MH BUTTERFIELD INVESTORS LLC
385 WOODVIEW AVE., SUITE 105
MORGAN HILL, CA 95037
(408) 779-5900 FAX (408) 779-3840
roliver@dividendhomes.com

March 17, 2016

Ms. Gina Paolini
COMMUNITY DEVELOPMENT DEPARTMENT
17555 Peak Avenue
Morgan Hill, CA 95037

Re: **Application for ELBA – Valencia Project (Butterfield-Central)**

Dear Gina:

I have submitted herewith, a Uniform Application asking for an ELBA for at least a six months for the Valencia Project.

Valencia is a very complex project. The architectural and structural drawings run to 233 sheets, the landscape drawings another 23 sheets and the engineering drawings run to 10 sheets. A total of 266 sheets!   Each approval step has required longer time periods than usual.

The Development Agreement and Tentative map were submitted on March 2, 2014, as soon as possible after allocations were granted.

The Reason for the need of an extension:

1.   Architecture and Site Approvals were submitted in January of 2015 and were approved on February 18, 2015. That allowed the architect and engineer to commence work on the final plans. The final map and improvement drawings, first check plans, were submitted in May of 2015. The plan check process, due to the complexity and number of sheets has taken longer than anticipated or usual.

2.   During the engineering plan check process, delays were encountered in deciding front or not fronting homes on Central Ave. After plans were essentially complete, it was determined that the Central Ave/Butterfield intersection had to be changed for the 2nd time and reconfigured. A new raised median was just added in last month, requiring additional changes to the improvement plans.

3. New SWPPP requirements required numerous adjustments to the drawings which required major changes.

4. We contacted Union Pacific Railroad for approval of drainage along the tracks; and, it took over a year for them to respond. Just recently Union Pacific declined to approve what the City suggested and we are now working with the City for an alternative solution.

5. The site is low and needs fill. In October of 2015 we obtained a permit from the City to stockpile dirt on the Valencia site. We needed a permit from the County to remove an existing stockpile (the source of the needed dirt). It took the County almost six months to issue the permit, which did not come until late November, by which time the rains had commenced and we have been unable to move the dirt onto the Valencia site.

6. To meet the requirements for "commencement of construction" by 6/30/16, we would have to have the entire Phase 1 (for 41 homes) site graded, joint trench work completed, laterals to 41 homes installed and pads for 41 homes installed. If we were to start today, we would have a difficult time meeting the 6/30/16 date. Due to recent rains, the site is too wet to commence work. More rains are scheduled for March and April and it will be impossible to meet the 6/30/16 deadline.

7. The complexity of the project and large size of the submitted drawings is unique and has taken us and our consultants longer than expected and has and will have required additional time for Staff. This is a unique circumstance.
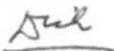
At this time the Final Map and Improvement Plans are basically complete and submitted to the City. Mylars for the Final Map are presently being circulated for signatures. We are waiting for a City Council date for the Council approval of the Final Map.

At this time the Master Plans are complete and have been submitted to the City. Steps 1-5 on the Policy Guidelines have been completed. Master plan check, we presume, will have been completed by Staff (Step #6) prior to the Council hearing on this ELBA, thereby meeting all the Policy Guidelines for granting and ELBA.

We respectfully request at least a six month extension to the 6/30/16 commencement date.

Very truly yours,

MH Butterfield Investors LLC

By: Richard B. Oliver, President