

Corralitos Lane

14830 Corralitos Lane, San Jose, CA 95127
Unincorporated Santa Clara County • APN 612-21-004

Ten Detached
Single-Family Homes

Private Lane,
Cul-de-Sac Turnabout

Sewer Will Serve,
Plans Filed With County

10

SINGLE-FAMILY HOMES



THE OPPORTUNITY

A ten-home infill site with the design work already done.

14830 Corralitos Lane is a detached single-family development site in unincorporated Santa Clara County, in the east San Jose foothills off Alum Rock. Ten homes are planned on a private lane ending in a landscaped turnabout, with two guest parking bays and three floor plans.

What separates this from raw land is the work already completed and paid for. A full plan set exists, revised June 2026: a numbered ten-lot site plan, floor plans for all three plans across three levels, and colored elevations. A subdivision pre-application is on file with the County under PLN26-041-PRE, the County issued written pre-screening comments on May 13, 2026, and the June revision was drawn in response to them. A final geotechnical investigation is complete. The Habitat Plan coverage screening is signed and the project screens out. County Sanitation District 2-3 has issued a Will Serve letter confirming sewer service is available.

A builder can underwrite real product, numbered lots, and a documented County record instead of starting from a blank parcel.

10	3	32	17,446
DETACHED HOMES	FLOOR PLANS	BEDROOMS	SF LIVING AREA

AT A GLANCE	
Address	14830 Corralitos Lane, San Jose, CA 95127
Jurisdiction	Unincorporated Santa Clara County
Assessor Parcel Number	612-21-004
Proposed use	10 detached single-family residences
Plan mix, per revised site plan	2 Plan A, 6 Plan B, 2 Plan C
Home size range	1,744 to 1,747 sf, plus 355 sf garage
Height, as designed	30 ft, three stories
Access	Corralito Lane, private
Sewer	Will Serve issued, CSD 2-3
County file	PLN26-041-PRE

Conceptual design and civil engineering are complete for the current County submittal. Plans are conceptual and subject to County review, revision, and approval. A pre-application is not an entitlement, an approval, or a vested right. No representation is made that any entitlement, permit, unit count, schedule, or value has been approved or will be achieved. Areas are approximate, taken from sheet A1 revised June 2026. Prospective purchasers must independently verify all information.

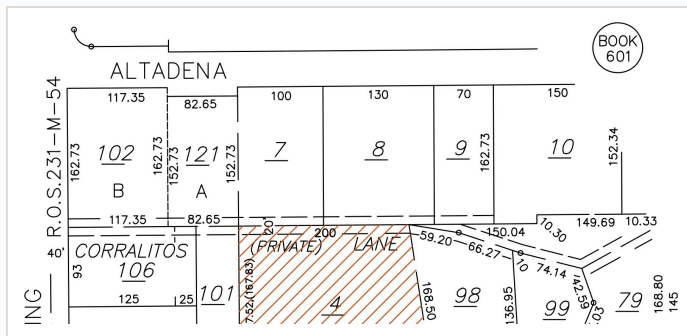
LOCATION

East foothills, just above Alum Rock.

The site sits in unincorporated Santa Clara County in the east foothills of San Jose, adjacent to the San Jose Country Club neighborhood and a short drive from Alum Rock Park. Access is straightforward: up Alum Rock Avenue, right onto Fleming Avenue, and Corralitos Lane is the second street on the left.



PARCEL CONTEXT



Assessor map, Book 601. The subject parcel is hatched, fronting the private lane, with Altadena Lane to the north and Fleming Avenue to the west.

SETTING

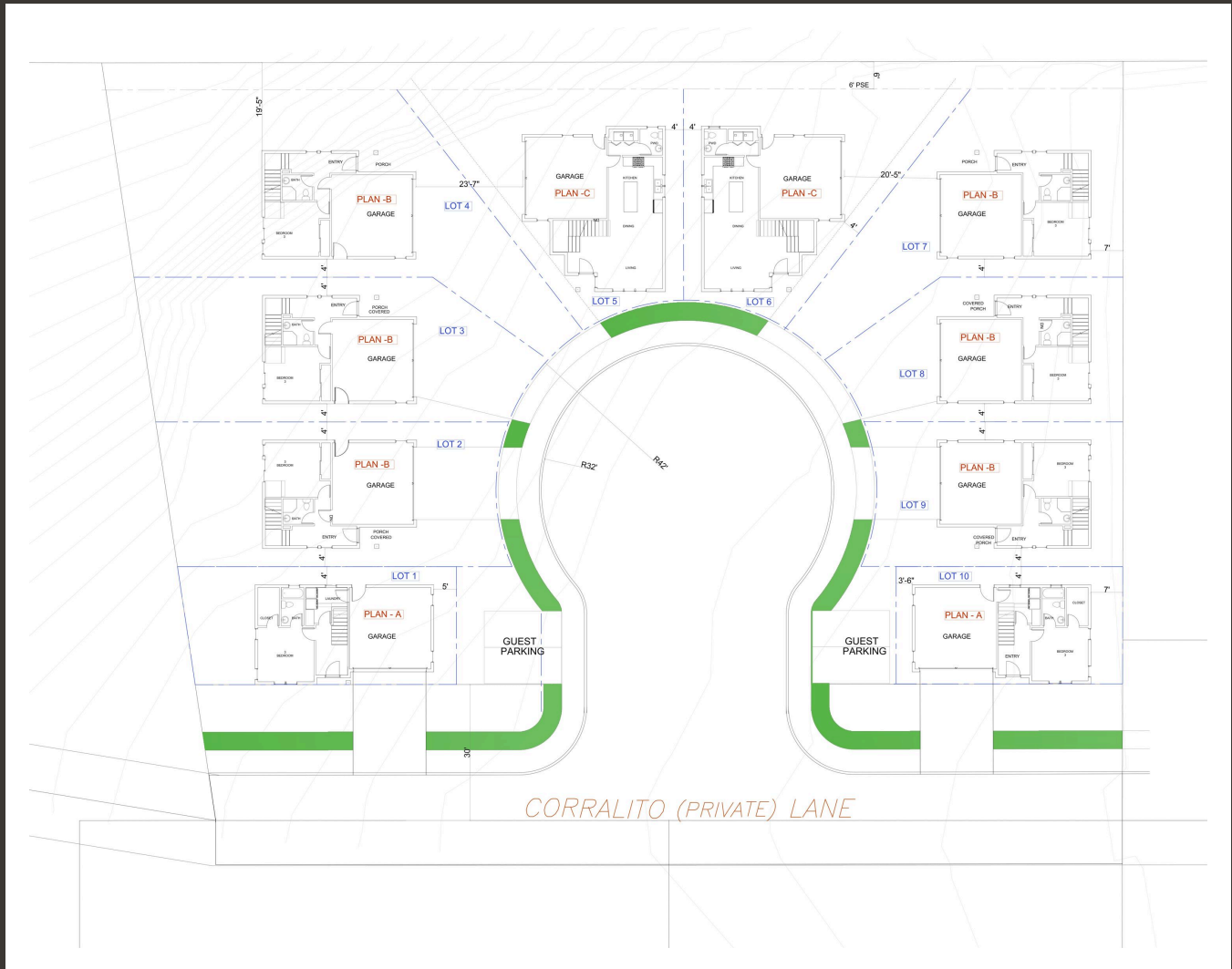
- Unincorporated Santa Clara County, County jurisdiction rather than City of San Jose
- East San Jose foothills, above the Alum Rock corridor
- Adjacent to the San Jose Country Club neighborhood
- Alum Rock Park nearby to the east
- Detached single-family character on the surrounding lanes

FRONTAGE AND DIMENSIONS

- Frontage on Corralito Lane, private
- Approximately 200 ft at the lane, 225 ft at the rear
- Approximately 168 ft deep, per the site plan
- Assessor Book 601, APN 612-21-004

SITE PLAN, REVISED JUNE 2026

Ten numbered lots around a landscaped turnabout.



Lots 1 and 10 are Plan A. Lots 2, 3, 4, 7, 8 and 9 are Plan B. Lots 5 and 6 are Plan C. Turnabout drawn at R32' and R42' with landscape at the island edges and along the lane frontage. Two guest parking bays.

AT THE TURNABOUT

Every home fronts the circle.



The lane opens into a turnabout that gives all ten homes a front door on the circle rather than a shared drive aisle. The plan carries landscape at the island edges and along the lane frontage, with two guest parking bays set into the return.

The County's May 13 comments called for a 36 foot minimum cul-de-sac radius against the 23 foot 9 inch radius then shown. The June revision draws the turnabout at R32 and R42, with fire access width and all-weather surfacing carried on the plans.

STREETSCAPE

How it reads from the lane.



ARCHITECTURE

Three-story massing at a 30 foot height limit, with stepped rooflines and shed forms that break ten homes into distinct volumes rather than a repeating wall.

MATERIALS

Vertical and horizontal siding in four color families against smooth stucco, glazed sectional garage doors, steel balcony rails at the middle level.

ENTRIES

Each home has its own entry and covered porch off the lane, with four foot separations between structures and private balconies above.

THE HOMES

Three plans, three stories, two-car
garages throughout.

PLAN	LOTS	COUNT	BEDROOMS	LIVING SF	GARAGE SF	TOTAL SF
Plan A	1, 10	2	4	1,747	355	2,102
Plan B	2, 3, 4, 7, 8, 9	6	3	1,744	355	2,099
Plan C	5, 6	2	3 plus loft	1,744	355	2,099
Ten homes, as designed		10	32	17,446	3,550	20,996

Areas per sheet A1 and lot assignments per the site plan, both revised June 2026.



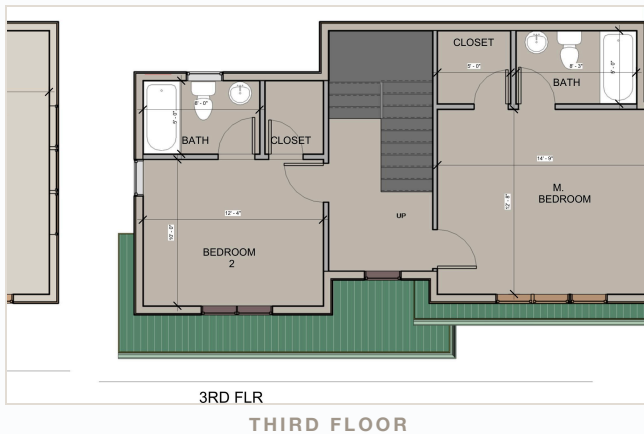
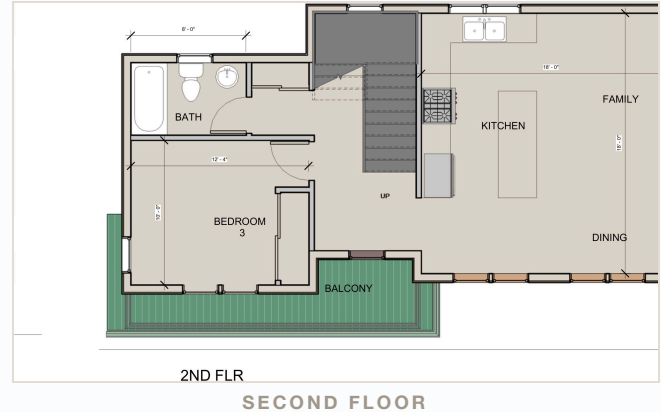
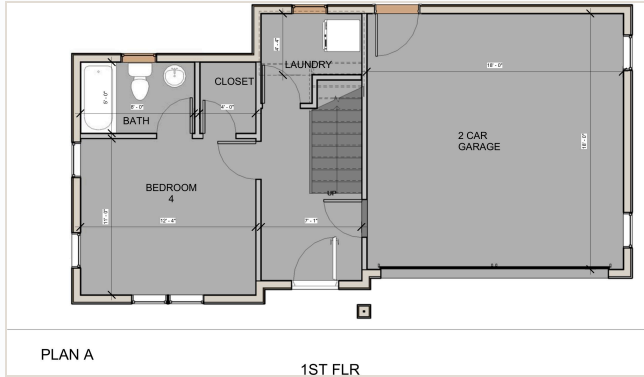
Sheet A2, front and side elevations, all plan types, revised June 2026. Note: sheet A2 labels a Plan C elevation as Lot 7 while the site plan assigns Lots 5 and 6 to Plan C. Assignment per the site plan governs and the sheet is being corrected.

Square footages, bedroom counts, and lot assignments are conceptual, taken from sheets A1 and the June 2026 site plan, and are subject to change through County review and final construction documents. Elevations are illustrative. Final materials, colors, and configurations may differ.

Plan A

1,747 SQ. FT. | 4 Bedrooms | 3 Stories | 355 SF Two-Car Garage

Plan A sits on Lots 1 and 10, the two lots flanking the lane entry. A fourth bedroom with its own full bath occupies the entry level, which reads as a guest suite or a ground-floor office. The middle level carries the kitchen, family and dining with a balcony. The upper level holds the primary suite plus a second bedroom and bath.



ENTRY LEVEL

Bedroom 4, full bath, closet, laundry, direct-access two-car garage.

MIDDLE LEVEL

Kitchen with island, family and dining, balcony, Bedroom 3, full bath.

UPPER LEVEL

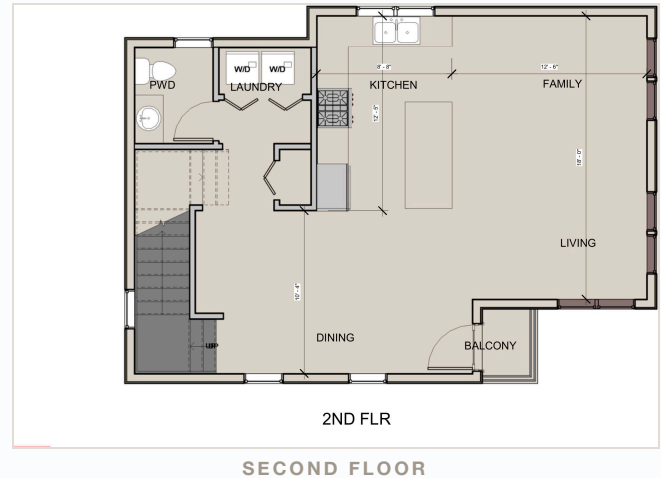
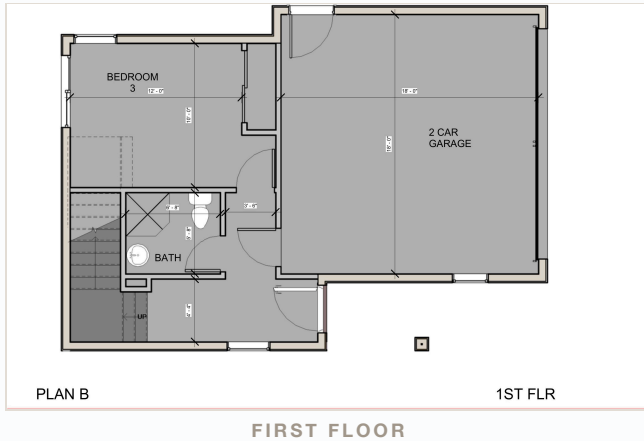
Primary bedroom with bath and closet, Bedroom 2, second full bath.

Sheet A1, revised June 2026.

Plan B

1,744 SQ. FT. | 3 Bedrooms | 3 Stories | 355 SF Two-Car Garage

Plan B is the workhorse of the project, on six of the ten lots. A bedroom and full bath sit at the entry level beside the garage. Living, kitchen, family and dining occupy the middle level with a balcony off the dining area. The upper level is given entirely to the primary suite, a second bedroom, and two baths.



ENTRY LEVEL

Bedroom 3, full bath, direct-access two-car garage.

MIDDLE LEVEL

Kitchen with island, living, family and dining, balcony, laundry, powder room.

UPPER LEVEL

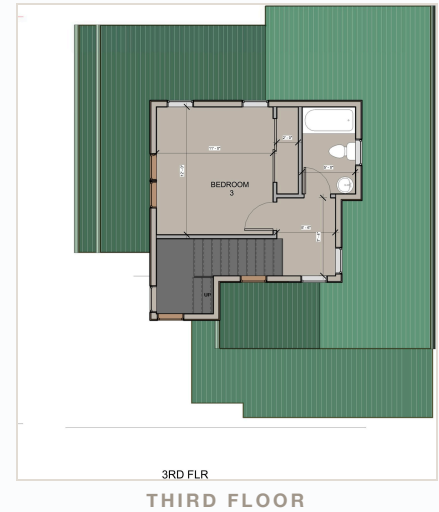
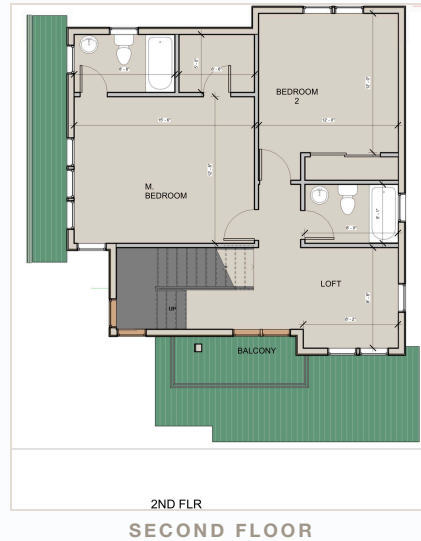
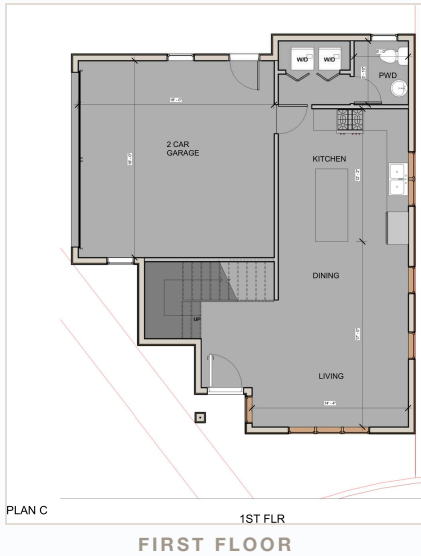
Primary bedroom with bath and walk-in closet, Bedroom 2, second full bath.

Sheet A1, revised June 2026.

Plan C

1,744 SQ. FT. | 3 Bedrooms plus Loft | 3 Stories | 355 SF Two-Car Garage

Plan C takes Lots 5 and 6 at the head of the turnabout, the two lots facing straight down the lane. Kitchen, dining and living all sit on the entry level next to the garage, which suits buyers who want main-level living. The middle level holds the primary bedroom, a second bedroom, a loft and a balcony. The upper level adds a private bedroom and bath.



Sheet A1, revised June 2026.

ENTRY LEVEL

Kitchen with island, dining and living, powder room, laundry, two-car garage.

MIDDLE LEVEL

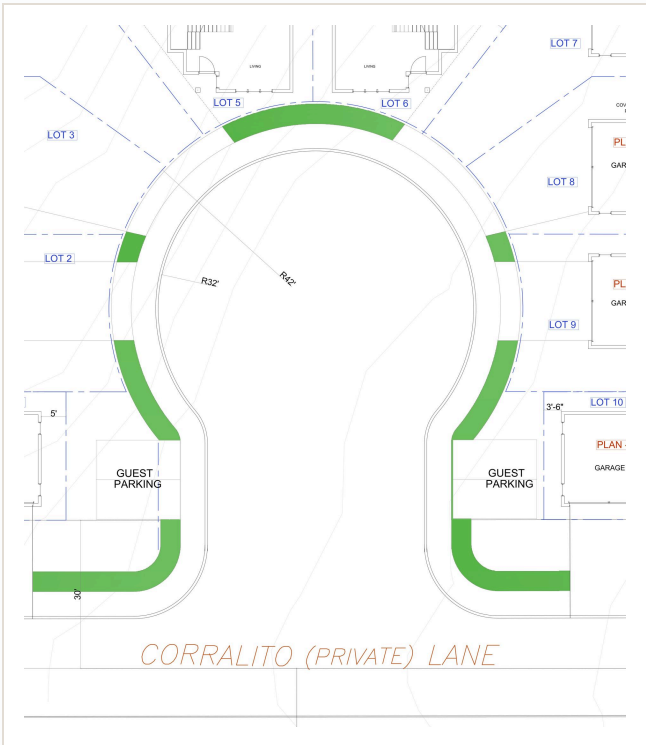
Primary bedroom, Bedroom 2, loft, balcony, two full baths.

UPPER LEVEL

Bedroom 3 with private full bath.

SITE, LANDSCAPE AND INFRASTRUCTURE

What a builder needs to price.



Turnabout and landscape detail, revised June 2026 site plan.

LANDSCAPE AND OPEN SPACE

- Landscape planted at the turnabout island edges and along the private lane frontage
- Covered porch at every home entry
- Private balconies at the middle level on Plans A, B and C
- Four foot separations between structures, side yards from 3 ft 6 in to 7 ft
- Two guest parking bays set into the turnabout return
- Six foot public service easement at the north boundary

SITE CONDITIONS

- Sloping site with mapped contours, modeled in three dimensions by the design team
- Final geotechnical investigation report complete, GeoEngineering
- Habitat Plan coverage screening signed, project screens out, no habitat fees
- A County grading permit may be required under Grading Ordinance C12-421

UTILITY OR REQUIREMENT	POSITION
Sanitary sewer	Will Serve letter issued by County Sanitation District 2-3, August 10, 2023. Service is available.
Sewer connection point	New connection to be designed to the District main on Fleming Avenue by a licensed civil engineer.
Existing lateral	Existing private lateral crosses APN 612-21-007 to the Altadena Lane main and is to be abandoned and disconnected.
Water source	Open item. The County asks the plans to identify a water mutual or private well, with a Will Serve letter if a mutual.
Fire hydrant	Standard hydrant required within 600 ft exterior path of travel, with flow data showing 500 gpm at 20 psi.
Fire access	Minimum 18 ft drivable width on Corralito Lane, all-weather surface rated to 75,000 lb.
Turnabout	County requires a 36 ft minimum radius. June revision draws R32 and R42.
Next County step	Tentative Subdivision Map submittal.

Utility and requirement entries are summarized from the County Sanitation District 2-3 Will Serve letter dated August 10, 2023 and the County pre-screening comments dated May 13, 2026, and are provided for convenience only. A Will Serve letter is not a permit. Buyer must independently verify all utility availability, capacity, connection costs, fire requirements, grading obligations, and the County approval path with the agencies of record.

STATUS AND DUE DILIGENCE

What is on file today.

ITEM	STATUS
County subdivision pre-application, PLN26-041-PRE	On file
County pre-screening comments	Issued 05-13-2026
Pre-screening fee, AR 26-0467	Paid 04-14-2026
Site plan, ten numbered lots	Revised 06-2026
Floor plans, sheet A1, three plans	Revised 06-2026
Elevations, sheet A2	Revised 06-2026
Geotechnical investigation, final	Complete
Habitat coverage screening	Signed 07-27-2026
Sewer Will Serve, CSD 2-3	Issued 08-10-2023
Soils report update	Proposal stage
Water source identification	Open
Tentative Subdivision Map	Not submitted
Parcel map recordation	Not recorded

DELIVERED ON EXECUTED LOI

- Full plan set: June 2026 site plan, sheet A1 floor plans, sheet A2 elevations
- County pre-screening comment package, all five pages
- Geotechnical investigation, final report
- Habitat coverage screening, signed
- Sanitation District Will Serve letter and sewer maps
- Rezoning exhibits and color-coded parcel map
- Easement exhibits, including Fleming Avenue
- Preliminary title documentation
- Design team and civil engineer contacts

PROJECT TEAM, AVAILABLE TO A PURCHASER

Architecture, planning, and civil engineering are complete through the current package. Continuity of the design team through entitlement is negotiable as part of a transaction, which protects the record already built with the County.

INQUIRIES

Corralitos Lane

14830 Corralitos Lane, San Jose, CA 95127
Ten detached homes · APN 612-21-004

ALL INQUIRIES

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