

# County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
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San Jose, California 95110-1705  
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[www.sccplanning.org](http://www.sccplanning.org)



January 13, 2022

Milind Khandare  
560 Hope Street, Apartment 27  
Mountain View, CA 94041

\*\*\*via email only\*\*\*

**FILE NUMBER:** PLN21-130  
**SUBJECT:** Building Site Approval and Grading Approval  
**SITE LOCATION:** 17025 McGill Road (APN: 517-24-024)  
**DATE RECEIVED:** December 16, 2021

Dear Milind Khandare:

Your application for Building Site Approval and Grading Approval was received on the above date and is incomplete. In order for application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division 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 Division 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 division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5706 or via email at [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

## **PLANNING**

Contact Robert Cain at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) regarding the following comments:

1. There appears to be a watercourse (possibly intermittent) in the southern part of the property that connects to Lyndon Canyon Creek. Please show this and the distance from the top of bank to the proposed structures on the site plan (this was only added to grading and drainage plan on this submittal).

2. Please submit completed Grading Design Standards form.

### **LAND DEVELOPMENT ENGINEERING**

Contact Ed Duazo at (408) 299-5733 or [ed.duazo@pln.sccgov.org](mailto:ed.duazo@pln.sccgov.org) regarding the following comments:

3. The existing road alignment for McGill Road does not follow the existing 40-foot easement along the western property line. Provide additional easement for those portions of existing roadway located on the property and outside of the easement. The easement should include the existing graded roadway, as well as any slopes supporting the roadway.
4. Per previous comments, the owner's engineer is to make a proposal to improve a pro rata portion of McGill Road based upon the fully developed use of the road. The proposed 140-feet of frontage widening does not appear to be sufficient to cover the pro rata share. Submit a road study, or other documentation, supporting the proposed pro rata proposal. If the study determines that additional improvements are required, then include a revised pro rata road improvement proposal in conformance with the study's findings.
5. A conceptual drainage plan has been provided; however, it is unclear if the detention pipe is intended to be a closed or perforated. Clarify whether the detention pipe is to be closed or perforated. If perforated, provide a preliminary letter from the project geotechnical engineer confirming the geotechnical feasibility of introducing subsurface drainage on slopes and adjacent to foundations.
6. As previously requested, in the plans, show the location and limits of the tributary to Lyndon Canyon Creek (flow line and tops of banks), and provide a proposed storm drainage easement, a minimum 25-foot wide or 5-feet from tops of banks, whichever is greater, for the portion of the creek that runs through the parcel.
7. As previously noted, nearby maps/surveys (e.g., Book 289 of Maps, Page 49 and Book 251 of Maps, Page 11) identify a portion of Old Road running through the parcel. Show Old Road in the plans or provide documentation that Old Road has been vacated.

### **FIRE MARSHAL OFFICE**

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

8. Sheet A0 to state residential fire sprinklers will be a deferred submittal.
  - a. The plans are to clarify what structures will be sprinklered. The plans appear to show a detached garage, this will require fire sprinklers if any part of fire department access is greater than 15% (including Bohlman Rd.)
9. Access roads (serving 3 or more parcels) are to have a minimum 18 ft drivable width per CFMO-A1 and 20 ft. per PRC-4290 (as previously noted by CAL FIRE). Parts of the

access to this site from Route 9 appear to be less than this width. Plans are to show how the roads will be widened.

10. Plans are to clearly show fire department turnaround layout meeting CFMO-SD16. Sheet C1.3 appears to show a turnaround, but the exact dimensions/layout isn't clear.
  - a. Ensure entire turnaround has a maximum slope of 5%. There are slopes of 9.5% near the garage, it's unknown if this is within the turnaround or not.
11. Sheet C1.3 states fire hydrant is to meet CFMO-W4. One requirement of CFMO-W4 is the hydrant isn't to be located within 55 ft. of any portion of a structure. The hydrant appears to be within this distance of the home and garage.
  - a. Clarify that the wharf hydrant is at a lower elevation than the water tanks to ensure proper flow. Plan looks to show wharf hydrant at a higher elevation than water tanks.
12. Plans are to state the size and function of proposed water tanks meeting CFMO-W1, W4 and W5. An example is 2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for domestic/fire sprinkler water.

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 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.

Please note that the following types of applications have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted which includes Design Administrative Exemption.

If you have questions regarding the application, please call (408) 299-5706 or email [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org).

Warm regards,



Robert Cain  
Associate Planner

cc:

Leza Mikhail, Planning Manager  
Ed Duazo, Land Development Engineering  
Alex Goff, Fire Marshal's Office

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January 13, 2022

**\*\*Sent via email \*\***

Milind Khandare  
560 Hope Street, Apartment 27  
Mountain View, CA 94041  
Email: nk.milind@gmail.com

**FILE NUMBER:** PLN21-130  
**SUBJECT:** Additional Information and Issues of Concern for Building Site  
Approval and Grading Approval  
**SITE LOCATION:** 17025 McGill Road (APN: 517-24-024)

Dear Milind Khandare:

Staff has reviewed the application, originally submitted on August 2, 2021 and would like to provide staff's assessment of the proposed project design with respect to County's Grading Approval findings, and the associated Guidelines (Guidelines for Grading and Hillside Development) the State Minimum Fire Safe Regulations and Zoning Ordinance regulations established for reviewing said projects.

The information provided below are not incomplete items and are not required to deem the application complete for processing. The items below are for the Applicant's information only and can be discussed further if desired with County Staff.

As currently designed, Staff has concerns with site design, building design (form, massing, color), and grading of the proposed project, and may not be able to support the project. To better meet the intent of the required County's policies, regulations, findings and guidelines stated above, Staff recommends incorporating architectural articulation to minimize visual bulk of the proposed building, reducing grading fill quantities for the project, and complying with exterior color and building massing requirements in the Zoning Ordinance. Ways to achieve this could be:

1. Access road should meet the specifications described in the SRA Fire Safe Regulations, width, road surface, etc. McGill Road (and potentially Bohlman Road) does not appear to meet road width specifications described in the Fire Safe Regulations. All access roads must meet these requirements, or an exception must be granted. Exception request should be directed to CAL Fire. **NOTE:** Changes to the State Minimum Fire Safe Regulations, if adopted, may alter these comments; however Staff must review based on the currently enacted regulations.



2. Maintain defensible space specifications described in Public Resource Code 4291. This will be included as a condition of approval; any tree removal required to meet this should be noted on plans.
3. While not located in a Design Review district, this development is sited on a hilltop/ridge. Staff agrees that given the topography of the parcel, this is the most preferred siting for this project. Please include in your submittal how the project's visibility will be mitigated through massing, colors, or vegetation.
4. Bohlman Rd is a County maintained road, any required improvements on McGill Rd. will need to add a stop sign and stop bar at the intersection, indicate improvement on revised plans.

Below are excerpts from State and County policies, regulations, findings and guidelines whereby Staff is having difficulty supporting the project as currently designed.

**State Minimum Fire Safe Findings:**

***Article 2 Emergency Access and Egress***

***§ 1273.00. Intent***

*Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.*

***§ 1273.01. Width***

*(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.*

*(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.*

*(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.*

*(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.*

*(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").*

***§ 1273.02. Road Surfaces***

- (a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.*
- (b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.*
- (c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.*

***§ 1276.01. Setback for Structure Defensible Space***

*(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.*

**County Fire Code Findings:**

***Section 903.2 Where Required***

*(b) An approved automatic sprinkler system shall be provided throughout all new buildings and structures unless the building or structure meets an exception below. The exceptions do not apply when the driveway or access road providing fire department access to the building or structure is in excess of 15% slope.*

**General Plan Policies for Hillside Development:**

The project is subject to Building Site and Grading Approval which require meeting the intent of the County General Plan for Hillside Development to minimize grading within hillside areas and reducing the potential for visual impacts.

***Policy R-GD 23***

*Proposals to balance cut and fill amounts where such grading would exceed that which is deemed minimally necessary and reasonable for the site may be considered based on environmental impacts, the ability of the site to accommodate the additional fill without causing additional adverse impacts, the remoteness of the site, the overall amount of material that would otherwise need to be removed from the site, and the impacts of any truck traffic that could be involved, including travel distances, local road impacts, safety, noise, dust and similar issues.*

***Policy R-GD 34***

*For existing legal lots, if a ridgeline or hilltop location is a potentially suitable location for development, consistent with grading or other land development policies and regulations, due to the particular geologic circumstances, access needs, or other suitability characteristics of the lot, the following conditions or mitigations to visual impacts of development shall be considered and applied through applicable land use and development approvals, as necessary and appropriate:*

- (a) Landscaping and vegetation retention, as appropriate,*
- (b) Color and material choices that blend with the natural surroundings, and*

*(c) Any other similar requirements or mitigations that reasonably relate to the degree of visual impact. [Note: Where Design Review zoning applies or is required by condition of subdivision or other approval, such requirements will be addressed through the applicable Design Review procedure].*

**Guidelines for Grading and Hillside Development:**

The project is subject to a Grading Approval which requires meeting the intent of the County Design Review Guidelines for Grading and Hillside Development to minimizing grading within hillside areas and reducing the potential for visual impacts.

*Guideline 2: Based on the location of existing access roads and site constraints, development in hilltop locations may be preferred if other buildings sites are not available and extensive grading and terrain alteration is avoided. In these instances, buildings should be sited to preserve ridgelines in their natural state and sited to minimize visual impacts. (GP Policies R-GD-27, RGD-31 and R-GD-34)*

Building Site and Grading Approval involve a staff level review and takes an action to either grant, deny, continue the project. The decision of may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the Board of Supervisors.

Should the applicant voluntarily choose to modify the project design based on the information provided above, to better meet the County's Findings, Guidelines and Policies, please include with the resubmittal to address the items listed in the Incomplete Letter dated September 1, 2021. For questions regarding this letter in general or items 4 and 5, please call me at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) to discuss by telephone or to schedule an appointment to do so.

Sincerely,



Robert Cain  
Associate Planner

Cc: Leza Mikhail, Interim Planning Manager and Zoning Administrator

## **Applicant Responses to PLN21-130 R1 Incomplete Letter**

### **PLANNING**

Contact Robert Cain at (408) 299-5706 or robert.cain@pln.sccgov.org regarding the following comments:

1. There appears to be a watercourse (possibly intermittent) in the southern part of the property that connects to Lyndon Canyon Creek. Please show this and the distance from the top of bank to the proposed structures on the site plan (this was only added to grading and drainage plan on this submittal). **Applicant Response:** Updated. For this seasonal, intermittent unnamed creek, a 25-foot wide storm drainage easement has been provided for the portion of the creek that runs through the parcel. Detailed description and drawings are included both in the plan document on pages 58-65 and on pages 21-28 of this Responses.pdf document. Distance from the top of the bank to the proposed structures (723') has been shown on the site plan as well. Please refer to sheet A-1. For reference, a map of the adjacent parcel APN 517-24-030 is also provided which shows a smaller 20-foot wide easement provided for the same creek passing through this parcel.

2. Please submit completed Grading Design Standards form.

**Applicant Response:** Added- completed and signed Grading Design Standards form has been added to the re-submitted package. Please refer to pages 26-27 of the plan document.

### **LAND DEVELOPMENT ENGINEERING**

Contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org regarding the following comments:

3. The existing road alignment for McGill Road does not follow the existing 40-foot easement along the western property line. Provide additional easement for those portions of existing roadway located on the property and outside of the easement. The easement should include the existing graded roadway, as well as any slopes supporting the roadway.

**Applicant Response:** Updated. An additional 9,057 sq. ft area of easement has been provided along the western property line so it follows the curvature of the road that passes through the property. Detailed description & drawings included on pages 66-72 of the plan document. There is a walking path cleared along the western boundary but no road. This walking path ends abruptly at the 'neck' of the property due to a steep slope into the valley as seen in aerial view on pg 87 of plan document & pg 39 of this document

4. Per previous comments, the owner's engineer is to make a proposal to improve a pro rata portion of McGill Road based upon the fully developed use of the road. The proposed 140-feet of frontage widening does not appear to be sufficient to cover the pro rata share. Submit a road study, or other documentation, supporting the proposed pro rata proposal. If the study determines that additional improvements are required, then include a revised pro rata road improvement proposal in conformance with the study's findings.

#### **Applicant Response:**

Following pro-rated road improvements will be completed by the owners of this property. These improvements have been included in the submission in adherence to the relevant county policy after consultation with the county Land Development Engineering staff. Please see below (1) McGill Road's length and (2) the properties' map and APNs along McGill Road as shown on pages 19-20 of this document (Responses.pdf).

(1) McGill Road length: 5,955 feet (2) Number of properties along McGill Road: 15  
 $5,955' / 15 = 397'$  rounded up to 400'

CONCLUSION: Property owners agree to cover the fair share costs for the design and construction of 400' (linear feet) starting at the intersection of McGill Rd and Bohlman Rd. This option will work best with other road related improvements outlined in point 9 below.

5. A conceptual drainage plan has been provided; however, it is unclear if the detention pipe is intended to be a closed or perforated. Clarify whether the detention pipe is to be closed or perforated. If perforated, provide a preliminary letter from the project geotechnical engineer confirming the geotechnical feasibility of introducing subsurface drainage on slopes and adjacent to foundations.

**Applicant Response:** The pipes are perforated as shown on details E and H on sheet C2.1. Note that there is an outlet pipe that will outfall away from the building. Our geotechnical engineer (Romig Engineers) has reviewed and approved the grading and drainage plans. Letter to this effect is included. Please refer to pages 28-29 of the plan document

80As previously requested, in the plans, show the location and limits of the tributary to Lyndon Canyon Creek (flow line and tops of banks), and provide a proposed storm drainage easement, a minimum 25-foot wide or 5-feet from tops of banks, whichever is greater, for the portion of the creek that runs through the parcel.

**Applicant Response:** After this year's seasonal rainfalls, it appears that there is a very tiny seasonal, intermittent watercourse tributary swale to Lyndon Canyon Creek.

For this seasonal, intermittent unnamed creek, a 25-foot wide storm drainage easement has been provided for the portion of the creek that runs through the parcel. Detailed description and drawings are included both in the plan document on pages 58-65 and on pages 21-28 of this Responses.pdf document. Distance from the top of the bank to the proposed structures (723') has been shown on the site plan as well. Please refer to sheet A-1. For reference, a map of the adjacent parcel APN 517-24-030 is also provided which shows a smaller 20-foot wide easement provided for the same creek passing through this parcel. Please also note that 1.87 acres of this property land area, southeast of the seasonal tributary, is already included in the Midpeninsula Open Space Trust easement.

7. As previously noted, nearby maps/surveys (e.g., Book 289 of Maps, Page 49 and Book 251 of Maps, Page 11) identify a portion of Old Road running through the parcel. Show Old Road in the plans or provide documentation that Old Road has been vacated.

**Applicant Response:** In our meeting with August Hanks (County Surveyor) 4/19/22 regarding this, we believe he concurs that there is no easement, as well. He suggested to superimpose the old centerline alignment to a high-resolution aerial image that he sent to us to further support our opinion. Please see title report included in the plan document on pages 75-85, letter and supporting documents from our Civil Engineer on pages 86-112 of the plan document and pages 38-64 of this document.

Below we have listed why in our Civil Engineer's professional opinion there is no old centerline easement:

1. The Title Report does not list this easement
2. Record Of Survey (book 251, page 49 of maps, Recorded 4/01/1969) shows the old center line alignment in question with a dashed outline of the (proposed) road but does not call out an easement (such as ingress/egress easement) with record information (book and page O.R). The Subdivision Map Act was already in effect by this date, and Record Of Surveys are not instruments to create easements.
3. Record Of Survey (book 289, page 11 of maps, Recorded 9/14/1971) shows the old center line alignment in question, but not with the dashed outline of the road at its current location to date. This map does not call out an easement to the old road center line with record information (book and page O.R). The Subdivision Map Act was already in effect by this date, and Record Of Surveys are not instruments to create easements.
4. We created the attached Exhibit with an Aerial image overlayed onto our survey showing the old centerline road as defined by Record Of Survey (book 289, page 11 of maps, Recorded 9/14/1971). As the Exhibit shows there is physically no existing road or evidence that a road existed over this old road centerline alignment.

## **FIRE MARSHAL OFFICE**

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

8. Sheet A0 to state residential fire sprinklers will be a deferred submittal. a. The plans are to clarify what structures will be sprinklered. The plans appear to show a detached garage, this will require fire sprinklers if any part of fire department access is greater than 15% (including Bohlman Rd.)

Applicant Response: The proposed residential project will have Residential Fire Sprinkler System for:

- (1) interior of residence building, automatic
  - (2) exterior of residence building, manual (optional)
  - (3) interior of garage building, automatic
- Private driveway slope and McGill Road slope are both less than 15%. Please see sheet A0 revision- Project Data Section D.

9. Access roads (serving 3 or more parcels) are to have a minimum 18 ft drivable width per CFMO-A1 and 20 ft. per PRC-4290 (as previously noted by CAL FIRE). Parts of the access to this site from Route 9 appear to be less than this width. Plans are to show how the roads will be widened.

**Applicant Response:** The applicants have agreed to pay for their fair share (design and construction) of the prorated road improvements - see (1) point 4 above, under LAND DEVELOPMENT ENGINEERING

and (2) point 4 of the "Additional Information and Issues of Concern...", County email dated 1-13-22.

Below is the summary:

- (1) 400' for McGill road improvement.
- (2) Stop sign and road painted bar for McGill Rd/Bohlman Rd intersection.

Further it should be noted that, for this proposed residential project, the probability of a interior or exterior fire event, while possible, is extremely remote, due to the following fire protection measures:

- a. The residence and the garage buildings are located on a rocky outcrop with a very large defensible space all around. Grasses, small shrubs and bushes are the dominant vegetation on this 10 acres site.
- b. The proposed residential project property will be equipped with:

- (1) Two 5,000 gallon tanks with a 4" line, on an independent pump for the wharf hydrant. The pipe will be pressurized and assisted, with a check valve at the bottom.

- (2) One 3,000 gallon tank with a 2" line, on a separate pump for the domestic and residential sprinkler water. This 3,000 gallon tank will always keep the 2-5,000 gallon tanks full, through a specialized valve system.

c. Both the residence and the garage will be 1HR fire rated throughout and also in compliance with CBC-7A.

d. The proposed residential project will have a Residential Fire Sprinkler System for:

- (1) interior of residence building, automatic
- (2) exterior of residence building, manual (optional)
- (3) interior of garage building, automatic

Private driveway slope and McGill Road slope are both less than 15%.



10. Plans are to clearly show fire department turnaround layout meeting CFMO-SD16. Sheet C1.3 appears to show a turnaround, but the exact dimensions/layout isn't clear. a. Ensure entire turnaround has a maximum slope of 5%. There are slopes of 9.5% near the garage, it's unknown if this is within the turnaround or not.

**Applicant Response:** Updated. The turnaround is now dimensioned and hatched to show the limits clearly. A 5% maximum slope has been noted on the plans

11. Sheet C1.3 states fire hydrant is to meet CFMO-W4. One requirement of CFMO-W4 is the hydrant isn't to be located within 55 ft. of any portion of a structure. The hydrant appears to be within this distance of the home and garage. a. Clarify that the wharf hydrant is at a lower elevation than the water tanks to ensure proper flow. Plan looks to show wharf hydrant at a higher elevation than water tanks.

**Applicant Response:** Updated. Moved fire hydrant 55 feet away from structure. The fire hydrant will have a pump system as mentioned in item 9b.

12. Plans are to state the size and function of proposed water tanks meeting CFMO-W1, W4 and W5. An example is 2-5,000 gallon water tanks for wharf hydrant and 1-3,000 gallon water tank for domestic/fire sprinkler water.

**Applicant Response:** Updated. Added notes about the function of each of the 3 tanks. Please see sheet C1.3. These will be metal tanks.

## **Applicant Responses to PLN21-130 R1 Policy Issues Letter**

As currently designed, Staff has concerns with site design, building design (form, massing, color), and grading of the proposed project, and may not be able to support the project. To better meet the intent of the required County's policies, regulations, findings and guidelines stated above, Staff recommends incorporating architectural articulation to minimize visual bulk of the proposed building, reducing grading fill quantities for the project, and complying with exterior color and building massing requirements in the Zoning Ordinance. Ways to achieve this could be:

1. Access road should meet the specifications described in the SRA Fire Safe Regulations, width, road surface, etc. McGill Road (and potentially Bohlman Road) does not appear to meet road width specifications described in the Fire Safe Regulations. All access roads must meet these requirements, or an exception must be granted. Exception request should be directed to CAL Fire. **NOTE:** Changes to the State Minimum Fire Safe Regulations, if adopted, may alter these comments; however Staff must review based on the currently enacted regulations.

**Applicant Response:** Fair share participation for road prorated improvements - comments:

The applicants have agreed to pay for their fair share (design and construction) of the prorated road improvements - see (1) point 4 above, under LAND DEVELOPMENT ENGINEERING and (2) point 4 of the "Additional Information and Issues of Concern...", County email dated 1-13-22. Below is the summary:

(1) 400' for McGill road improvement.

(2) Stop sign and road painted bar for McGill Rd/Bohlman Rd intersection.

Further it should be noted that, for this proposed residential project, the probability of a interior or exterior fire event, while possible, is extremely remote, due to the following fire protection measures:

a. The residence and the garage buildings are located on a rocky outcrop with a very large defensible space all around. Grasses, small shrubs and bushes are the dominant vegetation on this 10 acres site.

b. The proposed residential project property will be equipped with:

(1) Two 5,000 gallon tanks with a 4" line, on an independent pump for the wharf hydrant. The pipe will be pressurized and assisted, with a check valve at the bottom.

(2) One 3,000 gallon tank with a 2" line, on a separate pump for the domestic and residential sprinkler water. This 3,000 gallon tank will always keep the 2-5,000 gallon tanks full, through a specialized valve system.

c. Both the residence and the garage will be 1HR fire rated throughout and also in compliance with CBC-7A.

d. The proposed residential project will have a Residential Fire Sprinkler System for:

(1) interior of residence building, automatic

(2) exterior of residence building, manual (optional)

(3) interior of garage building, automatic

Private driveway slope and McGill Road slope are both less than 15%.

County Of Santa Clara, Planning Office File No. PLN21-130 Building Site Approval and Grading Approval (17025 McGill Road)

2. Maintain defensible space specifications described in Public Resource Code 4291. This will be included as a condition of approval; any tree removal required to meet this should be noted on plans.

**Applicant Response:** Applicants agree and shall comply with the condition of approval. No tree removal is needed because there are no existing trees within

- (1) the construction area or
- (2) the fire defensible area around the house.

The residence and the garage buildings are located on a rocky outcrop with a very large defensible space all around. Grasses, small shrubs and bushes are the dominant vegetation on this 10 acres site.

3. While not located in a Design Review district, this development is sited on a hilltop/ridge. Staff agrees that given the topography of the parcel, this is the most preferred siting for this project. Please include in your submittal how the project's visibility will be mitigated through massing, colors, or vegetation.

**Applicant Response:**

A - design considerations

The proposed residence project has been designed along the following considerations:

- respect for the land and existing, natural surroundings,
- soft/fluid integration into the location and minimize impact on the land,
- retain local vegetation around the work area and encourage endemic species return on areas temporarily affected by construction,
- use of broken down, smaller building footprints,
- use stair stepped residence structure and surrounding stair stepped terraces integrated with the existing natural grades, to echo the steep and stepped surroundings,
- avoid extensive grading and terrain alteration, balance the project cut and fill on site, no import and no export, (the proposed project is fully located in the "eight feet deep, road fill area", by McGill Road)
- use materials, textures and colors inspired by the surrounding natural environment.

B - short history of this parcel of rocks

This 10 acre property is generally in a natural state - rocky, covered by endemic grasses, brushes, bushes and a few small trees - with one exception: by McGill Road there is a patch of dirt with fill some decades ago, likely from around the time of the road construction.

This patch of dirt looks and feels like a scarred and neglected island of road debris fill. The proposed project will make use of this man made patch of about six to eight foot deep dirt whilst respecting and leaving untouched the rest of the 10 acre property.

C - visual mitigation measures, not limited to the following:

1. The residence will have a relative small/compact 1,200sf ground footprint and three stair stepped levels above ground for about 2,500sf total,
2. The two car garage will be totally detached, to brake the mass of the buildings,
3. The back (south) terraces and pool deck will be integrated with and along the existing natural grades,
4. The natural grades and existing vegetation surrounding the project will be maintained in their natural state and endemic vegetation will be encouraged on the construction area, after the buildings are completed.
5. The buildings and terraces materials and colors will complement and be inspired by the natural surroundings' textures and colors.

4. Bohlman Rd is a County maintained road, any required improvements on McGill Rd. will need to add a stop sign and stop bar at the intersection, indicate improvement on revised plans.

**Applicant Response:** Updated. Applicants agree to install these traffic signages according to the County specifications.

Below are excerpts from State and County policies, regulations, findings and guidelines whereby Staff is having difficulty supporting the project as currently designed.

**State Minimum Fire Safe Findings:**

***Article 2 Emergency Access and Egress***

***§ 1273.00. Intent***

*Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.*

***§ 1273.01. Width***

*(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.*

*(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.*

*(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.*

*(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.*

*(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").*

***§ 1273.02. Road Surfaces***

County Of Santa Clara, Planning Office File No. PLN21-130 Building Site Approval and Grading Approval (17025 McGill Road)

3

*(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.*

*(b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.*

*(c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.*

***§ 1276.01. Setback for Structure Defensible Space***

*(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.*

## **County Fire Code Findings:**

### ***Section 903.2 Where Required***

*(b) An approved automatic sprinkler system shall be provided throughout all new buildings and structures unless the building or structure meets an exception below. The exceptions do not apply when the driveway or access road providing fire department access to the building or structure is in excess of 15% slope.*

### **General Plan Policies for Hillside Development:**

The project is subject to Building Site and Grading Approval which require meeting the intent of the County General Plan for Hillside Development to minimize grading within hillside areas and reducing the potential for visual impacts.

#### *Policy R-GD 23*

*Proposals to balance cut and fill amounts where such grading would exceed that which is deemed minimally necessary and reasonable for the site may be considered based on environmental impacts, the ability of the site to accommodate the additional fill without causing additional adverse impacts, the remoteness of the site, the overall amount of material that would otherwise need to be removed from the site, and the impacts of any truck traffic that could be involved, including travel distances, local road impacts, safety, noise, dust and similar issues.*

#### *Policy R-GD 34*

*For existing legal lots, if a ridgeline or hilltop location is a potentially suitable location for development, consistent with grading or other land development policies and regulations, due to the particular geologic circumstances, access needs, or other suitability characteristics of the lot, the following conditions or mitigations to visual impacts of development shall be considered and applied through applicable land use and development approvals, as necessary and appropriate:*

*(a) Landscaping and vegetation retention, as appropriate,*

*(b) Color and material choices that blend with the natural surroundings, and*

County Of Santa Clara, Planning Office File No. PLN21-130 Building Site Approval and Grading Approval (17025 McGill Road)

4

*(c) Any other similar requirements or mitigations that reasonably relate to the degree of visual impact.*

*[Note: Where Design Review zoning applies or is required by condition of subdivision or other approval, such requirements will be addressed through the applicable Design Review procedure].*

### **Guidelines for Grading and Hillside Development:**

The project is subject to a Grading Approval which requires meeting the intent of the County Design Review Guidelines for Grading and Hillside Development to minimizing grading within hillside areas and reducing the potential for visual impacts.

*Guideline 2: Based on the location of existing access roads and site constraints, development in hilltop locations may be preferred if other buildings sites are not available and extensive grading and terrain alteration is avoided. In these instances, buildings should be sited to preserve ridgelines in their natural state and sited to minimize visual impacts. (GP Policies R-GD-27, RGD-31 and R-GD-34)*

Building Site and Grading Approval involve a staff level review and takes an action to either grant, deny, continue the project. The decision of may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the Board of Supervisors.

Should the applicant voluntarily choose to modify the project design based on the information provided above, to better meet the County's Findings, Guidelines and Policies, please include with the resubmittal to address the items listed in the Incomplete Letter dated September 1, 2021. For questions regarding this

letter in general or items 4 and 5, please call me at (408) 299-5706 or [robert.cain@pln.sccgov.org](mailto:robert.cain@pln.sccgov.org) to discuss by telephone or to schedule an appointment to do so.

Sincerely,

Robert Cain

Associate Planner





March 19, 2022  
Job No. 2143

Robert Cain  
Planner  
Department of Planning and Development  
70 W. Hedding Street, 7th Floor, East Wing  
San Jose, CA

Re: 17025 McGill Road – Building Site Approval and Grading Approval – PLN21-130 - Civil  
Engineering Response Letter

Dear Robert,

Please find attached the Grading Plan for the above-mentioned property. The following are responses to Comment Letters received on behalf of the County.

**Planning Comments by Robert Cain, dated 1/13/22:**

1. See Architect's response.
2. Done. See attached filled form

**Land Development Engineering Comments by Ed Duazo, dated 1/13/22:**

3. Done. See attached draft Road Easement Plat & Description.
4. We have worked closely with the Architect and the Architect has communicated directly with Ed Duazo from the County. Below is a summary Road pro-rated road improvements for this specific road configuration and the adjacent properties.

Some pro-rata participation options are:

- A. Length of road divided by the number of adjacent properties. In this approach, shorter road frontage properties pay higher rates per linear foot of road improvement along their frontage than longer road frontage properties do.
- B. Length of property road frontage. Each adjacent property pays for their half of the road improvement along its respective frontage. The other half is paid for by the properties across the road. In this specific setup, all properties pay the same amount per linear foot of road improvements.

According to the Santa Clara County's staff, option A above, which matches the current county policy in this specific field, shall be followed. See below (1) McGill Road's length and (2) the properties' map and APNs along McGill Road.

1. McGill Road length: 5,955 feet
2. Number of properties along McGill Road: 15

$$5,955' / 15 = 397' \text{ say } 400'$$

**CONCLUSION:** this property owners have agreed to cover the fair share costs for the design and construction of 400' (linear feet) starting at the McGill and Bohlman intersection. This option will work best with other road related improvements outlined in point 9 below.

5. The pipes are perforated as shown on details E and H on sheet C2.1. Note that there is an outlet pipe that will outfall away from the building. Soil engineer to provide review letter.
6. Done. See attached draft Storm Drainage Easement Plat & Description.



7. See attached title report, this old road center line is not listed, and note that this old road alignment is not physically present to date, and no evidence this alignment existed. In my opinion, if road is shown on a survey map such as (289-M-49 and 251-M-11) does not mean that the road was legally created and needs to be vacated, unless they show record data such as deed reference.

**Fire Marshall Comments by Alex Goff, dated 1/13/22:**

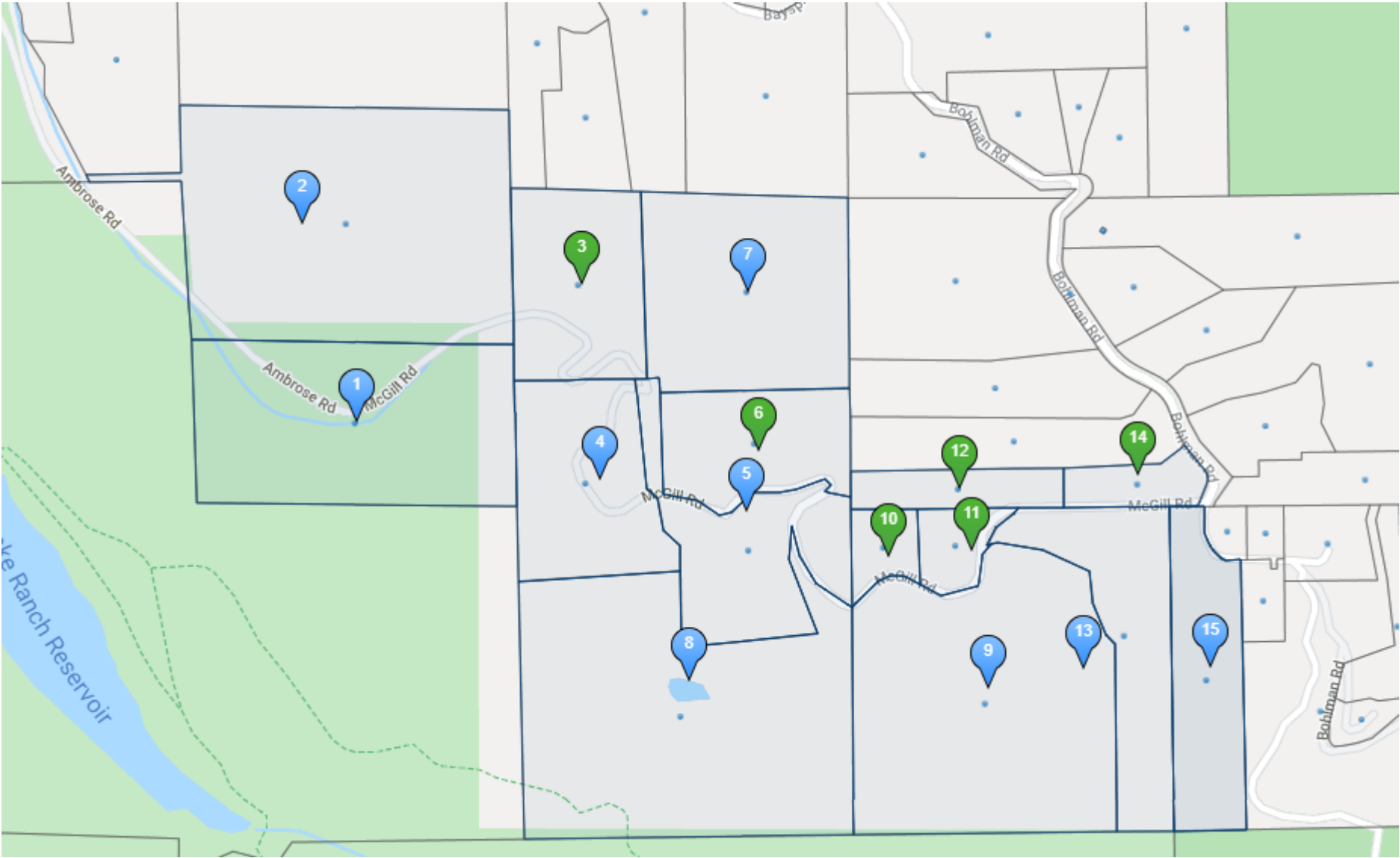
8. Refer to Architect's response.
9. The Applicant has agreed to pay their fair share of the prorated road improvements see response for 4 above.  
Further it should be noted that, for this proposed residential project, the probability of a interior or exterior fire event, while possible, is extremely remote, because:
  - a. The residence and the garage buildings are located on a rocky outcrop with a very large defensible space all around. Grasses, small shrubs and bushes are the dominant vegetation on this 10 acres site.
  - b. The proposed residential project property will be equipped with:
    - i. 2-5,000 gallon tanks with a 4" line, on an independent pump for the wharf hydrant. The pipe will be pressurized and assisted, with a check valve at the bottom.
    - ii. 1-3,000 gallon tank with a 2" line, on a separate pump for the domestic and residential sprinkler water. This 3,000 gallon tank will always keep the 2-5,000 gallon tanks full, through a specialized valve system.
  - c. Both the residence and the garage will be 1hr fire rated throughout and also in compliance with CBC-7A.
  - d. The proposed residential project will have a Residential Fire Sprinkler System for:
    - i. interior of residence building, automatic
    - ii. exterior of residence building, manual (optional)
    - iii. interior of garage building, automatic
  - e. Private driveway slope and McGill Road slope are both less than 15%.
10. Done. The turnaround is now dimensioned and hatched to show the limits clearly. A 5% maximum slope has been noted on the plans
11. Done. Moved fire hydrant 55 feet away from structure. The fire hydrant will have a pump system as mentioned on item 9b
12. Done added notes of purposes of tanks. See sheet C1.3

This concludes our responses. Please let me know if you have any questions or need additional information. In addition, we would be happy to meet with you and the city team to review the revised plans and responses if that's helpful.

Sincerely,

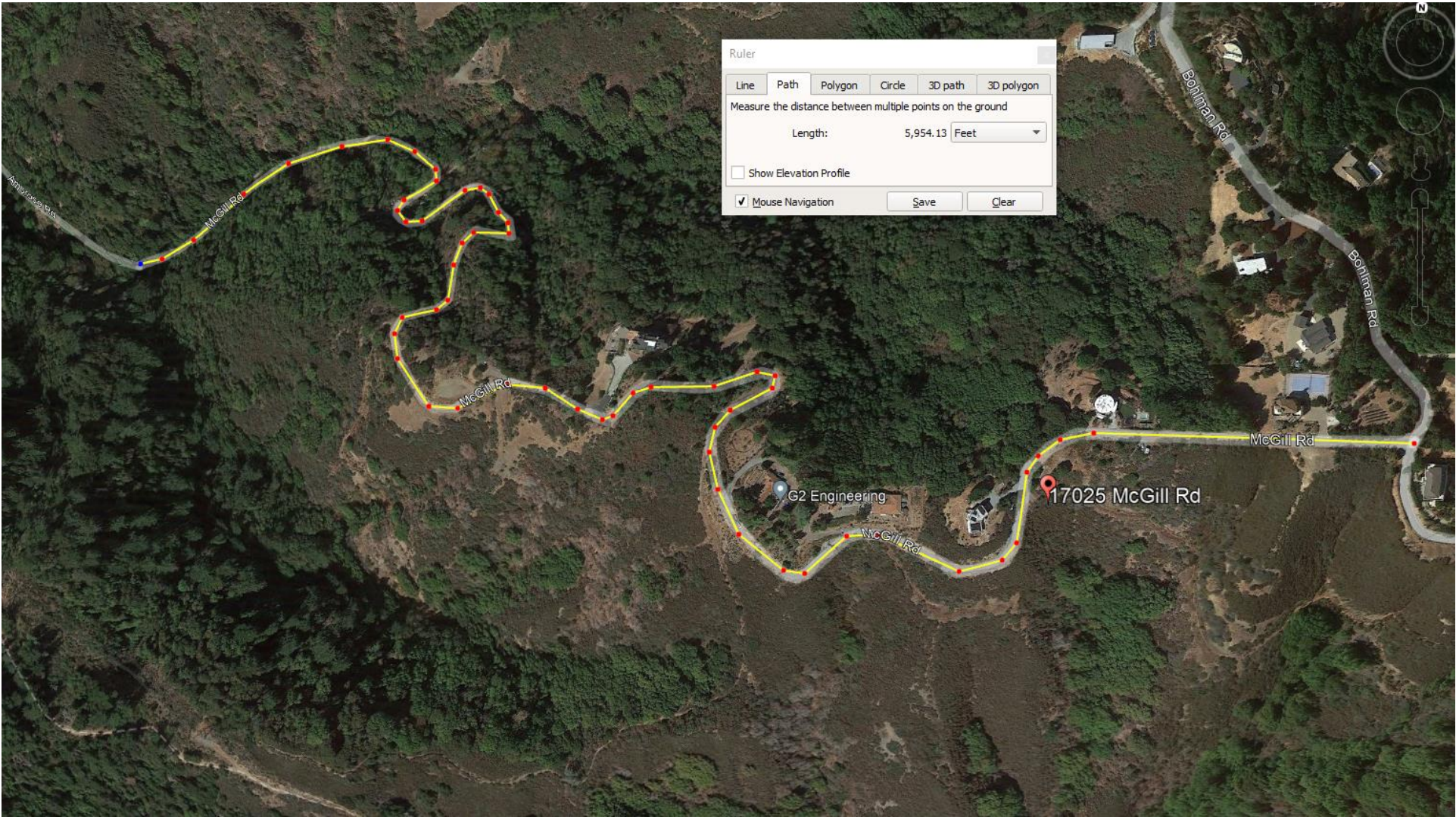
Oscar Osuna, P.E., P.L.S.  
President  
OSUNA Engineering, Inc.

Lots Fronting McGill Road





Total Length using Google Earth: 5,950 feet +/-



## DESCRIPTION

Storm Drainage Easement  
17025 Mc Gill Rd, Saratoga, CA 95070

The land referred to herein below is situated in the unincorporated area in county of Santa Clara, state of California and is described as follows:

An easement for storm drainage purposes, a strip of land 25 feet wide over a portion of the northwest 1/4 of the southwest 1/4 of Section 24, Township 8 South, Range 2 West, Mount Diablo base and meridian, the center line of which is described as follows:

BEGINNING at the most southwesterly corner of Parcel A as shown on that certain Parcel Map recorded August 29th, 1979, in Book 449 of Maps at page One, Santa Clara County Records; Thence along the westerly property line of said Parcel A North  $0^{\circ}30'43''$  East 525.60 feet (more or less) to the centerline of swale, the TRUE POINT OF BEGINNING; thence leaving said westerly line and along the centerline of swale with its meanders, the following approximate courses and distances:

- 1) Thence South  $57^{\circ}38'43''$  West 93.32 feet;
- 2) Thence South  $41^{\circ}22'34''$  West 103.95 feet;
- 3) Thence South  $58^{\circ}53'26''$  West 100.91 feet to the westerly line of the Parcel of land as described in the Grant Deed to Milind Khandare and Neha Dobhal, recorded December 31, 2020, as document number 24771103, of Official Records, Santa Clara Records.

The side lines of said strip of land to be shortened or lengthen to terminate on the property lines of said Parcel of Land described in said Grant Deed to Milind Khandare and Neha Dobhal.

Containing 7,515 S.F., more or less.

This description was prepared by me or under my direction in conformance with the Land Surveyor's Act.

Osuna Engineering, Inc.

Portirio O. Osuna  
PLS 8921



# MCGILL ROAD

S89°37'20"E  
672.93'

LANDS OF  
KHANDARE & DOBHAL  
APN 517-24-024  
PER GRANT DEED,  
DOC#24771103  
RECORDED 12/31/2020  
O.R.

BOHLMAN  
ROAD

LINE TABLE		
No.	BEARING	LENGTH
L1	S52°02'40"W	122.69'
L2	S9°05'40"W	102.61'
L3	N78°52'40"E	136.26'
L4	S68°30'20"E	111.73'
L5	S80°56'20"E	76.84'
L6	S63°04'15"E	174.68'
L7	S2°10'20"E	131.44'
L8	S19°51'20"E	127.14'
L9	S41°03'20"E	45.64'
L10	S57°38'43"W	93.32'
L11	S41°22'34"W	103.95'
L12	S58°53'26"W	100.91'

PARCEL A  
449-M-01

LANDS OF  
MIDPENINSULA  
REGIONAL OPEN  
SPACE DISTRICT  
APN 517-24-030

842.64'

N0°30'43"E 1368.24' BNDRY.

APPROXIMATE  
CL OF SWALE

TPOB

CL PROPOSED S.D.E.  
AREA: 7515 S.F.

525.60'

353.02'

231.70'

N88°08'34"E

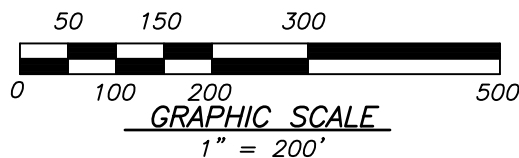


## ABBREVIATIONS

AC ACRES  
APN ASSESSOR'S PARCEL NUMBER  
CL CENTER LINE  
POB POINT OF BEGINNING  
TPOB TRUE POINT OF BEGINNING  
SF SQUARE FEET

## REFERENCES:

R1 PARCEL MAP 517-M-01  
R2 GRANT DEED DOC# 24771103



17025 MCGILL ROAD  
STORM DRAINAGE EASEMENT  
EXHIBIT B

SARATOGA, CALIFORNIA

DATE: 3/07/22  
SCALE: 1"=20'  
DRAWN BY: 0.0.  
CHECKED BY:  
JOB NO.: 1923

OSUNA ENGINEERING, INC.

6920 SANTA TERESA BLVD. #206  
SAN JOSE, CALIFORNIA 95119  
PH. (408) 721-2100

PLS NO. 8921  
PORFIRIO OSCAR OSUNA



# OWNER'S 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 herein map; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we hereby consent to the preparation and recording of said map and subdivision as shown within the distinctive border.

We hereby dedicate to public use and offer to dedicate to the County of Santa Clara all streets and portions of streets not here to fore existing and designated as McGill Road & BOLLMAN ROAD as shown upon this map; said dedication and offers of dedication are for any and all public uses under, upon and over said streets and portions thereof.

We hereby dedicate to public use and offer to dedicate to the County of Santa Clara storm drainage easement under, over, upon, and across those certain strips of land delineated and designated as S.D.E. (Storm Drain Easement). All of the herein described streets and easements shall be kept free of buildings except lawful unsupported roof overhangs and obstructions that impair the use of or are inconsistent with the purposes of the streets or easement.

The herein described offers of dedication to the County of Santa Clara are to be accepted only when the Board of Supervisors or its successor agency adopts and records in the office of the Recorder of Santa Clara County a resolution accepting said streets or easement. Until said resolutions are recorded, all streets and easements encompassed within such offer of dedication shall be maintained by the developer during any required warranty period and thereafter by the owners of the lots or parcels in the subdivision. The County of Santa Clara shall not be responsible for maintenance and shall incur no liability with respect to such offered streets and easements or any improvement thereon. All dedicated rights-of-way and easements not accepted for maintenance by the County or other public agency shall be maintained by the owners of the lots or parcels in the subdivision.

AS OWNERS

*Elmer B. Tennessee*  
ELMER B. TENNESON

*Deloris P. Tennessee*  
DELORIS P. TENNESON

## ACKNOWLEDGMENT

STATE OF CALIFORNIA, S.S.  
COUNTY OF SANTA CLARA;  
On this 12th day of April, 1979, before me, the undersigned, a Notary Public in and for said state, personally appeared Elmer B. Tennessee and Deloris P. Tennessee known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same, As Owners.



*Roxanne Ray*  
NOTARY PUBLIC IN AND FOR THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

## NOTES:

- Roadways designated as not-county maintained roads as shown upon this map will not be eligible for County maintenance until the roadways are improved (at no cost to the County) to public maintenance road standards approved by the Board of Supervisors and in effect at such time that the roadways are considered for acceptance into the County's Road System.
- Water shall be furnished by an approved individual well complying with Health Department standards prior to issuance of a building permit. Minimum standards required by local fire authority relating to water supply for fire purposes and access for fire equipment shall be met prior to final building approval and occupancy. Prior to the issuance of a building permit the Building Inspection Division will require a soils report based on minimum subsurface investigations. Any utilities or service connections are to be installed underground per Environment Management Agency Standards. An encroachment permit for the construction of a County Standard driveway connection to BOLLMAN Road will be required prior to the issuance of a building permit.
- Any parcel indicated "parcel subject to further approval" shall be conditioned by Santa Clara County Land Development Coordinator as per Division C12 Chapter 1 thru IV of Santa Clara County Ordinance Code. These conditions to include but not limited to, road dedication and road improvements, water supply, sewage disposal, and fire protection.

## NOTES AND LEGEND

All distances and dimensions are shown in feet and decimals thereof.

- Indicates Found 3/4" Iron Pipe in Monument Box
- Indicates Railroad Spike Found
- Indicates Set Railroad Spike
- Indicates Iron Pipe Found
- Indicates 3/4" Iron Pipe w/Tag L.S. 3/61 Set
- ( ) Indicates Record data
- Indicates distinctive border

## NOTES CONTINUED

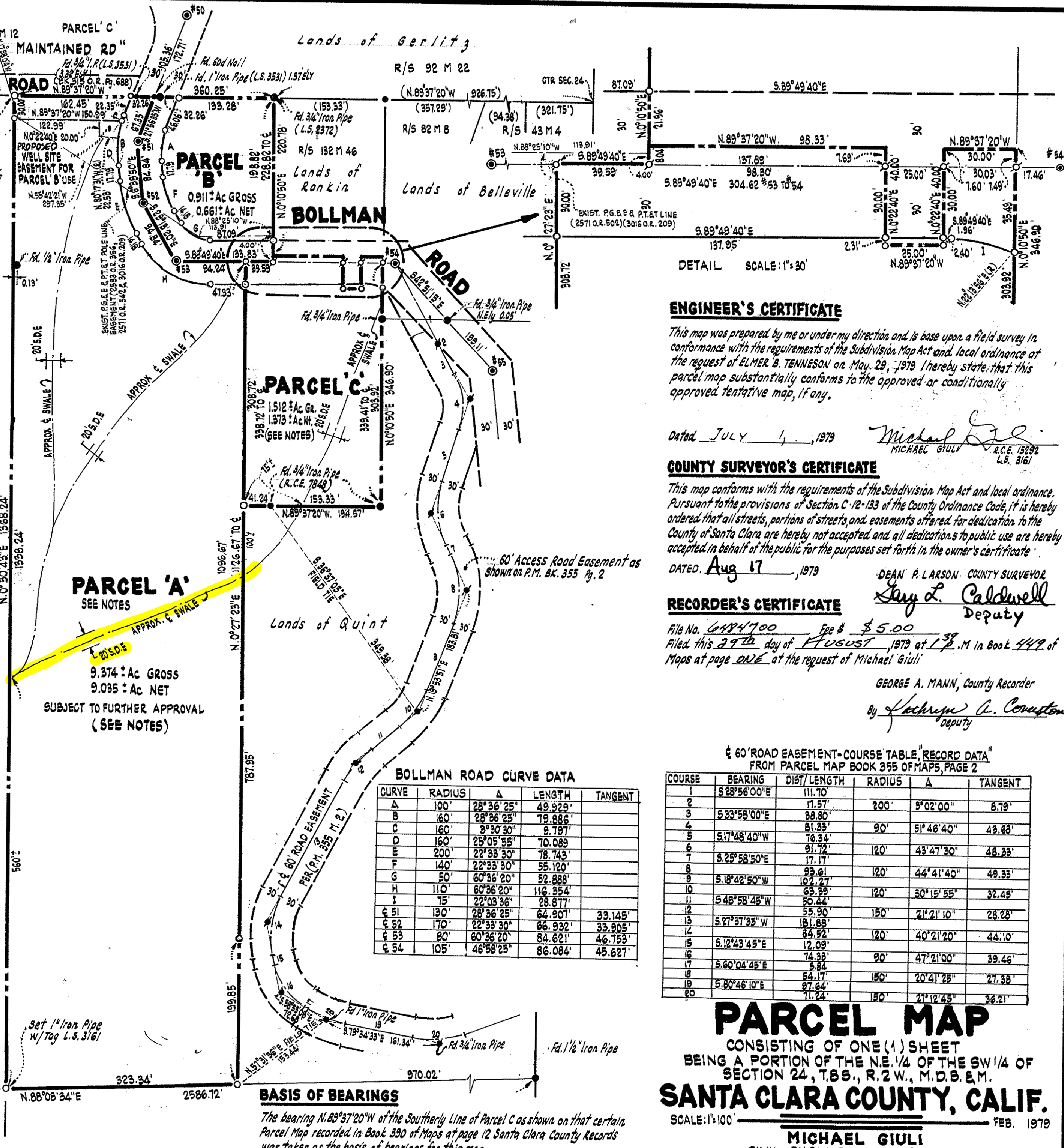
- A geologic (soils) report pertaining to this property dated April 30, 1979 and prepared by Civil & Construction Consultants Inc (CLIFF BECK) is on file with the County (County File # 4577.16) at the Central Permit Office. Parcel owners/developers should review this report prior to submitting plans for site development and building construction.

## RECORD DATA BOLLMAN ROAD FROM AMENDED RECORD OF SURVEY (BK 145 OF MAPS PAGE 27)

COURSE	BEARING	DIST.	197 R.O.S. 54 DIST.
50-51	S 21°56'00"W	189.57	172.64'
51-52	S 6°36'00"E	93.93'	84.84'
52-53	S 29°14'00"E	87.54'	94.82'
53-54	S 89°48'00"E	327.55'	304.59'
54-55	S 42°50'00"E	199.14'	199.14'

BEARINGS OF ORIGINAL RECORD OF SURVEY, BK 197 OF MAPS, AT PAGE 54, ARE THE SAME, HOWEVER, ITS DISTANCES SHOWN THUS [ ], FIT THE ROAD MONUMENTS TO THE MEASURED DISTANCES

2-30" TAN OAK



## ENGINEER'S CERTIFICATE

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance of the request of ELMER B. TENNESON on May 29, 1979. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Dated JULY 1, 1979

*Michael Giul*  
MICHAEL GIULI  
C.E. 15292  
L.S. 3161

## COUNTY SURVEYOR'S CERTIFICATE

This map conforms with the requirements of the Subdivision Map Act and local ordinance. Pursuant to the provisions of Section C 12-133 of the County Ordinance Code, it is hereby ordered that all streets, portions of streets and easements offered for dedication to the County of Santa Clara are hereby not accepted and all dedications to public use are hereby accepted in behalf of the public for the purposes set forth in the owner's certificate.

DATED Aug 17, 1979

DEAN P. LARSON, COUNTY SURVEYOR  
*Larry L. Caldwell*  
Deputy

## RECORDER'S CERTIFICATE

File No. 6194700 Fee \$ 5.00  
Filed this 29th day of AUGUST, 1979 at 1:30 P.M. in Book 449 of Maps at page ONE at the request of Michael Giul

GEORGE A. MANN, County Recorder  
*Kathryn A. Constan*  
Deputy

## 60' ROAD EASEMENT - COURSE TABLE "RECORD DATA" FROM PARCEL MAP BOOK 355 OF MAPS, PAGE 2

COURSE	BEARING	DIST/LENGTH	RADIUS	Δ	TANGENT
1	S 28°56'00"E	111.70'			
2		17.57'	200'	5°02'00"	6.79'
3	S 33°58'00"E	38.80'			
4		81.33'	90'	5°46'40"	43.68'
5	S 17°48'40"W	76.34'			
6		91.72'	120'	43°47'30"	48.39'
7	S 25°58'50"E	17.17'			
8		99.61'	120'	44°41'40"	49.33'
9	S 18°42'50"W	102.27'			
10		63.39'	120'	30°15'55"	32.45'
11	S 48°58'45"W	50.44'			
12		55.90'	150'	2°21'10"	28.28'
13	S 27°37'35"W	181.88'			
14		84.52'	120'	40°21'20"	44.10'
15	S 12°43'45"E	12.09'			
16		74.38'	90'	47°21'00"	39.46'
17	S 60°04'45"E	5.84'			
18		54.17'	150'	20°41'25"	27.38'
19	S 80°46'10"E	97.64'			
20		71.24'	150'	21°12'45"	36.21'

**PARCEL MAP**  
CONSISTING OF ONE (1) SHEET  
BEING A PORTION OF THE N.E. 1/4 OF THE SW 1/4 OF SECTION 24, T.8S., R.2W., M.D.B. & M.  
**SANTA CLARA COUNTY, CALIF.**  
SCALE: 1"=100'  
FEB. 1979

MICHAEL GIULI  
CIVIL ENGINEER - LAND SURVEYOR  
SUNNYVALE, CALIFORNIA

138-22-51 4577.16 - FILE NO.



# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 3/19/2022 3:34:24 PM

**Prepared by:**

Preparer

Osuna Engineering

6920 Santa Teresa Blvd

Parcel Name: BOUNDARY - BOUNDARY

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,356.0540'

East: 3,752.0720'

**Segment# 1: Line**

Course: S 0°30'43" W

Length: 1,368.24'

North: 4,987.8686'

East: 3,739.8468'

**Segment# 2: Line**

Course: S 88°08'34" W

Length: 231.70'

North: 4,980.3595'

East: 3,508.2685'

**Segment# 3: Line**

Course: N 0°22'40" E

Length: 812.16'

North: 5,792.5018'

East: 3,513.6234'

**Segment# 4: Line**

Course: N 41°03'20" W

Length: 45.64'

North: 5,826.9177'

East: 3,483.6475'

**Segment# 5: Line**

Course: N 19°51'20" W

Length: 127.14'

North: 5,946.4995'

East: 3,440.4644'

**Segment# 6: Line**

Course: N 2°10'20" W

Length: 131.44'

North: 6,077.8450'

East: 3,435.4823'

**Segment# 7: Line**

Course: N 63°04'15" W

Length: 174.68'

North: 6,156.9556'

East: 3,279.7434'

**Segment# 8: Line**

Course: N 80°56'20" W

Length: 76.84'

North: 6,169.0570'

East: 3,203.8623'

Segment# 9: Line

Course: N 68°30'20" W

Length: 111.73'

North: 6,209.9961'

East: 3,099.9028'

Segment# 10: Line

Course: S 78°52'40" W

Length: 136.26'

North: 6,183.7112'

East: 2,966.2020'

Segment# 11: Line

Course: N 9°05'40" E

Length: 102.61'

North: 6,285.0313'

East: 2,982.4208'

Segment# 12: Line

Course: N 52°02'40" E

Length: 122.69'

North: 6,360.4918'

East: 3,079.1604'

Segment# 13: Line

Course: S 89°37'20" E

Length: 672.93'

North: 6,356.0548'

East: 3,752.0758'

Perimeter: 4,114.06'

Area: 10.237Acre

Error Closure: 0.0039

Course: N 77°20'16" E

Error North : 0.00085

East: 0.00378

Precision 1: 1,054,887.18

---

Parcel Name: EASEMENT - PORTION OF LOT NLY OF EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,356.0540'

East: 3,752.0720'

Segment# 1: Line

Course: S 0°30'43" W

Length: 842.64'

North: 5,513.4476'

East: 3,744.5430'

Segment# 2: Line

Course: S 57°38'43" W

Length: 93.32'

North: 5,463.5066'

East: 3,665.7108'

Segment# 3: Line

Course: S 41°22'34" W

Length: 103.95'

North: 5,385.5039'

East: 3,597.0000'

## Segment# 4: Line

Course: S 58°53'26" W

Length: 100.91'

North: 5,333.3662'

East: 3,510.6026'

## Segment# 5: Line

Course: N 0°22'40" E

Length: 459.14'

North: 5,792.4963'

East: 3,513.6299'

## Segment# 6: Line

Course: N 41°03'20" W

Length: 45.64'

North: 5,826.9122'

East: 3,483.6540'

## Segment# 7: Line

Course: N 19°51'20" W

Length: 127.14'

North: 5,946.4939'

East: 3,440.4709'

## Segment# 8: Line

Course: N 2°10'20" W

Length: 131.44'

North: 6,077.8395'

East: 3,435.4889'

## Segment# 9: Line

Course: N 63°04'15" W

Length: 174.68'

North: 6,156.9501'

East: 3,279.7500'

## Segment# 10: Line

Course: N 80°56'20" W

Length: 76.84'

North: 6,169.0514'

East: 3,203.8689'

## Segment# 11: Line

Course: N 68°30'20" W

Length: 111.73'

North: 6,209.9905'

East: 3,099.9093'

## Segment# 12: Line

Course: S 78°52'40" W

Length: 136.26'

North: 6,183.7056'

East: 2,966.2086'

## Segment# 13: Line

Course: N 9°05'40" E

Length: 102.61'

North: 6,285.0257'

East: 2,982.4274'

## Segment# 14: Line

Course: N 52°02'40" E

Length: 122.69'

North: 6,360.4862'

East: 3,079.1670'

Segment# 15: Line

Course: S 89°37'20" E

Length: 672.93'

North: 6,356.0493'

East: 3,752.0823'

Perimeter: 3,301.93'

Area: 7.905Acre

Error Closure: 0.0114

Course: S 65°35'56" E

Error North : -0.00470

East: 0.01035

Precision 1: 289,642.11

---

Parcel Name: EASEMENT - PORTION OF LOT SLY OF EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:4,987.8686'

East:3,739.8468'

Segment# 1: Line

Course: S 88°08'34" W

Length: 231.70'

North: 4,980.3595'

East: 3,508.2685'

Segment# 2: Line

Course: N 0°22'40" E

Length: 353.02'

North: 5,333.3718'

East: 3,510.5961'

Segment# 3: Line

Course: N 58°53'26" E

Length: 100.91'

North: 5,385.5094'

East: 3,596.9934'

Segment# 4: Line

Course: N 41°22'34" E

Length: 103.95'

North: 5,463.5121'

East: 3,665.7042'

Segment# 5: Line

Course: N 57°38'43" E

Length: 93.32'

North: 5,513.4532'

East: 3,744.5364'

Segment# 6: Line

Course: S 0°30'43" W

Length: 525.60'

North: 4,987.8742'

East: 3,739.8402'

Perimeter: 1,408.50'

Area: 2.332Acre

Error Closure: 0.0086

Course: N 49°49'37" W

Error North : 0.00555

East: -0.00657

Precision 1: 163,779.07



## DESCRIPTION

Road Easement  
17025 Mc Gill Rd, Saratoga, CA 95070

The land referred to herein below is situated in the unincorporated area in county of Santa Clara, state of California and is described as follows:

An easement for Road purposes, over a portion of the northwest 1/4 of the southwest 1/4 of Section 24, Township 8 South, Range 2 West, Mount Diablo base and meridian, and more particularly described as follows described as follows:

BEGINNING at the most northwesterly corner of Parcel A and also lying in the centerline of McGill road, as shown on that certain Parcel Map recorded August 29th, 1979, in Book 449 of Maps at page One, Santa Clara County Records; said northwesterly corner of Parcel A also distant South 89°37'20" East 194.71 feet to the centerline of Bohlman Road; Thence along the northerly property line of the Parcel of land as described in the Grant Deed to Milind Khandare and Neha Dobhal, recorded December 31, 2020, as document number 24771103, of Official Records, Santa Clara Records, Thence along the northerly line of said Parcel of land described in said Grant Deed to Milind Khandare and Neha Dobhal, North 89°37'20" West 636.25 feet to the TRUE POINT OF BEGINNING; Thence along the property line of said Parcel of land described in said Grant Deed to Milind Khandare and Neha Dobhal, the following courses and distances:

- 1) Thence North 89°37'20" West 36.68 feet;
- 2) Thence South 52°02'40" West 122.69 feet;
- 3) Thence South 9°05'40" West 102.61 feet;
- 4) Thence North 78°52'40" East 61.12 feet;

Thence leaving said property line, North 11°07' 20" West 24.17 feet; Thence North 9°05'40" East 51.27 feet; Thence North 41°21'24" East 54.32 feet; Thence North 59°27'04" East 58.30 feet; Thence North 0°22'40" East 20.00 feet to the TRUE POINT OF BEGINNING.

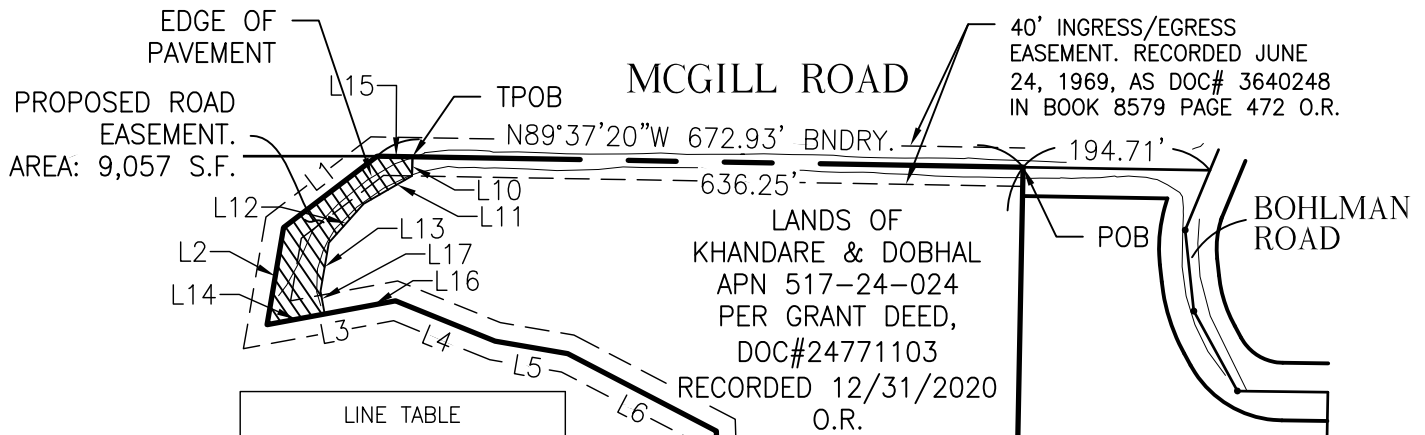
Containing 9,057 S.F., more or less.

This description was prepared by me or under my direction in conformance with the Land Surveyor's Act.

Osuna Engineering, Inc.

Portirio O. Osuna  
PLS 8921





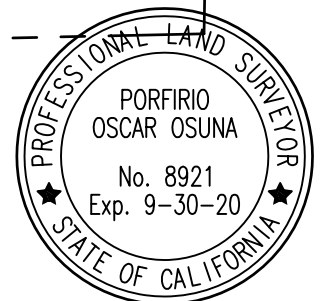
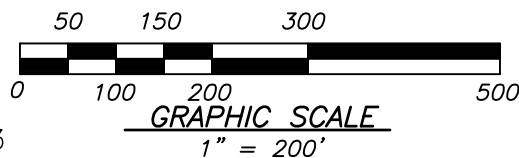
LINE TABLE		
No.	BEARING	LENGTH
L1	S52°02'40"W	122.69'
L2	S9°05'40"W	102.61'
L3	N78°52'40"E	136.26'
L4	S68°30'20"E	111.73'
L5	S80°56'20"E	76.84'
L6	S63°04'15"E	174.68'
L7	S2°10'20"E	131.44'
L8	S19°51'20"E	127.14'
L9	S41°03'20"E	45.64'
L10	N0°22'40"E	20.00'
L11	N59°27'04"E	58.30'
L12	N41°21'24"E	54.32'
L13	N9°05'40"E	51.27'
L14	N78°52'40"E	61.12'
L15	N89°37'20"W	36.68'
L16	N78°52'40"E	75.14'
L17	N11°07'20"W	24.17'

## ABREVIATIONS

AC ACRES  
 APN ASSESOR'S PARCEL NUMBER  
 CL CENTER LINE  
 POB POINT OF BEGINNING  
 TPOB TRUE POINT OF BEGINNING  
 SF SQUARE FEET

## REFERENCES:

R1 PARCEL MAP 517-M-01  
 R2 GRANT DEED DOC# 24771103



17025 MCGILL ROAD  
 ROAD EASEMENT  
 EXHIBIT B

SARATOGA, CALIFORNIA

DATE: 3/07/22  
 SCALE: 1"=20'  
 DRAWN BY: 0.0.  
 CHECKED BY:  
 JOB NO.: 2143

OSUNA ENGINEERING, INC.

6920 SANTA TERESA BLVD. #206  
 SAN JOSE, CALIFORNIA 95119  
 PH. (408) 721-2100

PORFIRIO OSCAR OSUNA, PLS NO. 8921

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 3/19/2022 3:27:07 PM

**Prepared by:**

Preparer

Osuna Engineering

6920 Santa Teresa Blvd

Parcel Name: BOUNDARY - BOUNDARY

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,360.4909'

East: 3,079.1566'

**Segment# 1: Line**

Course: S 89°37'20" E

Length: 672.93'

North: 6,356.0540'

East: 3,752.0720'

**Segment# 2: Line**

Course: S 0°30'43" W

Length: 1,368.24'

North: 4,987.8686'

East: 3,739.8468'

**Segment# 3: Line**

Course: S 88°08'34" W

Length: 231.70'

North: 4,980.3595'

East: 3,508.2685'

**Segment# 4: Line**

Course: N 0°22'40" E

Length: 812.16'

North: 5,792.5018'

East: 3,513.6234'

**Segment# 5: Line**

Course: N 41°03'20" W

Length: 45.64'

North: 5,826.9177'

East: 3,483.6475'

**Segment# 6: Line**

Course: N 19°51'20" W

Length: 127.14'

North: 5,946.4995'

East: 3,440.4644'

**Segment# 7: Line**

Course: N 2°10'20" W

Length: 131.44'

North: 6,077.8450'

East: 3,435.4823'

**Segment# 8: Line**

Course: N 63°04'15" W

Length: 174.68'

North: 6,156.9556'

East: 3,279.7434'

Segment# 9: Line

Course: N 80°56'20" W

Length: 76.84'

North: 6,169.0570'

East: 3,203.8623'

Segment# 10: Line

Course: N 68°30'20" W

Length: 111.73'

North: 6,209.9961'

East: 3,099.9028'

Segment# 11: Line

Course: S 78°52'40" W

Length: 136.26'

North: 6,183.7112'

East: 2,966.2020'

Segment# 12: Line

Course: N 9°05'40" E

Length: 102.61'

North: 6,285.0313'

East: 2,982.4208'

Segment# 13: Line

Course: N 52°02'40" E

Length: 122.69'

North: 6,360.4918'

East: 3,079.1604'

Perimeter: 4,114.06'

Area: 10.237Acre

Error Closure: 0.0039

Course: N 77°20'16" E

Error North : 0.00085

East: 0.00378

Precision 1: 1,054,887.18

---

Parcel Name: EASEMENT - PROPOSED ROAD EASEMENT

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:6,219.2148'

East:3,021.5054'

Segment# 1: Line

Course: S 11°07'20" E

Length: 24.17'

North: 6,195.4988'

East: 3,026.1679'

Segment# 2: Line

Course: S 78°52'40" W

Length: 61.12'

North: 6,183.7086'

East: 2,966.1958'

Segment# 3: Line

Course: N 9°05'40" E

Length: 102.61'

North: 6,285.0287'

East: 2,982.4146'

## Segment# 4: Line

Course: N 52°02'40" E

Length: 122.69'

North: 6,360.4892'

East: 3,079.1542'

## Segment# 5: Line

Course: S 89°37'20" E

Length: 36.68'

North: 6,360.2473'

East: 3,115.8334'

## Segment# 6: Line

Course: S 0°22'40" W

Length: 20.00'

North: 6,340.2477'

East: 3,115.7015'

## Segment# 7: Line

Course: S 59°27'04" W

Length: 58.30'

North: 6,310.6154'

East: 3,065.4938'

## Segment# 8: Line

Course: S 41°21'24" W

Length: 54.32'

North: 6,269.8422'

East: 3,029.6022'

## Segment# 9: Line

Course: S 9°05'40" W

Length: 51.27'

North: 6,219.2167'

East: 3,021.4983'

Perimeter: 531.16'

Area: 0.208Acre

Error Closure: 0.0073

Course: N 74°49'28" W

Error North : 0.00192

East: -0.00707

Precision 1: 72,761.64

---

Parcel Name: EASEMENT - REMAINDER AFTER ROAD EASEMENT

## Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,195.5000'

East: 3,026.1676'

## Segment# 1: Line

Course: N 11°07'20" W

Length: 24.17'

North: 6,219.2160'

East: 3,021.5052'

## Segment# 2: Line

Course: N 9°05'40" E

Length: 51.27'

North: 6,269.8415'

East: 3,029.6090'

Segment# 3: Line

Course: N 41°21'24" E

Length: 54.32'

North: 6,310.6147'

East: 3,065.5007'

Segment# 4: Line

Course: N 59°27'04" E

Length: 58.30'

North: 6,340.2471'

East: 3,115.7084'

Segment# 5: Line

Course: N 0°22'40" E

Length: 20.00'

North: 6,360.2466'

East: 3,115.8402'

Segment# 6: Line

Course: S 89°37'20" E

Length: 636.25'

North: 6,356.0516'

East: 3,752.0764'

Segment# 7: Line

Course: S 0°30'43" W

Length: 1,368.24'

North: 4,987.8662'

East: 3,739.8512'

Segment# 8: Line

Course: S 88°08'34" W

Length: 231.70'

North: 4,980.3570'

East: 3,508.2729'

Segment# 9: Line

Course: N 0°22'40" E

Length: 812.16'

North: 5,792.4994'

East: 3,513.6278'

Segment# 10: Line

Course: N 41°03'20" W

Length: 45.64'

North: 5,826.9153'

East: 3,483.6519'

Segment# 11: Line

Course: N 19°51'20" W

Length: 127.14'

North: 5,946.4970'

East: 3,440.4688'

Segment# 12: Line

Course: N 2°10'20" W

Length: 131.44'

North: 6,077.8426'

East: 3,435.4868'

Segment# 13: Line

Course: N 63°04'15" W

Length: 174.68'

North: 6,156.9532'

East: 3,279.7478'

Segment# 14: Line

Course: N 80°56'20" W

Length: 76.84'

North: 6,169.0545'

East: 3,203.8667'

Segment# 15: Line

Course: N 68°30'20" W

Length: 111.73'

North: 6,209.9936'

East: 3,099.9072'

Segment# 16: Line

Course: S 78°52'40" W

Length: 75.14'

North: 6,195.4989'

East: 3,026.1785'

Perimeter: 3,999.02'

Area: 10.029Acre

Error Closure: 0.0109

Course: S 84°22'37" E

Error North : -0.00107

East: 0.01086

Precision 1: 366,882.57



April 11, 2022  
5340-1A

**Mr. Milind Khandare**  
17025 McGill Road  
Saratoga, California 95070

**RE: GEOTECHNICAL PLAN REVIEW  
GRADING AND DRAINAGE PLANS  
KHANDARE RESIDENCE  
17025 MCGILL ROAD  
SARATOGA, CALIFORNIA**

Dear Mr. Khandare:

As requested, we have reviewed the grading and drainage plans for your proposed residence to be constructed at 17025 McGill Road in an unincorporated area of Santa Clara County near Saratoga, California for conformance with the recommendations in our geotechnical report. As you know, we performed a geotechnical investigation for the project and presented the results in our report dated June 30, 2021.

We reviewed the geotechnical elements of the following plans: civil plan sheet C0, revised October 27, 2015, sheet C1.5, revised on October 26, 2021, and sheets C1.3, C1.4, C2.1, C2.2, C2.3, and C2.4, dated April 7, 2022, prepared by Osuna Engineering Inc.

Based on our review, it is our opinion that the civil plans referenced above have been prepared in essential compliance with the recommendations in our geotechnical report.


If requested, we would be pleased to review and comment on the project architectural and structural plans construction details when these plans are available. We may have additional comments regarding the grading and drainage plans once we have reviewed the architectural and structural plans.


We make no warranty, expressed or implied, for the services we perform for this project. Our services are performed in accordance with the geotechnical engineering principles generally accepted at this time and location.

Please call if you have questions or comments about site conditions or the results of our geotechnical review of the grading and drainage plans for the proposed residence.

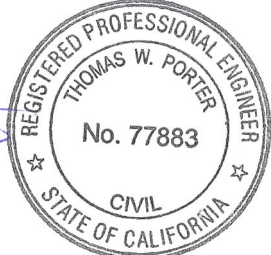
Very truly yours,

**ROMIG ENGINEERS, INC.**

  
Benjamin G. Romig, P.E.

A circular professional engineer seal for Benjamin G. Romig, No. 88967, State of California, Civil. The seal is stamped in blue ink.

  
Tom W. Porter, P.E.

A circular professional engineer seal for Thomas W. Porter, No. 77883, State of California, Civil. The seal is stamped in blue ink.



Copies: Addressee (via email)  
DIAP (via email)  
Attn: Mr. Dan Ionescu  
Suna Engineering Inc. (via email)  
Attn: Mr. Oscar Osuna

TWP:BR:pf



April 28, 2022  
Job No. 2143

Ed Duazo  
Land Development Engineering  
Department of Planning and Development  
70 W. Hedding Street, 7th Floor, East Wing  
San Jose, CA

Re: 17025 McGill Road – Building Site Approval and Grading Approval – PLN21-130 – Explanation  
letter of our opinion regarding the old road centerline easement comment

Dear Ed,

Attached is an Exhibit I prepared after meeting with the County Surveyor. The purpose of this Exhibit is to further support that there is physically no existing road or evidence that a road existed over this old road centerline alignment, nor any easement.

I had a zoom meeting with August Hanks (County Surveyor) 4/19/22 regarding this, and I believe he concurs that there is no easement, as well. He suggested to superimpose the old centerline alignment to a high-resolution aerial image that he sent me to further support our opinion.

Below I have listed why in my professional opinion I believe there is no old centerline easement:

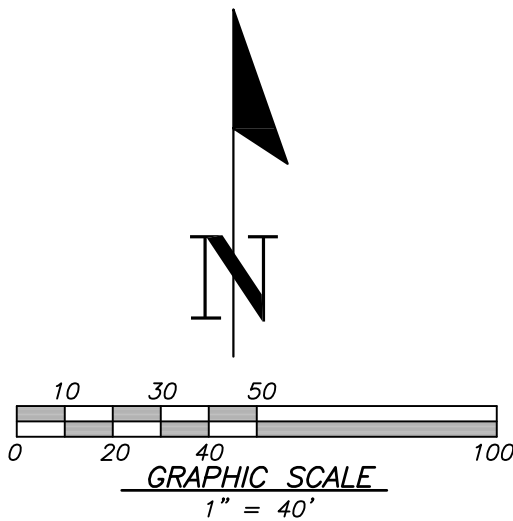
1. The Title Report does not list this easement
2. Record Of Survey (book 251, page 49 of maps, Recorded 4/01/1969). Shows the old center line alignment in question with a dashed outline of the (proposed) road but does not call out an easement (such as ingress/egress easement) with record information (book and page O.R). The Subdivision Map Act was already in effect by this date, and Record Of Surveys are not instruments to create easements.
3. Record Of Survey (book 289, page 11 of maps, Recorded 9/14/1971). Shows the old center line alignment in question, but now with the dashed outline of the road at its current location to date. This map does not call out an easement o the old road center line with record information (book and page O.R). The Subdivision Map Act was already in effect by this date, and Record Of Surveys are not instruments to create easements.
4. Created the attached Exhibit with an Aerial image overlayed onto our survey showing the old centerline road as defined by Record Of Survey (book 289, page 11 of maps, Recorded 9/14/1971). As the Exhibit shows there is physically no existing road or evidence that a road existed over this old road centerline alignment.

Please let me know if you have any questions or need additional information.

Sincerely,

Oscar Osuna, P.E., P.L.S.  
President  
OSUNA Engineering, Inc.





REVISIONS	DATE	CITY	BY

PROFESSIONAL LAND SURVEYOR

PORFIRIO OSCAR OSUNA

No. 8921

Exp. 9-30-22

STATE OF CALIFORNIA

*P. Oscar Osuna*

PORFIRIO OSCAR OSUNA

PLS 8921 EXP. 9-30-22

**OSUNA**

ENGINEERING INC.

Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

117 BERNAL RD. STE. 70-336

SAN JOSE, CA 95119

TEL. (408) 772-4381

Info@osunaengineering.com

EXHIBIT

AERIAL IMAGE OVERLAY

17025 MCGILL ROAD

APN: 517-24-024

SARATOGA, CALIFORNIA

Project No.: 2143

Drawn By: 0.0

Checked: 0.0

Date: 10/06/21





*First American*

*my*FirstAm®

Combined Report

17025 Mc Gill Rd, Saratoga, CA 95070

---

Property Address:

**17025 Mc Gill Rd  
Saratoga, CA 95070**



First American

myFirstAm®

## Property Profile

17025 Mc Gill Rd, Saratoga, CA 95070

### Property Information

<b>Owner(s):</b>	Khandare , Milind / Dobhal , Neha	<b>Mailing Address:</b>	2309 Rock St #16, Mountain View, CA 94043
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	17025 Mc Gill Rd, Saratoga, CA 95070
<b>Vesting Type:</b>	N/A	<b>Alt. APN:</b>	
<b>County:</b>	Santa Clara	<b>APN:</b>	517-24-024
<b>Map Coord:</b>	69-E5	<b>Census Tract:</b>	507500
<b>Lot#:</b>		<b>Block:</b>	
<b>Subdivision:</b>		<b>Tract:</b>	
<b>Legal:</b>	Twp 08S Rge 02W Sec 24 Qtr Nw4sw4		

### Property Characteristics

<b>Use:</b>	Vacant -Residential Land	<b>Year Built / Eff. :</b>	/	<b>Sq. Ft. :</b>	
<b>Zoning:</b>	HS	<b>Lot Size Ac / Sq Ft:</b>	9.8483 / 428992	<b># of Units:</b>	
<b>Stories:</b>		<b>Improvements:</b>		<b>Parking / #:</b>	/
<b>Gross Area:</b>		<b>Garage Area :</b>		<b>Basement Area:</b>	

### Sale and Loan Information

<b>Sale / Rec Date:</b>	12/23/2020 / 12/31/2020	<b>*/Sq. Ft.:</b>		<b>2nd Mtg.:</b>	
<b>Sale Price:</b>	\$625,000	<b>1st Loan:</b>	\$373,750	<b>Prior Sale Amt:</b>	\$460,000
<b>Doc No.:</b>	000024771103	<b>Loan Type:</b>		<b>Prior Sale Date:</b>	04/26/2006
<b>Doc Type:</b>	Grant Deed	<b>Transfer Date:</b>	12/31/2020	<b>Prior Doc No.:</b>	18919355
<b>Seller:</b>	Gupta Family Trust	<b>Lender:</b>	Us Bank National Association	<b>Prior Doc Type:</b>	Deed

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

### Tax Information

<b>Imp Value:</b>		<b>Exemption Type:</b>	
<b>Land Value:</b>	\$299,890	<b>Tax Year / Area:</b>	2020 / 60-039
<b>Total Value:</b>	\$299,890	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$3,726.66	<b>Improved:</b>	

**24771103**

**Regina Alcomendras**

Santa Clara County - Clerk-Recorder  
12/31/2020 12:12 PM

Titles: 1    Pages: 4

Fees: \$44.00

Tax: \$687.50

Total: \$731.50

**RECORDING REQUESTED BY:**  
Fidelity National Title Company

**When Recorded Mail Document  
and Tax Statement To:**

Milind Khandare and Neha Dobhal  
2309 Rock Street, Apt 16  
Mountain View, CA 94043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FSBC-0272006425

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

Property Address: 17025 Mc Gill Road  
Saratoga, CA 95070

APN #517-24-024

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

  
**Crystal Pisen**

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ **The documentary transfer tax is \$687.50** and is computed on:  
    ☒ the full value of the interest or property conveyed.  
    ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of Saratoga

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Nitin K. Gupta and Gazala Gupta, trustees of the Gupta Family Trust, dated June 7, 2012, as to an undivided 50% Interest and and Arshad Khan, an unmarried man, as to an undivided 50% interest

**hereby GRANT(S) to** Milind Khandare and Neha Dobhal, a married couple as joint tenants

**the following described real property in the** City of Saratoga, County of Santa Clara, State of California and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

**PROPERTY COMMONLY KNOWN AS:** 17025 Mc Gill Road, Saratoga, CA 95070

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

# GRANT DEED

(continued)

Dated: December 23, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Nitin K. Gupta and Gazala Gupta, trustees of the Gupta Family Trust, dated June 7, 2012

BY: [Signature]  
Nitin K. Gupta  
Trustee

BY: [Signature]  
Gazala Gupta  
Trustee

[Signature]  
Arshad Khan

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

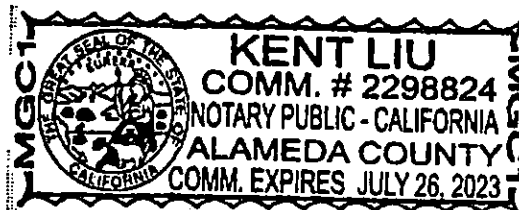
On 12/29/2020 before me, Kent Liu, Notary Public,  
(here insert name and title of the officer)

personally appeared Nitin K Gupta, Gazala Gupta, AND Arshad Khan  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature



# EXHIBIT "A"

## Legal Description

For APN/Parcel ID(s): 517-24-024

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SARATOGA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

### PARCEL ONE:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 40 ACRE PARCEL OF LAND, AS DESCRIBED IN THE DEED FROM GEORGE C. CARRICK, ET AL, TO ROMAN T. CHAVEZ, ET AL, DATED DECEMBER 23, 1966, RECORDED JANUARY 25, 1967 IN BOOK 7622 OF OFFICIAL RECORDS, AT PAGE 415, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID 40 ACRE PARCEL OF LAND, N. 0° 59' W. 1320.00 FEET TO A 3/4 INCH IRON PIPE AT THE NORTHEASTERLY CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, S. 89° 01' W. 672.93 FEET TO A 3/4 INCH IRON PIPE; THENCE LEAVING SAID NORTHERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

S. 50° 41' W. 122.69 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 7° 44' W. 102.61 FEET TO A 3/4 INCH IRON PIPE; THENCE N. 77° 31' E. 136.26 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 69° 52' E. 111.73 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 82° 18' E. 79.12 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 64° 12' E. 172.52 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 3° 32' E. 131.44 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 21° 13' E. 127.14 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 42° 25' E. 45.64 FEET TO A POINT; THENCE S. 0° 59' E. 755.06 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, ABOVE REFERRED TO; THENCE ALONG THE SOUTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, N. 89° 01' E. 234.52 FEET TO THE POINT OF BEGINNING.

PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 7, 2012 IN INSTRUMENT NO. 21940934 OF OFFICIAL RECORDS.

### PARCEL TWO:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER A STRIP OF LAND, 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL AND SHINER IN BOLLMAN ROAD, WHICH BEARS N. 89° 01' E. 157.57 FEET FROM THE NORTHEASTERLY CORNER OF THE CERTAIN 40 ACRE PARCEL OF LAND, AS DESCRIBED IN THE DEED FROM GEORGE C. CARRICK, ET AL, TO ROMAN T. CHAVEZ, ET AL, DATED DECEMBER 23, 1966, RECORDED JANUARY 25, 1967 IN BOOK 7622 OF OFFICIAL RECORDS, AT PAGE 415, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, AND THE NORTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, S. 89° 01' W. 830.50 FEET TO A 3/4 INCH IRON PIPE; THENCE LEAVING THE NORTHERLY LINE OF SAID 40 ACRE PARCEL OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S. 50° 41' W. 122.69 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 7° 44' W. 102.61 FEET TO A 3/4 INCH IRON PIPE; THENCE N. 77° 31' E. 136.26 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 69° 52' E. 111.73 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 82° 18' E. 79.12 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 64° 12' E. 172.52 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 3° 32' E. 131.44 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 21° 13' E. 127.14 FEET TO A 3/4 INCH IRON PIPE; THENCE S. 42° 45' E. 45.64 FEET TO A POINT





*First American*

*my*FirstAm® Combined Report

Mc Gill Rd, Saratoga, CA 95070

Property Address:

Mc Gill Rd  
Saratoga, CA 95070



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myFirstAm® Property Profile

Mc Gill Rd, Saratoga, CA 95070

Property Information

Owner(s):	Biederman Eric R & Anne C Trustee	Mailing Address:	2 Country Ln, Scotts Valley, CA 95066
Owner Phone:	Unknown	Property Address:	Mc Gill Rd, Saratoga, CA 95070
Vesting Type:	N/A	Alt. APN:	
County:	Santa Clara	APN:	517-24-023
Map Coord:	69-E5	Census Tract:	507500
Lot#:		Block:	
Subdivision:		Tract:	
Legal:			

Property Characteristics

Use:	Warehouse	Year Built / Eff. :	/	Sq. Ft. :	
Zoning:	HS	Lot Size Ac / Sq Ft:	26.07 / 1135609	# of Units:	
Stories:		Improvements:		Parking / #:	/
Gross Area:		Garage Area :		Basement Area:	

Sale and Loan Information

Sale / Rec Date:	05/01/2000 / 05/08/2000	*/Sq. Ft.:		2nd Mtg.:	
Sale Price:	\$225,000	1st Loan:	\$157,500	Prior Sale Amt:	
Doc No.:	15239805	Loan Type:	Conventional	Prior Sale Date:	
Doc Type:		Transfer Date:	05/08/2000	Prior Doc No.:	
Seller:	Chavez,Roman T & Golga G	Lender:	Seller	Prior Doc Type:	

\*/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information

Imp Value:		Exemption Type:	
Land Value:	\$450,000	Tax Year / Area:	2021 / 60-039
Total Value:	\$450,000	Tax Value:	
Total Tax Amt:	\$5,495.08	Improved:	

First American Title Guaranty Co.

Order No.: 712759

RECORDING REQUESTED BY  
MID VALLEY TITLE & ESCROW CO.  
AND WHEN RECORDED MAIL TO:  
RAFIQ SAYA  
1858 ANNEWAY  
SAN JOSE, CA. 95124

DOCUMENT: 15239805



•0015239805•

Titles / Pages 5

Fees 29 00  
Taxes 247 50  
Copies  
AMT PAID 276 50

BRENDA DAVIS  
SANTA CLARA COUNTY RECORDER  
Recorded at the request of  
First American Title Company

RDE # 006  
5/08/2000  
2 42 PM

Space Above This Line for Recorder's Use Only

A.P.N.: 517-24-023-000

Order No.: 712759

Escrow No.: 179275CB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$247.50

[X] computed on full value of property conveyed, or  
[X] computed on full value less value of liens or encumbrances remaining at time of sale,  
[X] unincorporated area; [ ] City of MON. TAX - \$10.00

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

ROMAN TORRES CHAVEZ and OLGA G. CHAVEZ, Husband and Wife

hereby GRANT(S) to

RAFIQ SAYA, a married man as his sole and separate property

the following described property in the ~~XXXX~~ County of SANTA CLARA State of California;  
Unincorporated Area of the

See Exhibit "A" attached hereto and made a part hereof.

Roman Torres Chavez

ROMAN TORRES CHAVEZ

Document Date: March 30, 2000

Olga G. Chavez

OLGA G. CHAVEZ

STATE OF CALIFORNIA

COUNTY OF

BUTTE

SS

On 5-4-00

before me,

Charity D. Berry, Notary Public

personally appeared

Roman Torres Chavez and Olga G. Chavez

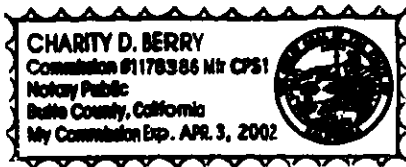
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Charity D. Berry

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

**LEGAL DESCRIPTION**

REAL PROPERTY in the Unincorporated Area, County of Santa Clara, State of California, described as follows:

**PARCEL ONE:**

The Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M.

Excepting therefrom so much thereof described in the Deed to Elmer B. Tenneson, et ux, recorded June 24, 1989 in Book 8579 of Official Records, page 472, described as follows:

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M., and being more particularly described as follows:

Beginning at the Southeasterly corner of that certain 40 acre parcel of land as described in the Deed to Roman T. Chavez, et al, recorded January 25, 1967 in Book 7622 of Official Records, at page 415, Santa Clara County Records; thence from said point of beginning and along the Easterly line of said 40 acre parcel of land, North 0° 69' West 1,320.0 feet to a 3/4 inch iron pipe at the Northeasterly corner thereof; thence, along the Northerly line of said 40 acre parcel of land, South 89° 01' West, 672.93 feet to a 3/4 inch iron pipe; thence, leaving said Northerly line the following courses and distances: South 50° 41' West, 122.69 feet to a 3/4 inch iron pipe; thence South 7° 44' West, 102.61 feet to a 3/4 inch iron pipe; thence North 77° 31' East, 136.26 feet to a 3/4 inch iron pipe; thence South 69° 52' East, 111.73 feet to a 3/4 inch iron pipe; thence South 82° 18' East, 79.12 feet to a 3/4 inch iron pipe; thence South 64° 12' East, 172.52 feet to a 3/4 inch iron pipe; thence South 3° 32' East, 131.4 feet to a 3/4 inch iron pipe; thence South 21° 13' East, 127.14 feet to a 3/4 inch iron pipe; thence South 21° 13' East, 127.14 feet to a 3/4 inch iron pipe; thence South 42° 45' East, 45.64 feet to a point; thence South 0° 59' East, 755.06 feet to a point on the Southerly line of said 40 acre parcel of land above referred to; thence, along the Southerly line of land above referred to; thence, along the Southerly line of said 40 acre parcel of land North 89° 01' East 234.52 feet to the point of beginning.

Also excepting therefrom so much thereof described in the Deed to Olga C. Chavez, recorded June 25, 1969 in Book 8581 of Official Records, page 696, and described as follows:

Beginning at an iron pipe at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M., said point being the Northwest corner of Parcel A, as shown on that certain Record of Survey, recorded in Book 251 of Maps, at page 11, Santa Clara County Records; thence along the Westerly line of the Northwest 1/4 of the Southwest 1/4 of Section 24, South 0° 59' 00" East, 388.32 feet to an iron pipe; thence Easterly along the centerline of a private road, the following courses and distances: thence North 43° 56' 30" East, 132.79 feet to an iron pipe; thence North 62° 12' 30" East, 70.86 feet to an iron pipe; thence South 85° 33' 20" East, 55.86 feet to an iron pipe; thence South 66° 32' 53" East, 63.02 feet to an iron pipe; thence North 0° 59' 00" West, 293.69 feet to the Northerly line of said Northwest 1/4 of the Southwest 1/4 of Section 24, thence along said Northerly line South 89° 01' 00" West, 270.00 feet to the Point of Beginning, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M.

(LEGAL DESCRIPTION CONTINUED NEXT PAGE)

## LEGAL DESCRIPTION: (Continued)

Also excepting therefrom so much thereof described in the Deed of Michael John Coggiano, et ux, recorded January 8, 1971 in Book 9181 of Official Records, page 547, and described as follows:

Commencing at a nail and shiner in Bollman Road, which bears North 89° 01' East 157.57 feet from the Northeasterly corner of that certain 40 acre parcel of land as described in the Deed to Roman T. Chavez, et al, recorded January 25, 1967 in Book 7622 of Official Records, at page 415, Santa Clara County Records; thence from said point of beginning and along the Easterly prolongation of the Northerly line of said 40 acre parcel of land and the Northerly line of said 40 acre parcel of land, South 86° 01' West, 830.50 feet to the True Point of Beginning of the parcel of land to be described; thence South 50° 41' West, 122.69 feet; thence South 7° 44' West, 102.61 feet and North 77° 31' East, to a point in the Southeasterly line of Parcel A as shown upon that certain Map entitled, "Record of Survey of a portion of lands of Roman T. Chavez, et al, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M.", which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on April 1, 1969 in Book 251, at page 11; thence South 40° 44' 07" West, along said Southeasterly line of Parcel A to an angle corner therein; thence continuing along said Southeasterly line for the following courses and distances: South 12° 08' 27" East 141.80 feet; South 79° 59' 07" West, 141.88 feet and North 66° 32' 53" West, 124.23 feet to the Southeasterly corner of that certain 1.847 acre tract of land described in the Deed to Olga G. Chavez, recorded June 25, 1969 in Book 8581 of Official Records, page 690, Santa Clara County Records; thence North 0° 59' 00" West, along the Easterly line of said 1.847 acre tract 293.69 feet to a point in the Northerly line of said Parcel A, as shown on said Record of Survey Map above referred to; thence North 39° 01' 00" East, along said Northerly line of Parcel A, 251.07 feet to the True Point of Beginning and being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M.

## PARCEL TWO:

A non-exclusive easement for ingress and egress and the installation and maintenance of public utilities, over a strip of land 40.00 feet in width, the centerline of which is described as follows:

Beginning at a nail and shiner in Bollman Road, which bears North 89° 01' East 157.57 feet from the Northeasterly corner of that 40 acre parcel of land as described in the Deed from George C. Carrick, et al, to Roman T. Chavez, et al, dated December 23, 1966, recorded January 23, 1967 in Book 7622 of Official Records, page 415, Santa Clara County Records; thence from said point of beginning and along the Easterly prolongation of the Northerly line of said 40 acre parcel of land and the Northerly line of said 40 acre parcel of land, South 89° 01' West, 830.50 feet to a 3/4 inch iron pipe; thence leaving the Northerly line of said 40 acre parcel of land the following courses and distances: South 50° 41' West, 122.69 feet to a 3/4 inch iron pipe; thence South 7° 44' West, 102.61 feet to a 3/4 inch iron pipe; thence North 77° 31' East, 136.26 feet to a 3/4 inch iron pipe; thence South 69° 52' East, 111.73 feet to a 3/4 inch iron pipe; thence South 82° 18' East, 79.12 feet to a 3/4 inch iron pipe; thence South 64° 12' East, 172.52 feet to a 3/4 inch iron pipe; thence South 3° 32' East, 131.44 feet to a 3/4 inch iron pipe; thence South 21° 13' East, 127.14 feet to a 3/4 inch iron pipe; thence South 42° 45' East 45.64 feet to a point and the terminus of the line described herein, the Easterly terminus and said 40.00 feet easement is to terminate in Bollman Road and the Southeasterly terminus of the Southwesterly line of said 40.00 feet easement is to terminate on the Westerly line of the 10.00 acre parcel of land described in the Deed to Elmer B. Tenneson, et ux, recorded June 24, 1969 in Book 8579 of Official Records, page 472.

(LEGAL DESCRIPTION CONTINUED NEXT PAGE)

**LEGAL DESCRIPTION: (Continued)**

Easement therefrom that portion of said easement lying within the bounds of Parcel One above described.

**PARCEL THREE:**

A non-exclusive easement for ingress and egress and the installation and maintenance of public utilities over a strip of land 20 feet in width, the Southerly, Southeasterly and Easterly boundary line of which is described as follows:

Beginning at the Southwesterly corner of Parcel 1, as shown on that certain Record of Survey recorded September 14, 1971 in Book 289 of Maps, at page 49; said point also being the Southwesterly corner of that certain parcel of land granted to Michael John Coggiano, et ux, recorded January 8, 1971 in Book 9181 of Official Records, page 547, Santa Clara County Records; thence from said point of beginning the following courses and distances: South 66° 32' 53" East 124.23 feet; thence North 79° 59' 07" East 141.88 feet; thence North 12° 08' 27" East 141.80 feet; thence North 40° 44' 07" East 25.31 feet; thence South 77° 31' West 25.10 feet; thence North 7° 44' 00" East 102.61 feet; thence North 50° 41' 00" East 122.69 feet to the most Northeasterly corner of Parcel 1 of said Record of Survey above described, being in the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M., and the terminus of said easement.

**PARCEL FOUR:**

A non-exclusive easement for ingress and egress and the installation and maintenance of public utilities over strip of land 20 feet in width, the Southerly line of which is described as follows:

Beginning at an iron pipe at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M., said point being the Northwest corner of Parcel A, as shown on that certain Record of Survey recorded in Book 251 of Maps, at page 11, Santa Clara County Records; thence along the Westerly line of the Northwest 1/4 of the Southwest 1/4 of Sec. 24, South 0° 59' 00" East 388.32 feet to an iron pipe and the True Point of Beginning; thence Easterly along the centerline of a private road the following courses and distances: thence North 43° 56' 30" East 132.79 feet to an iron pipe; thence North 62° 12' 30" East 70.86 feet to an iron pipe; thence South 85° 33' 20" East 55.86 feet to an iron pipe; thence South 66° 32' 53" East 63.02 feet to an iron pipe, said point being the Southwesterly corner of that certain Parcel of land deeded to Michael John Coggiano, by instrument recorded January 8, 1971 in Book 9181 of Official Records, page 547, and the terminus of said easement.

WE NOTE, BUT DO NOT INSURE:

**PARCEL FIVE:**

A right of way for ingress and egress, over and along any and all existing roads running through the North 1/2 of the Southwest 1/4 of said Section 24.

(LEGAL DESCRIPTION CONTINUED NEXT PAGE)

**LEGAL DESCRIPTION: (Continued)**

**PARCEL SIX:**

An undivided 1/4 interest in and to all available water now existing upon the North 1/2 of the Southwest 1/4 of Section 24, Township 8 South, Range 2 West, M.D.B. & M., and a right of way over said North 1/2 of the Southwest 1/4 of said Section 24 for the purpose of installing facilities to obtain water from any source for the benefit of said 40 acre tract of land.

Excepting from said 40 acre tract of land, an undivided 4/8 interest in and to all available water existing thereon, an undivided 2/8 interest thereof, have been described in the Deed from Victor M. Belatti to Stanley Williams, et ux, recorded April 24, 1952 in Book 2395 of Official Records, page 633, and an undivided 1/8 interest thereof, having been described in the Deed from Victor M. Belatti to Willis A. Rondi, et ux, recorded April 4, 1952 in Book 2395 of Official Records, page 636, and an undivided 1/8 interest having been described in the Deed from San Jose Abstract & Title Insurance Co. to Harry Peterson, et ux, recorded December 14, 1953 in Book 2777 of Official Records, page 593, Santa Clara County Records.

**APN: 517-24-23**

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*First American*

myFirstAm® Transaction History

Mc Gill Rd, Saratoga, CA 95070

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : SALE/TRANSFER

Buyer:	Biederman Family Trust	Seller:	Biederman, Eric R & Anne C
Transaction Date:	11/10/2017	Sale Price:	
Recording Date:	11/14/2017	Sale Price Type:	
Recorded Doc #:	23800890	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 2 : RELEASE

Recording Date:	01/23/2008	
Recorded Doc #:	19718249	
Document Type:	RELEASE	Vesting Type:

History Record # 3 : SALE/TRANSFER

Buyer:	Biederman, Eric R & Anne C	Seller:	Bds Capital Inc
Transaction Date:	11/14/2007	Sale Price:	\$505,000
Recording Date:	11/21/2007	Sale Price Type:	Partial
Recorded Doc #:	19660523	Title Company:	Commonwealth Land Title
Document Type:	Deed Transfer	Vesting Type:	N/A

History Record # 4 : SALE/TRANSFER

Buyer:	Bds Capital Inc	Seller:	Wt Capital Lender Services
Transaction Date:	11/13/2006	Sale Price:	\$1,000
Recording Date:	07/02/2007	Sale Price Type:	
Recorded Doc #:	19491960	Title Company:	
Document Type:	Deed Transfer	Vesting Type:	N/A

Continued on next page...

**History Record # 5 : RELEASE**

Recording Date: 06/08/2007

Recorded Doc #: 19463588

Document Type: ASSIGNMENT

Vesting Type:

**History Record # 6 : RELEASE**

Recording Date: 05/16/2007

Recorded Doc #: 19433140

Document Type: ASSIGNMENT

Vesting Type:

**History Record # 7 : FORECLOSURE**

Recording Date: 10/17/2006

Recorded Doc #: 19144203

Document Type: NOTICE OF SALE

Vesting Type:

**History Record # 8 :**

Recording Date:

Recorded Doc #: 19144202

Document Type:

Vesting Type:

**History Record # 9 : FORECLOSURE**

Recording Date: 06/20/2006

Recorded Doc #: 18982441

Document Type: NOTICE OF DEFAULT

Vesting Type:

**History Record # 10 :**

Recording Date: 03/20/2006

Recorded Doc #: 18850586

Document Type: RELEASE OF LIS PENDENS/NOTICE

Vesting Type:

Continued on next page...

**History Record # 11 : FORECLOSURE**

Recording Date: 12/13/2005

Recorded Doc #: 18716759

Document Type: NOTICE OF DEFAULT

Vesting Type:

**History Record # 12 : FINANCE**

Mortgage Recording Date: 09/30/2005

Mortgage Transfer Type: Refinance

Mortgage Document #: 18603181

Mortgage Rate Type: Fix

Lender: Lariviere Norman A 1998 Tr

Mortgage Term:

Document Type: Trust Deed/Mortgage

Vesting Type: N/A

Loan Amount: \$300,000

Mortgage Rate: 572

Borrower 1: Saya Rafiq

Borrower 2:

Borrower 3:

Borrower 4:

**History Record # 13 : SALE/TRANSFER**

Buyer: Saya,Rafiq

Seller: Chavez Roman T &amp; Golga G

Transaction Date: 05/01/2000

Sale Price: \$225,000

Recording Date: 05/08/2000

Sale Price Type: Full Value

Recorded Doc #: 15239805

Title Company: First American Title

Document Type: Deed Transfer

Vesting Type: N/A

**FINANCE**

Mortgage Recording Date: 05/08/2000

Mortgage Transfer Type: Resale

Mortgage Document #: 15239807

Mortgage Rate Type: Fix

Lender: Seller

Mortgage Term:

Document Type: Trust Deed/Mortgage

Vesting Type: N/A

Loan Amount: \$157,500

Mortgage Rate: 825

Borrower 1: Saya Rafiq

Borrower 2:

Borrower 3:

Borrower 4:

Continued on next page...

## History Record # 14 : SALE/TRANSFER

Buyer:	Saya,Rafiq	Seller:	Saya Michelle T
Transaction Date:	05/01/2000	Sale Price:	
Recording Date:	05/08/2000	Sale Price Type:	
Recorded Doc #:	15239806	Title Company:	First American Title
Document Type:	Deed Transfer	Vesting Type:	N/A

## History Record # 15 : SALE/TRANSFER

Buyer:	Chavez,Roman T & Olga G	Seller:	Markley,Dean
Transaction Date:	07/27/1995	Sale Price:	
Recording Date:	08/03/1995	Sale Price Type:	
Recorded Doc #:	0012970369	Title Company:	All California Title
Document Type:	Deed Transfer	Vesting Type:	N/A



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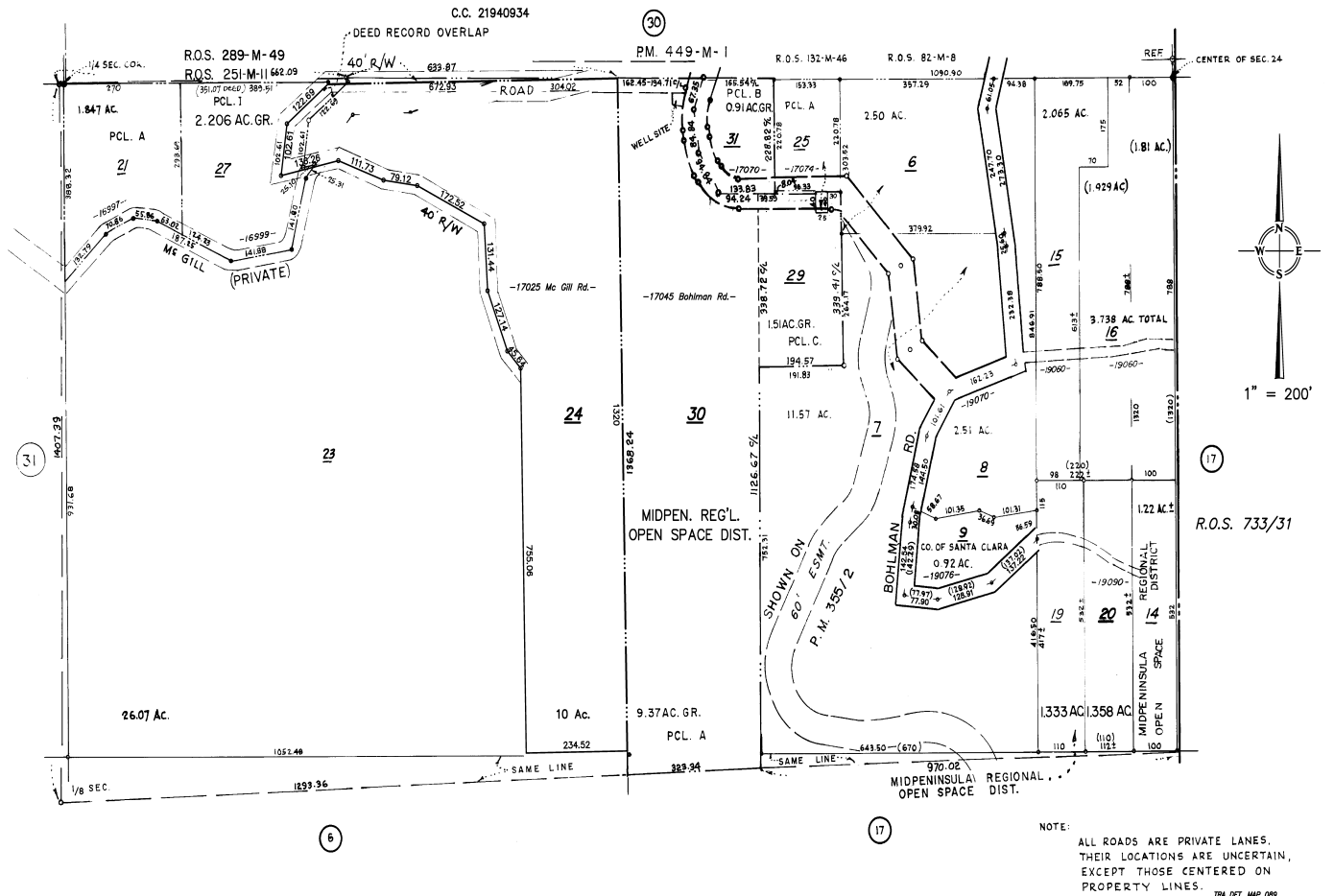
Tax Map

Mc Gill Rd, Saratoga, CA 95070

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

N. 1/2 OF S.W. 1/4 OF SEC. 24, T.8 S., R.2 W.

BOOK  
517  
PAGE  
24



#### Limitation of Liability for Informational Report

**IMPORTANT – READ CAREFULLY:** THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTEE. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



*First American*

myFirstAm® Neighbors

Mc Gill Rd, Saratoga, CA 95070

Address:	16999 McGill Rd, Saratoga, CA 95070	Owner(s):	Moore Matthew S Strateng Kamolluck
APN:	517-24-027	Sale Amount:	\$1,700,000
Beds / Baths:	3 / 2	Square Feet:	2,688
Use Code:	SFR	# Units:	1
		Sale Date:	11/16/2018
		Year Built:	1974
		Lot Size:	2.269077

Address:	16997 McGill Rd, Saratoga, CA 95070	Owner(s):	Dichev Angel & Petrova Silviya Trustee
APN:	517-24-021	Sale Amount:	\$1,155,000
Beds / Baths:	3 / 4	Square Feet:	2,522
Use Code:	SFR	# Units:	1
		Sale Date:	10/08/2012
		Year Built:	1978
		Lot Size:	1.85

Address:	16981 McGill Rd, Saratoga, CA 95070	Owner(s):	Larson Matthew A Larson Lori D
APN:	517-30-003	Sale Amount:	\$625,000
Beds / Baths:	4 / 2	Square Feet:	1,975
Use Code:	SFR	# Units:	1
		Sale Date:	11/01/2012
		Year Built:	1977
		Lot Size:	3.253857

Address:	16971 Bohlman Rd, Saratoga, CA 95070	Owner(s):	Deklich Dejan Trustee & Deklich Dejan Trustee Dai Sheryl Hua Trustee
APN:	517-30-009	Sale Amount:	\$1,550,000
Beds / Baths:	3 / 3	Square Feet:	3,062
Use Code:	SFR	# Units:	1
		Sale Date:	06/05/2017
		Year Built:	1980
		Lot Size:	6.680418

Address:	17035 Bohlman Rd, Saratoga, CA 95070	Owner(s):	Moroz Victor & Larisa Trustee
APN:	517-30-010	Sale Amount:	\$600,000
Beds / Baths:	3 / 3	Square Feet:	2,918
Use Code:	SFR	# Units:	1
		Sale Date:	12/29/2005
		Year Built:	2007
		Lot Size:	2

Address:	16991 McGill Rd, Saratoga, CA 95070	Owner(s):	Warren Thomas C & Dorothy C Trustee
APN:	517-31-002	Sale Amount:	
Beds / Baths:	2 / 2	Square Feet:	2,170
Use Code:	SFR	# Units:	1
		Sale Date:	
		Year Built:	1965
		Lot Size:	10

Continued on next page...



Address:	17070 Bohlman Rd, Saratoga, CA 95070	Owner(s):	Luo Laizhong & Chong Eik Yong Trustee		
APN:	517-24-031	Sale Amount:	\$1,400,000	Sale Date:	11/16/2009
Beds / Baths:	4 / 5	Square Feet:	3,702	Year Built:	1964
Use Code:	SFR	# Units:	1	Lot Size:	.909986

Address:	16955 Bohlman Rd, Saratoga, CA 95070	Owner(s):	Dercole Ronald Dercole Barbara		
APN:	517-30-008	Sale Amount:	\$850,000	Sale Date:	03/16/2000
Beds / Baths:	2 / 2	Square Feet:	1,945	Year Built:	1978
Use Code:	SFR	# Units:	1	Lot Size:	6.25

Title No.: FSBC-0272006425-DG

**EXHIBIT "A"**  
Legal Description  
(continued)

AND THE TERMINUS OF THE LINES DESCRIBED HEREIN, THE EASTERLY TERMINUS OF SAID 40.00 FOOT EASEMENT IS TO TERMINATE IN BOLLMAN ROAD, AND THE SOUTHEASTERLY TERMINUS OF THE SOUTHWESTERLY LINE OF SAID 40.00 FOOT EASEMENT IS TO TERMINATE ON THE WESTERLY LINE OF SAID 10.00 ACRE PARCEL OF LAND, FIRST ABOVE DESCRIBED.

EXCEPTING FROM THE FIRST ABOVE DESCRIBED 10.00 ACRE PARCEL OF LAND, AN EASEMENT FOR INGRESS AND EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OVER SO MUCH THEREOF AS LIES WITHIN THE FOREGOING DESCRIBED EASEMENT.

EXCEPTING FROM SAID 10 ACRE PARCEL OF LAND AN UNDIVIDED 4/8 INTEREST IN AND TO ALL AVAILABLE WATER EXISTING THEREON, AN UNDIVIDED 2/8 INTEREST THEREOF HAVING BEEN DESCRIBED IN THE DEED FROM VICTOR M. BELATTI TO STANGLEY WILLIAMS AND ADRIENNE WILLIAMS, HIS WIFE, DATED SEPTEMBER 25, 1951 AND RECORDED APRIL 24, 1952 IN BOOK 2395 OF OFFICIAL RECORDS, PAGE 633 AND AN UNDIVIDED 1/8 INTEREST THEREOF HAVING BEEN DESCRIBED IN THE DEED FROM VICTOR M. BELLATTI TO WILLIS A. RODONI AND JEANETTE K. RODINO, HIS WIFE, DATED NOVEMBER 27, 1951 AND RECORDED APRIL 4, 1952 IN BOOK 2395 OF OFFICIAL RECORDS, PAGE 636; AND AN UNDIVIDED 1/8 INTEREST HAVING BEEN DESCRIBED IN THE DEED FROM SAN JOSE ABSTRACT AND TITLE INSURANCE COMPANY TO HARRY PETERSON AND JEANNE PETERSON, HUSBAND AND WIFE, DATED NOVEMBER 17, 1953 AND RECORDED DECEMBER 14, 1953 IN BOOK 2777 OF OFFICIAL RECORDS, PAGE 593.

ALSO TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER ALONG ANY AND ALL EXISTING ROADS RUNNING THROUGH THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24.



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**myFirstAm® Transaction History**

**17025 Mc Gill Rd, Saratoga, CA 95070**

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

**History Record # 1 : FINANCE**

<b>Mortgage Recording Date:</b>	12/31/2020	<b>Mortgage Transfer Type:</b>	Stand Alone Finance
<b>Mortgage Document #:</b>	000024771104	<b>Mortgage Rate Type:</b>	Est
<b>Lender:</b>	Us Bank National Association	<b>Mortgage Term:</b>	31
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$373,750	<b>Mortgage Rate:</b>	3
<b>Borrower 1:</b>	Khandare Milind	<b>Borrower 2:</b>	Dobhal Neha
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 2 : SALE/TRANSFER**

<b>Buyer:</b>	Khandare Milind	<b>Seller:</b>	Gupta Family Trust
<b>Transaction Date:</b>	12/23/2020	<b>Sale Price:</b>	\$625,000
<b>Recording Date:</b>	12/31/2020	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	000024771103	<b>Title Company:</b>	Fidelity National Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**FINANCE**

<b>Mortgage Recording Date:</b>	12/31/2020	<b>Mortgage Transfer Type:</b>	Resale
<b>Mortgage Document #:</b>	000024771104	<b>Mortgage Rate Type:</b>	Est
<b>Lender:</b>	Us Bank National Association	<b>Mortgage Term:</b>	31
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$373,750	<b>Mortgage Rate:</b>	3
<b>Borrower 1:</b>	Khandare Milind	<b>Borrower 2:</b>	Dobhal Neha
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

Continued on next page...

**History Record # 3 : SALE/TRANSFER**

<b>Buyer:</b>	Gupta Family Trust	<b>Seller:</b>	Gupta Nitin K
<b>Transaction Date:</b>	06/07/2012	<b>Sale Price:</b>	
<b>Recording Date:</b>	06/22/2012	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	000021720248	<b>Title Company:</b>	Attorney Only
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 4 : SALE/TRANSFER**

<b>Buyer:</b>	Khan,Arshad	<b>Seller:</b>	Tenneson Family Trust
<b>Transaction Date:</b>	04/26/2006	<b>Sale Price:</b>	\$460,000
<b>Recording Date:</b>	05/05/2006	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	18919355	<b>Title Company:</b>	First American Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**FINANCE**

<b>Mortgage Recording Date:</b>	05/05/2006	<b>Mortgage Transfer Type:</b>	Resale
<b>Mortgage Document #:</b>	18919356	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Washington Mutual Fsb	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$230,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Khan Arshad	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 5 : SALE/TRANSFER**

<b>Buyer:</b>	Tenneson,Elmer B	<b>Seller:</b>	Tenneson Deloris P
<b>Transaction Date:</b>	04/26/2006	<b>Sale Price:</b>	
<b>Recording Date:</b>	05/05/2006	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	18919354	<b>Title Company:</b>	First American Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A



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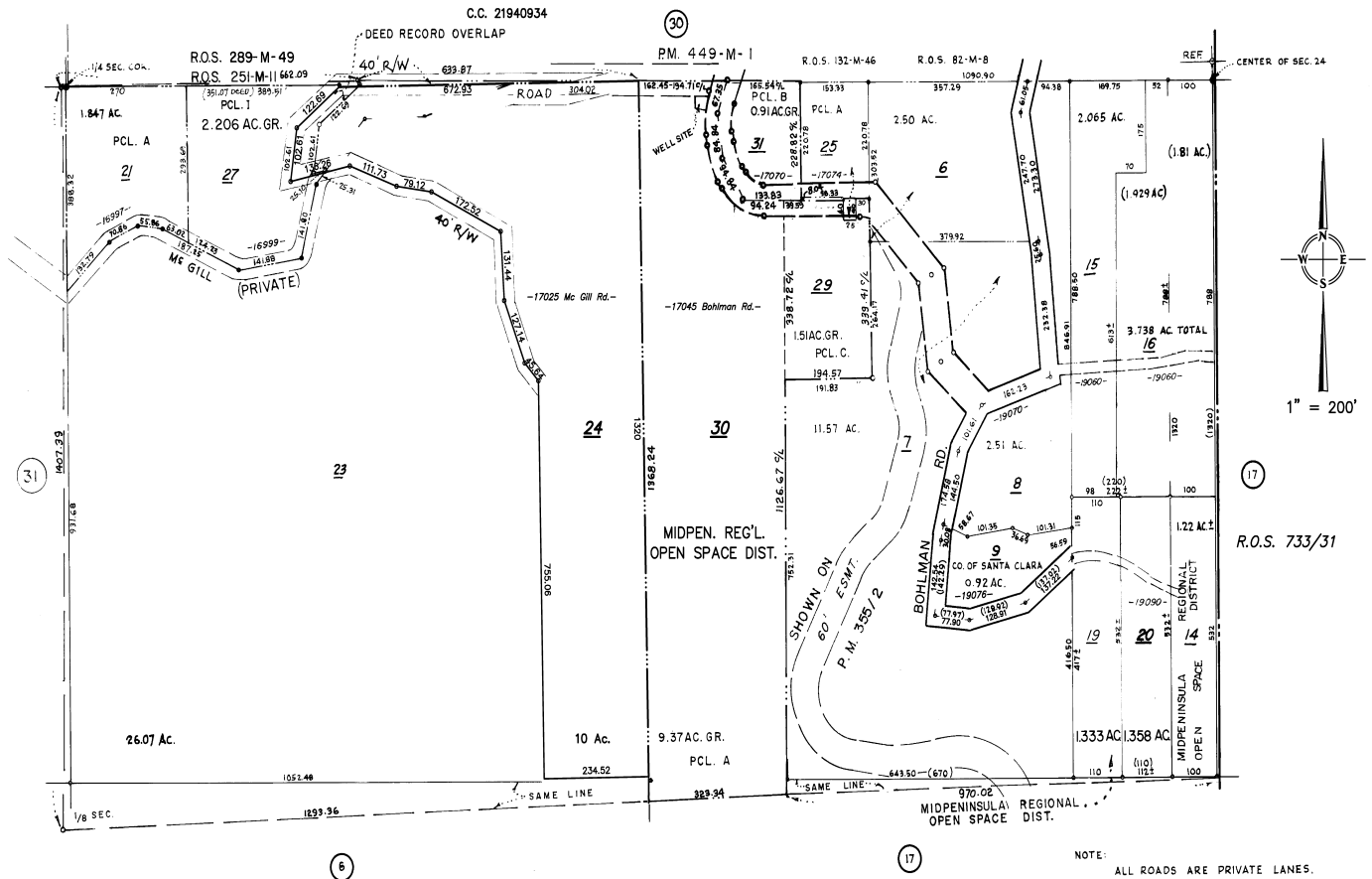
Tax Map

17025 Mc Gill Rd, Saratoga, CA 95070

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

N. 1/2 OF S.W. 1/4 OF SEC. 24, T.8S., R.2W.

BOOK  
517  
PAGE  
24



NOTE:  
ALL ROADS ARE PRIVATE LANES.  
THEIR LOCATIONS ARE UNCERTAIN,  
EXCEPT THOSE CENTERED ON  
PROPERTY LINES.

LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2019-2020

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myFirstAm® Neighbors

17025 Mc Gill Rd, Saratoga, CA 95070

<b>Address:</b>	17070 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Luo-Chong Trust
<b>APN:</b>	517-24-031	<b>Sale Amount:</b>	\$1,400,000
<b>Beds / Baths:</b>	4 / 5	<b>Square Feet:</b>	3,702
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	11/16/2009
		<b>Year Built:</b>	1964
		<b>Lot Size:</b>	.909986

<b>Address:</b>	17035 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Moroz Victor & Larisa Trustee
<b>APN:</b>	517-30-010	<b>Sale Amount:</b>	\$600,000
<b>Beds / Baths:</b>	3 / 3	<b>Square Feet:</b>	2,918
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	12/29/2005
		<b>Year Built:</b>	2007
		<b>Lot Size:</b>	2

<b>Address:</b>	17074 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Astrand,Per L H H Oskarsson,Carina V
<b>APN:</b>	517-24-025	<b>Sale Amount:</b>	\$2,190,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	2,145
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	02/21/2020
		<b>Year Built:</b>	1962
		<b>Lot Size:</b>	.77624

<b>Address:</b>	16999 Mcgill Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Moore Matthew S Trateng Kamolluck
<b>APN:</b>	517-24-027	<b>Sale Amount:</b>	\$1,700,000
<b>Beds / Baths:</b>	3 / 2	<b>Square Feet:</b>	2,688
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	11/16/2018
		<b>Year Built:</b>	1974
		<b>Lot Size:</b>	2.269077

<b>Address:</b>	16981 Mcgill Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Larson Matthew A Larson Lori D
<b>APN:</b>	517-30-003	<b>Sale Amount:</b>	\$625,000
<b>Beds / Baths:</b>	4 / 2	<b>Square Feet:</b>	1,975
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	11/01/2012
		<b>Year Built:</b>	1977
		<b>Lot Size:</b>	3.253857

<b>Address:</b>	16971 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Deklich Dejan Trustee & Deklich Dejan Trustee Dai Sheryl Hua Trustee
<b>APN:</b>	517-30-009	<b>Sale Amount:</b>	\$1,550,000
<b>Beds / Baths:</b>	3 / 3	<b>Square Feet:</b>	3,062
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Sale Date:</b>	06/05/2017
		<b>Year Built:</b>	1980
		<b>Lot Size:</b>	6.680418

Continued on next page...



<b>Address:</b>	17080 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Belleville Frank B
<b>APN:</b>	517-24-006	<b>Sale Amount:</b>	<b>Sale Date:</b>
<b>Beds / Baths:</b>	1 / 1	<b>Square Feet:</b>	504
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1950
		<b>Lot Size:</b>	2.563912

<b>Address:</b>	19076 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Santa Clara County
<b>APN:</b>	517-24-009	<b>Sale Amount:</b>	<b>Sale Date:</b>
<b>Beds / Baths:</b>	0 / 0	<b>Square Feet:</b>	<b>Year Built:</b>
<b>Use Code:</b>	RESIDENTIAL (NEC)	<b># Units:</b>	<b>Lot Size:</b>
			.998737

<b>Address:</b>	16978 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Brandwajn Xavier Brandwajn Carolyn
<b>APN:</b>	517-30-017	<b>Sale Amount:</b>	\$2,350,000
<b>Beds / Baths:</b>	3 / 3	<b>Square Feet:</b>	2,383
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1983
		<b>Lot Size:</b>	3.239991

<b>Address:</b>	16997 McGill Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Dichev-Petrova 2020 Trust
<b>APN:</b>	517-24-021	<b>Sale Amount:</b>	\$1,155,000
<b>Beds / Baths:</b>	3 / 4	<b>Square Feet:</b>	2,522
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1978
		<b>Lot Size:</b>	1.85

<b>Address:</b>	16955 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Dercole Ronald Dercole Barbara
<b>APN:</b>	517-30-008	<b>Sale Amount:</b>	\$850,000
<b>Beds / Baths:</b>	2 / 2	<b>Square Feet:</b>	1,945
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1978
		<b>Lot Size:</b>	6.25

<b>Address:</b>	16984 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Ng,Emmy M Hui,Honbui D
<b>APN:</b>	517-30-018	<b>Sale Amount:</b>	\$2,210,000
<b>Beds / Baths:</b>	2 / 1	<b>Square Feet:</b>	1,877
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1959
		<b>Lot Size:</b>	4.909986

<b>Address:</b>	19070 Bohlman Rd, Saratoga, CA 95070	<b>Owner(s):</b>	Conway H William H Conway Deborah
<b>APN:</b>	517-24-008	<b>Sale Amount:</b>	\$338,000
<b>Beds / Baths:</b>	2 / 1	<b>Square Feet:</b>	1,260
<b>Use Code:</b>	SFR	<b># Units:</b>	1
		<b>Year Built:</b>	1955
		<b>Lot Size:</b>	2.509986