



Date: 5/8/2023

Job#: 222070

To: Lulu Pang
Assistant Planner
County of Santa Clara
70 West Hedding Street
San Jose, CA 95110
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Re: Responses to incomplete letter dated 1/9/2023

Project Address: Korn Lane – APN 835-08-059

Plan Review Number: PLN23-003

Planning:

1. Gift deeds prior to February 4, 1986 legally created parcels with no restrictions. Please review C12-241 and NS1203.93. It also appears that the certificate of compliance that was uploaded as “legal creation” was not in the list of reviewed documents. This certificate also shows the lot was created legally.
2. A foundation pad is not required for water tanks. A pad has been added and the note updated to show the 12-foot height requirement is from existing grade.
3. A site map has been added to show legal access. The parcel map recorded in book 441 at pages 45 and 46 created Korn Lane. Korn Lane is county maintained until the end of the cul-de-sac between APN 835-08-054 and 835-08-057. Korn Lane is then a privately maintained road with public dedication until the project site. Added additional information for surrounding parcels. Included “APN Exhibit” that shows the property boundaries also.

Land Development Engineering:

4. As discussed via email, this property is not at the terminus of Korn Lane and will not be required to dedicate or construct a bulb turnaround that meets SD-16. The project proposes a pro rata share improvement of constructing a temporary turnaround that meets SD-16 and widening a portion of the existing access road.
5. As discussed above the project is not at the terminus of Korn Lane. A turnaround that meets SD-16 is proposed.
6. Please see added site map with the requested information. Also see response to comment 3.

Fire Marshal Office:

7. A turnaround has been added.
8. Please see added site map showing the existing drivable width of Korn Lane.
9. Shared water clearance has been included in the resubmittal.

Roads and Airports:

10. Drainage plans and calculations will be provided at the permitting phase of the project. The access road is at the property frontage is not a county-maintained road. An encroachment permit will not be required. The proposed drainage is away from the right of way.

Department of Environmental Health:

11. Included in the resubmittal.

Please let me know if you have any questions or need any additional information.

David Faria, PE

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