

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110

www.sccplandev.org



September 15, 2021

Sean and Elizabeth Silva
15170 Sycamore Drive
Morgan Hill, CA 95037
Email: seanjsilva@gmail.com

VIA EMAIL ONLY – DELIVERED TO OWNER AND APPLICANT

FILE NUMBER: PLN21-065
SUBJECT: Grading Abatement
SITE LOCATION: 15170 Sycamore Drive (APN: 776-02-025)
DATE RECEIVED: August 24, 2021

Dear Mr. and Mrs. Silva:

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). Once the information is submitted, the Planning Office 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 office and can provide details about the requested information.

**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 items:

- 1) On the plans please provide the following information:
 - a) Show cross sections to reflect the removal of fill. See further information in Land Dev. Engineering Comment No. 2 below.

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- b) Show top of bank, Valley Water easement, and floodplain on plans. See further information in Valley Water comment no. 3 below.

LAND DEVELOPMENT ENGINEERING

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

- 2) The violation material was spread amongst the disturbed area in varying thickness. On plans please provide the following information:
 - a) The abatement to achieve restoration should show the removal of the material from these areas of disturbance. The cross sections should be adjusted to depict this. Additional cross sections in difference area of the disturbance should be provided to show this.
 - b) As necessary, you should note that the fill in the disturbed areas shall be fully removed from the disturbed area. **Added**

VALLEY WATER

Contact Benjamin Hwang at (408) 630-3066 /BHwang@valleywater.org for information regarding the following items:

- 3) On plans please provide the following information:
 - a) The plans need to specify the elevation datum used and should be related to either NGVD29 or NAVD88 if a local benchmark was assumed. **Added benchmark**
 - b) Plans show two different elevations for the top of bank (TOB) along the northerly side of the creek on Sheets C2 and C3. Please verify the TOB elevation and reconcile the two TOB elevations that are provided. **reabeled TOB creek & TOB slope**
 - c) Please include the toe and top of bank (TOB) along the southerly bank of Llagas Creek (i.e. bank opposite of the project site) on sheets C2, C3, and C4. Furthermore, both features should be clearly labeled on both sides of the creek. **Added**
 - d) The limits of FEMA's floodplain and Regulatory Floodway should also be clearly delineated and included in the plans.
 - e) Valley Water's easement is called out on Sheet C4, but the extents are not shown. Please delineate the limits of Valley Water's easement right-of-way in the plans.
 - f) Please ensure that all graded elevations are consistent with "pre-violation" condition. **Noted**

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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

Sincerely,

Colleen A. Tsuchimoto

Colleen A. Tsuchimoto

Senior Planner

cc Land Development Engineering – Darrell Wong
Valley Water – Benjamin Hwang
Applicant: Ninh Le – nle@lcengineering.net, Nguyen Cam – ncam@lcengineering.net