

# 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](http://www.sccplandev.org)



August 30, 2024

**\*\*Sent via email\*\***

David Faria

PO Box 1029

Morgan Hill, CA 95037

[davidf@mhengineering.com](mailto: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 comments below are not incomplete items and are not required to deem the application complete for processing. However, the information highlights concerns Planning Staff have regarding the project meeting the requirements of the County Ordinance Code and California Environmental Quality Act. The information in this section is informational only and can be discussed further if desired with County Staff.

### Master Application

1. The Master Application submitted with this application states that the property owner's name is DRALION, LLC. The owner's signature provided on the application does not clearly identify the member of the LLC that signed the application. Clarify the signing person of the application. Additionally, provide documentation that the signing person has authorization to act on behalf of the LLC.

### Site Feasibility Plan

2. Sec. C12-21 of the County Ordinance Code requires the demonstration of development feasibility for the intended purpose of the lot, which for this application is residential development. For the next submittal, add/clarify the following information on the site feasibility plan to demonstrate that the proposed lots are feasibility for residential development:
  - a. Provide earthwork quantities for each proposed lot describing the required grading to establish the residential use on each lot. The earthwork quantities should be provided in tabular form and include the total cut (in cubic yards), total fill (in cubic yards),

maximum height of cut (in feet), and maximum height of fill (in feet) associated with each improvement, and in total.

- b. Clarify any water pumps associated with domestic water usage on Parcel 1 and/or Parcel 2;
- c. Label the holding tanks for domestic water usage on Parcel 1 and/or Parcel 2; and,
- d. Clarify the fire protection equipment on Parcel 1 and/or Parcel 2, including water storage tanks and existing/proposed hydrants to serve the parcel(s).

Any improvements and utilities for domestic water usage or fire protection should be located inside an appropriate easement. A label describing the use of the easement should be provided on the site feasibility plan, and clarify whether it is a shared easement or beneficial to only one parcel. Ensure that any easement described on the site feasibility plan accurately depicts on the tentative map.

#### Biology Report

3. Per the California Environmental Quality Act (CEQA), an Environmental Assessment will be required for the proposed project. The California Natural Diversity Database indicates the observation of woodland woollythreads and crotch bumble bee on the subject property. For the next submittal, please provide a biology report by a qualified biologist with land cover verification and survey that includes woodland woollythreads and crotch bumble bee in order to evaluate and address potential environmental impacts of the proposal on the species.

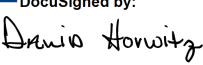
#### Archaeology Report

4. The proposed project parcel is located in close proximity to a recorded Native American archaeological resource. Given this sensitivity and lack of prior survey of the proposed area, at the next submittal, provide an archaeology report by a qualified archaeologist that describes further archival and field study of the project area to identify cultural resources.

A field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the standards of the Secretary of Interior at <http://www.chrisinfo.org>.

If there are any questions regarding these comments, please contact David Horwitz at [david.horwitz@pln.sccgov.org](mailto:david.horwitz@pln.sccgov.org) or (408) 299-5795.

Sincerely,

DocuSigned by:  
  
7066FCE5977A4A3...

David Horwitz  
Assistant Planner

cc: Samuel Gutierrez, Principal Planner