

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



April 22, 2022

Bindal Amit and Tripti
1020 E San Martin Avenue
San Martin, CA 95046

E-mail: submittals.mhengineering@gmail.com

**** SENT BY EMAIL ONLY ****

FILE NUMBER: PLN22-055
SUBJECT: Four Lot Subdivision
SITE LOCATION: 1020 E San Martin Avenue, (APN: 825-38-010)
DATE RECEIVED: March 9, 2022

Dear Bindal Amit and Tripti:

Your application for a Four Lot Subdivision was received on the above date and is incomplete. For application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will 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. They represent a particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5799, or joanna.wilk@pln.sccgov.org to schedule a meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal

PLANNING

Contact Joanna Wilk (408) 299- 5799 / joanna.wilk@pln.sccgov.org for information regarding the following item(s):

1. As stated in LDE comment number 7, Show all necessary easement for shared utility services. Provide preliminary locations for utility services from the street like electrical services with stub outs at the property line/right of way (C12-20(b)(6)).

2. Please provide a letter indicating how the applicant intends to satisfy the inclusionary housing requirement for the proposed subdivision (Z.O. Section 4.20.130). The subject subdivision shall either:
 - a. Pay an in-lieu fee which is 16% of the proposed 4 units (0.64) multiplied by the inclusionary unit amount (\$259,000 - per resolution BOS-2020-161). The in-lieu fee (0.64 x \$259,000) must be made in full to the County prior to the recordation of a final map or parcel map.
 - b. Construct an onsite inclusionary unit pursuant to the Inclusionary Housing [Guidelines](#)
 - c. Develop an inclusionary unit at another location within the County pursuant to the Inclusionary Housing [Guidelines](#).
3. The submitted preliminary title report is for address 18755 Monterey Road, Morgan Hill, CA. Please submit a preliminary title report for the subject property.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact the staff members listed below for information regarding the following items:

4. Call the Department of Environmental Health (DEH) at 408-918-3441 (Peter Estes) for septic system clearance. This is a separate submittal to DEH and additional fees may apply. Septic clearance must be obtained for each of the proposed lots.
5. Provide a water service will serve letter for each proposed lot or contact Jeff Camp at 408-918-3473 for information regarding water clearance requirements.

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408) 299 – 5735 / darrell.wong@pln.sccgov.org for information regarding the following items:

6. Please provide the preliminary locations of all utilities. Are there common utilities or services for things like water? No wells or water services are currently shown on the plans. Show all necessary easement for shared utility services. Provide preliminary locations for utility services from the street like electrical services with stub outs at the property line/right of way.

SANTA CLARA COUNTY PARKS

Contact Kelly Gibson at kelly.gibson@prk.sccgov.org regarding the following:

7. The uncompleted segment of the San Martin Cross-Valley Subregional Trail adjacent to the Project site is located within the San Martin Avenue Road right-of-way. **Please label this trail route on any future Project documents.** Also, it is imperative that the proposed development remain within property boundaries and out of the San Martin Avenue Road right-of-way in order to minimize any impacts to the proposed San Martin Cross-Valley Subregional Trail.

COUNTY FIRE MARSHAL'S OFFICE

Contact Alex Goff at (408) 299-5763, Alex.goff@sccfd.org regarding the following:

8. Plans are to clarify the water source for the 4 parcels. It's unknown if this is by a water purveyor, individual wells or a shared water system (would need to be deeded).

9. If water is served by a water purveyor, standard fire hydrant's would need to be added to ensure locations are within 400 ft. exterior path of travel to all portions of future structures.

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 submittals will not be processed. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application for a Subdivision was charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

As of the date of this letter, approximately 0-25% of your initial deposit associated with your applications have been spent on the processing of your application.

If you have any additional questions regarding this application, please call me at (408) 299-5799 or joanna.wilk@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,



Joanna Wilk
Associate Planner

cc: Darrin Lee, DEH
Darrell Wong, LDE
Alex Goff, FMO

David Faria, MH Engineering