



April 19, 2024
Job No. 6327.00

Robert Cain
Santa Clara County Dept. of Planning and Development
70 West Hedding St
San Jose, CA 95110

Re: PLN20-0094 0 McKean Road

Robert:

Please find our response to the comments in the letter from you dated April 19, 2023. As mentioned in our recent meeting we have redesigned the building footprint and site plan to be clear of the road and stream setbacks.

1. Additional grading will be required and will exceed 150 cubic yards. We understand that Grading Approval will be required and have included a Justification of Grading letter and Preliminary Grading and Drainage plans with this submittal.
2. Area calculations for the land cover areas impacted by the project for the development area are shown on sheet 1. The disturbed area is wholly within the California Annual Grassland zone.
3. Comment 3 has been forwarded to the consultant and an update letter will be submitted as soon as it is available.
4. A shallow detention pond has been added to the west side of the developed area. It will also serve as a self-retaining area to provide stormwater treatment to the new impervious areas. Earthwork quantities have been adjusted to reflect the additional grading.
5. Curves have been added to the offer of dedication lines as requested.
6. The water tanks have been relocated out from under the overhead line. However, there is no easement for the poles and line in that location.

7. A concrete pad for the water tanks has been added to the plans and the impervious areas and earthwork quantities have been updated accordingly.
8. Due to the revised site plan a new application for Onsite Wastewater Treatment Feasibility has been prepared.
9. Once results from the feasibility tests are available, calculations will be prepared for the size of the dispersal field.
10. A Well Construction Application form has been prepared.
11. The 30' offer of dedication is shown on the plans. A 180' radius curve has been added.
12. The labels have been updated to indicate detail A4 and the details have been added on sheet 4
13. The fence has been surveyed and added to the plans.
14. The Sight Distance Analysis will be updated to reflect the newly constructed fence as well as surveyed power poles and trees within the right of way.
15. Comment 15 has been forwarded to the consultant and an update letter will be submitted as soon as it is available.

Please let me know if you have any questions or comments. I can be reached at psmith@hnhca.com or by phone at (408) 487-2200 x2308

Sincerely,

HMH

Peter Smith

Peter Smith, PE
Sr. Land Development Manager