

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



February 8, 2023

David Faria
16075 Vineyard Blvd
Morgan Hill, CA 95037

submittals.mhengineering@gmail.com

*** VIA EMAIL ***

FILE NUMBER: PLN23-003
SUBJECT: Building Site Approval for Single-Family residence
SITE LOCATION: 10501 Korn Ln, Gilroy, CA 95020 (APN: 835-08-059)
DATE RECEIVED: January 9, 2023

Dear David Faria,

Your application for Building Site Approval for a new single-family residence of 2,609 SF with an attached garage of 978 SF received on the above date 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://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. 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, the Planning Office 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 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 all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

PLANNING

Contact your project planner Lulu Pang at (408) 299-5718 or lulu.pang@pln.sccgov.org regarding the following comments:

Lot Legality

1. Please submit a recorded deed prior to June 25, 1969, and the next consecutive deed conveying ownership from the 06/25/1969 owner. The information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter.

The following deeds included in the submission have been reviewed.

- Indenture of August 22, 1984 (Book 1818 of deeds, Page 522), recorded August 23, 1984
- Grant deed #24812542, recorded 02/02/2021

All requested documents must be complete with no missing pages, the deeds must be clearly readable, and if the deed includes more than one lot or parcel, note on the deed which description pertains to the requested parcel. The Deeds & Lot Legality handout can be accessed via the link below:

<https://stgenpln.blob.core.windows.net/document/DeedLotLegality.pdf>

Site Plan

2. On the site plan, please show and illustrate the foundation pad for the water tanks and clarify if the elevation indicates ground grading or existing grade.
3. Please provide evidence of legal access to the site and note the recorded document number for all easements on the site plan. (Also see LDE comment # 6)

LAND DEVELOPMENT ENGINEERING

Contact Darrell Wong at (408)-299-5735, darrell.wong@pln.sccgov.org regarding the following:

4. Please demonstrate that the private access road Korn Lane from the end of the county-maintained section to Korn Lane on the plan conforms to County Standard Detail SD2 terminating in a County Standard SD16 end of road turnaround within a minimum 42' radius cul-de-sac right of way offer of dedication. If the access road does not conform to County Standard Detail SD2, submit a proposal to complete the fully developed road. For additional information refer to the County of Santa Clara Standards and Policies Manual – Volume I, Land Development (Private Road Stage Improvements, page A6.1) A copy of the manual is available on-line at:
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
f. If the required right of way doesn't currently exist to support the cul-de-sac dedication, the additional remainder of the dedication would be required as a part of the project proposal. This additional offer of right of way dedication may impact the setback of the structure.

5. Please provide a driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater, within the limits of the right of way offered for public use to provide for an end of road turnaround.
6. Please submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying per C12-326 of the Single Building Site Ordinance. On the plans, note the recorded document information for all easements.

FIRE MARSHAL OFFICE

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

7. Plans are to show a fire department turnaround at the end of the access road (road serving 3 or more lots).
8. Plans show proposed access road at property with a drivable width of 18 ft., plans are to clarify what the (E) drivable width of the existing access road (portion of road serving 3 or more lots) is as this portion of access appears to be a driveway (serving no more than 2 lots).
9. Plans show a proposed shared water agreement. Per DEH comment, provide documentation of shared water agreement.

ROADS AND AIRPORTS

Contact Christine Hii at (408) 573-2417, christine.hii@rda.sccgov.org regarding the following:

10. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

ENVIRONMENTAL HEALTH

Contact Darrin Lee at 408-299-5748, darrin.lee@deh.sccgov.org regarding the following:

11. Contact the Department of Environmental Health (Jeff Camp, 408-918-3473) to obtain shared well clearance between the subject parcel, APN 835-08-059, and the neighboring parcel (APN 835-08-059). This is a separate submittal to the Department of Environmental Health subject to completion of a service application for shared well clearance, submittal of documents related to the shared well, including but not limited to, the shared well agreement, well completion report, well yield report, analytical results from water sampling for biological and chemical constituents.

Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet virtually 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.

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.

Any future application submittals must address all comments listed above. If you have questions regarding the application, please contact me your project planner at (408) 299-5718 or lulu.pang@pln.sccgov.org.

Sincerely,

Lulu Pang
Assistant Planner

cc:
Samuel Gutierrez, Principal Planner