



February 10, 2022
Job No. 21-278

Mark Connolly - Senior Planner
County of Santa Clara - Planning Department
County Government Center East Wing, 7th Floor
70 West Heading Street

File Number: PLN21-089

Subject: Grading 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. Connolly,

In response to the various agency comments, we have made the following revisions as stated:

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.

We'd respectfully suggest that this is a Categorical Exemption under section 15304.(c) or (f), attached.

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.

Kristi Konmerer is the PLS.C2 EARTH is referenced in note 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)

These corners are not yet set by Cross Land Surveying.

4. Show the limits of the SJW parcel. If the sheet is not large enough to show said limits, add another sheet.

Attached to this letter are an aerial photo and recorded map of the SJWC parcel.

5. Provide the deed document recording number and the record map reference on the plans for the Riazi parcel.

Ok.

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"

The waterline is on the septic plan and will be added to C-3.

7. Add topography within 50' of limit of disturbance.

The limits of topo. are adequate to control the repair.

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

All trees are labeled.

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

Easement added.

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.

Plans now coordinated

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.)

Notes added.

FIRE MARSHAL OFFICE

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.

Ok.

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.

San Jose Water Company has agreed to allow the work via Scott Hoffman.

14. Please provide the finished floor elevation of the garage addition and show its relationship to the proposed gravel driveway and the garage entrance.

777.3 noted on C-3.

15. Identify the location of the underground utilities on the western side of the home near the exterior stairway at the western property line.

The propane tank will be relocated, there is an overhead electric service, but no underground utilities.

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.

The driveway detail and plan view are shown on C-3. There is no room for a shoulder and a curb is proposed to protect and separate the leachfield to the east.

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.

The private road easement is 20' wide.

18. Please specify that the retaining wall at the western side of the structure is existing and not proposed.

Clarified on sheet C-1.

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.

Sections C-C and D-D on C-4 show that the 2:1 slope is virtually the same as full restoration.

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?

The C2 Earth soils report addresses the slope stability issues and a mitigation design for a long-term repair.

Thank you for your comments.

Best regards,



TS/CIVIL ENGINEERING, INC.
Terence J. Szewczyk, P.E. C35527
Principal Engineer

15304. MINOR ALTERATIONS TO LAND

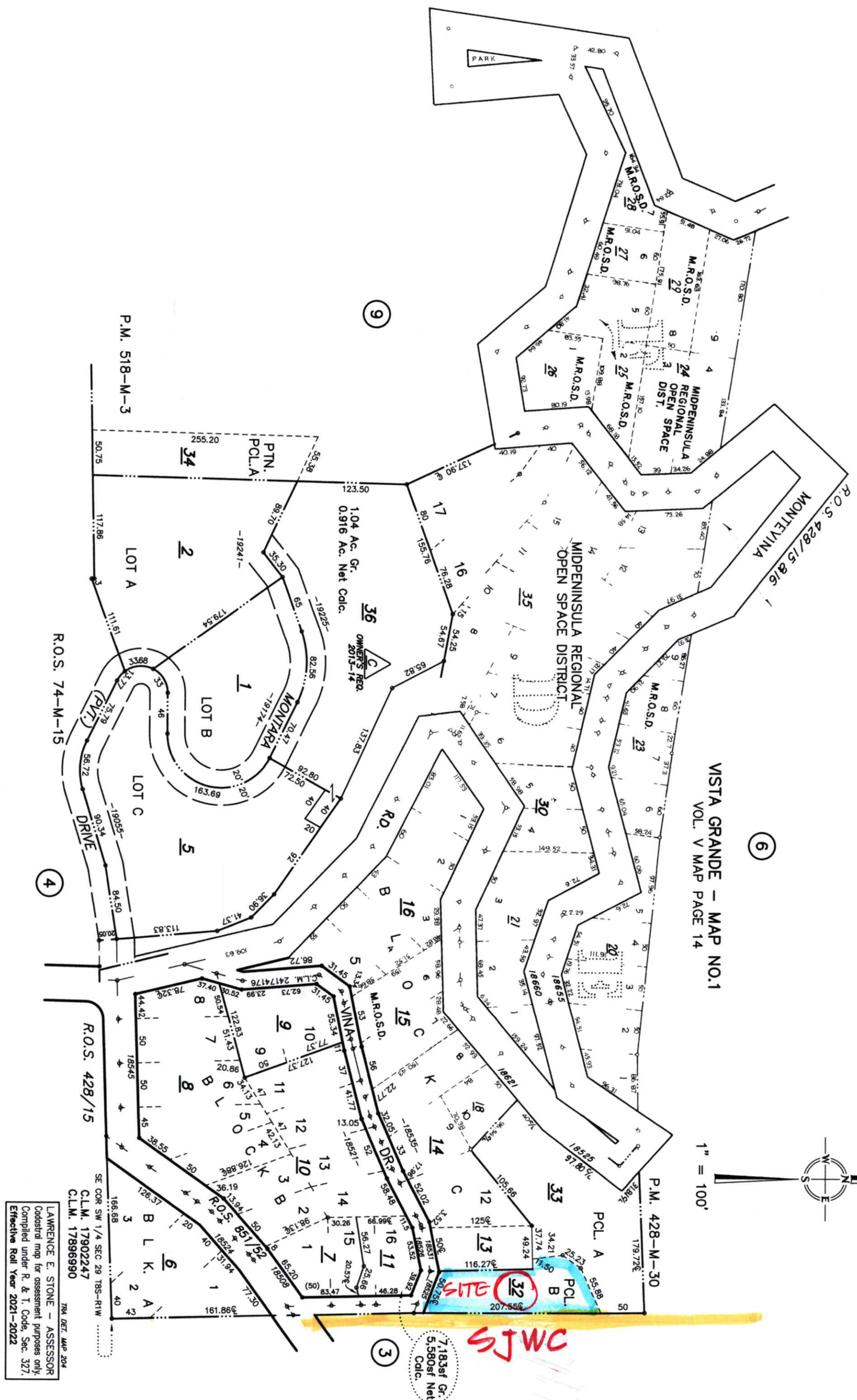
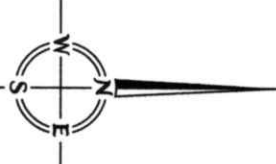
Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

- (a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.
- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.
- (c) Filling of earth into previously excavated land with material compatible with the natural features of the site;
- (d) Minor alterations in land, water, and vegetation on existing officially designated wildlife management areas or fish production facilities which result in improvement of habitat for fish and wildlife resources or greater fish production;
- (e) Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc;
- (f) Minor trenching and backfilling where the surface is restored;
- (g) Maintenance dredging where the spoil is deposited in a spoil area authorized by all applicable state and federal regulatory agencies;
- (h) The creation of bicycle lanes on existing rights-of-way.
- (i) Fuel management activities within 30 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters. This exemption shall apply to fuel management activities within 100 feet of a structure if the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

VISTA GRANDE — MAP NO.1
VOL. V MAP PAGE 14

1" = 100'



LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2021-2022

Parcel A is an approved building site subject to satisfactory completion of the requirements set forth in Land Development Committee Resolution Number 1654 Rev. (County File 77812.3192)

LOT LINE ADJUSTMENT: This map is filed pursuant to Section 612-11 of the Santa Clara County Ordinance Code for the purpose of adjusting lot lines between existing parcels. Approval of this map does not constitute building site approval as to any of the parcels reconfigured as a result of the lot line adjustment. Such parcels may require further approval with applicable County Ordinance prior to development or further development.

SAN JOSE WATER WORKS

PARCEL A
0.493± AC. NET
0.575± AC. GR

PARCEL B
SURVEYED FOR LOT
LINE ADJUSTMENT ONLY

SITE
0.30 ± AC. GR.
0.29 ± AC. NET

Subject to
further approval
Doc. No.
237024259

SURVEYOR'S CERTIFICATE
This map was prepared by me or under my direction and is based upon a field survey & record data in conformance with the requirements of the Subdivision Map Act at the request of Raymond F. Anderregg on July 17, 1978. I hereby state that the parcel map procedures of the local agency have been complied with and that this parcel map conforms to the approved tentative map and the conditions of approval thereof which were required to be fulfilled prior to the filing of the parcel map.
Edward E. Summers
L.S. No. 3136

COUNTY SURVEYOR'S CERTIFICATE
This map conforms with the requirements of the Subdivision Map Act and local ordinance.
Date: October 18, 1978
Dean R. Larson
County Surveyor
Henry S. Caldwell
Deputy

RECORDER'S CERTIFICATE
File No. 617835 Fee: \$5.00
Filed this 19th day of October 1978 at 2:48 P.M. in Book 428 of Maps at page 36 at the request of Ed Summers.
George A. Mann
County Recorder
Richard D. Bowen
Deputy

BASIS OF BEARINGS & LEGEND
The bearing (N 39°45'40" E) for the centerline of Montevina Road, as shown upon a Record of Survey prepared by Santa Clara County, filed in Book 428 of Maps, pages 15 and 16, Santa Clara Co. Records.
• Indicates 3/4" iron pipe set
• Indicates nail set
• Indicates point found as noted
• Indicates record data (V-Maps-14)
• Indicates County Standard Monument found
• Indicates nothing found or set.
--- Indicates distinctive border

PARCEL B
OF 428 PARCEL MAP
COMBINING LOTS 11, 15, & 16, B.L.C
MAP NO. 1 OF VISTA GRANDE
SANTA CLARA COUNTY
CALIFORNIA

AND ALSO ADJUSTING THE LINE
BETWEEN LOTS 15 & 16 AND LOT 14
RECORDED IN BOOK V OF MAPS, PAGES 14 & 15
SANTA CLARA COUNTY RECORDS

Edward E. Summers, Land Surveyor
San Jose, California
July, 1978
Scale: 1" = 20'

152-26-48
77-B 3752

77-43

1978 LLA PARCEL MAP W/ CORNERS

OWNERS CERTIFICATE
We hereby certify that we are the owners of, or have some right, title or interest in and to the real property included within the subdivision shown upon the hereinafter map, that we are the only persons whose consent is necessary as set forth under Government Code, Section 6445 (b); that we hereby consent to the preparation and recording of said map and subdivision as shown within the distinctive border line.
Raymond F. Anderregg
Owner
Sandra L. Rose
Owner
Edward E. Summers
Owner
Phillips J. Coitia
Notary Public

Sandra L. Rose
Notary Public

Sandra L. Rose
NOTARY PUBLIC - CALIFORNIA
My Commission Expires Aug. 7, 1981

Sandra L. Rose
Owner
Raymond F. Anderregg
Owner
Edward E. Summers
Owner
Phillips J. Coitia
Notary Public

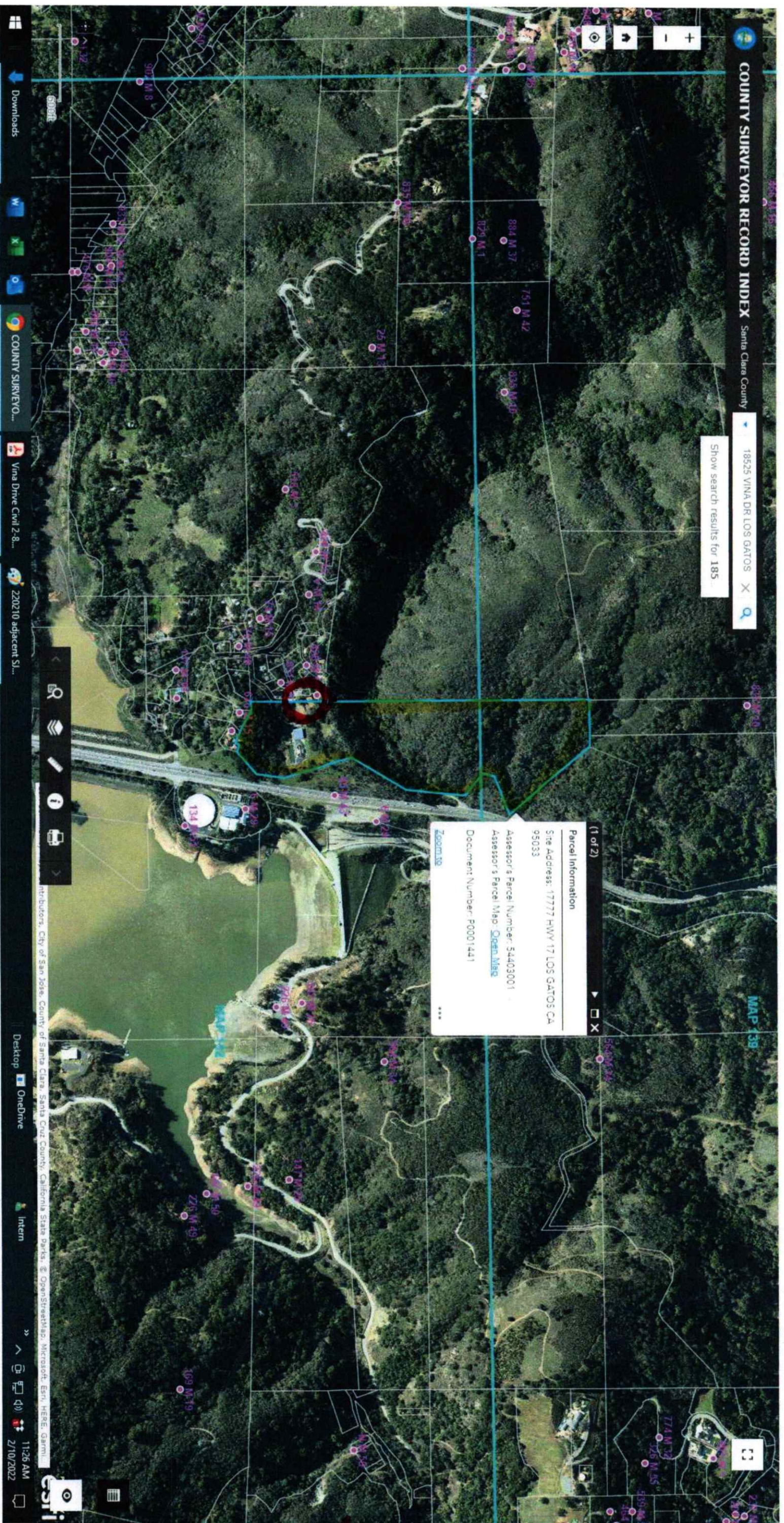
OWNERS CERTIFICATE
We hereby certify that we are the owners of, or have some right, title or interest in and to the real property included within the subdivision shown upon the hereinafter map, that we are the only persons whose consent is necessary as set forth under Government Code, Section 6445 (b); that we hereby consent to the preparation and recording of said map and subdivision as shown within the distinctive border line.
Raymond F. Anderregg
Owner
Sandra L. Rose
Owner
Edward E. Summers
Owner
Phillips J. Coitia
Notary Public

Phillips J. Coitia
Notary Public

Phillips J. Coitia
NOTARY PUBLIC - CALIFORNIA
My Commission Expires Mar. 11, 1981

Sandra L. Rose
NOTARY PUBLIC - CALIFORNIA
My Commission Expires Aug. 7, 1981

Phillips J. Coitia
NOTARY PUBLIC - CALIFORNIA
My Commission Expires Mar. 11, 1981



SITE IN CONTEXT W/35.79 AC SJWC

I, Mark E. Thomas, hereby certify that I am a Registered Civil Engineer of the State of California and that the information shown on this map has been compiled under my supervision from data filed in the office of the County Recorder of Santa Clara County, California.

Registered Civil Engineer No. 2578
Mark E. Thomas

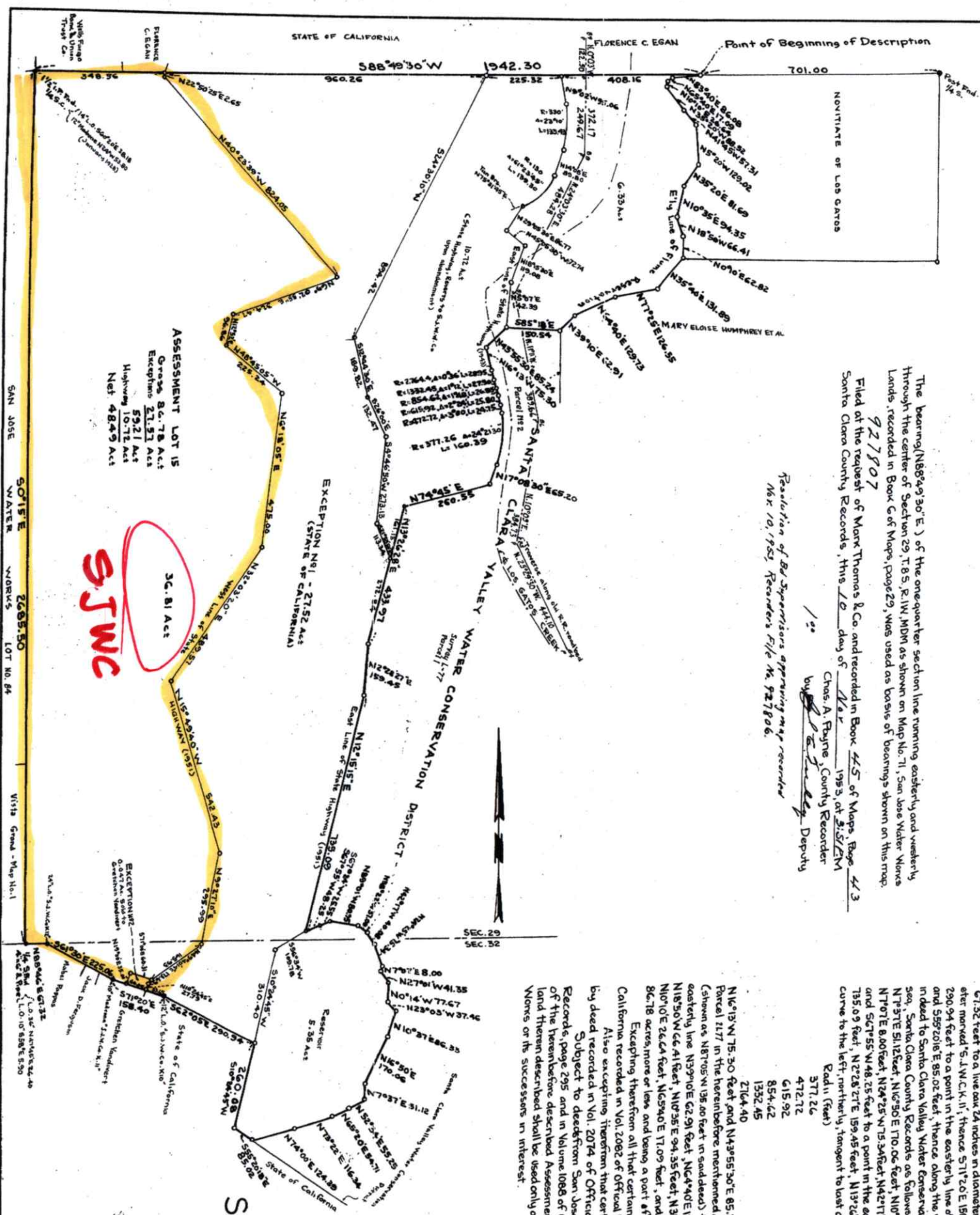
This Record of Survey map is based on compiled data and cannot be checked under Section 816 of the Business and Professions Code.

BY *Chas. A. Payne* Deputy
County Recorder

The bearing (N88°49'30"E) of the one-quarter section line running easterly and westerly through the center of Section 29, T8S, R14W, MDM as shown on Map No. 11, San Jose Water Works Lands, recorded in Book 6 of Maps, page 29, was used as basis of bearings shown on this map.

927807
Filed at the request of Mark Thomas & Co. and recorded in Book 45 of Maps, Page 43 Santa Clara County Records, this 10 day of May 1953, at 2:51 PM

Resolution of Board of Supervisors approving map recorded
Nov. 10, 1952, Recorder's File No. 927806.
Chas. A. Payne, County Recorder
Deputy



DESCRIPTION OF ASSESSMENT LOT 15 AS SHOWN ON THIS MAP

Beginning at the point of intersection of the easterly line of the Flume Reservation with the one-quarter section line running easterly and westerly through the center of Section 29, T8S, R14W, MDM, distant 588'49'30"W 101.00 feet from the one-quarter section corner in the easterly line of said section 29, and running thence along said one-quarter section line 588'49'30"W 1942.30 feet to 1/2" iron pipe at the one-quarter section corner in the center of said section 29, thence, along the one-quarter section line running northerly and southerly through the center of said section 29, thence, along the one-quarter section line running easterly and westerly through the center of said section 29, 50'15"E 268.50 feet to a 6" cast iron pipe at the one-quarter section corner in the southerly line of said section 29, thence, N88°49'30"E 67.32 feet to a live oak 24 inches in diameter marked S.J.W.C.K.12, thence, S61°30'E 225.00 feet to a modern iron pin in diameter marked S.J.W.C.K.10, thence, S71°20'E 158.40 feet to a live oak 12" in diameter marked S.J.W.C.K.10, thence, S62°05'E 290.94 feet to a point in the easterly line of State Highway No. 17, thence along said easterly line 510'24"W 260.00 feet and S59°20'E 85.02 feet, thence along the westerly boundary of that certain 18.36 acre tract described on Parcel No. 1-17 and 504, Santa Clara County Records as follows: N74°00'E 124.39 feet, N73°22'E 116.34 feet, N63°20'E 54.71 feet, N52°34'E 55.25 feet, N7°31'E 51.12 feet, N4°30'E 170.00 feet, N10°37'E 86.33 feet, N2°03'W 37.46 feet, N0°14'W 77.67 feet, N2°01'W 41.35 feet, N7°01'E 8.00 feet, N24°25'W 15.34 feet, N42°11'W 40.08 feet, N58°22'W 37.00 feet, N89°01'W 80.95 feet, S67°24'W 255.50 feet, and S67°55'W 48.25 feet to a point in the easterly line of State Highway No. 17, thence along said easterly line N12°15'E 135.09 feet, N2°28'E 159.45 feet, N13°28'E 433.97 feet, N14°45'E 260.55 feet, N17°08'30'E 65.20 feet, along a compound curve to the left, northerly, tangent to last described course having the following radii, central angles and arc distances:

Radius (feet)	Central Angles	Arc Distances (feet)
577.26	24°21'30"	160.39
472.72	3°00'	24.75
615.92	2°24'	25.80
854.42	1°48'	26.85
1352.45	1°12'	27.90
2764.40	0°36'	28.95

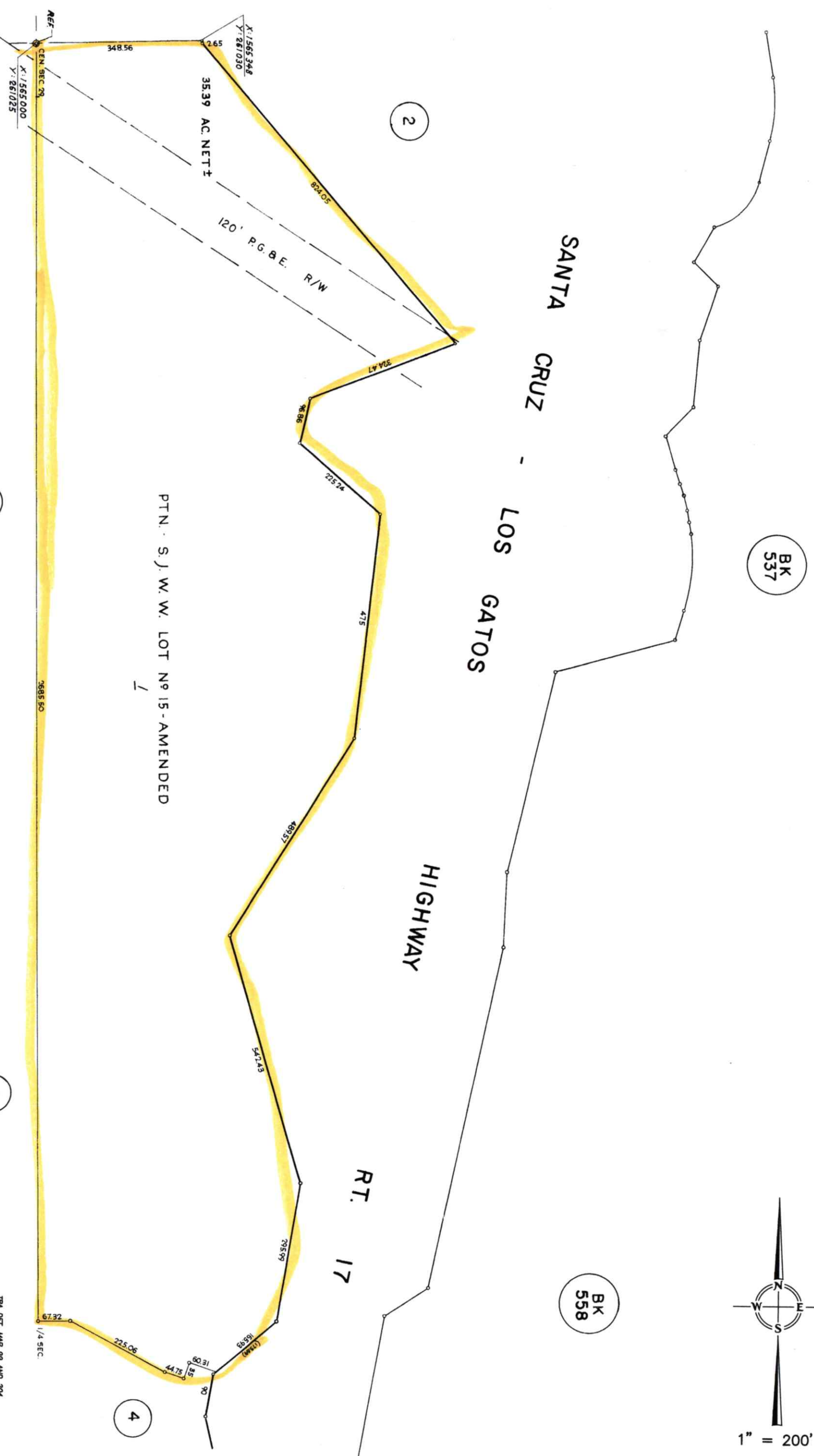
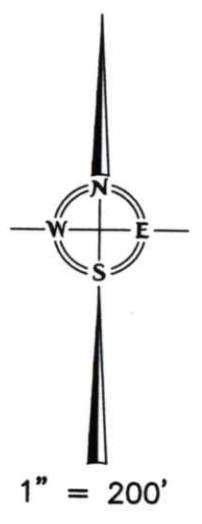
N16°13'W 75.30 feet and N49°55'30"E 85.24 feet, thence along the northerly line of the 704 acre tract described as Parcel 117 in the heretofore mentioned deed to the Santa Clara Valley Water Conservation District 588'18'E 150.54 feet (shown as N87°05'W 195.00 feet in said deed) to a point in the easterly line of said "Flume Reservation", thence along said easterly line N39°05'E 62.91 feet, N64°40'E 129.73 feet, N77°25'E 126.55 feet, N38°40'E 191.89 feet, N0°10'E 62.82 feet, N18°50'W 66.41 feet, N10°35'E 94.35 feet, N39°20'E 81.69 feet, N57°01'W 129.02 feet, N41°45'W 57.31 feet, N35°20'W 88.52 feet, N6°10'E 26.64 feet, N65°40'E 17.09 feet, and N83°40'E 86.08 feet to the point of beginning. Containing a gross area of 86.78 acres, more or less, and being a part of Sections 29 and 32, T8S, R14W, MDM.

Excepting therefrom all that certain parcel of land designated as Parcel 12 in deed San Jose Water Works to State of California recorded in Vol. 2082 of Official Records, pages 232, 233, 234, 235, Santa Clara County Records, containing 27.57 acres. Also excepting therefrom that certain 0.047 acre tract conveyed by San Jose Water Works to Gretchen Wandert by deed recorded in Vol. 2074 of Official Records, page 510, Santa Clara County Records.

Subject to deed from San Jose Water Works to State of California of record in Volume 884 of Official Records, page 295 and in Volume 1088 of Official Records, page 200, Santa Clara County Records affecting 10.72 acres of the heretofore described Assessment Lot No. 15, each of which deeds contains the express condition that the land therein described shall be used only as a public highway and if not so used shall revert to said San Jose Water Works or its successors in interest.

RECORD OF SURVEY
AMENDED MAP No. 71
SAN JOSE WATER WORKS
LANDS
SHOWING
ASSESSMENT LOT No. 15
IN SECTIONS 29 & 32 T8S R14W MDM
SANTA CLARA COUNTY CALIFORNIA
SCALE - 1"=200'
MARK THOMAS & CO
CIVIL ENGINEERS & SURVEYORS
SAN JOSE CALIFORNIA
SEPTEMBER 1953

3C.81 Act
SJWC



TBA DET. MAP 99 AND 204
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2021-2022