



November 30, 2020  
Job # 2037

Planning Department  
70 W. Hedding St.  
7<sup>th</sup> Floor, East wing  
San Jose, CA 95110

Re: Statement of Justification for Proposed Grading  
Subject Property: 16391 Aztec Ridge Dr, Los Gatos CA, APN 532-26-098

To Whom It May Concern,

In our opinion the proposed grading plan entitled "Grading Plan" dated 11/30/20 is consistent with the findings detailed in section C12-433 of the County grading ordinance. The intent of the grading plan is to minimize grading and conform with natural terrain.

More Specifically, below are items "a" through "g" of section C12-433 followed by our responses:

- a. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use permitted by law on the property.

Response: Grading to be kept at a minimum, while meeting industry standards, and codes for the construction of a proposed single-family residence

- b. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right of way, or impair any spring or existing watercourse.

Response: Grading has been designed to direct storm runoff safely away public and/or private property and therefore will not endanger them. An Erosion control plan is included in the plan set to avoid excessive sediments or debris on the public Right of Way

- c. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

Response: This will be accomplished by minimizing the grading area (see limits of grading on plans) leaving large portions of the site undisturbed. This will also minimize erosion control impacts. Also, an Erosion control Plan is part of the Grading Plan

- d. The subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

Response: Grading has been minimized and is not proposing a level pad as other developments, but rather working with the sloped terrain.

- e. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.

Response: Grading outside the building footprint generally conforms with the natural terrain. The adjacent grade immediately outside the building foundation is mostly matching natural terrain.

- f. Grading conforms with any applicable general plan or specific plan policies, and

Response: Grading conforms to the general plan and specific plan policies, we are proposing minimal grading for the construction of a proposed single-family residence.

- g. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

Response: Grading substantially conforms to the County's Guidelines for Grading and Hillside Development, by minimizing grading, clustering house/garage, and minimizing fill.

This concludes our statement letter. Should you have any questions or need more information, please contact me at (408) 772-4381 or [oscar@osunaengineering.com](mailto:oscar@osunaengineering.com)

Sincerely,

Oscar Osuna, M.S., P.E., P.L.S.  
President  
RCE C70829

