

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



August 30, 2024

****Sent via email****

David Faria
PO Box 1029
Morgan Hill, CA 95037
davidf@mhengineering.com

FILE NUMBER: PLN24-118
SUBJECT: Two-Lot Subdivision
SITE LOCATION: 0 California Ave, San Martin (APN 779-08-001)
DATE RECEIVED: July 15, 2024

Dear David,

The application for a two-lot Subdivision of a ten gross-acre parcel, which was received on the above date, is **incomplete**. For the application process to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the assigned project planner and must include all requested information. 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 RESUBMITTAL. PLEASE EMAIL THE ASSIGNED PROJECT PLANNER TO SCHEDULE AN APPOINTMENT.

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

This incomplete letter is a revised version of the incomplete letter previously issued to the applicant on August 13, 2024.

PLANNING OFFICE

Contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org regarding the following incomplete comments:

Application Documents

1. The following application documents required by the [Miscellaneous Planning Submittal Checklist](#) are missing from the submittal, and therefore the submittal is incomplete. At the next submittal, provide the following application documents from the Checklist:
 - a. The current grant deed submitted did not include 'Exhibit A', the description of the property. For the next submittal, please submit the entire, current grant deed that describes the property.

Tentative Map

2. The submitted tentative map is missing the following content required by Sec. C12-20 of the County Ordinance Code, and is therefore incomplete. Please provide the following information on the tentative map for the next submittal
 - a. *Names, addresses, and signatures of record owners, subdivider, and name of engineer or surveyor under whose direction the map was prepared.* The tentative map is missing the signature of the record owners. Provide the signature of the record owners at the next submittal. Refer to Comment No. 1 of the Policy Issue letter for additional information.

ENVIRONMENTAL HEALTH

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

3. The submitted site plan shows an existing on-site water well located on Parcel 1. Clarify the water source serving Parcel 2. Contact the Department of Environmental Health (Jeff Camp: (408) 918-3473) to obtain water clearance(s) for Parcels 1 and 2. This is a separate submittal to Environmental Health and subject to the completion of a service application for water clearance (individual or shared), submittal of documentation, such as a shared water agreement (if applicable), well completion report, well yield report, analytical water sampling results, and payment of applicable fees.

FIRE MARSHAL'S OFFICE

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

4. Provide documentation for a shared water agreement.
5. The site appears to have two standard fire hydrants nearby. Standard fire hydrants are typically fed by a water mutual. Wharf hydrants are typically only an option if a water purveyor is not available. Provide clarification to why this project is not proposing to use the water mutual.

LAND DEVELOPMENT ENGINEERING

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

6. The map shall contain sufficient description to define the location and boundaries of the proposed subdivision. The vicinity map shall show further area and streets to the northeast or the vicinity map shall be adjusted so that the project site is more centered rather than being off to one side. A north arrow should also be included.

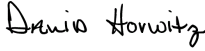
If the requested information is not submitted within 180 days, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than one (1) year from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Please note that the Subdivision application is 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 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. As of the date of this letter, approximately 15% of the initial deposit associated with your "billable fee" application has been spent on the processing of your application.

If you have any questions regarding the application, please contact David Horwitz at (408) 299-5795 or david.horwitz@pln.sccgov.org.

Sincerely,

DocuSigned by:

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David Horwitz
Assistant Planner

cc: Samuel Gutierrez, Principal Planner