

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



May 16, 2024

David Faria, MH Engineering Co
16075 Vineyard Boulevard
Morgan Hill, CA 95037

FILE NUMBER: PLN23-046
SUBJECT: Building Site Approval on Slope 30% or Greater and Grading Approval
for a New Single-Family Residence and Detached Garage
SITE LOCATION: 15805 Uvas Road, Morgan Hill, CA 95037 (APN: 756-12-026)
DATE RECEIVED: April 18, 2024

Dear David Faria,

Your application for a Building Site Approval on slope 30% or Greater and Grading Approval was 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://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. 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, 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 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 *all* electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING OFFICE

Contact your Project Planner Parya Seif at (408)299-5783 or parya.seif@pln.sccgov.org regarding the following comments:

Tree Removal and Tree Preservation Information

1. The tree removal information provided on Sheet C3 shall be consistent with the information in the arborist report. Per the submitted arborist report prepared by David Hamilton: Certified Arborist #WE-8858A Lic# 916423, there are several trees proposed to be removed which are not identified on the plan, please identify all the trees to be removed in the tree removal summary table and on the site plan. Please identify the trees on the site plan with their associated number. Tree numbering on the plans must match those in the arborist report.
2. The submitted arborist report is missing information regarding the amount of Oak tree canopy proposed for removal. The arborist report must clearly provide a calculation of the acreage of oak tree canopy, and size of oak trees which will be removed with the project. If more than ½ acre or 10% of the oak canopy is proposed for removal or would suffer significant impacts from the development within the woodland area, additional CEQA review and mitigation measures are required pursuant to Public Resource Code 21083.4, such as tree replacement or a conservation easement. *Santa Clara County Planning Office Guide to Evaluating Oak Woodlands Impacts is enclosed.*
3. Please provide a removal plan that identifies amount of canopy of Oak trees proposed for removal within the woodland.
4. Pursuant to the Santa Clara *Guidelines for Tree Protection and Preservation for Land Use Applications* tree replacements are required for the proposed tree removal. The replacement ratios are as follow:
 - For the removal of one small tree (5- 18 inches):
(3) 15 gallon trees, or (2) 24-inch box trees.
 - For the removal of one medium tree (18 – 24 inches):
(4) 15 gallon trees or (3) 24-inch box trees.
 - For the removal of a tree larger than 24 inches
(5) 15 gallon trees or (4) 24-inch box trees.

The application proposes removal of 30 trees. Please provide information regarding the replacement trees on Sheet C3. If the project site cannot support planting all the replacement trees, the arborist report must include the reasoning for the reduction in the replacement trees. The arborist report must also provide recommendation regarding the number of replacement trees that can be planted on site.

Early Public Outreach

5. Provide a photo of the installed sign within the 30-day time frame confirming the on-site signage has been satisfied.

Archaeological Review

6. The requested archaeological report was missing in this submittal. The proposed project area has the possibility of containing unrecorded archaeological site(s). Please provide an

archaeological report prepared by a professional archaeologist. For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408)-299-5748, Darrin.Lee@deh.sccgov.org regarding the following:

7. For the onsite drinking water well, contact the Department of Environmental Health (Jeff Camp, 408-918-3473) for individual water clearance. This is a separate submittal to Environmental Health and subject to completion of a water clearance service application, submittal of documentation such as well completion report, well yield report, and analytical test results from water sampling for biological and chemical constituents, and payment of applicable fees.

LAND DEVELOPMENT ENGINEERING

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

8. Please provide further preliminary grades for the preliminary grading and drainage plans. Clearly demonstrate how the turnaround area will be drained and the runoff from the proposed residence will be collected.
9. Please clearly label all retaining walls necessary to establish the grading shown with intermittent and appropriate top and bottom of wall elevations on the Preliminary Grading Plan. The regular cross sections of the grading are appreciated and helpful, but the top and bottom of wall elevations should be called out on the plan view at angle points and locations of the greatest wall heights.

FIRE MARSHAL OFFICE

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

10. Wharf fire hydrant appears to be placed on neighboring parcel within the public utilities easement. As the hydrant is a private hydrant, it is to be placed on the project parcel.

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following:

11. The previously submitted geotechnical report by Achievement Engineering Corporation, dated May 3, 2021, was resubmitted for review. Please submit a revised report that responds to the GEOLOGY comments provided in the County DPD letter dated April 19, 2023.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.

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Uvas Road

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.

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)299-5783 or parya.seif@pln.sccgov.org.

Sincerely,

Parya Seif

Parya Seif
Associate Planner

cc:
Samuel Gutierrez, Principal Planner

enclosed:
- Santa Clara County Planning Office Guide to Evaluating Oak Woodlands Impacts