED: November 27, 2020

Dear Mr. Fabricio:

Your application for Grading Abatement 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 electronic submittal and must include all requested information along with a completed application form (which is used to track the resubmittal).

AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL. PLEASE CONTACT ME AT (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org TO SCHEDULE A RESUBMITTAL REVIEW APPOINTMENT.

Planning

Contact Colleen Tsuchimoto at (408) 299-5797 / Colleen.Tsuchimoto@pln.sccgov.org for information regarding the following item(s).

1. Please revise plans to include the following information:
 - (a) Please label existing and proposed contours on site plan illustrating how the grading will be restored to pre-graded condition.
 - (b) If grading quantities for the baserock are inaccurate, please update grading quantities on plans. Also see LDE item #2 below.
 - (c) Please label driveway improvements on plans. Also see Roads and Airports item #3a below.
 - (d) Please provide tree removal plan labeling trees that were removed within the road right of way (identify species, and diameter of trees). Please provide tree planting plan – see required tree replacement in Roads and Airports item #3b below.

- (e) Violation file also indicates a fence over 7 ft. tall is required to be removed. Please show this on plans for demolition along with any other structures and improvements to be removed.

Land Development Engineering

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

- 2. Please verify that the thickness of baserock is only two inches thick. The preliminary estimates from the County investigation document four inches of rock – not two. Please verify and confirm the thickness in the field.

Roads and Airports

Contact Leo Camacho at (408) 573-2464 / Leo.Camacho@rda.sccgov.org for information regarding the following items:

- 3. Please revise plans to include the following information:
 - a) County Standard driveway approaches will be required for both site entrances. The minimum requirement will be County Standard B/4. Show County Standard driveway approaches on the revised plans.
 - b) Two protected right-of-way trees were removed without approval or permit from the Roads and Airports Department. Six (6) replacement trees will be required to be provided. Identify the removed trees and the location of the replacement trees.
 - c) The San Jose city limits follows the northeasterly property boundary and continues across Palm Avenue. Plans should clearly show jurisdictional boundary and change in road maintenance between the City and County.
 - d) Show all existing pavement markings on Palm Avenue along with existing railroad crossing facilities. Identify any conflicts with new driveway approaches and how they will be addressed.

Environmental Health

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

- 4. Provide visual proof and documentation the existing well was not damaged as a result of the unpermitted grading activities. Should the existing well be found to be in disrepair, contact the Department of Environmental Health and the Satna Clara Valley Water district for repairs/permitting.

ADDITIONAL INFORMATION/ISSUES OF CONCERN

Note: The following issues are related to meeting the project findings – not an incomplete item, but it should be taken into consideration as moving forward with the plans.

PLANNING

Contact Colleen Tsuchimoto at (408) 299-5797 / Colleen.Tsuchimoto@pln.sccgov.org for information regarding the following item(s).

5. As many details of the project are incomplete and/or not provided on the plans, the next revised set of plans may result in additional incomplete comments that are not identified in this letter.
6. According to County Ordinance Section C1-72, staff will not be able to approve the Grading Abatement unless a signed Compliance Agreement is executed for this project site.

Roads and Airports

Contact Leo Camacho at (408) 573-2464 / Leo.Camacho@rda.sccgov.org for information regarding the following items:

7. If a future land use approval will be obtained for a commercial use, County Standard B/5 will be the minimum required at that time (required improvements for commercial use may be more extensive depending on the proposed use).

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 type(s). “Fixed fee” application 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 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.

If you have any additional questions regarding this application, please call me at (408) 299-5797, or contact me at Colleen.Tsuchimoto@pln.sccgov.org, to discuss.

Sincerely,

Colleen A. Tsuchimoto

Colleen A. Tsuchimoto

Senior Planner

cc: Land Development Engineering – Darrell Wong
Roads and Airports – Leo Camacho
Environmental Health – Darrin Lee

Applicant:
MH Engineering – P.O Box 1029 Morgan Hill, CA 95037
Email: submittals.mhengineering@gmail.com