

# 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



April 5, 2022

Riazi Ahmad  
18525 Vina Drive  
Los Gatos, CA 95033

\*\*\*SENT VIA E-MAIL TO AARIAZI@YAHOO.COM\*\*\*

FILE NUMBER: PLN21-089  
SUBJECT: Grading Approval / Abatement  
SITE LOCATION: 18525 Vina Drive; APN 544-05-032  
DATE RECEIVED: February 15, 2022

Dear Mr. Ahmad:

Your submittal for Grading Approval / Abatement was received on the above date and has been deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://www.sccgov.org/sites/dpd/Iwantto/Permits/Pages/Permits.aspx>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and / or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, Planning Office personnel will distribute the plans, reports, etc. to the appropriate staff or agency for their 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 / she represents a specialty or office and can provide details regarding the requested information.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit electronic copies of the revised plans / resubmittal documents with a written response addressing the following items.

**Planning Office:**

Contact Carl Hilbrants at (408) 299-5781 / [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org) for information regarding the following items:

1. Provide grading quantities in tabular format. Include cut and fill amounts broken down into what is needed for restoration, for removal, for driveway / access improvements, etc. Also include in the table the maximum height of cut and / or fill.
2. Provide a completed Environmental Information Form. The form can be accessed at the following URL: <https://stgenpln.blob.core.windows.net/document/EnvInfoForm.pdf>.
3. Provide a Hazardous Sites Questionnaire. The questionnaire can be accessed at the following URL:  
[https://stgenpln.blob.core.windows.net/document/Hazardous\\_Questionnaire.pdf](https://stgenpln.blob.core.windows.net/document/Hazardous_Questionnaire.pdf). The signed form will be verified by Planning Office staff after submittal.

**Land Development Engineering:**

Contact Eric Gonzales at (408) 299-5716 / [eric.gonzales@pln.sccgov.org](mailto:eric.gonzales@pln.sccgov.org) for information regarding the following items:

4. Per the previous comments, submit a letter of authorization for the abatement work proposed on the neighboring parcel. The letter is required to be notarized by the neighboring property owner prior to project approval.
5. Provide a notarized letter of authorization for the reconnection of the water line on the western side of the residence that is not on the subject property. The water line appears to be located on the neighboring property.
6. Per the previous comment, the grading to abate the violation in the northwest area of the property and on the neighboring property appear to propose a 2:1 slope to abate the violation. 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. Consider a full restoration to the original contours in this location in order to meet the grading findings. Despite the fact that the 2:1 slope is appears near the original slope, it really is not.
7. Provide justification as to how the cut area at the northern side of the home will meet the grading findings. Is it impossible to minimally restore the slope at least to some degree to a slope that is at least perhaps at a 2:1 ratio? While a full restoration to the original slope may not be feasible, is abatement impossible at this location? Have C2Earth provide a supplemental letter stating that there is no feasible method for restoring this slope other than the erosion control blanket secured to the slope.

**Code Enforcement Division:**

Contact James Stephens at (408) 299-5794 / [james.stephens01@pln.sccgov.org](mailto:james.stephens01@pln.sccgov.org) regarding the following item:

8. As violation numbers VIO20-0083 and VIO21-0100 are currently active on the parcel, contact James Stephens to discuss the possible need to enter into a compliance

agreement.

**San Jose Water Company:**

Contact Scott Hoffman at [scott.hoffman@sjwater.com](mailto:scott.hoffman@sjwater.com) regarding the following item:

9. Provide details regarding the origin of the stockpile located on San Jose Water Company property.

**Prior to resubmittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

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 Project Planner.** 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 no later than **one (1) year** from the date of this letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

If you have questions regarding the application, please contact me at (408) 299-5781 or [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org).

A handwritten signature in black ink, appearing to read 'CH', with a long horizontal line extending to the right.

Regards,  
Carl Hilbrants  
Senior Planner

cc: Steve Beams, LDE  
Darrell Wong, LDE  
James Stephens, Code Enforcement Division  
Scott Hoffman, San Jose Water Company  
Mark Grofcsik, RI Engineering, Inc.

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