

County of Santa Clara

Department of Planning and Development
Planning Office

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December 28, 2020

MH Engineering Co.
16075 Vineyard Blvd
Gilroy, CA, 95037

FILE NUMBER: PLN20-168
SUBJECT: Building Site Approval Application
SITE LOCATION: 0 Bannister Ave, Gilroy, CA, 95020 (APN: 830-16-022)
DATE RECEIVED: November 27, 2020

Dear MH Engineering,

Your application for Building Site Approval has received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via email as arranged with Xue Ling, Associate Planner, at xue.ling@pln.sccgov.org 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.

A virtual appointment is required for all future resubmittals. Please contact me at (408) 299-5784 or via email at xue.ling@pln.sccgov.org to schedule a meeting.

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

PLANNING OFFICE

Contact Xue Ling at (408) 299-5784 or xue.ling@pln.sccgov.org regarding the following comments:

1. The overall Site Plan identifies one proposed 30-foot ingress/egress easement along the eastern property line. Please clarify whether the easement is existing/in the process of being recorded or proposed. If the easement is in place, please provide the document number for staff to review in order to ensure the proposed development does not conflict with the

easement language. If the easement is proposed for future dedication, please clarify the purpose of the easement dedication in relationship with the current proposal.

LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales at (408) 299-5716 or eric.gonzales@pln.sccgov.org for information regarding the following items.

2. Demonstrate by earthwork sections and calculations how a grading permit would not be required pursuant to the Santa Clara County Grading Ordinance, specifically Section C12-421. Should this project not be able to demonstrate the noted exceptions, please apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
3. Provide earthwork calculations of the earthwork quantities shown on the plans.
4. A small portion of the proposed driveway approach is on the neighboring property. Please relocate all the driveway on the subject property or provide easement documentation that allows the work on the neighbor's property.
5. Provide a cross section of the driveway so staff can confirm compliance with County Standard Detail SD5. Typically, baserock driveway is not allowed so we need justification as to why it is being proposed other than cost.
6. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply electronic copy of a preliminary title report, dated within 60 days of the day of submittal with the next submittal.
7. Show drainage system from roof drains on plan. 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. Provide a detail of the roof drains connecting to the stormwater system or connection to the downspouts.
8. This project is located within the Central Coast watershed. Complete and provide a signed copy of the LID and Post-Construction Stormwater Management Application Packet for Projects Located Within Santa Clara County. Stormwater Treatment and Control Measures shall be per section E.12 of the Central Coast Regional Board requirements. Show any grading required to provide such treatment on the plans.
9. Provide a general cross section of the swale.
10. Resolve the outstanding building violations prior to entitlement approval. A compliance Agreement will be required.

FIRE MARSHAL OFFICE

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

11. Site Plan shows wharf hydrant at a higher elevation than water tanks. The water tanks are to be at a higher elevation than the wharf hydrant to ensure positive pressure is met.
12. 2. Site plan to state 5,000 gallon tank will serve domestic and sprinkler water. Plans currently only state tanks serve domestic water.
13. Wharf hydrant location to meet CFMO-W4, this includes being located at a fire department turnaround, turnout or a drivable width of 20 ft.
14. Property is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI). Project site will need to maintain 100 ft of defensible space and meet WUI building requirements during Building Permit submittal.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.

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 planner.** 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 no later than **one (1) year** from the date of this letter. **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 Design Review and Grading Approval Applications have been 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.

If you have questions regarding the application, please contact me at (408) 299-5784 or xue.ling@pln.sccgov.org.

Warm regards,

Xue Ling
Associate Planner

cc:
Eric Gonzales, LDE
Alex Goff, Fire Marshal