



March 20, 2023

Robert Cain
County of Santa Clara Planning Office
70 West Hedding St. 7th Floor
San Jose CA 95110

Re: PLN20-094 McKean Road

Robert:

Please find below our response to comments in your letter dated January 31, 2022.

1. The grading quantities remain unchanged. See response to #11 below.
2. The Riparian buffer, top of banks and creek centerlines, as provided by the biological consultant, have been added to sheet 1. Since the site is constrained by the future plan line of McKean Road, a Stream Setback Exemption will be applied for to reduce the setback from 35 feet to 25 feet. The owner is also considering an alternative site plan to avoid the need for an exemption.
3. A biology report prepared by Live Oak Associates is included with this submittal.
4. See the report noted above.
5. The land cover areas from the biology report were added to sheet 1.
6. See the report noted in #3 above.
7. The road widening has been clarified in the sections shown on sheet 2.
8. The proposed portion of Walton Avenue will be constructed to county SD3 standards as shown on the sections on sheet 2. There are 3 properties that share a portion of Walton Avenue to access McKean Road as shown on the markup of APN map 708M37 included with this submittal. All of the properties on APN map 708M36 use Timothy Lane to access McKean Road. The length of Walton Avenue that is shared by the 3 properties is approximately 350 feet. This project proposes to construct approximately 144 feet or 40% of the length of the road, greater than a 33% fair share.

9. An agreement has been reached with the adjacent property owner to acquire an ingress/egress easement over a portion of Walton Avenue. The Grant of Easement plat and legal description is attached and the deed is expected to be recorded soon.
10. A proposed storm drainage easement is shown on sheet 1.
11. Per section 7.2 of the SCVURPPP C3 Technical Guidance Handbook, "Increases in runoff peak flow, volume, and duration shall be managed for all projects that create and or replace 1 acre or more of impervious surface". The proposed project does not create or replace more than one acre of impervious surface and therefore does not require storm drainage mitigation.
12. The note was added to sheet 2
13. The information was added to sheet 2
14. Additional tanks were added and are shown on sheet 2
15. A soils test was done previously by Russ Kakinami and included with this submittal. I contacted Jeff Camp and he will review the previous report and check it against current requirements. A note was added to sheet 2 regarding the requirements.
16. I contacted Jeff Camp and he will provide us with the application for water clearance for the installation of a new well. A note was added to sheet 2 regarding the requirements.
17. Noted on sheets 1 and 2
18. A stop bar and stop sign have been added and are shown on sheet 2
19. A proposed dedication along McKean Road to achieve at 30' half street is shown on sheet 1.
20. A geotechnical report prepared by Stevens Ferrone and Bailey is included with this submittal.
21. The fees for the report review will be paid with this submittal.

Please let us know if you have any questions or need additional information. I can be reached at 408-487-2200 x6000, or by email at psmith@hnhca.com

Sincerely,

HMH

Peter Smith

Peter Smith, PE, QSD/QSP
Senior Land Development Manager