

August 13, 2022
File #PLN22-117
11520 Murphy Ave

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.

Civil Response by Mark Sorenson PE, QSD (925)683-2910
Survey Response by Drexyl Ekparian LS (408)722-5915
Owner Response by Juan Contreras (650)556-3767

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 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.

Survey Response-The Water District acquired part of the subject property to widen their canal. I will include the Water District Deeds in the submittal package. They were included in the previous submittal. They are already listed on the tent parcel map

LAND DEVELOPMENT ENGINEERING

Civil Comments by Mark Sorenson PE, QSD (925)683-2910

Contact Darrell Wong at 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.
Survey Response- “Tentative Map for Juan Contreras” shown on sheet 1
- b. The locations and approximate widths of all easements for access, water system, flood control, drainage, sewage, or public utilities.
Survey Response- Locations are shown on Tentative parcel map.
- c. Statement of the dedications and improvements proposed to be made or installed.
Survey Response- Updated Tentative Parcel Map as requested.
- 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.
Survey and Civil Response-Please see sheet 3 of 8 for the cross section detail.

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.
Civil Response- Please see sheet 2 of 8 for earthwork calculation
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.
Civil Response- Please see sheet 2 of 8 for estimated impervious areas. Note that the impervious area treatment method will be self treating do to the extensive acreage of non-development on the 2 new parcels.
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.
Survey Response- There are not any easements. the water District installed the DI on the neighbors property to capture the water from the area and allow it to access the Creek.

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There will not be any drainage pipes crossing the neighbors property. All the stormwater will be kept on site and will be self-treating.

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.
Civil Response- County Roads and Airports wanted STD. B/4. I now show B/4 reference at this location
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.
Survey Response- Completed.
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.
Survey Response- Revised, added 20' reverse curve to be fully curve linear.
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.
Civil Response- The questionnaire is included in this submittal and was included in the December 18, 2021 submittal.
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.
Owner Response- this letter will be included in the submittal package.
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".
Civil Response- Parcel 1 and 3 will be FUTURE driveways

FIRE MARSHAL OFFICE

Contact Alex Goff at 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.

Civil Response- Parcel 1 & 3 will be FUTURE driveways

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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.

Civil Response- The access road will use all of the 30 foot wide SCVWD easement per comment #24 below from Santa Clara Valley Water comment.

14. Plans are to clearly label fire department turnaround at termination of Murphy Ave.

Civil Response- On sheet 1 and 4 of 8 shows the fire department turn around per SD13.

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.

Civil Response- On sheet 5 of 8 the Cul-de-Sac plan clearly shows the 32 ft radius

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.

Owner Response- the shared water agreement has been included in the previous submittal. Please read through all of the submitted documents. The remaining well on Parcel 1 will be used for ag purposes only. We are now proposing to have all three parcels share one well (Located on Parcel 2). I have updated the agreement and added another easement to service water to Parcel 1. I will make sure to add the fire protection agreement and sizing of pipes.

ENVIRONMENTAL HEALTH DEPARTMENT

Contact Darrin Lee at 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.

Owner Response- there is no proposed well. Not sure what you are referring to.

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.

Owner Response- Understood. Analytical results are included.

ROADS AND AIRPORTS

Contact Leo Camacho at 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.

Civil Response- Sheet 5 of 8 references A/6 and indicates 32 ft. radius.

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

Civil Response- Shown on sheet 4 of 8

SANTA CLATA VALLEY WATER DISTRICT

Contact Benjamin Hwang at 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.

Civil Response- The owner has approval for the leach field on parcel 3 from the County of Santa Clara at 100 foot offset of the top of bank. This leach area remains in Zone D.

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.

Civil Response- Yes, this is now shown.

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.

Civil Response- Yes, this is now shown

Surveyor Response-The bearings and distances are shown to match the certificate of compliance. The property lines have been resolved and the water district did not take into

account the bearings and distances shown on the recorded certificate of compliance. The property boundary is based on the certificate (while taking into account the bearings and distances on the water district deeds. Please see tentative parcel map.

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.

Civil Response- I now show the widened Valley Water easement and widened driveway.

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 property destroyed or registered with Valley Water.

Civil Response- Yes, I now show this

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.

Civil Response- Please see response to comment #5 to Darrell Wong SCC. The on-site storm water will continue to drain naturally from south to north. The new impervious site drainage will be self-treating based on the large undeveloped impervious area. Each lot is 5 acres.

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.

Civil Response- We show it correct with FEMA maps.

Surveyor Response-I reviewed the FEMA FIRM Map and the flood zone matches perfectly with the FEMA Map. Please see a special tentative parcel map I created showing the FIRM Map overlaid on the property.

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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.

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