

# 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



July 22, 2021

Cesar and Margarita Quezada  
P.O. Box 442  
Morgan Hill, CA 95038  
Email: cesarquezada@gmail.com

\*\*\*VIA EMAIL ONLY\*\*\* Delivered to Owner and Applicant\*\*\*

**FILE NUMBER:** PLN21-101  
**SUBJECT:** Grading Abatement  
**SITE LOCATION:** Seymour Avenue Morgan Hill / APN: 825-07-071  
**DATE RECEIVED:** June 28, 2021

Dear Mr and Mrs. Quezada:

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](mailto:Colleen.Tsuchimoto@pln.sccgov.org) TO  
SCHEDULE A RESUBMITTAL REVIEW APPOINTMENT.**

## **PLANNING**

Contact Colleen Tsuchimoto at (408) 299-5797 / [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org) for information regarding the following items:

1. On the plans, please provide the following information:
  - a) Identify Future Width Line (FWL) of Seymour Avenue on plans (See Roads and Airports comment 5 below).

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- b) Show existing gate on plans or note removal of gate with proposed fencing if applicable (See Roads and Airports comment 5 below)
  - c) Show driveway improved to Roads and Airports standards (See Roads and Airports comment 5 below).
2. Submit an updated archaeological review letter prepared by a qualified archaeologist to determine presence of any archaeological resources where grading abatement work is proposed. According to Northwest Information Center's comments (see attachment), the proposed project area has the possibility of containing unrecorded archaeological sites. An archaeological report was conducted for this property (Cartier 1981).

## **HABITAT CONSERVATION PLAN**

Contact Colleen Tsuchimoto at (408) 299-5797 / [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org) for information regarding the following items:

3. Submit land cover verification report prepared by a qualified biologist to verify the land cover types for the grading abatement areas and evaluate impacts to riparian habitat with associated riparian species. Plans show grading abatement area close as 2.6 ft. to 9 ft. from top bank of creek (Little Llagas Creek).
4. On plans or other documentation confirm the impervious surface coverage area of the grading material to be removed within 35 ft. from top bank of the creek (sq. ft / acreage). This is required to determine appropriate fees and conditions for HCP coverage.

Note: If the surface of grading is less than 0.25 acres within 35 ft. from top of bank, and land cover verification report determines there are no riparian habitat/species impacts, staff may consider exempting the project from HCP coverage. Determination will be made after documentation is submitted for review with the resubmittal.

## **ROADS AND AIRPORTS**

Contact Tom Esch at (408) 573-2450, [Tom.Esch@rda.sccgov.org](mailto:Tom.Esch@rda.sccgov.org) for information regarding the following items:

5. On plans, please provide the following information.
  - a) Seymour Avenue has a 60-foot Future Width Line (FWL) consisting of a 30-foot half street width along the property's frontage. Revise plans to show the FWL in addition to the centerline, edge of pavement, and existing right-of-way lines.

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- b) The installation of a County driveway approach B/4 will be required for the existing driveway. Revise plans to show driveway improved to B/4 County standard.
- c) It appears an unpaved driveway and gate is being utilized to access the property area south of the creek. Revise plans to indicate the gate location in the fence line (if the gate is to remain) or note removal of the gate and replacement with fencing (if gate is removed). Revise plans to indicate the installation of a County driveway approach B/4 for this entrance if the gate is to remain as an access area for this portion of the parcel.
- d) Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal to or less than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

## VALLEY WATER

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

6. Please specify the vertical datum in the grading abatement plans.

## CALTRANS

Contact Yunsheng Luo at (510) 496-9285, [Yunsheng.Luo@dot.ca.gov](mailto:Yunsheng.Luo@dot.ca.gov) for information regarding the following items:

7. Please provide the calculations of the design discharge for both pre and post development. On-site mitigation will be required for additional design discharge to the Little Llagas Creek.

The project is located within the special flood hazard area subject to inundation by the 1% annual chance flood (base floodplain). Any impact to the base floodplain due to the change of on-site geographic features shall be evaluated. On-site mitigation may be required depending on the significance of the impacts. The Little Llagas Creek flows through the project site and then across underneath US-101.

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## **ADDITIONAL INFORMATION / ISSUES OF CONCERN**

Note: The information in this section are not incomplete item(s), and are not required to deem the application complete for processing. The information in this section is informational only and can be discussed further if desired with County Staff..

## **PLANNING**

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8. As many details of the project are incomplete and/or not provided on the plans, and missing technical reports the next revised set of plans may result in additional incomplete comments that are not identified within this letter. Staff recommends setting up a virtual meeting with staff to review the updated plans and documents when they are ready.

## **HABITAT CONSERVATION PLAN**

Contact Colleen Tsuchimoto at (408) 299-5797 / [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org) for information regarding the following items:

9. The subject property is located in the Santa Clara Valley Habitat Plan area and the Private Development Area is designated Area 3: Rural Development Not covered. According to GIS mapping, there is a creek (Little Llagas Creek) that may be impacted by the grading abatement activities (grading to be removed close to top bank of creek).

As this project proposes full restoration of the site to pre-graded conditions – temporary impact conditions and fees will be applied to portion of land within 35 ft. from top bank of creek (as demonstrated on plans if grading area is more than 0.25 acres).

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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](mailto:Colleen.Tsuchimoto@pln.sccgov.org)

Sincerely,

*Colleen A. Tsuchimoto*

Colleen A. Tsuchimoto

Senior Planner

cc:

Land Development Engineering – Darrell Wong

Roads & Airports – Tom Esch

Valley Water – Benjamin Hwang

Caltrans – Yunsheng Luo

Applicant:

MH Engineering: [submittals.mhengineering@gmail.com](mailto:submittals.mhengineering@gmail.com)