

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



December 20, 2022

David Faria
MH Engineering Co.
16075 Vineyard Blvd.
Morgan Hill, CA 95037

davidf@mhengineering.com

BY EMAIL ONLY

FILE NUMBER: PLN22-211
SUBJECT: Lot Line Adjustment (LA) between two parcels (APN 783-05-041 & APN 783-05-031)
SITE LOCATION: 8177 Burchell Road, Gilroy (APN 783-05-031 // 783-05-041)

Dear Mr. Faria:

The application for a Lot Line Adjustment is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are to be made electronically with Rebecca Rockom, the assigned project manager/planner, and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org regarding the following comments:

1. Legality verification of APN 783-05-031 is required. Please submit recorded deed prior to June 25, 1969, with the same configuration with the current deed. This information is

necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

2. Please interpret and show on a plat of the following:
 - The configuration of areas as mentioned in the legality documents submitted in Accela portal for APN 783-05-031 - Grant Deed #1139226 (3308-OR-388), recorded on 10/19/1955.
 - The areas from the recorded Parcel Maps (387-OM-34 and 325-OM-13).
3. Please interpret the area as mentioned in the current deed (Doc # 25287902, dated 4/21/2022) submitted in Accela portal and demonstrate that area matches with the area as shown on your pre-1969 deed.

Below are the documents used in this determination:

- Joint tenancy deed #855579 (2571-OR-277), recorded on 1/29/1953.
- Joint tenancy deed #986673 (2906-OR-404), recorded 7/1/1954.
- Grant deed #1139226 (3308-OR-388), recorded on 10/19/1955.
- Corporation grant deed #2739844 (6735-OR-311), recorded 11/10/1964.
- PM 325-OM-13, recorded 6/20/1973.
- PM 387-OM-34, recorded 1/21/1977.
- Grant deed #24270759, recorded 9/3/2019.
- Interspousal deed #25287902, recorded 4/21/2022.

For future deeds resubmittal, please ensure the documents are complete with no missing pages, and the deeds must be clearly readable. Please also provide the book and page number of the document if that information was not shown on the document itself. Please mark / note on the deed if it involved more than one parcel.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 299-5748 or darrin.lee@deh.sccgov.org regarding the following comments:

4. On revised plans, locate and show the onsite wastewater treatment system serving Parcel 2.

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 manager.** If the requested information is not submitted within **180 days**, you are 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 the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Lot Line Adjustment application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific

PLN22-211
December 20, 2022

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 (408) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,



Rebecca Rockom
Assistant Planner