

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



November 17, 2021

Edgar & Suleyma Andrade
269 Moorpark Drive
Hollister, CA 95023

SENT VIA E-MAIL TO SUBMITTALS.MHENGINEERING@GMAIL.COM

FILE NUMBER: PLN21-184
SUBJECT: Building Site and Grading Approval
SITE LOCATION: 0 Richmond Avenue, Morgan Hill; APN 712-18-017
DATE RECEIVED: October 18, 2021

Dear Mr. & Mrs. Andrade:

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

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/Permits.aspx>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and / or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, Planning Office personnel will distribute the plans, reports, etc. to the appropriate staff or agency for their 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 / she represents a specialty or office and can provide details regarding the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit electronic copies of the revised plans / resubmittal documents with a written response addressing the following items.

Planning Office:

Contact Carl Hilbrants at (408) 299-5781 / carl.hilbrants@pln.sccgov.org for information regarding the following items:

Required Documents:

1. Provide a Statement of Justification for Proposed Grading. The form can be found at the following URL: https://stgenpln.blob.core.windows.net/document/Grading_Statement.pdf.

Land Development Engineering:

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

2. Include any unpermitted improvements to be legalized in the table of the estimated impervious areas that are created as a part of the development. The improvements near Richmond Avenue need to be identified as either permitted, unpermitted, legal non-conforming or otherwise. It appears that the impervious surface in this area was constructed after the implementation of the drainage mitigation requirements of the County Ordinance, but not permitted.
3. Show the limits of the disturbed area due to the proposed development. Include the disturbed areas of the septic field and any stockpile areas.
4. Specify the ultimate outcome of the existing unpermitted improvements on the site along Richmond Avenue. Will those improvements be removed, and the original condition restored, or are they proposed to be legalized? The improvements appear to have been constructed around 2013. This would require that the improvements be mitigated for peak drainage runoff. Consult the Planning Office and the Roads and Airports Department regarding the improvements within the setback and the right-of-way.
5. Indicate on the plans what is to become of the runoff once it is discharged from the stormwater treatment area.
6. Revise the driveway plan and section to conform to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater. Please justify why a drivable width of 20 feet is necessary for the driveway access.
7. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.

Department of Environmental Health:

Contact Darrin Lee at (408) 918-3435 / darrin.lee@cep.sccgov.org for information on the following item:

8. For the proposed single-family dwelling and accessory dwelling unit, contact the Department of Environmental Health and an onsite wastewater treatment system (OWTS) designer / consultant to conduct the following activities to determine OWTS feasibility: Site Assessments, Soil Profiles, and Percolation Tests.
 - a) Upon completion of OWTS feasibility testing, on revised site plan overlaid onto a final grading plan, show all test hole locations and a preliminary dispersal field layout.

NOTE: Maintain a 50-foot horizontal setback between the proposed stormwater treatment basin and the OWTS. Maintain a 100-foot horizontal setback between existing well(s) and the OWTS.

9. Subject parcel is in area known for seasonal high groundwater. Additional testing may be required to determine vertical separation between seasonal high groundwater levels. Soil profiles must be conducted during the open wet weather window.

NOTE: If soil profiles and / or percolation tests were conducted in advance of these comments, please locate and accurately show all test hole locations on revised site plans. Provide all testing results to the Department of Environmental Health.

Fire Marshal Office:

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

Fire Marshal Review- Land Use

10. Fire hydrant to be located within 600 feet along the exterior path of travel to all portions of structures. The proposed garage is over this distance on the plans, as such, an appropriately located additional wharf fire hydrant must be shown on the site plan.

County Geologist:

Contact Jim Baker at (408) 299-5774 / jim.baker@pln.sccgov.org for information regarding the following item:

11. The site is located within State and County Liquefaction Hazard Zones and a County Fault Rupture Hazard Zone. Submit a geotechnical report that includes an evaluation of both hazards. Also, submit an in-depth investigation of potential liquefaction. Since the proposed building area is near the southern edge of the fault zone, a reconnaissance-level study should suffice for that issue. Pay the appropriate **report review fee** when uploading an unsecured pdf of the report into the Documents portal of this Accela record.

Roads & Airports Department:


Contact Leo Camacho at (408) 573-2464 / leo.camacho@rda.sccgov.org for information regarding the following item:

12. Santa Teresa Boulevard has an Official Plan Line (OPL) for a 60-foot half street width (120-foot full street width). Show on the revised plans the existing centerline and limits of the right-of-way and the limits of the OPL. Refer to OPL-Book No. 4, Page 1-20 "Santa Teresa Blvd bet. Cottle Rd. and Palm Ave."
13. Richmond Avenue has a Future Width Line (FWL) of a 30-foot half street width (60-foot full street width). Any existing fences or structures will need to be relocated outside of the future ROW. On the revised site plan indicate items to be relocated / removed.
14. Existing driveway approach will need to be improved to County standard B4, consideration of one shared driveway is recommended.
15. It is unclear if the new proposed driveway will change because of the OPL limits. The current location of the new driveway requires additional analysis to demonstrate its location will not interfere with safe and relatively unimpeded movement on the through roadway due to its proximity to the intersection.

16. The property's frontage on Richmond Avenue will be required to be improved to County Standard B/4A. Indicate improvements on the revised plans to identify any conflicts that will need to be resolved (i.e., utility poles, trees, culverts, existing driveway and parking area, water tanks).

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 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. If you have questions regarding the application, please contact me at (408) 299-5781 or carl.hilbrants@pln.sccgov.org.

A handwritten signature in black ink, appearing to be 'CH', with a long horizontal line extending to the right.

Regards,
Carl Hilbrants
Senior Planner

cc: Darrell Wong, LDE
Darrin Lee, DEH
Alex Goff, FMO
Jim Baker, County Geologist
Leo Camacho, Roads & Airports

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)