

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



February 3, 2021

Justus Commercial Group
PO Box 1722
Camarillo, CA 93011

Care of Gloria Ballard, MH Engineering

**** BY EMAIL ONLY ****

FILE NUMBER: PLN21-002
SUBJECT: Grading Abatement Application
SITE LOCATION: 1971 Alpet Drive (APN: 728-23-033)
DATE RECEIVED: January 4, 2021

Dear Justus Commercial Group,

Your application for Grading 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.

ROADS AND AIRPORTS

Contact Tom Esch at (408) 573 2450 or tom.esch@rda.sccgov.org for information regarding the following items:

1. Clarify if there is any work in the County right-of-way. If there is any work in the East Main Avenue right-of-way, (i.e., temporary driveway or truck access through fenced area), an Encroachment Permit will be required. If no work in the County right-of-way is necessary, add note on site plan stating that there is no work in the right-of-way.
2. It appears East Main Ave is being utilized for access to the property via a non-permitted entrance. The unpermitted gate will require removal and re-establishing the drainage along East Main Ave. If the gate will remain, a County standard B/4 driveway approach will need to be established and may require a Sight Distance Analysis to be provided as part of the Encroachment Permit for the permanent driveway and gate. Revise plans to show existing gate and fence, and indicate gate removal or intent to obtain Encroachment Permit for a permanent gate.

ADDITIONAL INFORMATION/AREAS OF CONCERN

3. Pursuant to County Ordinance Code Section C1-71 – *Violations or conflicts of laws*, no permit shall be issued to any applicant upon which there exists a conflict with any County ordinance or state law. Permits may be issued to applicants if the applicant has executed a compliance agreement and is in the process of completing or has completed the repairs, construction, or reconstruction described in the compliance agreement. Due to the outstanding grading violation on the property (VIO20-0320) the owner needs to enter into a compliance agreement with the County of Santa Clara prior to issuance of the Grading Abatement. Staff recommends waiting to resubmit until the Compliance Agreement is signed and recorded.

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 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 0-25% 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)

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299-5706 or via email at robert.cain@pln.sccogv.org to discuss or schedule an appointment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Cain', with a long horizontal flourish extending to the right.

Robert Cain
Associate Planner

Cc: Darrin Lee, DEH
Alex Goff, FMO
Darrell Wong, LDE
Tom Esch, RAD
Tyson Green, Code Enforcement