

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



September 8, 2022

David Faria
MH Engineering
PO Box 1029
Morgan Hill, CA

FILE NUMBER: PLN21- 223
SUBJECT: Two-Lot Subdivision
SITE LOCATION: 12475 Foothill Avenue, San Martin (APN 825-25-104)
DATE RECEIVED: August 9, 2022

Dear David:

Your application for a two-lot 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. Please refer to procedures for planning resubmittals available on the County website at <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>

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.

PLANNING OFFICE

Contact Charu Ahluwalia at (408) 299-5740 or charu.ahluwalia@pln.sccgov.org regarding the following comments:

1. Provide net and gross acreage on the Tentative Map.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at 408-299-5735 or darrell.wong@pln.sccgov.org for information regarding the following items.

2. The Tentative Map shall show location and approximate width of all easements for the shared water system. Parcel 2 appears to take water service from the well on Parcel 1. Parcel 2 does not have access to the waterline, well and any other infrastructure on Parcel 1 without a formal easement.
3. Show appropriate setback for the water line easement to the proposed leach fields on Parcel 1. Check with the Department of Environmental Health for setback requirements.

4. Provide appropriate electrical and gas stubs to the property line for Parcel 2.
5. Show the location of the existing gas main serving Parcel 1.
6. Demonstrate that the shared driveway access to the future residence on Parcel 1 is constructed to County Standard Detail SD5 or as required by the County Fire Marshal's Office, whichever is greater.
7. Correct and verify the easement reference document for the ingress egress easement on the neighboring property.

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.

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

Sincerely,

Charu Ahluwalia

Charu Ahluwalia
Senior Planner

cc: Michael Meehan, Principal Planner
Darrell Wong, LDE