



December 17, 2018

Santa Clara County
70 West Hedding St., 7th Floor
San Jose, CA 95110

File No. 2229-15P-15A-15G
Monterey Highway and California Ave
APN 779-06-003

The following is a response to comments dated July 23, 2018:

1. RV park boundary noted on the plans at 30 ft. The only items outside of the setback will be the sound wall, berm, landscape, and portions of the subsurface leachfield. The southwest property line will have a sound wall as discussed to block noise and in agreement with the neighbor. This is for safety of the RV park visitors. The sound wall is to San Martin Guidelines and details are shown on the conceptual landscape plan.
2. The cover sheet of the civil plans show the percent of the landscape in the boundary. The landscape plans show conceptual landscape. Any revision to landscaping can be placed as a condition of approval.
3. The above ground portion of the waste water system (two sheds) are inside the RV park boundary (30' setback). The materials for the waste water system shed are shown in the landscape plans and are to the guidelines.
4. Plans added sound wall/ berm to 6 feet in total height for noise attenuation. Please see noise letter from James Brennan.
5. Sign information is included in the architectural set.
6. The owners of the RV park run hotels throughout the bay area. These hotels use a software package to track length of stay amongst other things. The software will track the percentage of visitors that are overnight, weekly, monthly, etc to stay within the County's guidelines.
7. RV stall details are fully dimensioned with an area calculation of the stall on it. They are above the minimum standard of 750 sf.
8. All stalls have 10 foot spacing between the stalls. A restroom has been added to the back half of the RV park to meet the 400 ft spacing.
9. The lawn area will be the play area for the children. This area is 6,000 SF.
10. Trash enclosure details are shown on the architectural set.
11. noted