

# County of Santa Clara

Department of Planning and Development  
Planning Office

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**\*VIA EMAILS ONLY\***

July 7, 2022

Felicidad Ocegüera  
via email at [ddoceguera@gmail.com](mailto:ddoceguera@gmail.com)

**FILE NUMBER:** PLN22-028  
**SUBJECT:** Building Site Approval and Grading Approval  
**SITE LOCATION:** 13115 Uvas Rd, Morgan Hill, CA, 95037 (APN: 756-19-021)  
**DATE RECEIVED:** June 2, 2022

Dear Felicidad Ocegüera,

Your application for Building Site Approval and Grading Approval has been received on the above date and is 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 or she represents a specialty or office and can provide details about the requested information.

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

Please submit one (1) electronic copy of the revised plans / resubmittal documents with a written response addressing the following items.

## **LAND DEVELOPMENT ENGINEERING**

Contact Eric Gonzales at (408)-299-5716, [Eric.Gonzales@pln.sccgov.org](mailto:Eric.Gonzales@pln.sccgov.org) regarding the following:

1. Preliminary grading plans provide for land use review and determination of conditions of approval prior to the review of final plans and issuance of a grading permit. Precise design is not required for preliminary grading plans. A grading permit will not be issued based

solely on preliminary plans. The plans shall comply with the following requirements from County Ordinance Section C12-424:

- a. The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, appropriately labeled and dimensioned. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of 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. 6/15: Provide this information with the next submittal.
- b. Provide a cross section of the proposed retaining walls and clearly show the height from top of wall to bottom of footing. 6/15: Could not locate this on the plans. Show landscape retaining wall typ. cross section.
- c. Boundaries of any floodplain or floodway areas within the Federal Emergency Management Agency's Flood Hazard Zones and any existing and/or proposed flood control facilities. If entire parcel is in FEMA Flood Zone AE, add an additional note to that effect. Show the BFE on the cross section(s) in relation to the crawlspace so that LDE staff can evaluate whether there is any requirements from ordinance. Explain the purpose of the crawlspace in your response letter. County records indicate more than one flood zone within this parcel. 6/15: can bottom of crawlspace be raised to 365' or higher? Is there a height limitation? LDE will need to look at ordinance to see what is acceptable.
- d. Proposed planting and/or seeding for the area affected by the proposed grading. Show preliminary landscaping for the site. 6/15: Could not locate this information.
- e. Provide the 20' ROW easement denoted as Parcel 2. What is the plan for the proposed hammerhead on Parcel 1? Will a separate easement be required? Is Parcel 3 the only property that benefits from the easement? Make the property lines darker on Sheet C-1.1. 6/15: Could not locate copy of easement, please provide. Is the proposed hammer head to the benefit of Parcel's 1 and 3. Is that explicitly denoted on the easement?
- f. Submit a revised Central Coast Watershed Questionnaire. Fill out question 7a as this is critical to determine whether a separate O&M Agreement will be required. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures on the plans. 6/15: Provide revised questionnaire.

**FIRE MARSHAL OFFICE**

Contact Alex Goff at (408) 299-5763 or [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) for information regarding the following items.

2. Response letter states fire sprinklers are shown as a deferred submittal on Sheet A-0, this sheet wasn't found in the plan submittal.
3. Plans are to show a fire department turnaround meeting CFMO-SD16. Turnaround "A" is to have an entry drivable width of 18 ft. and an overall length (at the hammerhead) of 78 ft. The plans currently show an entry width of 15 ft. and an overall hammerhead length of 74 ft.

**CALFIRE**

Contact Carlos Alcantar at [Carlos.Alcantar@fire.ca.gov](mailto:Carlos.Alcantar@fire.ca.gov) for information regarding the following items.

4. The submitted documents is still under review by CalFire. The review comments will be forwarded to you once they are prepared. You will be required to obtain in-concept approval, which may or may not include preliminary conditions of approval, prior to deeming your application complete.

**ENVIRONMENTAL HEALTH**

Contact Darrin Lee at (408) 299-5746 or [darrin.lee@cep.sccgov.org](mailto:darrin.lee@cep.sccgov.org) for information regarding the following items:

5. Obtain water clearance from the Department of Environmental Health (Jeff Camp, 408-918-3473). This is a separate submittal to Environmental Health subject to completion of a service application, submittal of documents to include water construction log, well yield report, and analytical results from water sampling.
6. Although OWTS design provided and overlaid onto grading and drainage plans, neither soil profiles nor percolation test results were included within plan set. For purposes of site approval provide and include data sets for evaluation.

**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 assigned 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.

Please note that the Special Permit Application have been 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.

If you have questions regarding the application, please contact me at (408) 299-5784 or [xue.ling@pln.sccgov.org](mailto:xue.ling@pln.sccgov.org).

Warm regards,

July 7, 2022  
File #PLN22-028  
13115 Uvas Road



Xue Ling  
Associate Planner

**cc:**

Eric Gonzales, LDE  
Darrin Lee, DEH  
Alex Goff, FMO  
Carlos Alcantar, CalFire