



Date: 3/15/2020

Job#: 219045

To: Colleen Tsuchimoto  
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Re: Responses to incomplete letter dated 12/17/2020  
Project Address: Palm Avenue; APN 712-27-040  
Plan Review Number: PLN20-167

Responses below directly correlate to items in said 12/17/2020 comments.

### Planning:

1.
  - a. Pre and post violations contours are shown on the plan. See legend for details. The proposed scope of work is listed under the earthwork quantities. The scope has been updated to reflect the changes. The grading scope is to remove all baserock that was brought in and restore the post grading violation contours to the pre violation contours.
  - b. Grading quantities shown are accurate. The depth of baserock varies from 1 inch to 5 inches in some areas. The shallower depths are located near the fence closest to the railroad tracks. The deeper section is located along the opposite fence near the containers that will be removed. This is due to leveling the property as it slopes down away from the railroad tracks. This was taken into account in the calculations. The grading table has been updated to show a max fill depth of 5 inches.
  - c. A driveway approach has been added to the plans and labeled per RDA comments.
  - d. The two black walnut trees that were removed have been added to the plans. Six new black walnut trees have been added to the plan per my conversation with Leo Camacho. Two new trees will be planted in the right of way and four new trees will be planted onsite.
  - e. The fences in violation will be legalized with a building permit. The fence itself is 7 feet in height, however the barbwire on top of the fence increases the height above 7 feet. Notes have been added to show the fence to be legalized. There is a small section of fence perpendicular to the fence along the property line closest to the railroad track. This fence has been labeled to be removed.

### Land Development Engineering:

2. The thickness of the baserock varies from 1 inch to 5 inches in some places. Please see response to comment 1a for locations. Field measurements of the depth of baserock were conducted during the original survey. The fill depth of the grading table has been corrected to show the max depth of fill to be 5 inches. The scope of work states that all baserock will be removed from the site no matter what depth the baserock is.

### Roads and Airports:

3.
  - a. A county standard driveway approach has been added to the plan. The second gate will be removed and replaced with fence.



- b. The two removed trees have been added to the plan. Per our conversation two trees will be planted in the right of way and 4 trees will be planted onsite. The proposed tree locations have been added to the plan.
- c. The city/county boundary line has been added to the plan.
- d. Palm Avenue pavement markings have been added to the plan. The proposed driveway approach should have no conflicts with the railroad crossing.

**Environmental Health:**

- 4. Pictures of the well have been included in the resubmittal. No damage to the existing well was found.

**Additional Information / Areas of Concern:**

- 5. Noted.
- 6. Staff should be able to grant grading approval without a compliance agreement. A compliance agreement will be required prior to permitting.

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

**David Faria**

Associate Engineer

MH engineering Co.

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