

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



July 16, 2020

Lin Mon Fong
C/o Gary Moore
6197 McAbee Road
San Jose, CA 95130

****Sent via email ****

FILE NUMBER: PLN20-024 R1
SUBJECT: Two-lot Subdivision
SITE LOCATION: 12400 Columbet Ave, San Martin 95046 (APN: 825-23-011)
DATE RECETVED: 6/17/2020

Dear Mr. Fong:

Your application for Subdivision is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Please note that the Department is only accepting electronic submittals due to COVID-19 closures. Please refer procedures for Planning Resubmittals available on the County website at <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/PlanningResubmittals.aspx>.

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.**

Please submit a complete revised plan set and a *written response* with the resubmittal materials, addressing the following items. All items must be addressed and included in the resubmittal.

PLANNING

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

1. Please provide a detailed archaeological report which surveys the development areas and related areas of potential effect, identifies any potential impacts, and recommends avoidance and mitigation measures. Field study may include, but is not limited to, field

survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

This requirement is based on review comments by the Northwest Information Center. The proposed project area has the possibility of containing unrecorded archaeological site(s). Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara County have been found throughout the Santa Clara Valley near intermittent and perennial watercourses, and near the hill to valley interface. The proposed project area is located in alluvial valley lands of Santa Clara Valley in an area adjacent to a creek, as depicted on historic maps. Given the similarity of one or more of these environmental factors, there is a moderate to high potential for unrecorded Native American resources in the proposed project area. In addition, the property has a high potential for unrecorded historic era archaeological resources as it was indicated within the land holdings of Dan Murphy since 1876, as well as had structures since 1914.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong - 408-299-5735 darrell.wong@pln.sccgov.org for information regarding the following item(s).

2. Offer for Dedication a 40-foot right of way as opposed to a 38-foot right of way currently shown on the tentative map.
3. Please show County Standard SD4 driveway approaches for the driveways that connect to the cul-de-sac.
4. Please remove/relocate the self-retaining areas from outside of the proposed dedication of the new access road and Hogue Court. Please verify that the self-retaining areas are also outside the right of way of Columbet Avenue.

FIRE DIVISION

Contact Christina DaSilva 408-299-5767/ christina.dasilva@sccfd.org for information regarding the following items.

5. A minimum inside turning radius shall be 42 feet as measured from the edge of the approved surface and shall comply with Santa Clara County Fire Department Standard CFMO-SD16. This parcel is located in the State Response Area and requires 42 feet radius. The wharf hydrants must be located outside the required 42 feet radius.


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 35% 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,

DocuSigned by:

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Charu Ahluwalia
Associate Planner

CC:

Darrell Wong, LDE
Christina DaSilva, FMO
Bryan Much, Northwest Information Centre