

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



July 25, 2019

Gary King
579 East Campbell Avenue
Campbell, CA 95008

FILE NUMBER: PLN19-0130
SUBJECT: Two-lot Subdivision
SITE LOCATION: 14795 East Hills Drive, San Jose
DATE RECEIVED: 6/27/2019

Dear Mr. King:

Your application for Subdivision is INCOMPLETE. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in-person at the County office with an electronic version of the packet along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will electronically 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.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5740 TO SCHEDULE AN APPOINTMENT.**

Submit 2 revised set of drawings and an electronic copy of the submittal addressing the following items.

PLANNING

Contact Charu Ahluwalia - 408-299-5740 charu.ahluwalia@pln.sccgov.org for information regarding the following items.

1. Please submit a Title Report with change of title and any recorded easements. Additionally, submit a recorded deed prior to June 25, 1969 and the next consecutive deed conveying ownership from June 25, 1969 owner. All recorded documents must be complete, with no missing pages, the deeds must be clearly readable and if deed include more than one lot or parcel, note on the deed which description pertains to this requested parcel.

2. Printed and electronic copies of the proposed tentative map do not match. The printed map is an older map dated May 20, 2019, and does not show a proposed residence on Parcel B. The electronic copy of the tentative map is dated June 3, 2019. Clarify which map is accurate.
3. Per County Ordinance C12-20, titled Form and content of tentative maps, provide the following information on the tentative map, including but not limited to (See No. 9 below as well):
 - The proposed subdivision name or other designation.
 - Names, addresses, and signatures of record owners, subdivider, and name of engineer or surveyor under whose direction the map was prepared.
 - Label Parcel A & Parcel B with proposed net square footage.
 - Approximate overall dimensions of proposed Parcel A & Parcel B.
 - Locations, names and present widths of adjacent street.
 - Site location sketch indicating the location of the proposed subdivision in relation to the surrounding area or region.
 - Proposed driveway widths, and approximate grades.
 - Locations and approximate widths of all easements for access, water system, flood control, drainage, sewage, or public utilities.
 - Approximate radii of all curves.
 - Approximate boundaries of areas subject to inundation or storm water overflow
 - Label existing structures to remain, wells, pipelines, sewage disposal installations and any other existing use or uses of the property.
 - Statement of the dedications and improvements proposed to be made or installed.
4. Grading quantities on the proposed Tentative Map and Environmental Information Form do not match. Clarify proposed grading quantities. Please note that grading quantities would include any removal of the existing dirt on the subject lot. Please file for Grading Approval with grading plans, other submittal requirements, and associated fees, if either cut or fill quantities are 150 cubic yards of grading or more.
5. Label and list in tabular format number, size and species of all trees having a main trunk or stem measuring 37.7 inches or greater in circumference (12 inches or more in diameter) at a height of 4.5 feet above ground level on a preliminary tree removal plan and identify whether they are to be removed or to remain.
6. Per the California Environmental Quality Act (CEQA), the proposed minor subdivision is categorically exempt under Section 15315 as a minor land division in an urban area. Please complete and submit a Categorical Exemption application form.
7. Per County Ordinance C12-173.2, submit a energy conservation plan with the tentative subdivision map.

LAND DEVELOPMENT ENGINEERING

Contact Eric Gonzales - 408-299-5716 eric.gonzales@pln.sccgov.org for information regarding the following item(s).

Tentative Map

8. Provide electronic drawings to scale.
9. The map shall contain the following information:
 - a. The proposed subdivision name or other designation.
 - b. Locations, names and present widths of adjacent streets, highways and ways.
 - c. The locations and approximate widths of all easements for access, water system, flood control, drainage, sewage, or public utilities (if any).
 - d. Provide graphical scale.
 - e. A site location sketch indicating the location of the proposed subdivision in relation to the surrounding area or region.

Grading

10. Once grading approval has been provided by Planning, applicant shall apply for a Grading Permit pursuant to Sections C12-410 to C12-412, inclusive.
11. Provide earthwork calculations of the earthwork quantities shown on the plans. Earthwork quantities appears to be low as there appears to be significant grading at front left-hand side of the eastern parcel. The site and driveway design should offer smooth, gradual and gentle sloping and not follow the existing grading especially if there is are high points at the middle of the proposed driveway and/or site.
12. Clearly identify all roads maintained and not maintained by the County.
13. Based on the topography provided, the proposed driveway may impair drainage flows, thereby not meeting the exemption requirements of Section C12-421 of the County Grading Ordinance. Provide a Drainage Plan that demonstrates the following items:
 - a. the site can be adequately drained,
 - b. the proposed development will not cause problems to the nearby properties,
 - c. the proposed development is not subject to significant damage from the one percent flood,
 - d. the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.
14. Provide a private driveway plan and section to conform to County Standard Detail SD5. Provide overall length of driveway to garage to confirm any potential fire truck requirements. Provide all proposed longitudinal and cross slopes to confirm gentle sloping for the driveway.

15. Include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Supply a preliminary title report, dated within 60 days of the day of submittal with the next submittal. The text in the title report provided is not clear and it is not legible.
16. Provide a drainage system to adequately route flows from the site to the natural outfall.
17. This project is located within the San Francisco Bay Watershed, and includes ten thousand square feet or more of new or replacement impervious area. The tentative map shall include storm water treatment complying with the 2001 NPDES Permit Standards, Section C3, in its design. Provide a completed copy of the attached Clean Water Program Questionnaire.
18. Show preliminary utility tie-ins for SD, SS and W for each parcel. It appears that there are City utilities along East Hills Drive already in-place.

GEOLOGY

Contact Jim Baker - 408-299-5774 / Jim.Baker@pln.sccgov.org for information regarding the following items.

19. Submit a **geologic report** that includes an evaluation of potential surface fault rupture and slope instability. The site is located within a County Fault Rupture Hazard Zone and slightly within the State Seismic Hazard Zone of Required Investigation of Potential Earthquake-induced Landsliding ("blue" zone). Therefore, the report must comply with State guidelines (SP117A). (Upp Geotechnology's "Geologic and Geotechnical Study" report (dated 3-31-2016) was previously submitted to Plan Check 45895. No signs of a fault observed in that trench; more study required for subdivision.)
20. Pay the appropriate **report review fee** when submitting one wet-signed original and an electronic version of the report (unsecured pdf on flash drive) to the Planning Office.
21. Prior to recording the Final Map, submit a **geotechnical engineer** that confirms the plans conform with the intent of the recommendations presented in Upp Geotechnology's "Geologic and Geotechnical Study" report (dated 3-31-2016).

FIRE DIVISION

Contact Alex Goff 408-299-5760/ alex.goff@sccfd.org for information regarding the following items.

22. Plans to show fire hydrant within 600 ft. path of travel.
23. Will serve is needed from water purveyor for fire hydrant and domestic water.

ENVIRONMENTAL HEALTH

Contact Darrin Lee 408-299-5748/ darrin.lee@cep.sccgov.org for information regarding the following items.

24. Provide a water will serve letter from San Jose Water Company (contact 408-279-7827).
25. Provide a sewer will serve letter from County Sanitation District 2,3 (contact 408-255-2137).

ROADS AND AIRPORT

Contact Rocelia Kmak - 408-573-2464 / Rocelia.Kmak@rda.sccgov.org for information regarding the following items.

26. Provide a Sight Distance Analysis (SDA) for both driveway approaches. The SDA shall be based on County Standard driveway approach layouts shall be consistent with Caltrans Highway Design Manual Section 200 and prepared by a licensed civil engineer demonstrating adequate stopping sight distance in both directions is available. The SDA is to include the following:
 - a. The design speed used to determine the stopping sight distance.
 - b. The basis of the design speed, i.e., the engineer's statement that he/she has determined the speed by driving the section of roadway or the engineer's calculation of the speed based upon the existing measured roadway geometry
 - c. The limits of any obstruction(s) to be removed between the edge of pavement and the sight line.

ADDITIONAL INFORMATION / ISSUES OF CONCERN

27. General Plan conformance statement from the City of San Jose states that the proposed subdivision conforms to San Jose General Plan with a comment that the proposed subdivision needs to maintain an average width of approximately 84 feet. Please note that Staff considers this an issue of concern relayed by the City of San Jose, as an interested party. Staff will be discussing this with City Staff to identify if there are preferred modifications to the design of the subdivision that they would like to see. This would not be a requirement at this stage, however, Staff would recommend that the applicant also speak with City Staff to see if you are amenable to their recommendations.

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 within 1 year of the date of this letter and will not be accepted after 1 year. 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 type(s). "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. As of the date of this letter, approximately 60% of the fees paid have been exhausted.

If you have any additional questions regarding this application or would like to meet to clarify Planning's incomplete comments, please call me at (408) 299-5740 or to schedule an appointment to do so.

Sincerely,

Charu Ahluwalia

Charu Ahluwalia
Associate Planner