

County of Santa Clara

Department of Planning and Development
Planning Office

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March 2, 2023

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: January 23, 2023*

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.

**NOTE: Additional information was submitted into the record February 8, 2023, for review.*

PLANNING OFFICE

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

1. The proposed fire truck turnaround is located within the 100-foot setback from the Llagas Creek top of bank. General Plan Policy R-RC 38 requires that grading for residential

subdivisions maintain the 100-foot setback from the top of creek bank. As such, please remove the fire truck turnaround from the setback.

Additionally, please superimpose the 100-foot setback across the entire site plan so staff can ensure that no other development is proposed in this area.

FIRE MARSHAL OFFICE

Contact Alex Goff at alex.goff@sccfd.org for information regarding the following items.

2. Sheet 9 of 9 contains a "Rural Fire Water Supply" image. This image is to be removed as types of systems listed on this document are no longer approvable by County Fire. The fire protection water system will be reviewed when individual Building Permits are applied for based on the requirements at the time of the submittal.

ENVIRONMENTAL HEALTH DEPARTMENT

Contact Darrin Lee at Darrin.lee@cep.sccgov.org for information regarding the following.

3. Obtain and provide shared well clearance from the Department of Environmental Health Department (Jeff Camp, 408-918-3473). Upon achieving shared well clearance from Environmental Health, upload the DEH shared well clearance letter to the planning record.

Note: Copies of shared well agreement and other related materials were provided; however, these documents were not accompanied by DEH shared clearance letter.

SANTA CLATA VALLEY WATER DISTRICT

Contact Benjamin Hwang at bhwang@valleywater.org for information regarding the following.

4. The top of bank shown in Sheets 2 and 4 of 8 in the tentative parcel map plans is incorrectly identified at elevation 254-ft.; the actual top of bank appears to be located at elevation 255-ft.
5. The vertical datum assumed for all elevations should be specified for all plans.
6. Valley Water has an existing fencing along the easterly end of its easement right of way (edge of the gravel road) and along the northerly end of its fee title along Llagas Creek (edge of the maintenance road adjacent to Llagas Creek). All Valley Water fencing needs to be protected in place and should be **specified as such in the proposed plans**.
7. The proposed fire truck turnaround (Per SD13) is within Valley Water's right of way acquisition which is currently in escrow. **No improvements will be permitted within Valley Water's right-of-way.**
8. The metes and bounds specified in the survey map by Carnes and Ekparian Inc., and tentative parcel map plans by Mr. Mark Sorenson are not consistent with the deeds for Valley Water's fee title and easement right of way. All plan sheets need to be revised

with the correct metes and bounds and ensure consistency with the deed documents. Furthermore, the limits of Valley Water's fee title and easement right of way need to be clarified on all applicable plan sheets by delineating and labeling the areas with a clearly identifiable line weight or type.

9. The existing well from which a new 1.5-inch line is proposed (Sheet 2 of 8) should be clearly shown in the plans. Please ensure that all other 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 be additional existing or abandoned wells that are not identified in Valley Water records. All wells found within the site must be properly destroyed or registered with Valley Water in accordance with Ordinance 90-1.

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.

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

Sincerely,



Joanna Wilk
Senior Planner