

## County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
www.sccplanning.org



June 17, 2020

Michael Gustafson  
10500 Creston Drive  
Los Altos, CA 94042  
Email: mikegustaf@hotmail.com

**\*\*VIA EMAIL ONLY\*\*** Delivered to Owner and Applicant

**FILE NUMBER:** PLN19-0226 (R1)  
**SUBJECT:** Grading Abatement  
**SITE LOCATION:** 10500 Creston Drive (APN 326-12-057)  
**DATE RECEIVED:** May 20, 2020

Dear Mr. Gustafson:

Your application for a Grading Abatement is **incomplete**. In order for application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made in person at the Planning Office counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a particular specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.  
PLEASE CONTACT ME AT (408) 299-5797, Colleen.Tsuchimoto@pln.sccgov.org TO  
SCHEDULE A RESUBMITTAL REVIEW APPOINTMENT.**

Note: It is highly advised that you work directly with the Santa Clara Valley Water District and CA Dept. of Fish & Wildlife Staff to address all the concerns before turning in the next resubmittal.

**Santa Clara Valley Water District**

Contact Lisa Brancatelli at (408) 265-2607, x. 2479 / [LBrancatelli@valleywater.org](mailto:LBrancatelli@valleywater.org) regarding the following items:

1. Please modify the plans to reflect the following requirements:
  - a) Clearly delineate the limits of the special flood hazard AE zone and the regulatory floodway on each plan sheet. The AE flood zone and the regulatory floodway are two different designations and the limit lines are not coincident. Also the base flood elevations need to be clear marked and labeled on the plan sheets.
  - b) Mitigation planting shown on the planting plan should be in conformance with the Guidelines and Standards for Land Use Near Streams which includes guides for use of locally native riparian species. Generally, this requires native proposed plants that are found naturally in this area of Stevens Creek to be grown from locally collected propagules. The plans should also include the use of watershed specific plants.

**CA Dept. of Fish and Wildlife Service**

Contact Kristin Garrison at (707) 944-5534 / [Kristin.Garrison@wildlife.ca.gov](mailto:Kristin.Garrison@wildlife.ca.gov) regarding the following items:

2. Please modify the plans to reflect the following requirements:
  - a) Provide a cross section at Wall C's location, including water levels and the 26" oak tree located behind the wall.
  - b) Provide a cross section at Wall A demonstrating the extent of the removal (including below grade or cut at grade).
  - c) Sheet C4 was not included in the resubmittal set of plans. Please include it in the next resubmittal to demonstrate that geoweb is removed from designs. Plan must demonstrate the discontinuance of using geoweb.
3. Provide a technical report from a hydromorphologist or other qualified consultant that includes the following information:
  - a) Surveying for any creek bank or bed erosion that may be a result of Wall C presence. Plans show Wall C proposed for removal.
  - b) Information regarding the water level where Wall C is located (e.g. top of bank, 5 year event, 10 year event etc.
  - c) Demonstrate that there is no erosion or undercutting under or around Wall C. Wall C should not cause deflection of water, resulting in erosion of the opposite bank.

- d) Provide justification for not removing Wall C.
4. Please provide more information on the 26" oak tree that is supporting wall. Photographs and other documentation to show location of the oak tree in relation to Wall C.
  5. Note: CDFW staff also advises contacting the Regional Water Quality Control Board to review the information before resubmitting to the County. Contact Brian Wines at [Brian.Wines@waterboards.ca.gov](mailto:Brian.Wines@waterboards.ca.gov)

In submitting this land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the particular application type(s). "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

If you have any additional questions regarding this application, please call me at (408) 299-5797, or contact me at [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org)

Sincerely,

*Colleen A. Tsuchimoto*

Colleen A. Tsuchimoto

Senior Planner

cc:

Lisa Brantacelli, Santa Clara Valley Water District

Kristin Garrison, CA Dept. of Fish and Wildlife

Brian Wine, Regional Water Quality Control Board

Resubmittal: Referral to Greg Bazhaw (copy of application and letter only)

Applicant – Robert Schneider of Delve Engineering Consulting – 3111 Cariker Lane Soquel, CA 95073 – Email: [robertschneider@yahoo.com](mailto:robertschneider@yahoo.com)