

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
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April 28, 2023

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BY EMAIL ONLY

FILE NUMBER: PLN22-048 (R1)
SUBJECT: Renewal of a Use Permit (File 1877-07U) for an Existing Charro Rodeo Facility
SITE LOCATION: 17555 Condit Road, Morgan Hill, CA (APN: 728-21-009)

Dear Ms. Pena-McCain,

The application for renewal of a use permit (File 1877-07U) for an existing Charro Rodeo facility at 17555 Condit Road, Morgan Hill (APN: 728-21-009) is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the project manager/planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL TO SCHEDULE AN APPOINTMENT.

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

PLANNING OFFICE

Contact Lara Tran at (408) 299-5759 or lara.tran@pln.sccgov.org regarding the following comments:

1. Provide evidence the owner submitted Post-Approval Monitoring (PAM) on compliance with the conditions of approval from the 2007 Use Permit for the years 2019, 2020, and 2022. Staff received the Post-Approval Monitoring (PAM) documentations for 2021 as part of the resubmittal but we are missing PAM for the 2019, 2020, 2021, and 2022 years.

2. The project is subject to the early notification and outreach policy for use permits. Signage at the site of the project and notification to surrounding properties are required. Attached is the signage that is required to be posted at the project site for PLN22-048. A list of signage vendors (sign companies) is also included for your reference. The applicant is required to provide a photo within the 30-day time frame confirming the on-site signage has been satisfied.

LAND DEVELOPMENT ENGINEERING

Contact Ed Duazo at (408) 299-57 or ed.duazo@pln.sccgov.org regarding the following comments:

3. Previous comment requested that the plans show the barn, and the grassy swales and grassy areas providing stormwater treatment for the barn and bull pasture area. Condition No. 19 of the 2006 Use Permit Conditions of Approval required that the grassy swales and grassy areas be maintained. This information has not been provided in the revised plans, but a new grassy area is being proposed southwest of the arena, between the parking area and the Madrone Channel Trail. This new swale is not required.

As previously requested, show the barn, and the grassy swale and grassy area providing treatment for the barn and the bull pasture area. If the grassy swale and grassy area no longer exist, then the plans will need to include provisions to restore these treatment areas. If the barn has been removed (or is to be demolished), and treatment for the barn is no longer required, then this needs to be clarified in the plans.

FIRE MARSHAL OFFICE (FMO)

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

4. Plans are to clarify the driveway leading to the bleachers/corral are also part of the emergency use. Plans currently only appear to show the northern portion of road near Condit Rd. as emergency access.

ROADS AND AIRPORTS (R&A)

Contact Tom Esch at (408) 573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

5. Per the original use permit, the two driveways accessing the property were required to be paved driveways (asphalt surface) and be 24 feet to 30 feet wide. The original use permit plans indicated driveways would be County Standard B/5. Indicate on plans the driveway dimensions as currently constructed. Indicate on plans the intent to reconstruct the deteriorated north driveway to County Standard B/5. If south driveway width is not compliant with County Standard B/5, reconstruct to County Standard B/5. Include County standard details on the plan sets.
6. Clear obstructions that interfere with an unobstructed view from driveways to Condit Rd. Indicate on plans trimming of any tree limbs less than ten feet from the ground surface and

shrub trimming to be 3 feet or less in height for a distance of 40 feet from edge of driveway or as otherwise determined when applying County Ordinance Section B17-69 (d).

DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH)

Contact Darrin Lee at (408) 918-3435 or darrin.lee@deh.sccgov.org regarding the following comments:

7. Submitted site plan show two existing dispersal field serving the existing single family residential. Clarify whether the existing onsite wastewater treatment system (OWTS) remains functional and provides disposal and treatment for onsite wastewater? Note: Corral appears to be connected to sanitary sewer.
 - A. Should the existing remain functional, pump, and inspect the existing septic tank and conduct a 30-minute water test for the dispersal field. Provide results from the pumper's inspection report and water test.
8. Provide proof of existing connection to sanitary sewer and potable water for service (from local service providers).

Prior to a resubmittal, please schedule an appointment to discuss any comments regarding the project if needed.

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the renewal of the Use Permit application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific 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 call (408) 299-5759 or email lara.tran@pln.sccgov.org.

Warm regards,



Lara Tran
Senior Planner

cc:
Rob Salisbury, Principal Planner

encl: Development Sign
List of sign vendors