

County of Santa Clara

Department of Planning and Development
Planning Office

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RIAZI AHMAD
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BY EMAIL ONLY

FILE NUMBER: PLN21-089
SUBJECT: Grading Abatement application for grading violation number VIO20-0083 caused by over 5' high near vertical cut slopes and unpermitted fill grading. Returning the site to pre-construction conditions with Grading mitigations and erosion control are proposed.
SITE LOCATION: 18525 VINA DR, LOS GATOS CA, Los Gatos, CA 95033 (APNs 544-05-032).

Dear Mr. Ahmad:

The application for Grading Abatement to abate violation number: VIO20-0083 is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the project manager/planner and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

AN VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAILME TO SCHEDULE AN APPOINTMENT.

Please submit *all* electronic copy of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact Mark J. Connolly at (408) 299-5786 or mark.connolly@pln.sccgov.org regarding the following comments:

1. Pending the final scope of the abatement, staff will consider a Categorical Exemption from CEQA. If a Categorical Exemption cannot be approved, an Environmental Assessment will be performed following completeness of the Grading Abatement application.

San Jose Water Company:

c/o Scott Hoffman.

2. Provide the name and license number for the land surveyor and Geotech of record on sheet 1.
3. Show on the plans, permanent lot corners set with surveyors tag or permanent lot corners found along the common lot line between the SJW property and the Riazi property to an extent of 50' beyond the limits of grading. County ordinance C12-465 (h)
4. Show the limits of the SJW parcel. If the sheet is not large enough to show said limits, add another sheet.
5. Provide the deed document recording number and the record map reference on the plans for the Riazi parcel.
6. Add the location of the private water line running through the SJW property. Add a note stating whom the water line serves. Add a note regarding the size of pipe and material for the private water line. Add a note and arrow to water line with big letters "CAUTION: PRIVATE WATER LINE"
7. Add topography within 50' of limit of disturbance
8. Label tree types size and species for all trees within 25' of area of disturbance.

NOTE: County of Santa Clara Tree protection measures shall be included and shown on the plans. www.sccplanning.org

9. Add the easement recording information for the private road easement.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee at (408) 918-3435 or darrin.lee@cep.sccgov.org regarding the following comments:

10. Plans should be reflective of one another. Ensure that Onsite Wastewater Treatment System (OWTS) plans are revised to include grading abatement overlay, with topography and unpermitted fill location and depth that will be removed as part of the grading permit.
11. Include notations on plans stating that all fill must be removed prior to installation of OWTS. Notation shall also include that removal of fill shall not compromise the native soil intended for OWTS installation and must be done in a manner that preserves the OWTS area. Once fill has been removed from the OWTS area, the OWTS area shall be fenced off for protection until all fill has been removed from the rest of the property. (Note: Approval to begin installation of OWTS will only be granted by Department of Environmental Health (DEH) once the fill removal has been verified, as completed through the grading permit.)

FIRE MARSHAL OFFICE (FMO)

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

12. The plans shall show CFMO-A1 minimal requirements to be maintained at all times.

LAND DEVELOPMENT ENGINEERING

Contact Darrel Wong at (408) 299-5735, or Darrell.wong@pln.sccgov.org regarding the following:

13. Per the previous comments, submit a letter of authorization for the abatement work proposed on the neighboring parcel.
14. Please provide the finished floor elevation of the garage addition and show its relationship to the proposed gravel driveway and the garage entrance.
15. Identify the location of the underground utilities on the western side of the home near the exterior stairway at the western property line.
16. Please revise the driveway plan and section to conform to County Standard Detail SD5. The driveway should have a 12' drivable surface supported by a gravel shoulder.
17. Show the full extent of the width of Vina Drive on the plans. The plans indicate a 20' ROW, but only show a 10' easement.
18. Please specify that the retaining wall at the western side of the structure is existing and not proposed.
19. The grading to abate the violation in the northwest are of the property and on the neighboring property appear to propose a 2:1 slope to abate the violation. Please provide a justification as to how that ultimate condition is the minimum grading necessary for the development when compared with the original condition. The ultimate condition must meet the findings of the grading ordinance. Please consider a full restoration to the original contours in this location in order to meet the grading findings.
20. Provide justification as to how the cut area at the northern side of the home will meet the grading findings. Is there nothing at all that can be done to minimally restore the slope at least to some degree to a slope that is at least perhaps 2:1? While a full restoration to the original slope may not be feasible, is there no abatement at all feasible in this location?

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within **180 days**, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific application types. "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 you have questions regarding the application, please contact (408) 299-5786 or mark.connolly@pln.sccgov.org

Regards,
Mark J Connolly
Senior Planner

cc:
Darrin Lee, DEH
Alex Goff, FMO
Darrell Wong
Scott Hoffman, SJ Water