

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. **Revised. A-A & B-B ref photo 2/9/21. C-C ref photo 12/15/20. The rest ref photo 2/18/21**
 - 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. **relabelled 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. **Added**
 - 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. **Added**
 - 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

From: Benjamin Hwang <BHWang@valleywater.org>
Sent: Thursday, October 14, 2021 8:27 AM
To: ncam@lcengineering.net
Cc: 'Tsuchimoto, Colleen'; 'Wong, Darrell'
Subject: RE: 15170 Sycamore
Attachments: 5194438_Deed+Maps.pdf

Hi Nguyen,

My apologies for the delay. Based on my review of the submitted plans, I have the following comments:

1. The south TOB which you delineated is adequate despite not extending out to the project reach. I believe this was a question that was brought up in the resubmittal meeting last time. **Noted.**
2. Valley Water's easement should have boundaries labeled with lengths and bearings. A copy of the deed, along with plat maps for VW's easement ROW have been attached for your reference. **Added label to easement**
3. Please verify the scale provided on Sheet C2. Based on the dimension provided on this sheet, it appears that the scale should be 1" = 10' and not 1" = 20.' **Revised, scale is 1"=10'**
4. For the delineation of FEMA's floodplain and regulatory floodway, please refer to the Flood Insurance Study (FIS) profile for Llagas Creek. The FIS profile should be used to measure upstream of the nearest identifiable cross section on the FIS profile. It may be necessary to print out a to-scale FIRM map to measure the distance from the FIS cross section to the site boundaries. The limits of both boundaries should be accurately delineated and be consistent with the topography of the site. **Revised. Nearest cross section is CG with BFE for Regulatory at 372.1 from FIS Volume 2, Table 12 and Floodplain at 372' through interpolation due to missing profile panel.**
5. On Sheet C4, the contour lines for the existing vs. proposed grading is difficult to discern. Please differentiate the unpermitted fill elevation vs. the proposed contours as done on Sheet C5.
Revised to show pre-violation contour in dashed line to differentiate.

If you have any further questions or need clarification of any of the above comments, you may email or reach me at (408) 510-0768.

Thank you,

BENJAMIN HWANG, P.E.

ASSISTANT ENGINEER II - CIVIL
Community Projects Review Unit
Watersheds Design and Construction Division
bhwang@valleywater.org
Tel. (408) 630-3066 Cell. (408) 510-0768



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