

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



****VIA Emails Only****

May 24, 2024

Paul Van

Thomas Nguyen

Kathy Van

Via email @ pvan56@yahoo.com and thomastdnguyen@yahoo.com

FILE NUMBER: PLN24-076

SUBJECT: Grading Abatement to remove unpermitted grading work associated with VIO-9208. Grading quantities consist of 2,450 cubic yards of cut and 2,450 cubic yards of fill. Related to PLN24-003-PRE.

SITE LOCATION: 15690 Rica Vista Way, San Jose, CA 95127-2721 (APN: 612-08-080)

DATE RECEIVED: April 24, 2024

Dear Paul Van, Thomas Nguyen, and Kathy Van,

Staff has reviewed your application, submitted on the date above. The comments below are not incomplete items and are not required to deem this application complete for processing. This section is informational only and can be discussed further if desired with County Staff.

PLANNING OFFICE

Contact Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org regarding the following comments:

1. Please provide each form/document as a separate pdf.
2. Note that many comments that were provided in the pre-screening for this application, PLN24-003-PRE, were not addressed in this submission. All comments must be addressed for review of this application.
3. Please note that the proposed grading must meet all findings in County Ordinance [Section C12-433](#) to receive Grading Approval. The Grading Justification Statement provided on page 14 of the file titled "RICA VISTA_SUBMISSION" does not detail how the proposed grading meets each finding. Staff recommends this be revised to do so.
4. Obtain permission from PG&E to perform work over the 10' wide easement on the property. Provide evidence of this in the form of a letter or other documentation.
5. Clearly label the limits of proposed grading. Provide additional sheets that show the pre-

violation conditions of the site and clearly identify the boundaries of the unpermitted grading. Demonstrate that the proposed grading fully abates the unpermitted grading to pre-violation conditions.

6. Revise the grading quantities information to provide violation cut, fill, and height quantities, and currently proposed cut, fill, and height quantities. Clarify how much material, if any, is being proposed to be completely removed from the site.
7. The sheets in the provided civil plans do not appear to be numbered correctly, as two sheets are labeled "Sheet 2 of 3", and there are four total sheets. Please revise as necessary.
8. The third sheet of the civil plans appears to have missing details along the left side of the page; please revise as necessary.

If you have questions regarding this application, please contact (408) 299-5792 or reva.kakaria@pln.sccgov.org.

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:

Samuel Gutierrez, Principal Planner
Tyson Green, Code Enforcement Officer