



Date: 4/25/2022

Job#: 220103

To: Charu Ahluwalia
Associate Planner
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110
408.299.5740 charu.ahluwalia@pln.sccgov.org

Re: Responses to incomplete letter dated 3/16/2022
Project Address: Murphy Avenue; APN 779-12-006
Plan Review Number: PLN22-039

Planning:

1. The previously submitted Map was found to have created the parcel as it went through County Review. Email from David Chung is included to verify.

Land Development Engineering:

2. Noted.
3. Please be aware that this project only proposes the frontage improvements to be completed at this time. The future site plan is required to show that the created parcels have the appropriate room to develop. Grading and drainage plans will be provided when the parcels decide to develop. This was discussed in the pre-application meeting with Darrell Wong.
4. Notes have been added to show the delineation between FEMA zones AE and AO. The NE corner of the property is in zone AO and the majority of the property is in Zone AE. BFE elevations are shown on the plan.
5. The individual parcels will be required to demonstrate this when the development happens. Sheet 2 is a future site plan that demonstrates the parcel could be developed.
6. Please see previous comments indicating that no new development is proposed at this time.
7. The disturbed area for the proposed frontage improvements has been added to sheet 1.
8. The project proposes less than 2500 SF of impervious frontage improvements. The project does not qualify for Tier 1.
9. There are no proposed driveways at this time.
10. The earthwork shown on sheet 1 was calculated for the frontage improvements. The frontage improvements are the only improvements proposed at this time.
11. The only proposed improvements are frontage improvements required by Roads and Airports.
12. Storm Drain easements have been added and labeled on the tentative map.
13. Top of bank and flowline information added to the flowline coming into the subject property at the northern property line.
14. A note stating that 100% of the property is in the liquefaction hazard zone. No other hazard zones were found on the property.

Geology:

15. The Geotechnical report was included in the original submittal. Please see email correspondence with Jim that he has reviewed the report and has no further comments.

Fire Marshal Office:

16. The project will extend the West San Martin Water Company main to the project site and install a standard hydrant at the end of the extended line. The will serve letter has been included in the resubmittal.



17. The future site plan shows this parcel will install a wharf hydrant and tanks to meet the requirement. This will be done at the building permit stage.

Environmental Health:

18. Will serve letter included in the resubmittal.
19. Noted.

Roads and Airports:

20. The frontage improvements were shown in the original submittal. The proposed improvements are to county standard and do not have any conflicts that need to be resolved.

Additional Information and Issues of Concern

1. The biology report concluded that the unnamed creek is in an altered state. The riparian setback shown on the revised plans is 100 feet from the top of bank.
2.
 - a. A biological report has been included in the resubmittal. Please note that the Crotch Bumble Bee has been removed from the CNDDDB.
 - b. An archeology report has not been performed. The report was not prepared as it is a recommendation and not a requirement. The site has been actively disturbed by disking, farming, and equestrian use. The creek located onsite is also in an altered state. For these reasons, we feel that the project can be conditioned that if any archaeological resources or human skeletal remains are discovered during construction work shall immediately stop.

Please let me know if you have any questions or need any additional information.

David Faria, PE

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