

# County of Santa Clara

Department of Planning and Development  
Planning Office

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August 13, 2022

Gary Carnes  
9505 Sugar Babe Dr.  
Gilroy, CA

**FILE NUMBER:** PLN22-117  
**SUBJECT:** Minor Subdivision (Three Lots)  
**SITE LOCATION:** 11520 Murphy Avenue, San Martin CA  
**DATE RECEIVED:** July 5, 2022

Dear Gary Carnes,

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

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/Permits.aspx>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and / or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, Planning Office personnel will distribute the plans, reports, etc. to the appropriate staff or agency for their 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.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit one (1) electronic copy of the revised plans / resubmittal documents with a written response addressing the following items.

## **PLANNING OFFICE**

Contact Joanna Wilk at (408) 299-5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org) regarding the following comments:

1. The parcel area as shown in the previously recorded certificate of compliance (Document No. 198767 and Document No. 23198768) is 16.110 acres, and the sum of acreage of the three proposed subdivision parcels is 15.208 acres. Please note the actual net and gross

acreage of the subject property on the site plan and describe how this discrepancy has been reconciled.

### **LAND DEVELOPMENT ENGINEERING**

Contact Darrell Wong at [darrell.wong@pln.sccgov.org](mailto:darrell.wong@pln.sccgov.org) for information regarding the following items.

2. The map shall contain the following information:
  - a. The proposed subdivision name or other designation.
  - b. The locations and approximate widths of all easements for access, water system, flood control, drainage, sewage, or public utilities.
  - c. Statement of the dedications and improvements proposed to be made or installed.
  - d. Typical cross-section of the driveway to remain to be utilized for the access to Parcels 2 and 3. The vertical dimensions of cuts and fills on the section shall be shown.

#### *Building Site Approval and Grading*

3. Please provide earthwork calculations of the earthwork quantities shown on the plans. Include all of the import of the base rock to construct the road and driveway for the subdivision driveway improvements as well as the stormwater detention basins. Update the grading table accordingly.
4. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious areas shall be clearly stated on the plans. Peak stormwater flow may require mitigation should the net increase in impervious area be greater than 2,000 sq. ft.
5. Please demonstrate how the drainage pipes extended on to the neighboring property will be constructed. Are there easements that provide the developer rights to encroach? If so, please show those easements on the improvement plans and tentative map.
6. Please include a SD4A driveway approach to serve Parcel 2 that conforms to County standard slopes from the edge of the shared driveway drivable surface to ingress egress easement, for the driveway connections to the private gravel access.
7. Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of a preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
8. Provide a curvilinear right of way dedication for the offset cul-de-sac bulb for the termination of Murphy Ave. The limits of the right of way for the bulb should be tangent to the property line and the returns should conform with the County Roads and Airports standards.
9. Submit a completed Central Coast Watershed Questionnaire including all improvements that are to be constructed as a part of this subdivision. Based on the results of the Questionnaire, incorporate the applicable stormwater treatment measures in the plans.

10. Provide a letter from a Geotechnical or Soils Engineer certifying the existing gravel road as sufficient to support the required fire truck loading to support the driveways of parcels 2 and 3. If a letter can't be provided, the improvements plans shall show the existing gravel road to be improved as necessary to support the required driveway access to the parcels.
11. Confirm whether the gravel driveways will be constructed as a part of the subdivision or will be constructed as a part of the construction of the individual home. For those improvements that are not a part of the subdivision, please label those improvements as "Future".

### **FIRE MARSHAL OFFICE**

Contact Alex Goff at [alex.goff@sccfd.org](mailto:alex.goff@sccfd.org) for information regarding the following items.

12. Clarify on plans if driveway's will be part of this scope or a future scope of work with the individual structures.
13. Plans are to clearly show the drivable width of the access roads (portion of road serving 3 or more parcels). Per CFMO-A1, the minimum drivable width of access roads are to be 18 ft. excluding 2-3ft. shoulders.
14. Plans are to clearly label fire department turnaround at termination of Murphy Ave.
15. Fire department turnaround minimum dimension of a circular turnaround per CFMO-SD16 to have a 32 ft. radius. The plans are to clearly show this radius on sheet identifying fire department turnaround.
16. Some parcels appear to be sharing a well. Provide documentation of shared water agreement if water supply or tanks are to be shared. Shared water for fire protection to meet sizing of CFMO-W1. Sizing of water supply (water tanks) is based on the structure/s size it will serve.

### **ENVIRONMENTAL HEALTH DEPARTMENT**

Contact Darrin Lee at [Darrin.lee@cep.sccgov.org](mailto:Darrin.lee@cep.sccgov.org) for information regarding the following.

#### *Parcel 1*

17. Submitted plan depicts a proposed well. Contact the Department of Environmental Health (DEH) for well construction site approval and well clearance. This is a separate submittal to DEH subject to completion of a service application, submittal of documents to include: well driller's log, well yield, and analytical results from water sampling activities for bacteriological and chemical constituents, and payment of fees.

#### *Parcels 2 and 3*

18. From the submitted site, it appears Parcel 2 and 3 will be sharing a common well. Contact DEH for shared well clearance. This is a separate submittal to DEH subject to

completion of a service application, submittal of documents to include a shared well agreement/ recordation of easements, well driller's log, current well yield, and analytical results from water sampling activities for bacteriological and chemical constituents, and payment of fees. Shared well clearance shall be required prior to map recordation.

### **ROADS AND AIRPORTS**

Contact Leo Camacho at [leo.camacho@rda.sscgov.org](mailto:leo.camacho@rda.sscgov.org) for information regarding the following.

19. The Cul-de-sac shall be County Standard A/6 and proposed for dedication to County for public use, revised plans should indicate as such.
20. All driveways, including existing, accessing properties will be required to be improved to County Standard appropriate for the level of use and revised plans should call out improvements.
  - a. First residence using the driveway: County Standard B/4
  - b. Second residence using the driveway: County Standard B/5

### **SANTA CLATA VALLEY WATER DISTRICT**

Contact Benjamin Hwang at [bhwang@valleywater.org](mailto:bhwang@valleywater.org) for information regarding the following.

21. Please delineate the limits of the proposed leach field within Parcel 3 on Sheets 2 & 4 of 8. Additionally, the setback called out on Sheet 4 of 8 for the proposed leach field should begin from the top of bank, which appears to be 'Elevation 255.' Valley Water also recommends the proposed leach field to be placed outside of FEMA's designated floodplain to the greatest extent possible. Ideally, this would be placed in the northwesterly portion of the parcel, within the FEMA 'Zone D' area.
22. Plans should identify and clearly delineate Valley Water's existing fee right of way (Deed #2362449 & Deed #24413241), which is adjacent to the subject parcel's southerly property line, and Valley Water's existing easement right of way (Deed #5336791), which runs within the westerly portion of the subject parcel.
23. Please verify the bearings, distances, and gross acreage for all Valley Water fee and easement right of way shown in the plans. Bearings and distances are only provided on Sheet 4 of 8, however all plan sheets showing Valley Water's fee and/or easement right of way should include this information. Sheet 2 of 8 should provide the bearings and distances for the easement area, as well as Valley Water's fee title, along the entire length of the mutual property line. Furthermore, the bearings and distances provided for Valley Water's fee and easement right of way on Sheet 4 of 8 appear to be inconsistent with the deeds specified in Comment #3; these need to be revised to match the deed documents.
24. The proposed "Half Street Section" should also be widened, or at least drivable, so that Valley Water can utilize the full 30-foot width that has been reserved for ingress/egress. Furthermore, the entrance/driveway to the gravel road from the proposed cul-de-sac shown on Sheet 5 of 8, should be flared out to the full 60-foot width to accommodate

Valley Water's maintenance vehicles, which will need to access the creek area. Impediments such as curbs and other obstructions should not be placed within the noted 60-foot width.

25. The existing well shown on Sheet 2 of 8 should be clearly labeled and called out in the plans. Furthermore, Valley Water records indicate that there are two additional existing wells within the subject parcel. Please ensure that all existing wells are identified and included in the plans. While Valley Water has records for most wells located within the County, please be advised that there may also be existing wells that are not identified in Valley Water records. All wells found within the site must be properly destroyed or registered with Valley Water.
26. Runoff should not be collected and conveyed along the proposed swale running parallel to the existing gravel road along the westerly portion of the subject parcel. Moreover, site grading plans show runoff being discharged into a neighboring property, where it will ultimately drain into Llagas Creek in a concentrated manner, against the natural drainage path (i.e., the existing topography of the site). Valley Water recommends all runoff to be routed to an onsite detention facility, in a manner that is consistent with the natural drainage path.
27. FEMA's Special Flood Hazard Areas (SFHA)– 'Zone AO' and 'Zone AE' – shown on Sheet 2 of 8 appear to be inconsistent with FIRM Panel 06085C0629H, effective May 18, 2009. Please verify, and clearly delineate the FEMA SFHA's on all applicable plan sheet.

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**Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** 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 no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the Building Site Approval, Grading Approval, and Design Review Administrative Approval Application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

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 types. "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.

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File #PLN22-117  
11520 Murphy Ave

If you have questions regarding the application, please contact me at (408) 299-5799 or [joanna.wilk@pln.sccgov.org](mailto:joanna.wilk@pln.sccgov.org).

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JW' in a cursive style.

Joanna Wilk  
Senior Planner