



— Expect Excellence —

GEOTECHNICAL
ENVIRONMENTAL
WATER RESOURCES
CONSTRUCTION SERVICES
COASTAL/MARINE GEOTECHNICS

Project No.
13831.002.000

November 15, 2023
Revised March 4, 2024

Jon Anderson
Camel Hill Vineyards
18951 Bear Creek Road
Los Gatos, CA 95033

Subject: Grading Abatement Application (File # PLN23-157)
Camel Hill Vineyards
18951 Bear Creek Road
Los Gatos, California

RESPONSE TO COMMENTS

Dear Mr. Anderson:

We are pleased to provide the following response to comments for the Camel Hill Vineyards located in Los Gatos, California. For our use, we were provided with References 3 and 4 dated October 12, 2023. For completeness of the record, we have restated the County of Santa Clara Department of Planning and Development comments in *italics*, followed by our responses. The comments were generated during the County review of the previously submitted Grading Plans for Camel Hill Vineyards (Reference 1) and associated background material relating to prior grading activities. To address County comments, we included a revised set of Grading Plans for Camel Hill Vineyards (Reference 2), as Attachment B.

COMMENTS FROM INCOMPLETE APPLICATION LETTER (REFERENCE 2)

Planning Office

Comment 1

Records indicate a watercourse (Black Creek) runs through this property and is not shown on the submitted site plans. As such, the site plan is incomplete. Please label Black Creek on site/grading plans. Include the top-of-bank location and the distance between top-of-bank and proposed grading activity/previous grading activity to be legalized.

ENGEO Response to Comment 1

The approximate flowline of the Black Creek watercourse is shown in Sheet G-1 of the revised Grading Plans (Reference 2). It was approximated using the topographic mapping for the project, we estimate the creek top-of-bank is nearly 30 feet from any grading activities at the closest location near the lower landslide. The Creek is farther from grading activities at all other locations. The creek is located downslope of the project in heavily wooded terrain, and therefore, the top-of-bank is difficult to delineate precisely; however, is far enough away that it will not be impacted by proposed grading and does not appear to have been impacted by past grading.

Comment 2

Aerial imagery indicates tree removal occurred for previous grading work to occur, including in oak woodlands, as classified by the California Department of Forestry and Fire Protection's Fire and Resource Assessment Program. Provide an arborist report from a licensed arborist assessing the number, species, and size of all trees removed. Include the percentage of trees over 12 inches in diameter (as measured 4.5 feet above the ground) removed per year, as well as the decrease in native oak canopy within the oak woodland as a result of the unpermitted work and tree removal on the site. The arborist report may also include replanting recommendations.

ENGEO Response to Comment 2

There is an Arborist Report from the Bartlet Tree Company included as Attachment C that addresses this comment. There are no live trees proposed to be removed with the landslide repairs or future grading of the jeep trail.

Land Development Engineering

Comment 3

Ordinance Section C12-424(g): Quantities should be separated into the different bodies of work for the project. Quantities shall include all of the unpermitted grading in the area of the dirt trail, vineyard, and all unpermitted grading that was initially performed in an attempt to address the previous landslide. The quantities proposed to take the site from the current state to the final proposed condition should be quantified on the table separately. All slide repairs shall be quantified separately.

ENGEO Response to Comment 3

There were prior landslide repairs completed in 2015 at the lower landslide site. The repairs are approximately shown in the Grading Abatement Plan provided by JLK Associates, Attachment A. The landslide repairs generated excess earthwork materials that were placed on the jeep trail and adjacent slopes. In order to evaluate the limits and quantity of the prior earthwork, ENGEO reviewed a series of historical images and USGS topographic maps, and compared them to the topographic map of current conditions that were used to prepare the Grading Plan. There were also test pits dug in 2023 that identified the fill depths at three locations along the jeep trail.

We added to additional sheets to the proposed Grading Plans (Reference 2) to document the limits and depths of fill that was placed on the jeep trail and adjacent slopes during prior grading activities. Sheet G-6 is an earthwork map that includes a Google Earth Image from September 2020, where the limits of grading can be clearly seen. It is apparent from the photo that sometime in the summer of 2020 the export material from the landslide repair was placed as fill on the jeep trail and surrounding area. We created a digital surface in Autodesk Civil3d that used the USGS topographic quadrangle map to represent the original condition and compared it to the current topography to estimate earthwork quantities and fill depths. The fill depths and limits of grading are illustrated as a heat map in Sheet G-6. Also provided in the sheet are the locations and depths of test pits, earthwork quantities for the fill, and section lines for site cross sections that are shown in additional Sheet G-7.

As shown in the Earthwork Exhibit in Sheet G-6, fill was placed up to 8 to 9 feet deep on the jeep trail and gradually decreased in depth as fill was placed on the adjacent slopes. We estimate that approximately 4,750 cy of fill was placed during the process. The project proposes to excavate down to original surface and use the old fill for future landslide repairs to replace earthwork materials lost in the landslides in 2023. The new jeep trail will be roughly at the original grade, except at the end, where it connects to the Vineyard at the gate. The new Sheet G-7 has site cross sections that illustrate the fill to be removed and used for landslide repairs. Of the 4,750 cy of fill, we estimate that 4,300 cy can be removed and used to supplement remedial grading.

The following tables list the earthwork quantities for the previous grading and proposed grading.

TABLE 1: Earthwork Summary for Remedial Grading

	CUT	FILL	NET	MAX DEPTH OF CUT	MAX HEIGHT OF FILL
Upper Landslide Repair	13,700 cy	13,700 cy	Balanced	30 ft	30 ft
Lower Landslide Repair	5,200	5,200 cy	Balanced	15 ft	15 ft

TABLE 1: Previous Grading

	CUT	FILL	NET	MAX DEPTH OF CUT	MAX HEIGHT OF FILL
Fill on Jeep Trail and Slope	0 cy	4,750 cy	4,750 cy (Fill)	0 ft	9 ft

TABLE 3: Earthwork Summary for Supplemental Remedial Grading

	CUT	FILL	NET	MAX DEPTH OF CUT	MAX HEIGHT OF FILL
Jeep Trail	4,350 cy	50 cy	4,300 cy (Cut)	9 ft	0 ft
Upper Landslide Repair	0 cy	2,000 cy	2,000 cy (Fill)	NA	NA
Lower Landslide Repair	0 cy	1,500 cy	1,500 cy (Fill)	NA	NA
Total	4,350 cy	3,350 cy	800 cy (Cut)	NA	NA

*This earthwork is the quantity of material excavated from Jeep Trail and used to replace soil lost during new landslides. The material will be processed with the other cut material to make engineered fill for the remedial grading.

Comment 4

Please show the limits of the disturbed area as a result of the proposed development, including all permitted and unpermitted work areas. Include the disturbed areas of the septic field and any stockpile areas as well.

ENGEO Response to Comment 4

As described in the previous comment, the limits of previously disturbed areas associated with the unpermitted grading are shown in Sheet G-6. The proposed grading is shown in Sheets G-3, G-4, G-5, G-6, and G-7. The septic tanks and septic fields are shown in the cover sheet. There are no proposed permanent stockpiles. Stockpiling landslide material may occur temporarily during remedial grading activities to store excavated landslide material before being processed into engineered fill and then placed back into the landslide. No other improvements are relevant to the proposed grading.

Comment 5

Please comply with the Grading setbacks to property line per County Grading Ordinance Section C12-558. The proposed landslide repair appears to extend beyond the limits of the property and on to the neighboring property. Provide a notarized letter of authorization from the neighboring property owner for the proposed work.

ENGEO Response to Comment 5

The proposed grading shown in the revised Grading Plans for Camel Hill Vineyards (Reference 2) does not encroach onto the neighbor's property. The property lines shown on the previously submitted plans (Reference 1), were rotated accidentally due to a simple drafting error, which has been fixed on the new plans. There is a property corner near the jeep trail; however, as can be seen in Sheet G-3, the limits of grading will not encroach onto the neighbor's property.

Comment 6

Show all existing utilities on the plans.

ENGEO Response to Comment 6

There are no utilities in conflict with, or near enough to, the proposed grading to be impacted.

Comment 7

The plans must show the topography of three phases in time; the contours which precede the unpermitted grading, the contours of the current topography, including all of the unpermitted grading, and the contours of the final proposed conditions. The contour grading, as well as any typical sections cut through the area of grading, must show all of these phases. Please adjust/add to the contour grading on the plans and reflect the pre-violation conditions on all of the sections shown.

ENGEO Response to Comment 7

The Earthwork Map (Sheet G-6) has been added to the plan set showing the prior grading that occurred between the time of the old landslide repair and 2020. The greyed back contours represent the existing ground and black contours are the original ground pre-grading. The Grading Cross Sections (Sheet G-7) compare the original grade to existing grade in section view. As discussed previously, the fill that was placed on the jeep trail will be removed and used as needed for the landslide repairs. The proposed jeep trail's finished grades will be approximately the same as the original grades prior to the placement of fill.

The future graded surface for the jeep trail is shown in Sheet G-3, and in Sheets G-4 and G-5 for the landslide repairs. In these sheets, black contours represent future finished ground, and the greyed back contours represent the existing condition.

Comment 8

The proposed development impacts drainage flows, thereby not meeting the exemption requirements of Section C12-409 of the County Grading & Drainage Ordinance. Please provide a Drainage Plan that demonstrates the following items.

- a. *The site can be adequately drained addressing any run-on drainage from the rest of the site which might affect the landslide areas; b. The proposed development will not cause problems to the nearby properties.*

ENGEO Response to Comment 8

Here are our responses to the items listed in Comment 8.

- a. In terms of hydrology and drainage, the site will be returned to its original condition after the landslide repair is complete. Run-on from the other areas of the site will drain exactly as it did prior to the landslide. Subdrains are included in the design to convey subsurface flows from the base of the landslide.

The jeep trail design shown in Sheet G-3 (Reference 1) includes grading a short swale along the uphill side of the jeep trail to facilitate improved surface drainage. The swales will convey runoff from trail surface to the culvert shown in the plan. The swale is vegetated, and thus will have the benefit of capturing sediments leaving the jeep trail. The title of Sheet G-3 has been changed to "Jeep Trail Grading and Drainage Plan" to highlight that drainage improvements are included.

- b. As previously stated, the site will be returned to the pre-project condition with respect to drainage and hydrology. No additional impervious areas are proposed to be built, and overall drainage patterns will remain the same. The project will not negatively impact the nearby properties. The proposed landslide repair mitigates the potential for future slides and is a significant benefit to the downhill neighbors.

Comment 9

Please include all applicable easements affecting the parcel(s) with benefactors and recording information on the site plan. Please supply a copy of the preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.

ENGEO Response to Comment 9

It is our understanding that all of the information requested in this comment has been previously submitted to the County. The Owner will provide again if needed.

Comment 10

Show the location of the nearby creek on the plans with the top of banks and flow lines clearly identified on the topographic survey.

ENGEO Response to Comment 10

See our response to Comment 1.

Comment 11

Provide cross sections of each area of the maximum grading heights. Show the location of the property lines and creek on the sections. Include a cross section of the area of grading for the jeep trail clearly depicting the pre-violation ground level and the post-violation contours. Document the depth and horizontal extent of the fill between the creek and the vineyard. Investigative trenching may be required if a properly justified estimate of the fill depth is not provided.

ENGEO Response to Comment 11

Sheet G-3 shows existing and proposed contours, road cross sections, and a profile of both the existing and proposed ground surfaces for the jeep trail and surrounding area. As stated previously, the excess material that was placed in 2020 will be removed and used for the new landslide repairs, and the finished grades in the vicinity of the Jeep trail will be nearly the same as the pre-violation original surface.

The Grading Exhibit in Sheet G-6 shows the fill depth in the jeep trail and adjacent areas. The maximum depth of fill is estimated to be 8 to 9 feet deep based on the test pits analyzed during the geotechnical exploration and review of topographic data.

Sheet G-4 shows that the property lines and the limits of the creek are beyond the extent of cross sections. The property line is approximately 30 feet from the edge of the nearest repair and the creek is farther away.

Section A-A' in G-5 shows the maximum depth of corrective grading for the upper landslide. A note has been added calling out the maximum depth of 30 feet. Section B-B' has been added to Sheet G-5 showing the maximum depth of 15 feet for the corrective grading at the lower landslide.

There is no grading proposed between the creek and the vineyard.

Comment 12

Demonstrate how the final grading for the proposed development, compared to the initial pre-violation conditions, is minimized per the requirements of the Grading Ordinance.

ENGEO Response to Comment 12

The jeep trail grading will remove the existing old fill and the final grade will be close to the pre-violation condition, except for the transition to the lower vineyard, which requires some fill. Only the minimum amount of grading needed for the landslide repairs will be completed. There is no excess grading proposed.

Department of Health

Comment 13

Accurately locate and show the existing on-site wastewater treatment system (OWTS) on a revised grading and drainage plan. Provide/show distance(s) between the existing OWTS and the proposed landslide repair.

ENGEO Response to Comment 13

There is no OWTS on site other than the septic system shown in the plans.

County Geologist

Comment 14.

The draft geotechnical exploration for landslide repair report by ENGEO, dated June 16, 2023, provides geotechnical recommendations for repair of two landslides that are located in open-space areas on the property and away from any habitable structures. The draft report adequately characterizes the extent of the landslides and their repair and is conditionally approved. In order to obtain final geology approval, please submit a signed and stamped copy of the report.

ENGEO Response to Comment 12

ENGEO has included a stamped and signed copy of the report.

COMMENTS FROM POLICY LETTER (REFERENCE 3)

Planning Office

General Comment

The general comment about CEQA is noted. We are unaware of any designated wetlands impacted by proposed or previous grading activities. It is our opinion that these types of landslide repairs should be considered emergency repairs exempt from CEQA review and that jeep trail grading has an insignificant impact.

Comment 1

Oak woodlands are present on the project site. Santa Clara County Oak Woodlands regulations define a significant impact on oak woodlands as the removal of 0.5 or more acres decrease in native oak canopy within an oak woodland. A significant impact must be mitigated by a combination of the planting of replacement oak trees and a conservation easement.

ENGEO Response to Comment 1

See Comment 2 above from the Planning Office in Reference 2.

Comment 2

In order for grading approval to be granted, staff must be able to make all findings in County Grading Ordinance Section C12-433. This includes finding that the amount of grading proposed is the minimum necessary to establish or maintain a permitted use (specifically single-family residential and agricultural uses). Grading must also substantially conform with adopted County Guidelines for Grading & Hillside Development.

ENGEO Response to Comment 1

The amount of grading proposed is the minimum necessary to repair the landslides and restore the jeep trail to maintain access to the lower vineyard. In our opinion, this is consistent with the ordinance since the vineyard is an agricultural use.

Comment 3

Aerial imagery indicates there is adequate access to the easternmost vineyard on this property.

ENGEO Response to Comment 3

The dirt road accessing the easternmost vineyard is not the applicant's property. It is the property of the neighbor to the east. The equipment used to operate and maintain the vineyard are track-driven vehicles that cannot be driven on pavement; therefore, the jeep trail is the only permanent access to this vineyard.

If you have any questions regarding the contents of this letter, please do not hesitate to contact us.

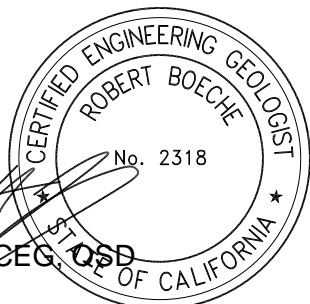
Sincerely,

ENGEO Incorporated



Sean Cleary, PE

sc/rhb/ar



Robert H. Boeche, CEG, QSD

Attachments: Selected References

Attachment A – Grading Abatement Plans (JLK Associate)

Attachment B – Grading Plans for Camel Hill Vineyards, (ENGEO, 2024)

Attachment C – Camel Hill Vineyards Historical Tree Canopy Assessment and Limited Tree Inventory (Bartlett Tree Experts, 2024)

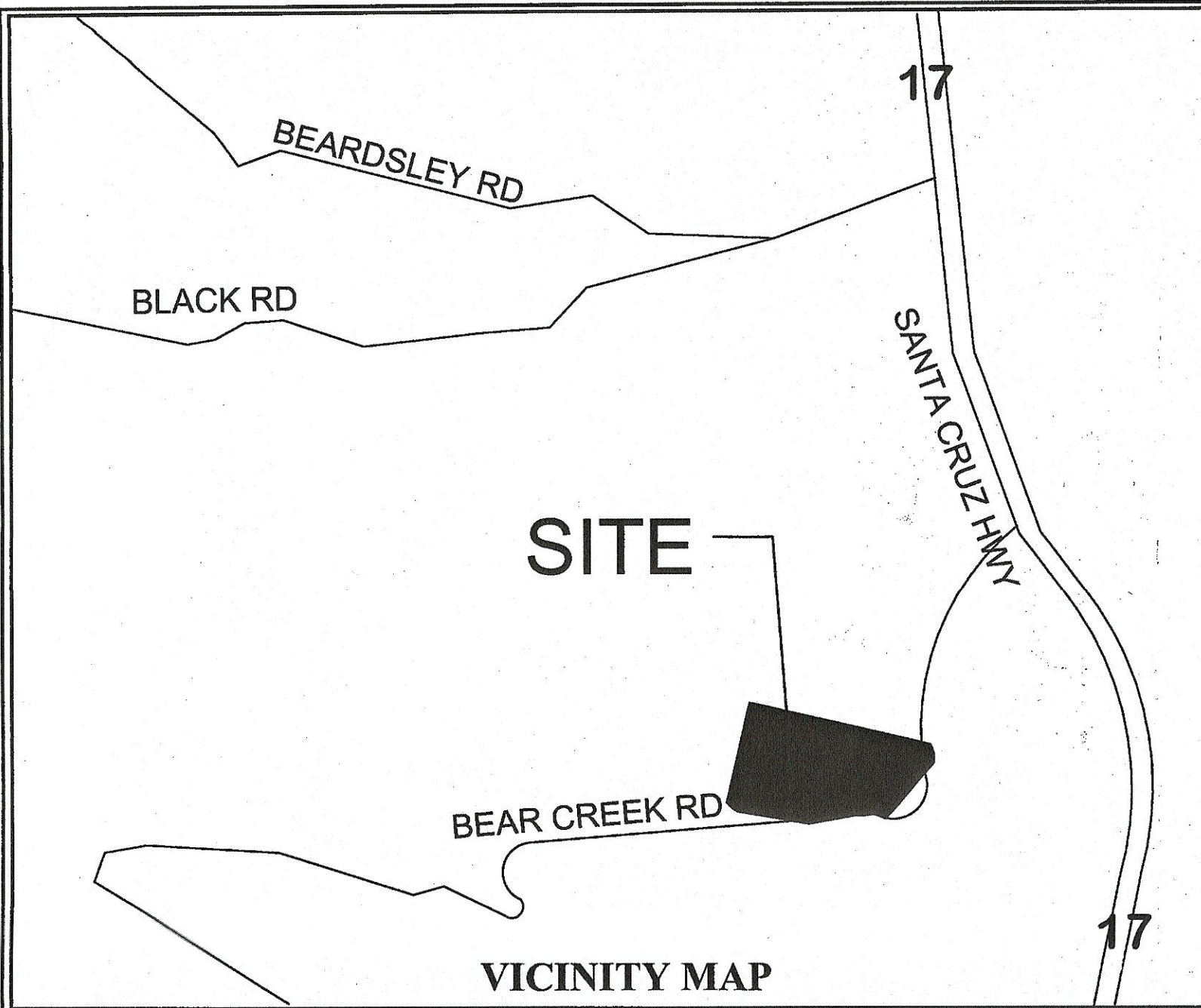
SELECTED REFERENCES

1. ENGEO. 2023. Grading Plans for Camel Hill Vineyards, Los Gatos, California. August 11, 2023, Project No. 13831.002.000.
2. ENGEO. 2024. Grading Plans for Camel Hill Vineyards, Los Gatos, California. February 15, 2024, Project No. 13831.002.000.
3. Reva Kakaria. 2023. Comment Letter Regarding Grading Abatement Application (File # PLN23-157), 18951 Bear Creek Road, Los Gatos, CA 95033-9544 (APN: 544-27-025), Santa Clara County Department of Planning and Development. October 12, 2023.
4. Reva Kakaria. 2023. Policy Letter Regarding Grading Abatement Application (File # PLN23-157), 18951 Bear Creek Road, Los Gatos, CA 95033-9544 (APN: 544-27-025). Santa Clara County Department of Planning and Development. October 12, 2023.

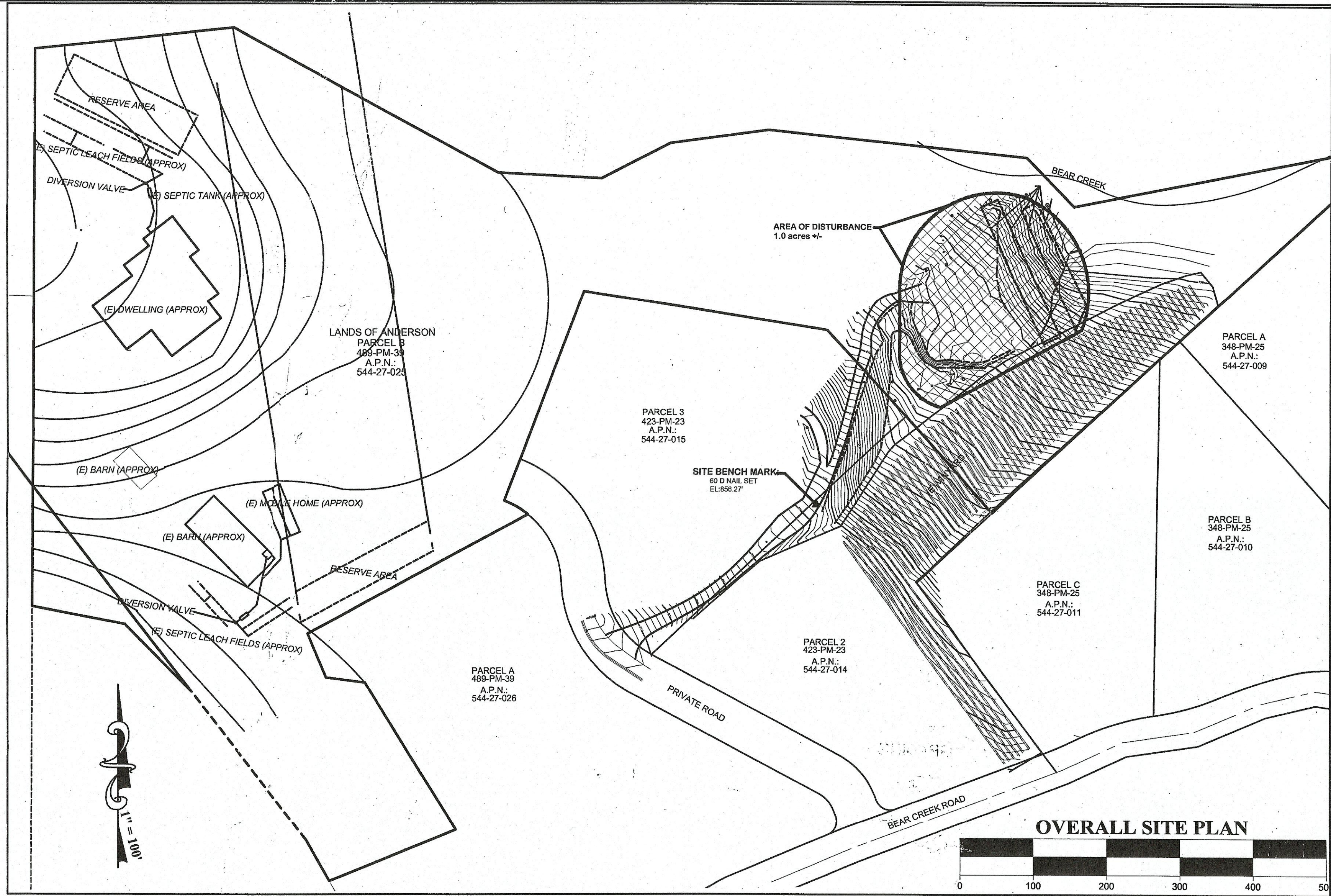
ATTACHMENT A

**Grading Abatement Plans
(JLK Associates)**

Anderson Lower Vineyard 1 of 4



- LEGEND**
- 830 EXISTING CONTOURS (2013) 2 FOOT INTERVALS
 - INDICATES PROPOSED CONTOURS (2 FOOT INTERVALS)
 - INDICATES PROPOSED GRASSY SWALE LOCATION WITH DIRECTION OF FLOW (2% MIN.)
 - PROPOSED GRADE ELEVATION
PIPE INVERT ELEVATION
 - 102.30'
INV: 468.89'
 - SITE PROPERTY LINE
 - GRADE TO DRAIN / DIRECTION OF FLOW
 - TG TOP GRATE ELEVATION
 - PROPOSED BERM LOCATION
 - SILT FENCING
 - TEMPORARY BENCH MARK SET TIED TO COUNTY DATUM
 - LP LOW POINT ELEVATION
 - HP HIGH POINT ELEVATION
 - 5 CONSTRUCTION NOTE REFERENCE
 - INDICATES EXISTING VINYARD ROW +/-
 - INDICATES STONE CHECK DAM (SEE DETAIL)
 - INDICATES RIP RAP DISSIPATOR (SEE DETAIL)
 - INDICATES EXISTING TREE LOCATION (PRESENT IN 11 / 2011)
 - INDICATES PROPOSED TREE LOCATION



GENERAL NOTES

- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
- ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
- THESE PLANS ARE FOR THE ABATEMENT DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR NEW GRADING.
- PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
- ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
- GRADING WORK WILL COMMENCE OCTOBER 15 THROUGH APRIL 15 AT THE DISCRETION OF SANTA CLARA COUNTY.
- MONITORING SHALL BE CONDUCTED BY QUALIFIED ARBORIST DURING CONSTRUCTION.
- COMPLIANCE WITH THE COUNTY NOISE ORDINANCE SECTIONS B11-150-B11-159.
- STANDARD DUST CONTROL MEASURES AS STIPULATED BY COUNTY LAND DEVELOPMENT ENGINEERING AND THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT WILL BE

COUNTY OF SANTA CLARA
Development Services Office
Land Development Engineering Division
Construction Permit No. _____

ENGINEER'S STATEMENT

I hereby state that these plans are in compliance with adopted County Standards and conditions of approval pertaining thereto

Dated _____ File(s) No. _____

Date _____
Signature Ali Abiani, RCE C-57818,

COUNTY ENGINEER'S STATEMENT

Issuance of a permit authorizing construction does not release the Developer, permittee or engineer from responsibility for the correction of errors or omissions contained in the plans, if, during the course of construction, the public interest requires a modification of (or a departure from) the specifications or the plans. The County shall have the authority to require the suspension of work and the necessary modification or departure and to specify the manner in which the same is to be made.

Date _____
Christopher L. Freitas R.C.E. No. 42107

SHEET INDEX

- SITE PLAN & CERTIFICATIONS.....1 of 4
- GRADING & EROSION CONTROL PLAN..... 2 of 4
- DETAILS & PROFILES.....3 of 4
- CONSTRUCTION DETAILS.....4 of 4

UNDERGROUND UTILITY NOTE

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2344). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB, MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

EROSION CONTROL & BMP NOTES

1. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS DIRECTED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
3. WATERING ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, AS NECESSARY TO ELIMINATE VISIBLE DUST PLUMES.
4. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET FREEBOARD LEVEL WITHIN THOSE TRUCK BEDS. ENCLOSE, COVER, OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES OR DEBRIS, SOIL, SAND, OR OTHER MATERIALS.
5. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
6. SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL, MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. INSTALL WATTLE BARRIER ALONG THE FRONTAGE OF THE JOB SITE. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.

STORMWATER RUNOFF NOTES

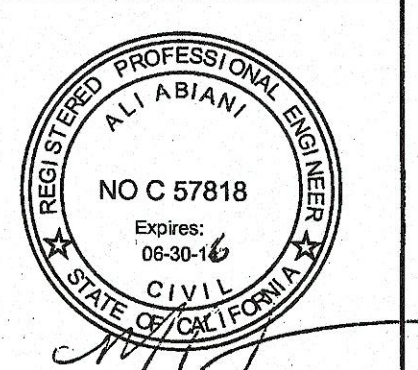
1. ALL STORM DRAIN PIPES SHALL BE 6 INCH MINIMUM DIAMETER AND ALL PIPES CONNECTING DOWNSPOUTS TO STORM DRAINS SHALL BE 4 INCH MINIMUM DIAMETER.
2. ALL SPLASH BLOCKS SHALL BE 24 INCHES MINIMUM IN LENGTH.
3. THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
4. THE PRIMARY SOURCE OF POLLUTANTS IS OIL FROM VEHICLES PARKED AT THE SITE AND ROOF RAINWATER RUNOFF.
5. NO HAZARDOUS MATERIALS SHALL BE HANDLED OR STORED AT THIS SITE.
6. SOIL TYPES AND WATER TABLE ARE NOT YET DETERMINED. A SOILS REPORT IS PENDING.

APPLICANT: JON ANDERSON ROAD NAME: BEAR CREEK APN: 544-27-025 COUNTY FILE NO:1886-26-46-12GA

Sheet	
By	
Date	
Revision	
No.	
Date: 08-31-13	Drawn By: JJK

JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
408-729-3734

SITE PLAN & CERTIFICATIONS
GRADING ABATEMENT PLAN
LANDS OF JON ANDERSON
18951 BEAR CREEK ROAD
TOWN OF LOS GATOS
COUNTY OF SANTA CLARA



SCALE: AS NOTED

SHEET:
AB - 1
1 of 4

LEGEND

- EXISTING CONTOURS (2013) 2 FOOT INTERVALS
- INDICATES PROPOSED CONTOURS (2 FOOT INTERVALS)
- INDICATES PROPOSED GRASSY SWALE LOCATION WITH DIRECTION OF FLOW (2% MIN.)
- PROPOSED GRADE ELEVATION PIPE INVERT ELEVATION
- SITE PROPERTY LINE
- GRADE TO DRAIN / DIRECTION OF FLOW
- TOP GRATE ELEVATION
- PROPOSED BERM LOCATION
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- INDICATES RIP RAP DISSIPATOR (SEE DETAIL)
- INDICATES EXISTING TREE LOCATION (PRESENT IN 11 / 2011)
- INDICATES PROPOSED TREE LOCATION

EARTHWORK TABLE

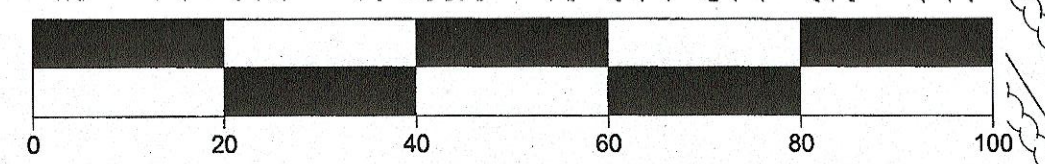
LOCATION	CUT (CY)	FILL (CY)
RESTORED DISTURBED AREA	50	200
TRENCHING / SWALES / BERM	60	25
EXPORT *	110	225

this is confusing should be 150 cy export for Disturbed area and 35 cy cut for T/S/B

total should be 115 cy export

NOTE: EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

SITE BENCH MARK
60 D NAIL SET
EL: 856.27



APPROX LOCATION OF 2 INSTALLED KEYWAYS

BEAR CREEK

(N) TREE PLANING AREA

6' X 6' RIP RAP DISSIPATOR
EL: 722.50'
INV. OUT

(N) SILT FENCING

EL: 770.50'
CL BEG. SWALE

(N) GRASSY SWALE
18 LF SECTION
EACH 90 PLY OR
CORRUGATED
PLASTIC PIPE
@ 0.36

(E) INLET: 768.27'
INV. OUT: 764.5'

USE INLET PROTECTION

(N) RIP RAP CHECK DAMS

(N) SWALE

(E) VINYARD

(N) 12" HIGH 24" WIDE BERM

EDGE OF TRAVELLED WAY
(E) TOP OF SLOPE
(E) BOT. OF SLOPE

SURVEY NOTES COPIED FROM TOPOGRAPHICAL SURVEY MAP BY MUIR CONSULTANTS, INC.

AERIAL TARGET #4 LOCATED ON BEAR CREEK ROAD PER NAVD83 DATUM.
ELEVATION = 910.95 NAVD 88'

TITLE REPORT NOTE:
NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

UTILITY NOTE:
UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

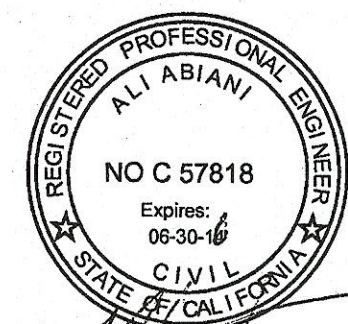
TREE NOTE:
TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

BOUNDARY NOTE:
THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

GRADING & EROSION CONTROL PLAN

GRADING ABATEMENT PLAN

LANDS OF JON ANDERSON
18951 BEAR CREEK ROAD
TOWN OF LOS GATOS
COUNTY OF SANTA CLARA



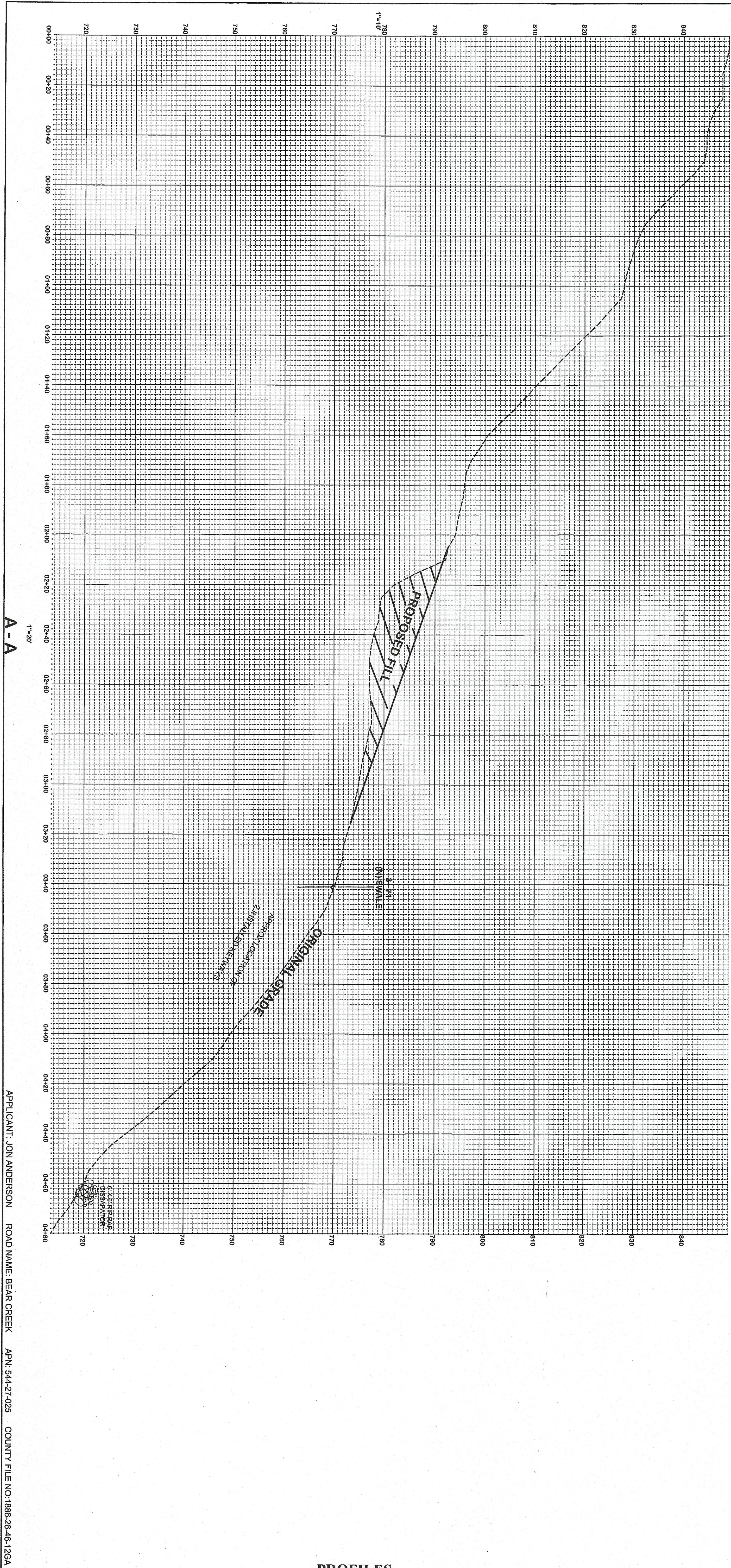
SCALE: AS NOTED

SHEET:
AB - 2

2 OF 4

Chd	
By	
Date	
Revision	
No.	
Date: 05-31-13	Drawn By: JJK

JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
408-729-3734



A-A
 APPLICANT: JON ANDERSON ROAD NAME: BEAR CREEK APN: 544-27-025 COUNTY FILE NO: 1886-26-46-12GA

PROFILES

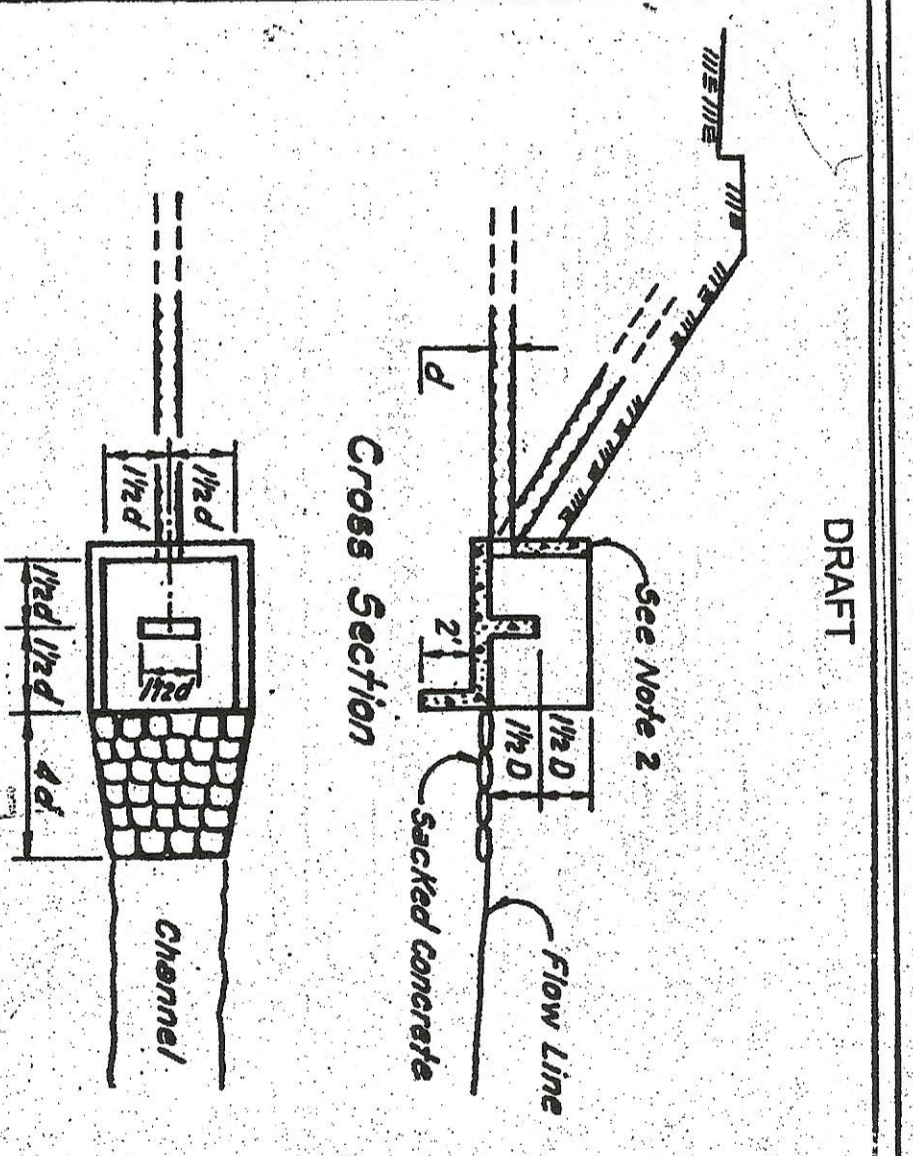
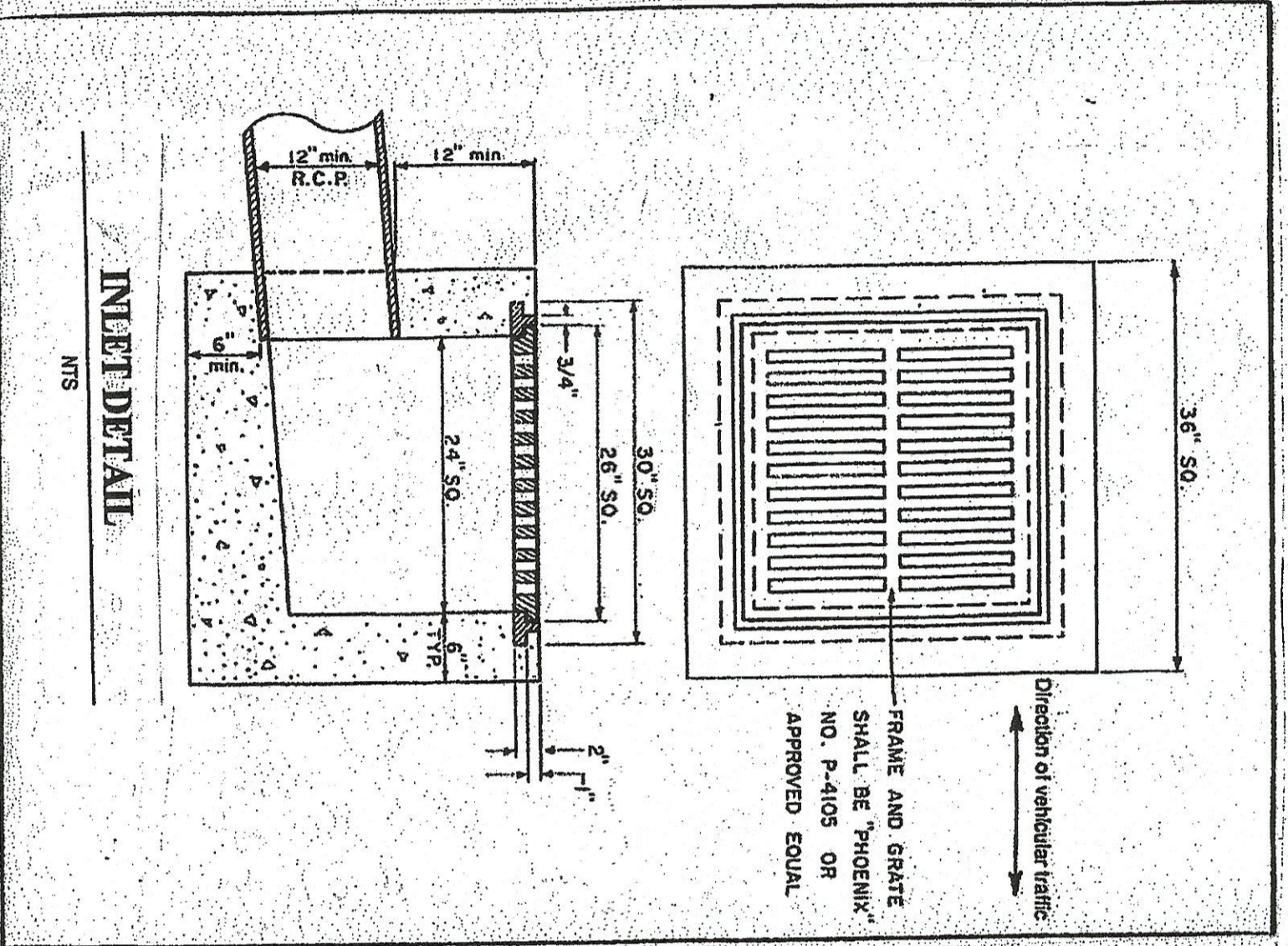
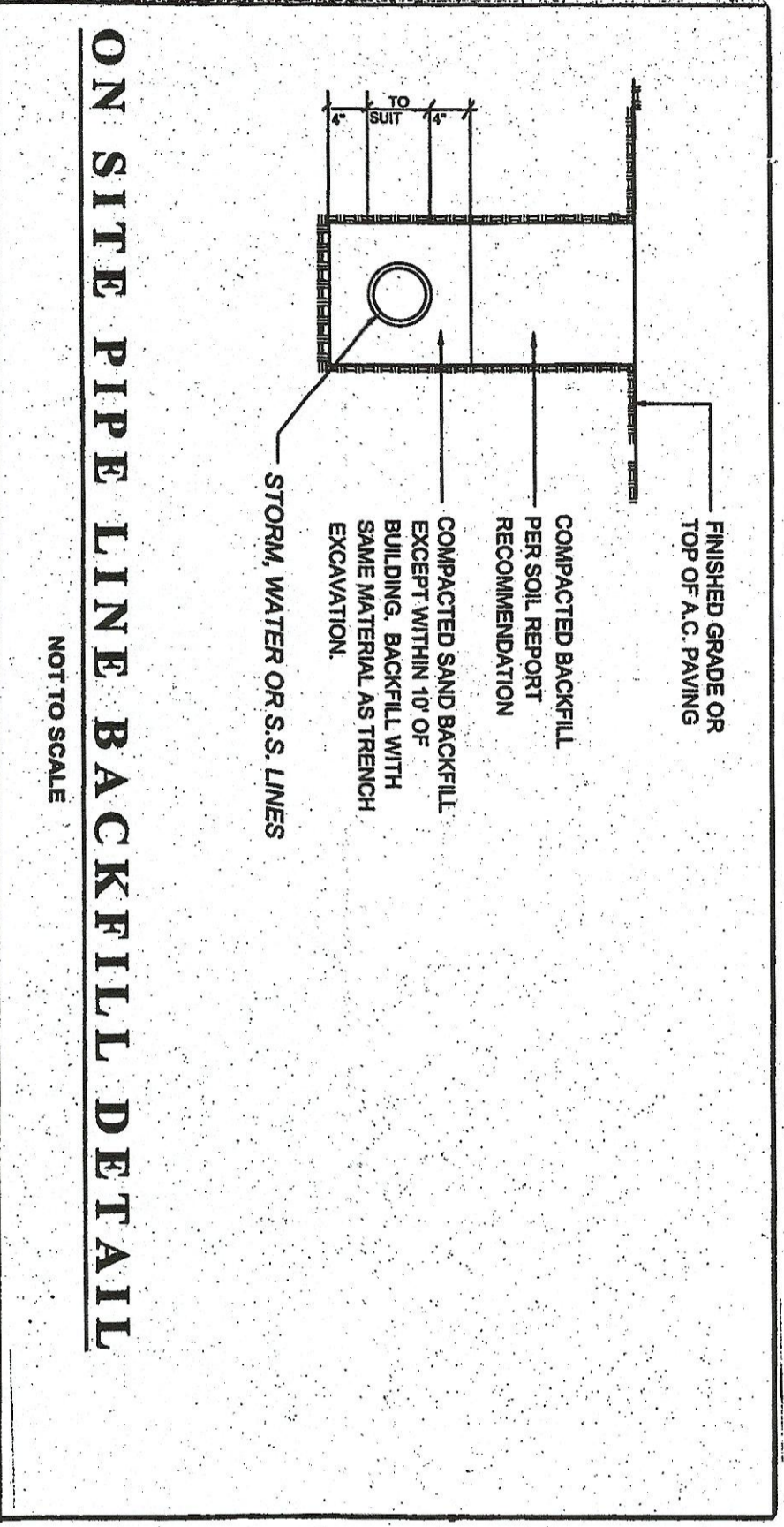
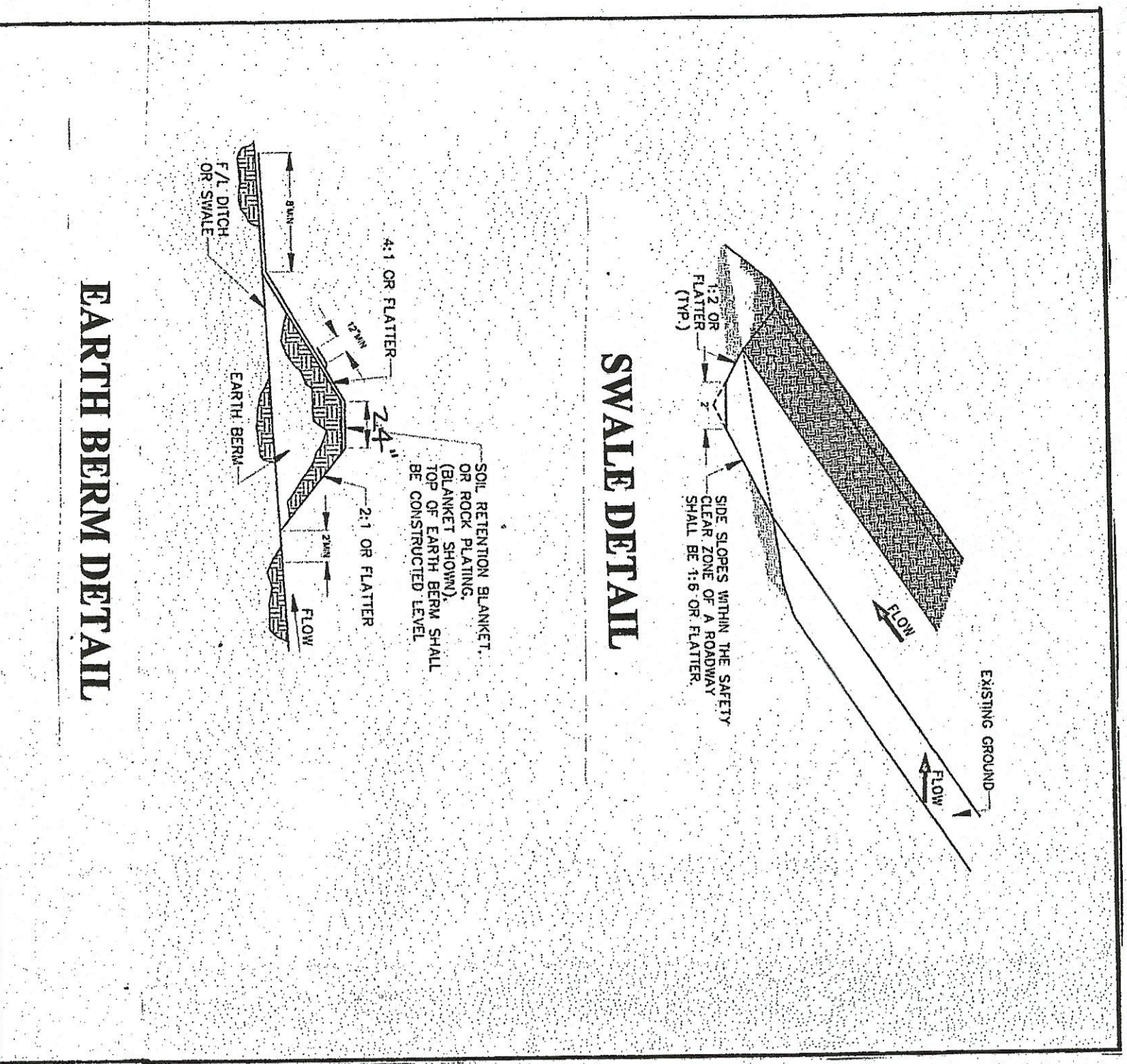
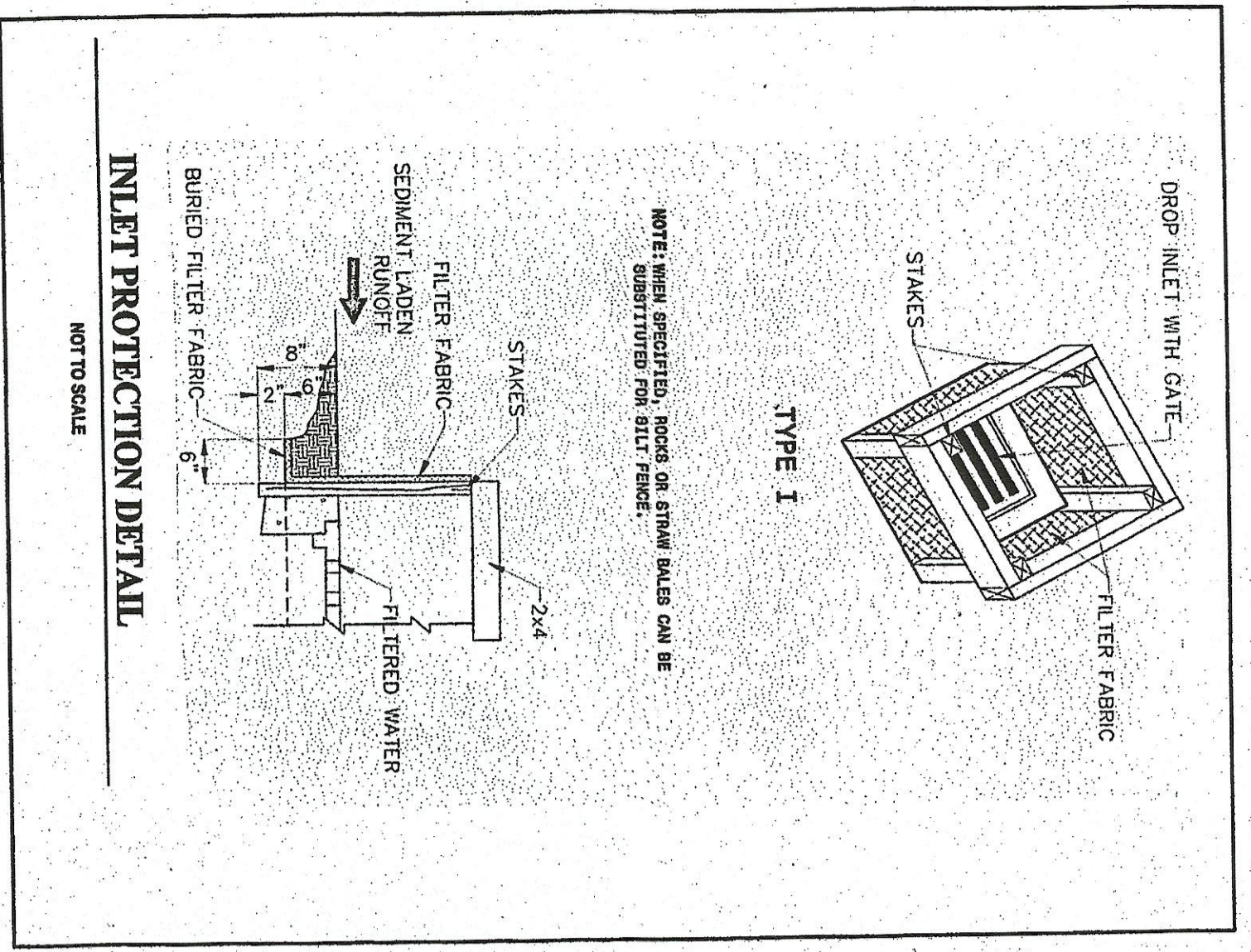
GRADING ABATEMENT PLAN
 LANDS OF JON ANDERSON
 18951 BEAR CREEK ROAD
 TOWN OF LOS GATOS
 COUNTY OF SANTA CLARA

JLK ASSOCIATES
 SURVEYORS / ENGINEERS
 73 CEDAR LANE
 SAN JOSE, CA. 95127
 408-729-3734

No.	Revision	Date	By	Chkd

Date: 03-31-13
Drawn By: JLK

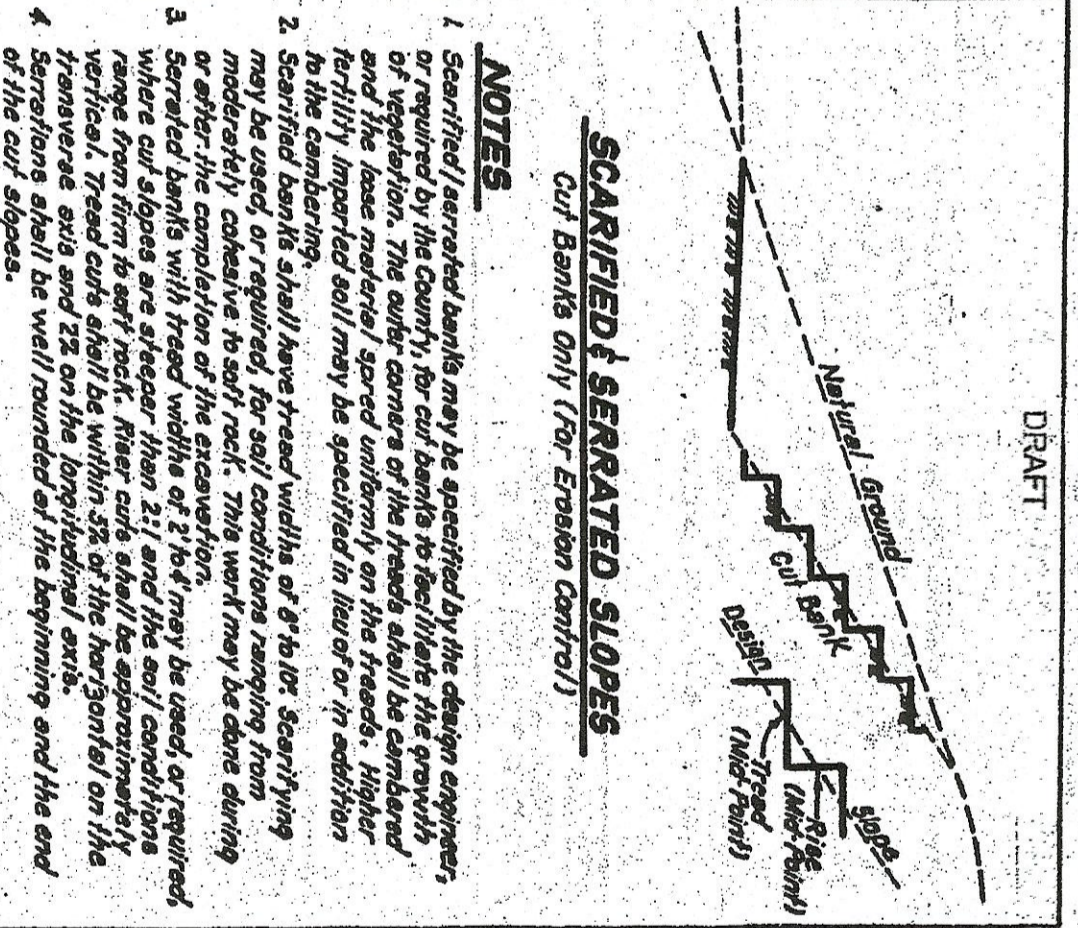
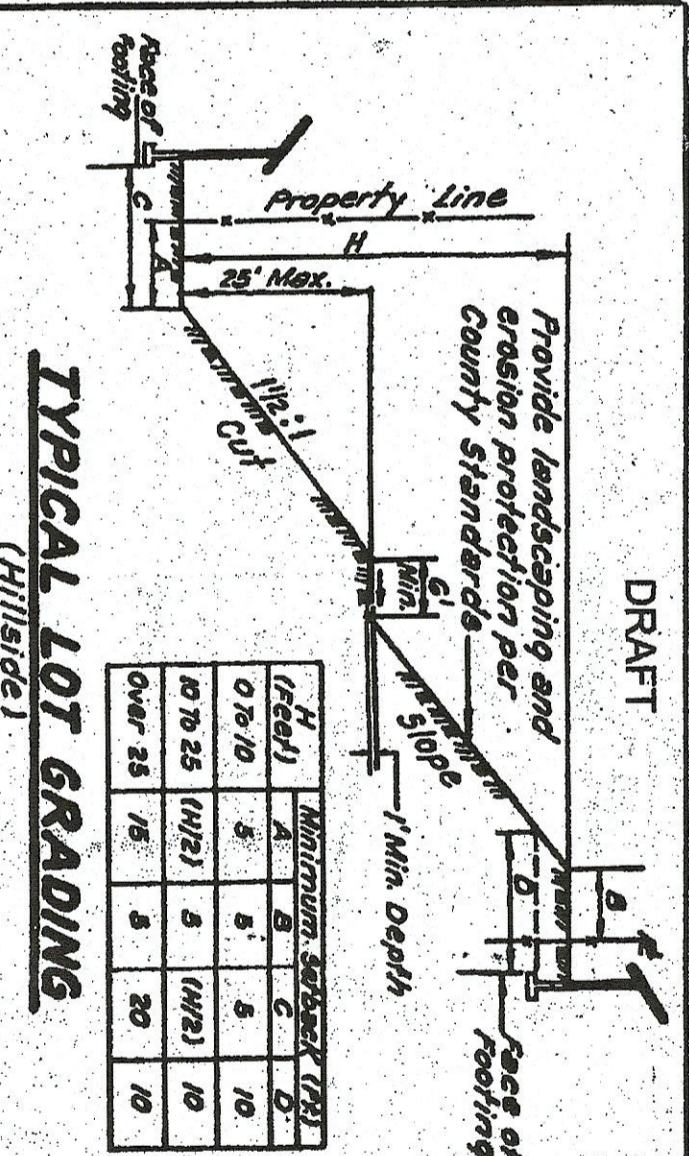
SCALE: AS NOTED
 SHEET: **AB-3**
 3 OF 4



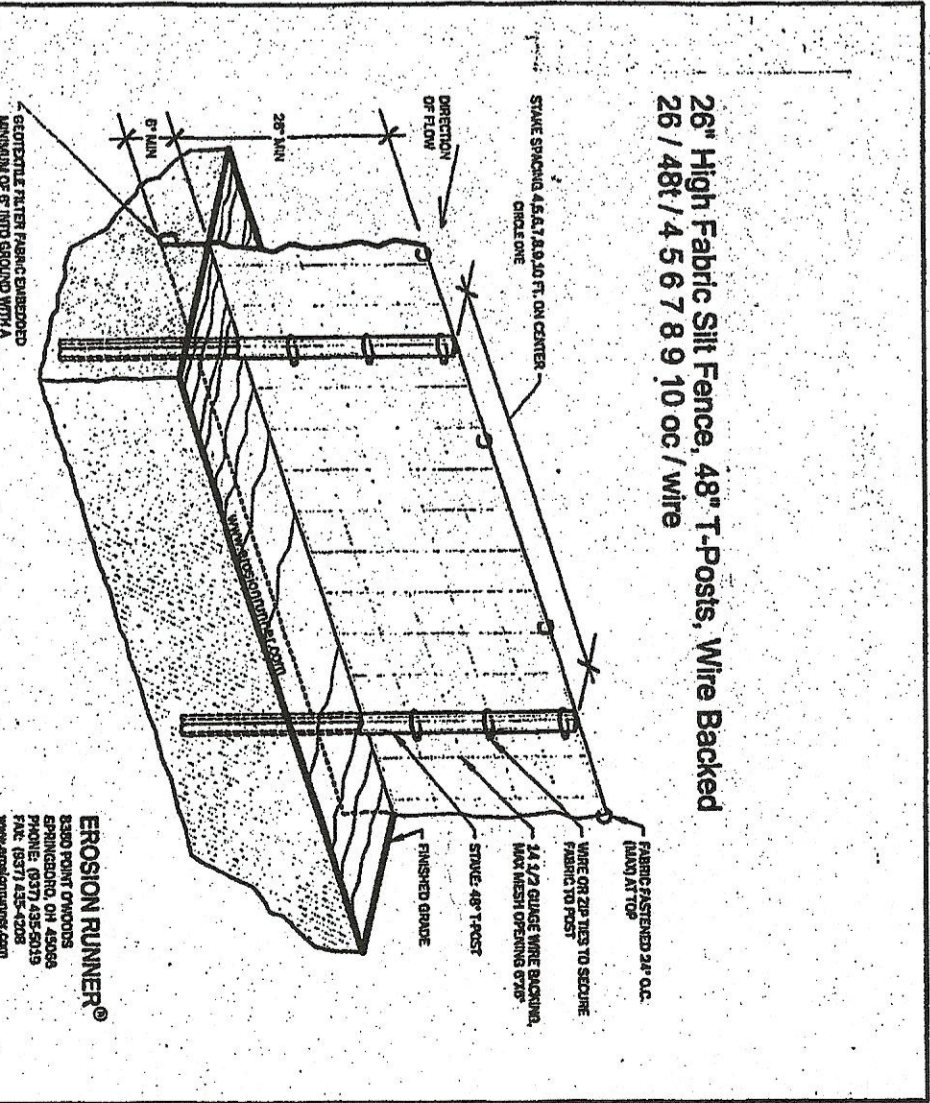
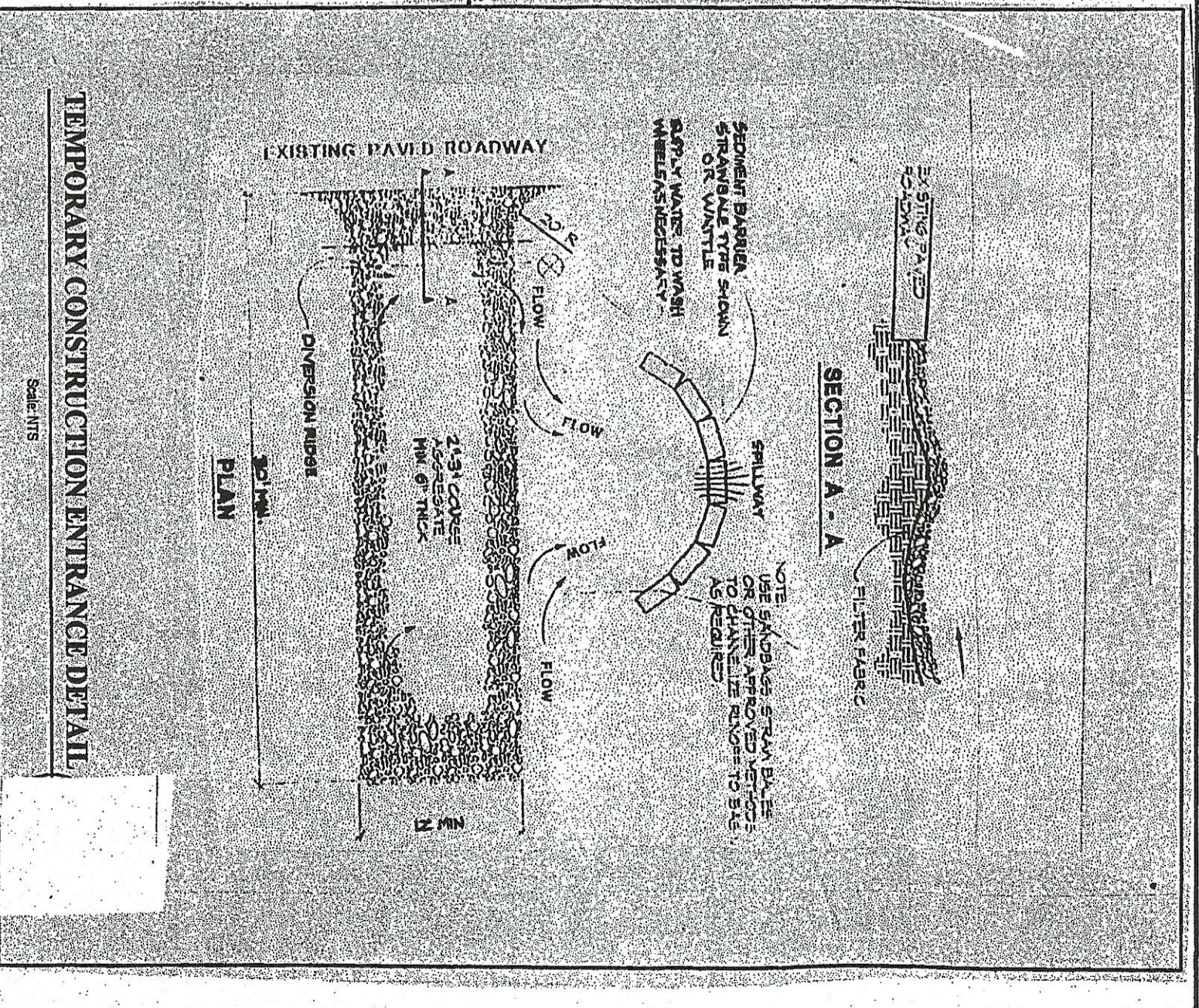
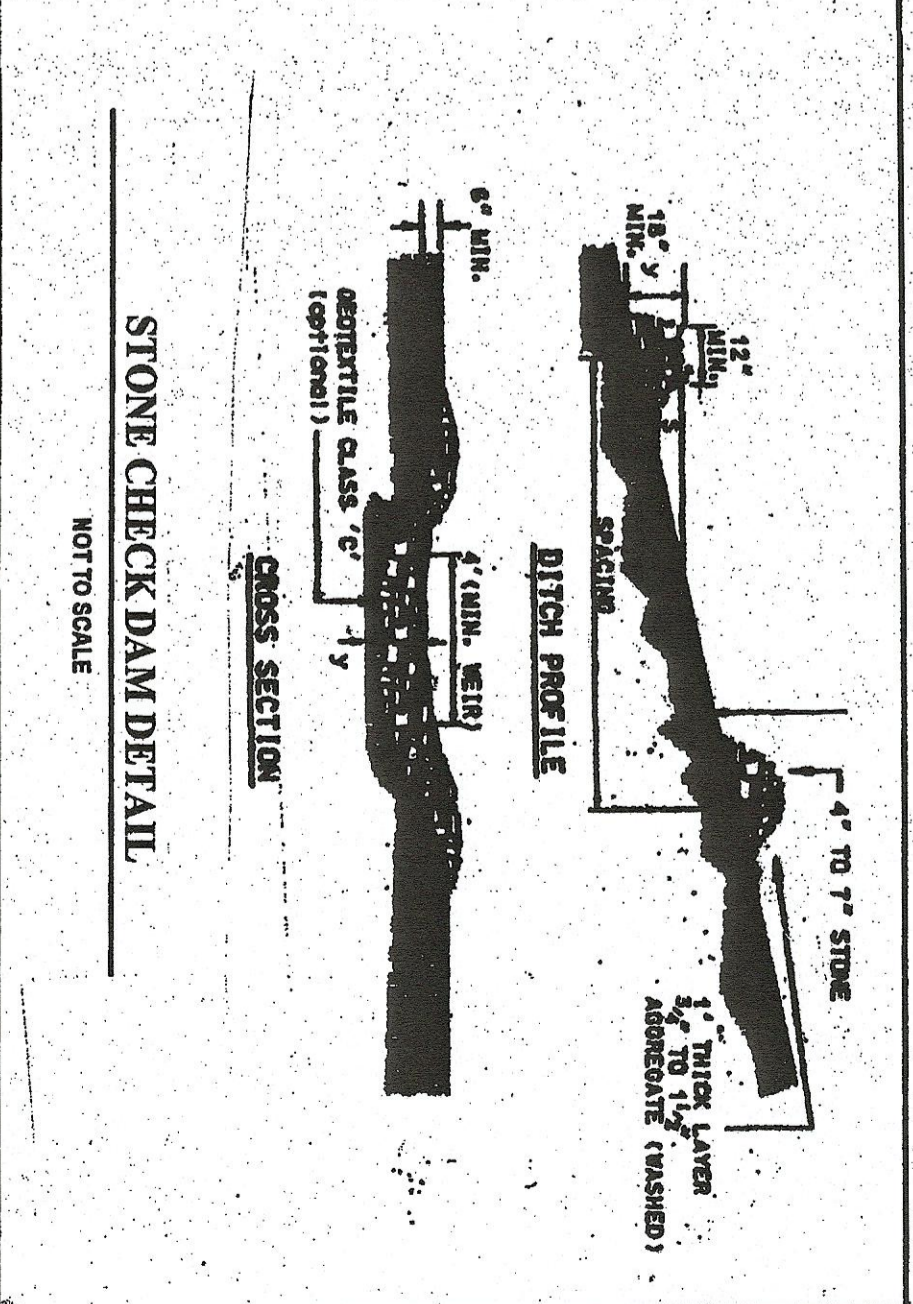
NOTES

1. Energy dissipator shall be used in all situations where water is discharged from the pipe or channel with a velocity greater than 10 ft/s.
2. The depth of the dissipator shall be as close as practicable to the full depth of the pipe or channel. The engineer may propose other design of energy dissipator of approval of the county, utilizing any suitable combination of materials, such as cast-in-place concrete, gabions, and dumped rock or scoured concrete riprap.

Project	Client	Scale
CONTRACT NO. 2004-01-001	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY	9D
DATE	DATE	9D
BY	BY	9D



Project	Client	Scale
CONTRACT NO. 2004-01-001	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY	5D
DATE	DATE	5D
BY	BY	5D



Project	Client	Scale
CONTRACT NO. 2004-01-001	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY	5D
DATE	DATE	5D
BY	BY	5D

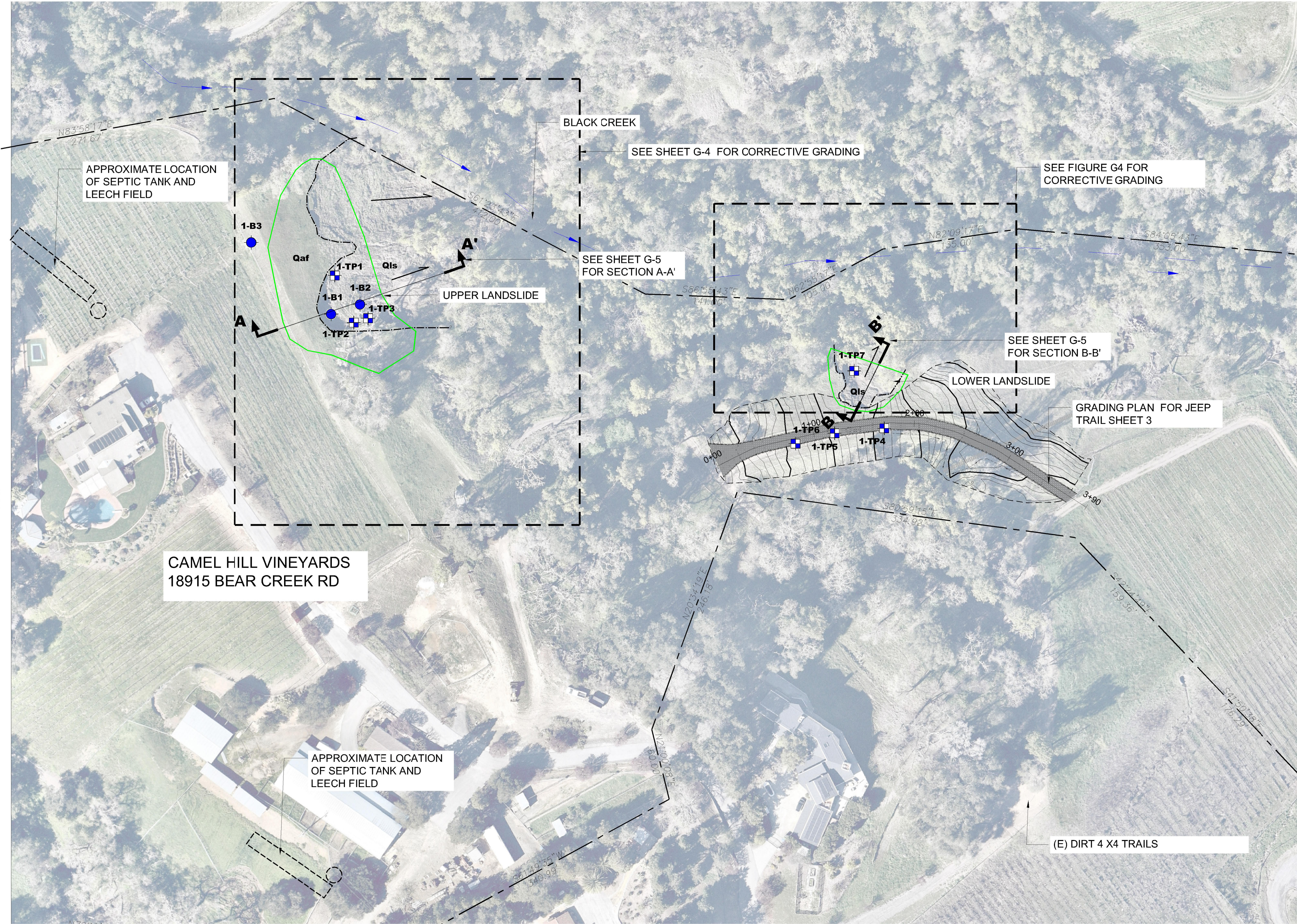
ATTACHMENT B

**Grading Plans for Camel Hill Vineyards
(ENGEO, 2024)**

GRADING PLANS FOR CAMEL HILL VINEYARDS LOS GATOS, CALIFORNIA



DESIGNED BY: SPC	BY	DATE	SCALE
DRAWN BY: SPC	BY	DATE	SCALE
CHECKED BY: JR	BY	DATE	SCALE
DATE: 2/15/2024	BY	DATE	SCALE
SCALE: AS SHOWN	BY	DATE	SCALE
DESCRIPTION	BY	DATE	SCALE
SHEET NUMBER	G-1		
OF 8 SHEETS			
PROJECT NO.	13831.002.000		

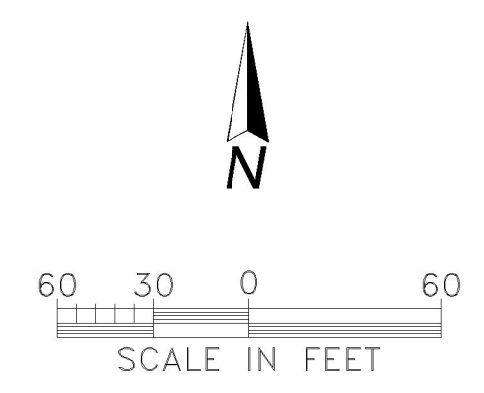


VICINITY MAP
1"=1000'

SHEET INDEX

SHEET NUMBER	TITLE
G-1	TITLE SHEET AND SITE PLAN
G-2	GENERAL NOTES AND ABBREVIATIONS
G-3	JEEP TRAIL GRADING AND DRAINAGE PLAN
G-4	UPPER & LOWER LANDSLIDE CORRECTIVE GRADING PLAN
G-5	SECTION AND DETAILS
G-6	EARTHWORK MAP
G-7	GRADING CROSS SECTIONS
G-8	EROSION AND SEDIMENT CONTROL PLAN

SITE PLAN AND KEY MAP
SCALE 1"=60'



EXPLANATION
ALL LOCATIONS ARE APPROXIMATE

--- GEOLOGIC CONTACT LINE	1-B1 BORING (ENGeo, 2023)	Qaf ARTIFICIAL FILL
- - - RECENT LANDSLIDE LIMIT	1-TP1 TEST PIT (ENGeo, 2023)	Qc COLLUVIUM
--- PROPERTY LINE	A-A' CROSS SECTION LINE	Qls LANDSLIDE
--- APPROXIMATE CREEK FLOWLINE		KJfs FRANCISCAN FORMATION SANDSTONE
--- LIMITS OF CORRECTIVE GRADING		

- OWNER/DEVELOPER
CAMEL HILL VINEYARDS
18915 BEAR CREEK ROAD
LAS GATOS, CALIFORNIA
- GEOTECHNICAL/CIVIL ENGINEER
ENGeo INCORPORATED
2010 CROW CANYON PLACE SUITE 250
SAN RAMON, CA 94583
(925) 866-9000









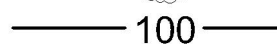




PRELIMINARY NOT FOR CONSTRUCTION



ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
CL	CENTER LINE	OC	ON CENTER
CLR	CLEARANCE	OD	OUTSIDE DIAMETER
CMP	CORRUGATED METAL PIPE	PCC	PORTLAND CEMENT
DIA	DIAMETER	CONC	CONCRETE
DET	DETAIL	PED	PEDESTRIAN
DI	DROP INLET	PGE	PACIFIC GAS & ELECTRIC CO.
DWG	DRAWING	P/L	PROPERTY LINE
E	ELECTRIC	PVMT	PAVEMENT
EL	ELEVATION	R	RADIUS
EP	EDGE OF PAVEMENT	R.C.	RELATIVE COMPACTION
EX	EXISTING	RCP	REINFORCED CONCRETE
FC	FACE OF CURB		PIPE
FL	FLOW LINE	RT	RIGHT
G	GAS LINE	R/W	RIGHT-OF-WAY
GA	GAUGE	S	SLOPE
GALV	GALVANIZED	SD	STORM DRAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SS	SANITARY SEWER
ID	INSIDE DIAMETER	STA	STATION
INV	INVERT GRADE ELEVATION	STD	STANDARD
MAX	MAXIMUM		
MH	MANHOLE		

EXPLANATION

	MANHOLE
	WATER VALVE
	STREET SIGN
	HYDRANT
	BACK FLOW PREVENTOR
	FOUND MONUMENT
	UTILITY BOX
	EXISTING TREE
	PROPOSED TOPOGRAPHY MAJOR CONTOUR
	PROPOSED TOPOGRAPHY MINOR CONTOUR
	EXISTING TOPOGRAPHY MAJOR CONTOUR
	EXISTING TOPOGRAPHY MINOR CONTOUR
	NEW SWALE FLOWLINE

EARTHWORK SUMMARY

	CUT	FILL	NET	MAX DEPTH OF CUT	MAX HIEGHT OF FILL
JEEP TRAIL*	4,300 CY	0 CY	4300 CY CUT	1 FT	10 FT
UPPER LANDSLIDE	13,700 CY	13,700 CY	BALANCED	30 FT	30 FT
LOWER LANDSLIDE	5,200 CY	5,200 CY	BALANCED	8 FT	8 FT

* CUT WILL BE REMOVED AND USED FOR LANDSLIDE REPAIR

GENERAL NOTES:

- ALL WORK IS TO BE DONE UNDER THE OVERSIGHT OF THE ENGINEER.
- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN HEREIN.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORK HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF PROPER SHORING OF EXCAVATIONS IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY IN, ON, OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION. PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY.
- ALL PIPELINES AND OTHER UNDERGROUND UTILITIES MAY NOT BE SHOWN, AND WHERE SHOWN, ARE APPROXIMATELY LOCATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD. CALL "UNDERGROUND SERVICE ALERT" AT 800-227-2600 AT LEAST 48 HOURS BEFORE EXCAVATION OR DEMOLITION FOR IMPROVEMENTS. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATIONS, ELEVATIONS, ETC. OF EXISTING FACILITIES AND TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY FIELD CONFLICTS OR OMISSIONS.
- DUST CONTROL DURING ALL PHASES OF CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DAMAGE TO THE EXISTING FACILITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- GRADING ACTIVITIES SHOWN ON THESE PLANS WILL BE PROPERLY IN PLACE PRIOR TO THE RAINY SEASON (OCTOBER 31). ALL GRADED SLOPES AND SWALE FLOW LINES SHALL BE BROADCAST SEEDED AND COVERED WITH EROSION CONTROL FABRIC (ECF) BEFORE PROJECT COMPLETION.
- NO DEBRIS, RUBBISH, CREOSOTE-TREATED WOOD, SOIL, SILT, SAND, CEMENT, CONCRETE, OR WASHINGS THEREOF, OR OTHER CONSTRUCTION RELATED MATERIALS OR WASTES, OIL OR PETROLEUM PRODUCTS OR OTHER ORGANIC OR EARTHEN MATERIAL SHALL NOT BE ALLOWED TO ENTER INTO, OR BE PLACED WHERE IT MAY BE WASHED BY RAINFALL OR RUNOFF INTO WATERS OF THE US.
- NO EQUIPMENT SHALL BE OPERATED IN AREAS OF FLOWING OR STANDING WATER; FUELING, CLEANING, OR MAINTENANCE OF VEHICLES OR EQUIPMENT SHALL BE PERFORMED OUTSIDE OF AREAS OF FLOWING OR STANDING WATER.
- THE CONTRACTOR SHALL MONITOR AND MAINTAIN RECORDS OF THE NATIONAL WEATHER SERVICE 72-HOUR FORECAST ON A DAILY BASIS AND BE PREPARED TO IMPLEMENT EMERGENCY EROSION CONTROL MEASURES IN THE EVENT OF RAIN OR IF THE PREDICTION FOR RAIN EXCEEDS 20 PERCENT. ALL CONSTRUCTION ACTIVITIES SHALL CEASE AND ALL REASONABLE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO THE ONSET OF PRECIPITATION.
- SLOPES OF ALL EMBANKMENT FILL/CUT SHALL BE 2:1 MAX, (HORIZONTAL: VERTICAL) UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY THE ENGINEER.
- FOR EMBANKMENT CONSTRUCTION WHERE APPLICABLE; EROSION CONTROL SHALL BE PERFORMED ON ALL DISTURBED AREAS.
- ALL ELEVATIONS SHOWN ARE FINISHED ELEVATIONS UNLESS STATED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.

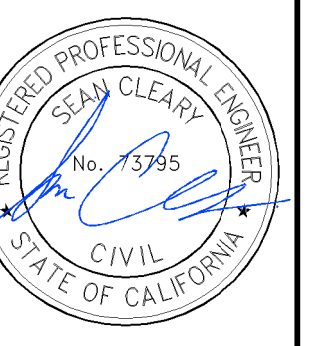
GRADING AND ROCKWORK NOTES:

- THE TOLERANCE SHALL BE 0.1 FEET FOR GRADING. COMPACTION OF FILL AND BACKFILL SHALL BE MINIMUM 90% OF THE MAXIMUM DRY DENSITY (ASTM D-1557). CONTRACTOR SHALL UTILIZE METHODS THAT AVOID OVER COMPACTION OF SOILS.
- SUBGRADE PREPARATION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT MATERIALS.
- A PRE-GRADING MEETING SHALL BE HELD AT THE SITE AT LEAST TWO (2) WORKING DAYS PRIOR TO THE STARTING OF EARTHWORK AND INCLUDE: THE OWNER, THE CONTRACTOR, THE CIVIL AND GEOTECHNICAL ENGINEERS.
- PROTECTIVE FENCING AND/OR BARRIERS WILL BE PLACED AROUND VEGETATION AND TREES NOT INVOLVED IN GRADING AND EARTHWORK OPERATIONS.
- ROCK MATERIALS: ALL ROCK USED SHALL BE QUARRY ROCK, ANGULAR, CLOSE GRAINED, AND HARD. ROCK SHALL BE FREE OF SEAMS OR THIN LAYERS OF SOFT OR DECOMPOSED MATERIAL TO THE END THAT IT WILL NOT SHATTER, DISINTEGRATE, BREAK DOWN, OR OPEN UP ON DUMPING OR EXPOSURE TO WEATHER OR WATER ACTION. ROCKS SHALL BE PLACED WITH THEIR LONGITUDINAL AXIS NORMAL TO THE EMBANKMENT FACE AND ARRANGED SO THAT EACH ROCK ABOVE THE FOUNDATION COURSE HAS A 3-POINT BEARING ON THE UNDERLYING ROCKS. PLACING OF ROCKS BY DUMPING WILL NOT BE PERMITTED. LOCAL SURFACE IRREGULARITIES OF THE SLOPE PROTECTION SHALL NOT VARY FROM THE PLANNED SLOPE BY MORE THAN ONE FOOT MEASURED AT RIGHT ANGLES TO THE SLOPE.

2010 CROW CANYON PLACE
SUITE 250
SAN RAMON, CALIFORNIA 94583-4634
(925) 666-9000
(888) 279-2686
CALIFORNIA - NEVADA - NEW ZEALAND - AUSTRALIA



NOTES
CAMEL HILL VINEYARDS
GRADING PLANS
LOS GATOS, CALIFORNIA



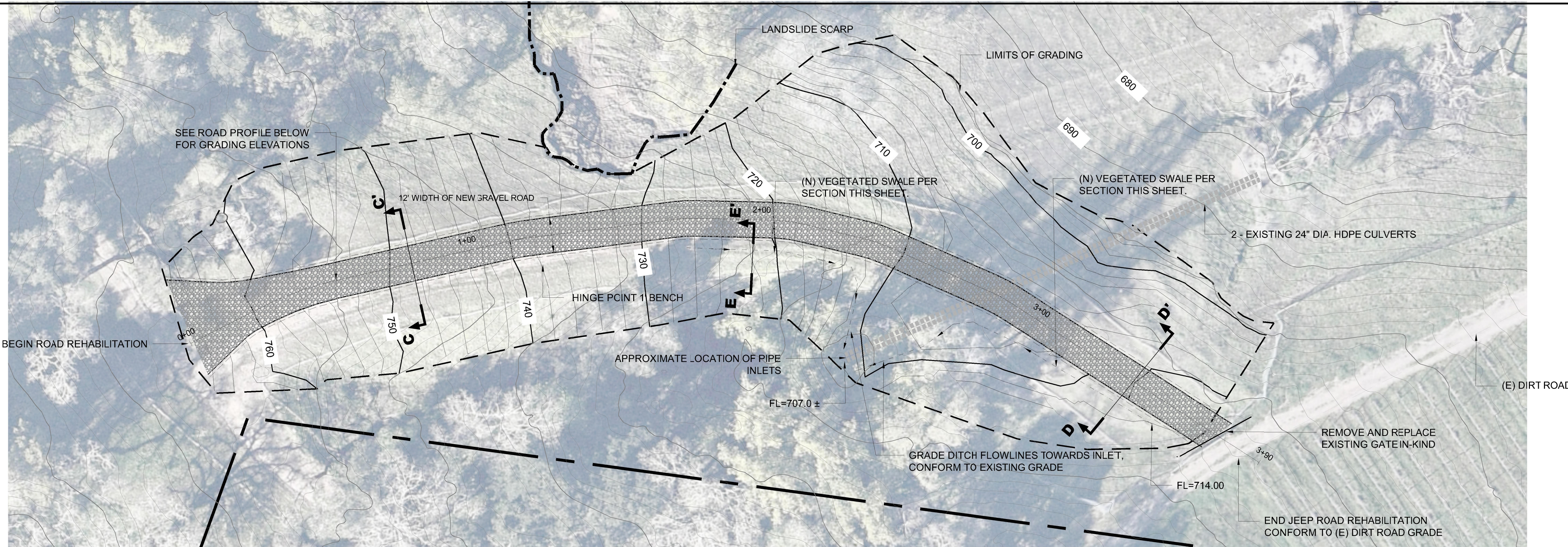
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DRAWN BY: SPC
CHECKED BY: JR
DATE: 2/15/2024
SCALE: AS SHOWN

REV.	DATE	DESCRIPTION	BY

SHEET NUMBER
G-2
OF 8 SHEETS
PROJECT NO.
13831.002.000

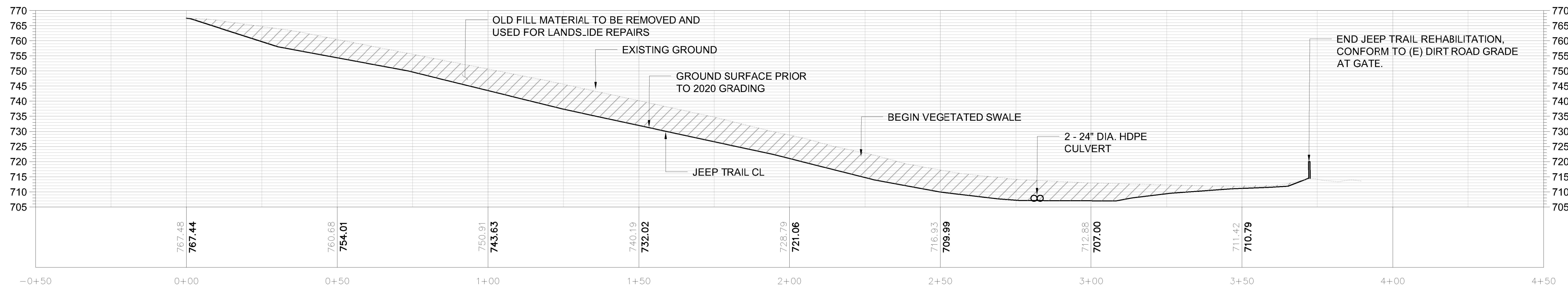


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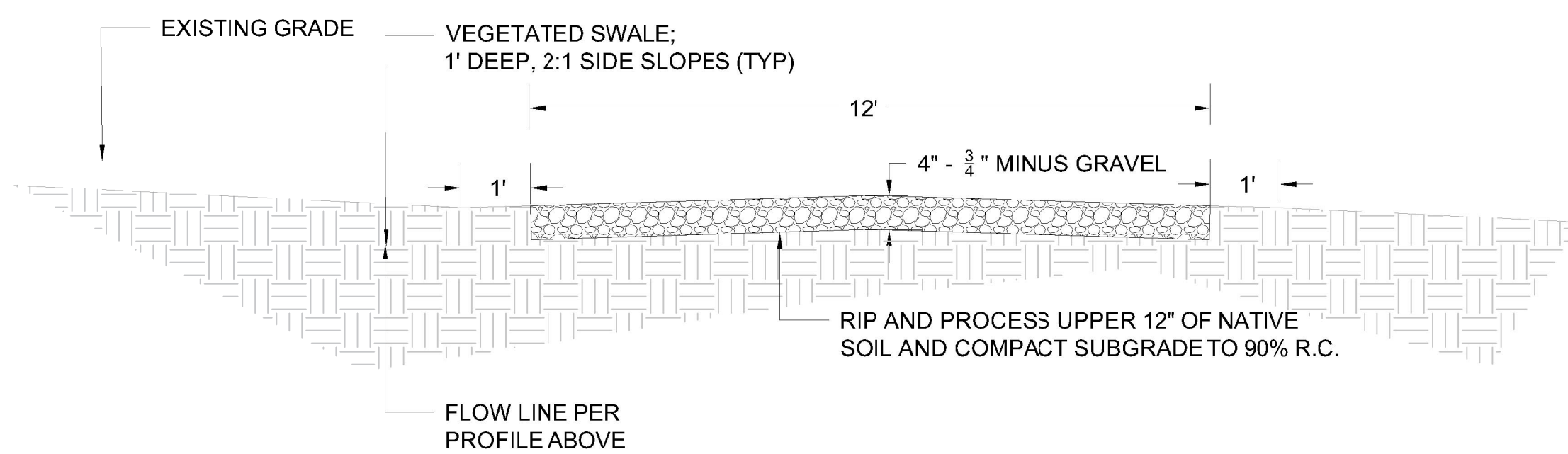
JEEP TRAIL PLAN VIEW

SCALE 1"=20'



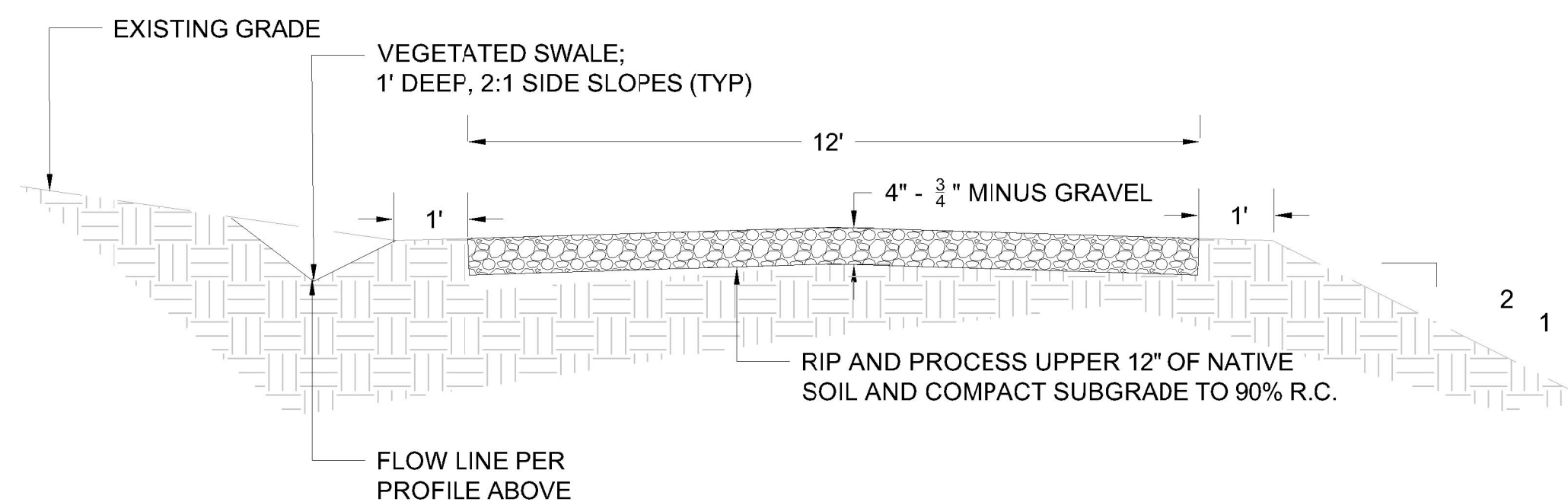
JEEP TRAIL PROFILE

SCALE 1"=20'



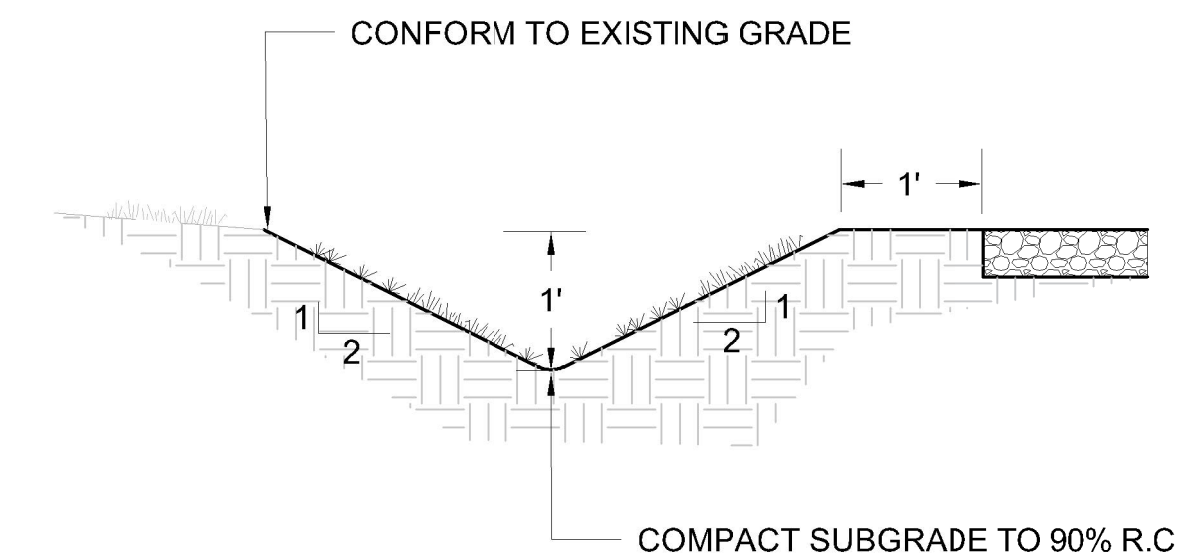
TYPICAL ROAD SECTION C - C'

SCALE 1"=20'



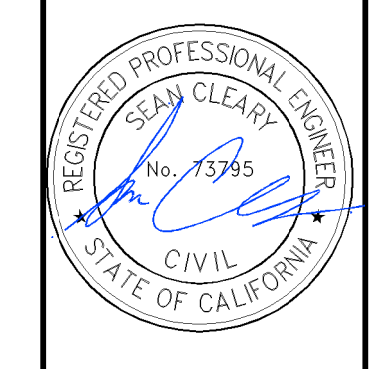
TYPICAL ROAD SECTION D - D'

SCALE 1"=20'



TYPICAL SWALE SECTION E - E'

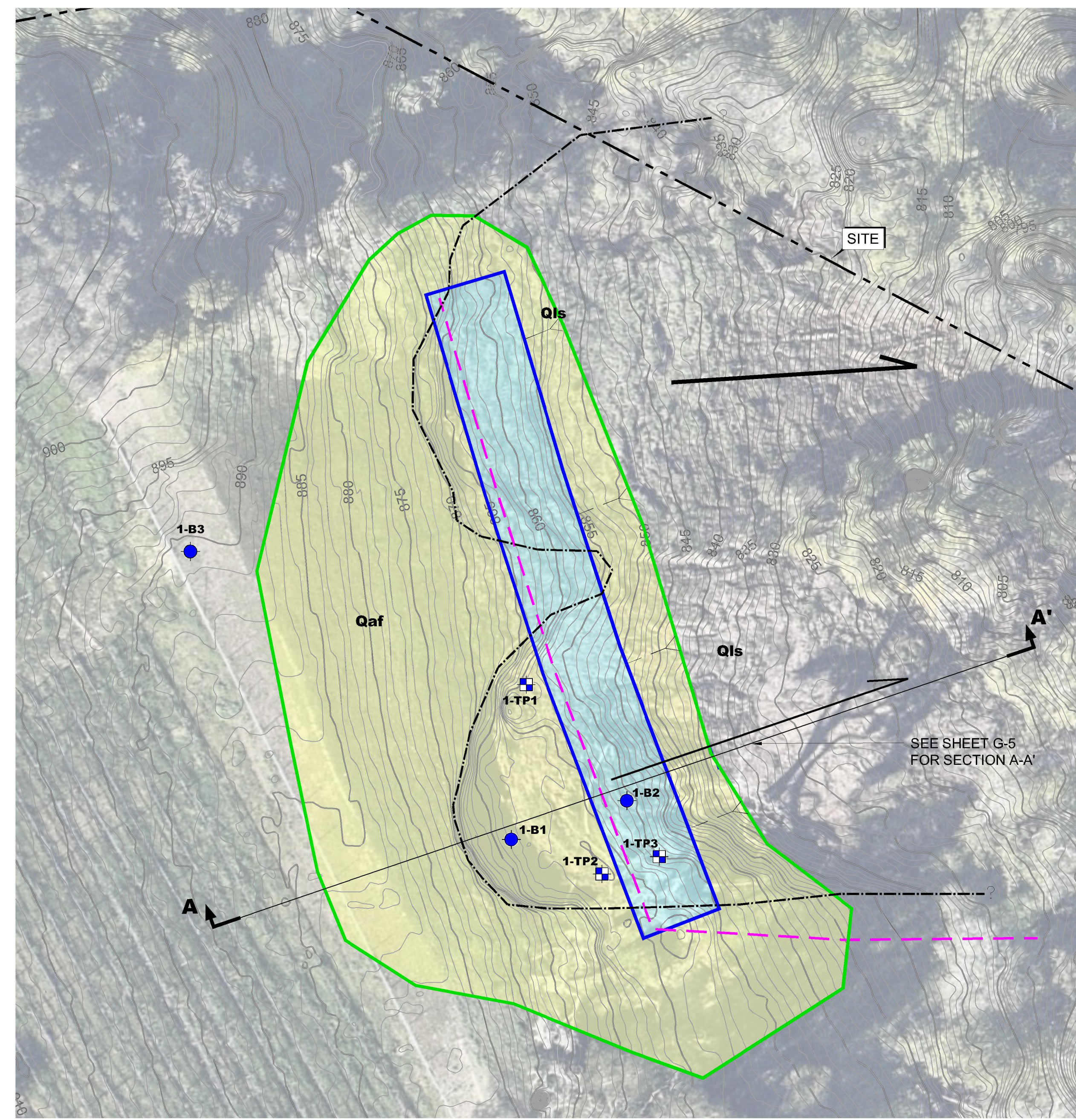
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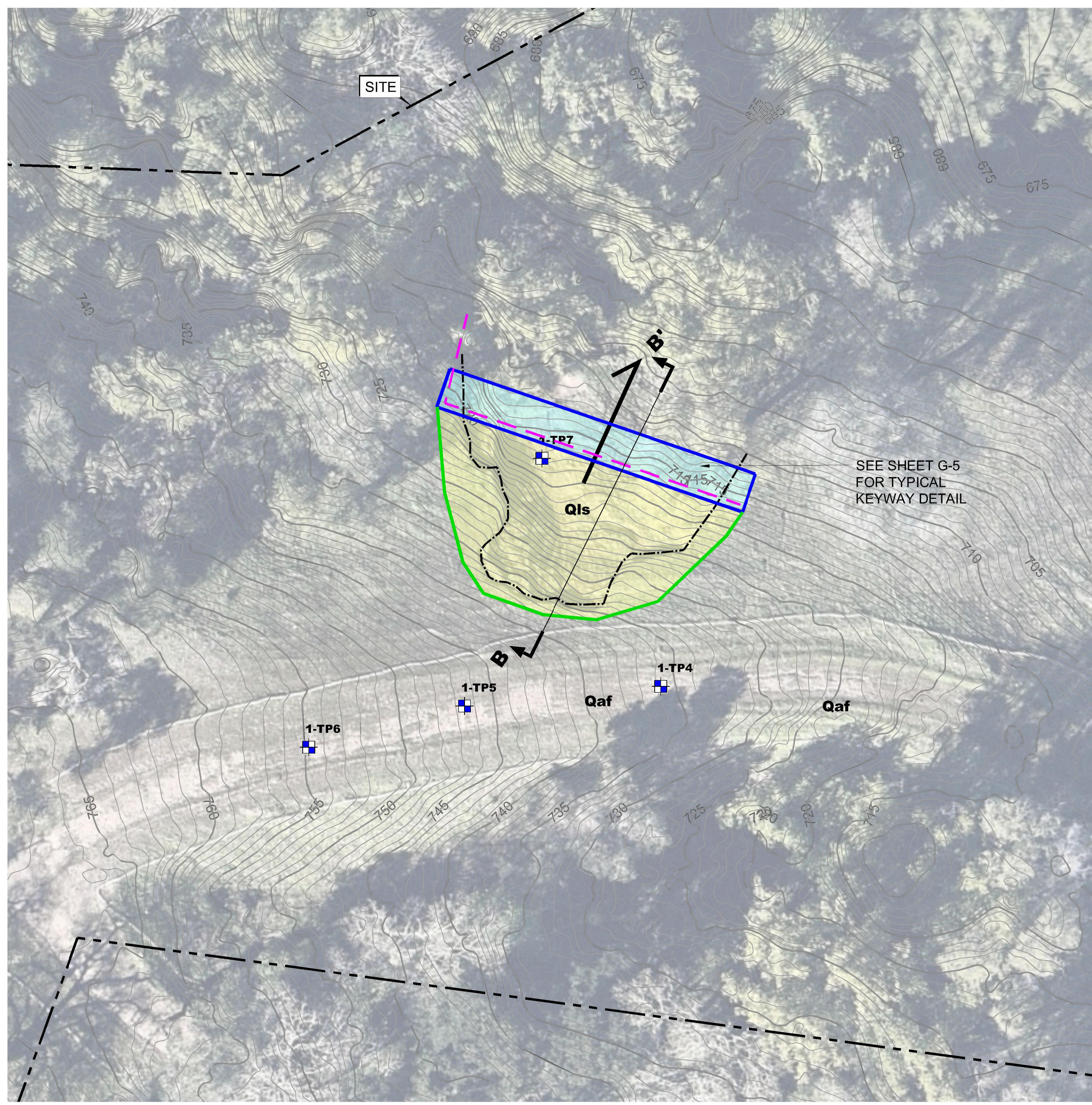
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DRAWN BY: SPC	
CHECKED BY: JR	
DATE: 2/15/24	
SCALE:	

REV.	DATE	DESCRIPTION	BY

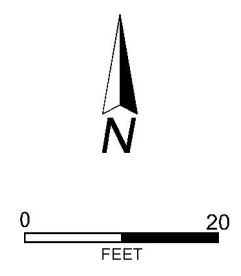
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UPPER LANDSLIDE



LOWER LANDSLIDE



EXPLANATION
ALL LOCATIONS ARE APPROXIMATE

- GEOLOGIC CONTACT LINE
- RECENT LANDSLIDE LIMIT

- 1-B1 BORING (ENGEO, 2023)
- 1-TP1 TEST PIT (ENGEO, 2023)
- CROSS SECTION LINE

- PROPOSED KEYWAY
- CORRECTIVE GRADING SLOPE REBUILD LIMIT
- PROPOSED KEYWAY SUBDRAIN

- Qaf** ARTIFICIAL FILL
- Qc** COLLUVIUM
- Qls** LANDSLIDE
- KJfs** FRANCISCAN FORMATION SANDSTONE



PRELIMINARY NOT FOR CONSTRUCTION

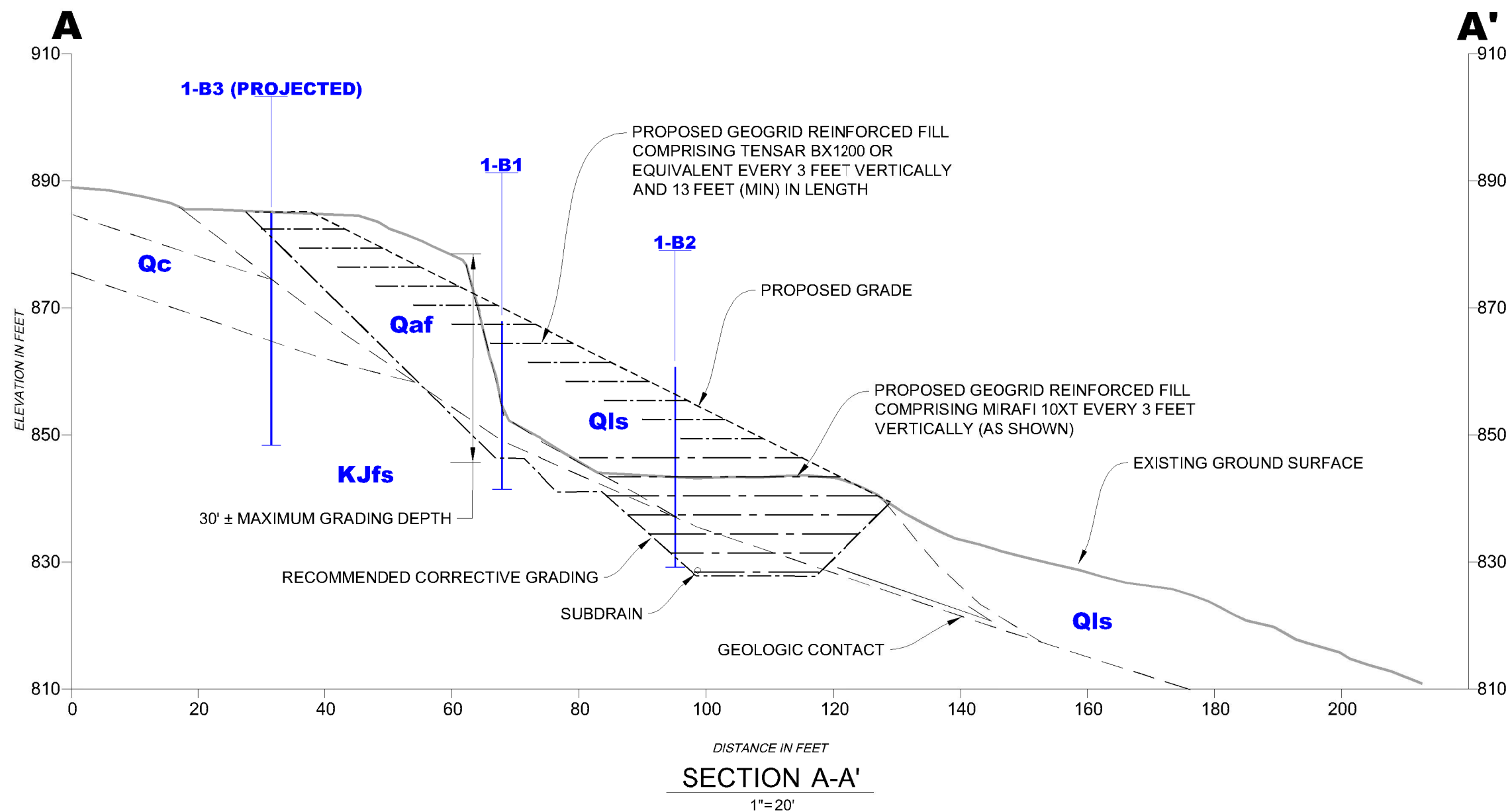
CORRECTIVE GRADING PLAN
CAMEL HILL VINEYARDS
GRADING PLANS
LOS GATOS, CALIFORNIA



DESIGNED BY: SPC
 DRAWN BY: SPC
 CHECKED BY: JR
 DATE: 2/15/2024
 SCALE: AS SHOWN

REV.	DATE	DESCRIPTION	BY

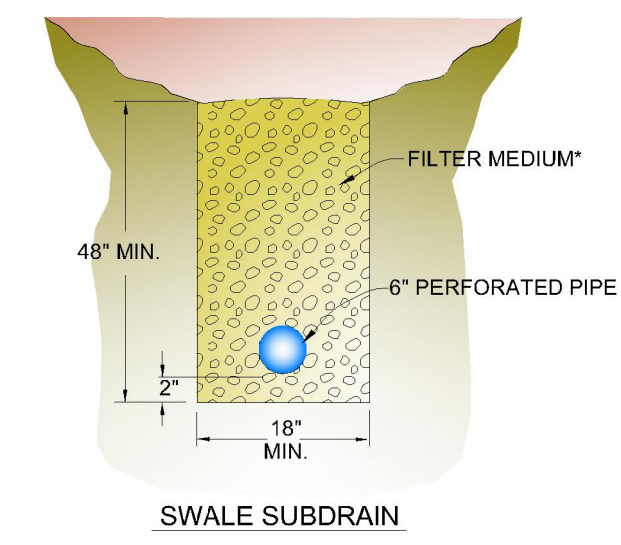
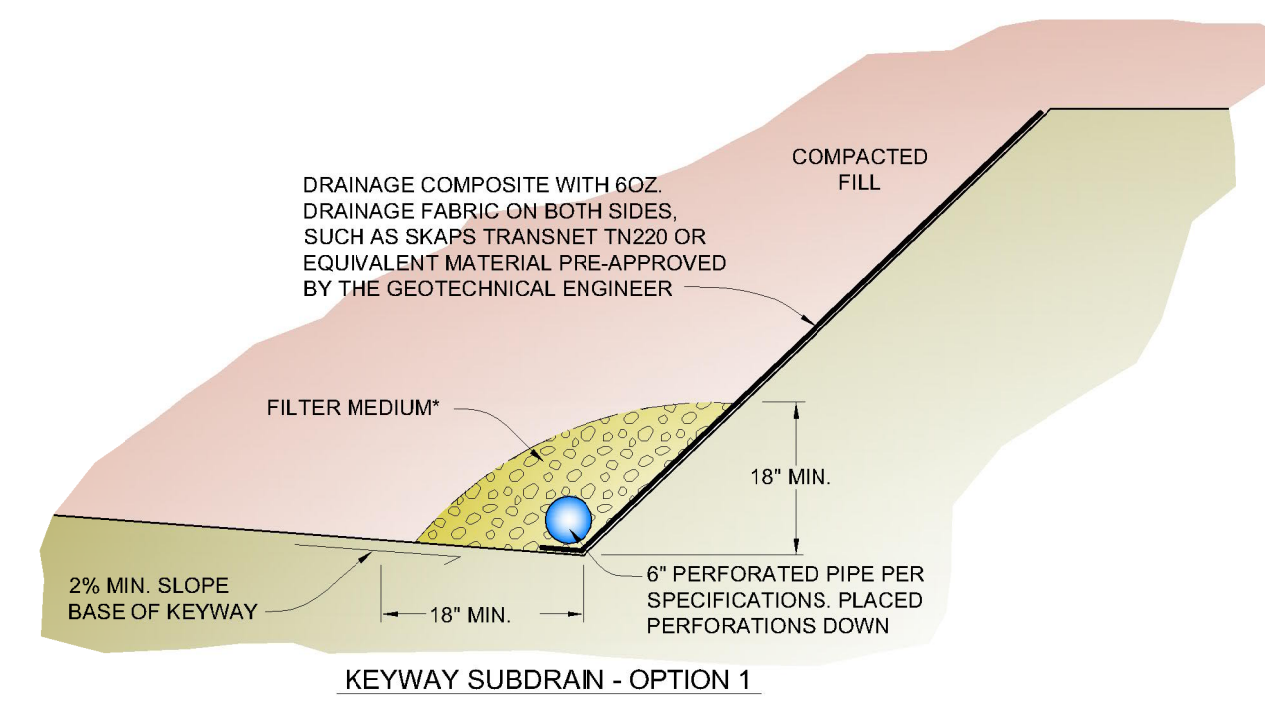
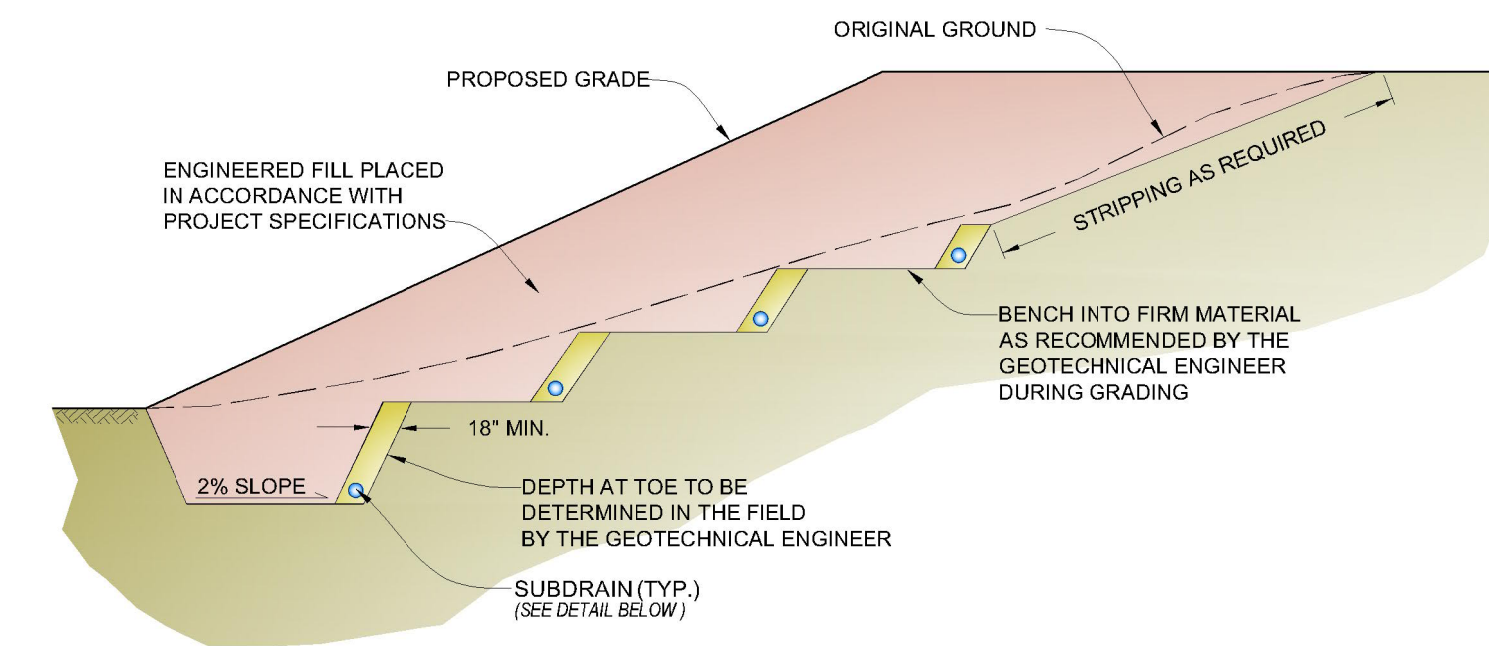
SHEET NUMBER
G-4
 OF 8 SHEETS
 PROJECT NO.
 13831.002.000



- EXPLANATION**
ALL LOCATIONS ARE APPROXIMATE
- Qaf** ARTIFICIAL FILL
 - Qc** COLLUVIUM
 - Qls** LANDSLIDE
 - KJfs** FRANCISCAN FORMATION SANDSTONE
 - 1-B3** BORING (ENGE0, 2023)

DISCLAIMER: CROSS SECTION IS FOR ILLUSTRATION PURPOSES ONLY. THE TRANSITION BETWEEN MATERIALS MAY BE ABRUPT OR GRADUAL. VARIATIONS SHOULD BE EXPECTED.

CORRECTIVE CROSS SECTION A - A'
SCALE 1"=20'



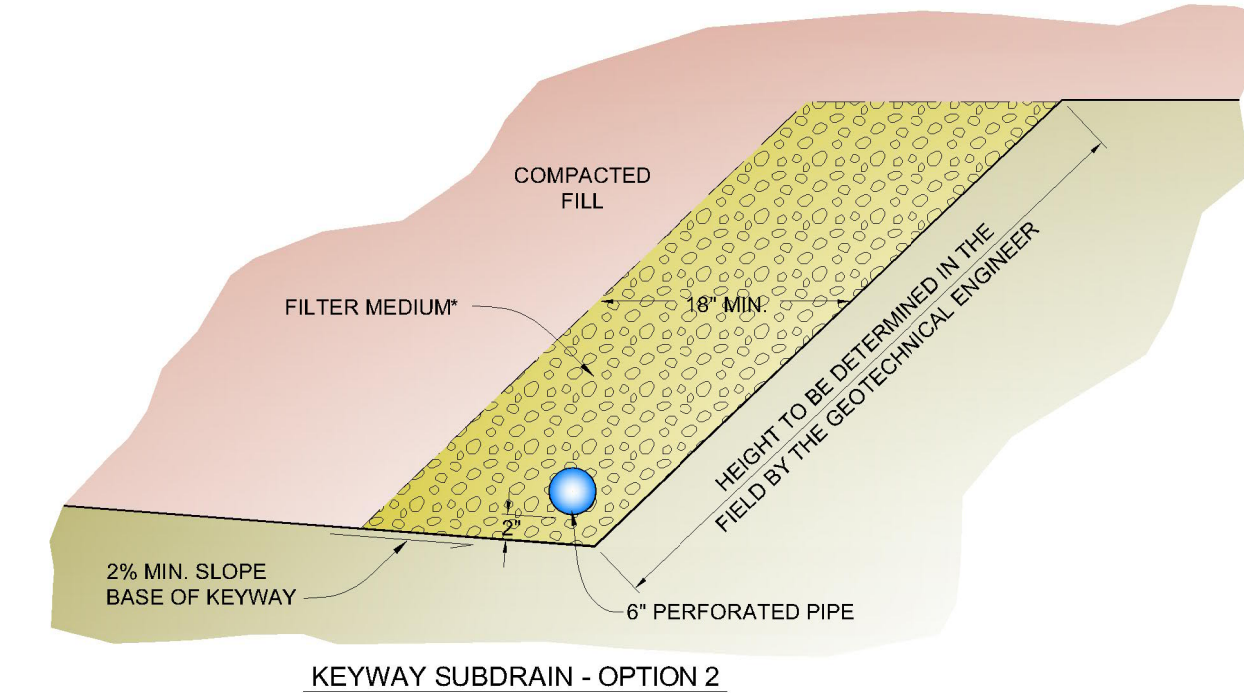
*FILTER MEDIUM

ALTERNATIVE A
CLASS 2 PERMEABLE MATERIAL
MATERIAL SHALL CONSIST OF CLEAN, COARSE SAND AND GRAVEL OR CRUSHED STONE, CONFORMING TO THE FOLLOWING GRADING REQUIREMENTS:

SIEVE SIZE	% PASSING SIEVE
1"	100
3/4"	90-100
3/8"	40-100
#4	25-40
#8	18-33
#30	5-15
#50	0-7
#200	0-3

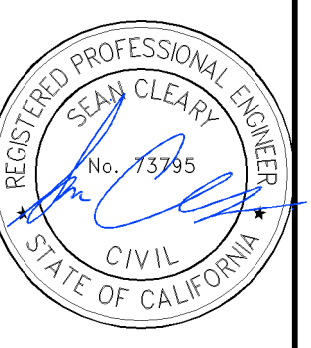
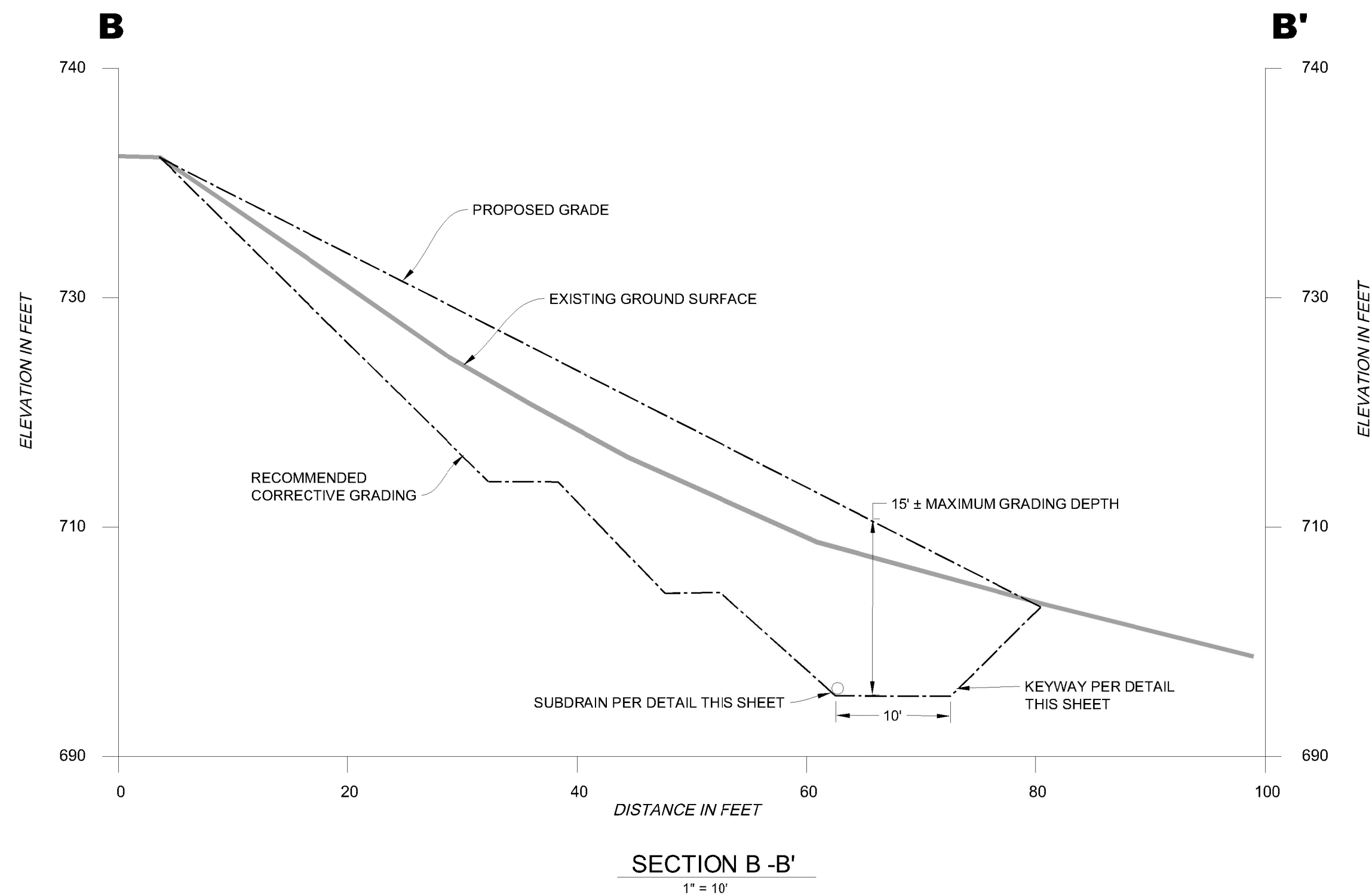
ALTERNATIVE B
CLEAN CRUSHED ROCK OR GRAVEL WRAPPED IN FILTER FABRIC.
ALL FILTER FABRIC SHALL MEET THE FOLLOWING MINIMUM AVERAGE ROLL VALUES UNLESS OTHERWISE SPECIFIED BY ENGE0:

GRAB STRENGTH (ASTM D-4632)	180 lbs
MASS PER UNIT AREA (ASTM D-4751)	6 oz/yd ²
APPROXIMATE OPENING SIZE (ASTM D-4751)	70-100 U.S. STD. SIEVE
FLOW RATE (ASTM D-4491)	80 gal/min/ft



- NOTES:
1. ALL PIPE JOINTS SHALL BE GLOUED
 2. ALL PERFORATED PIPE PLACED PERFORATIONS DOWN
 3. 1% FALL (MINIMUM) ON ALL TRENCHES AND DRAIN LINES

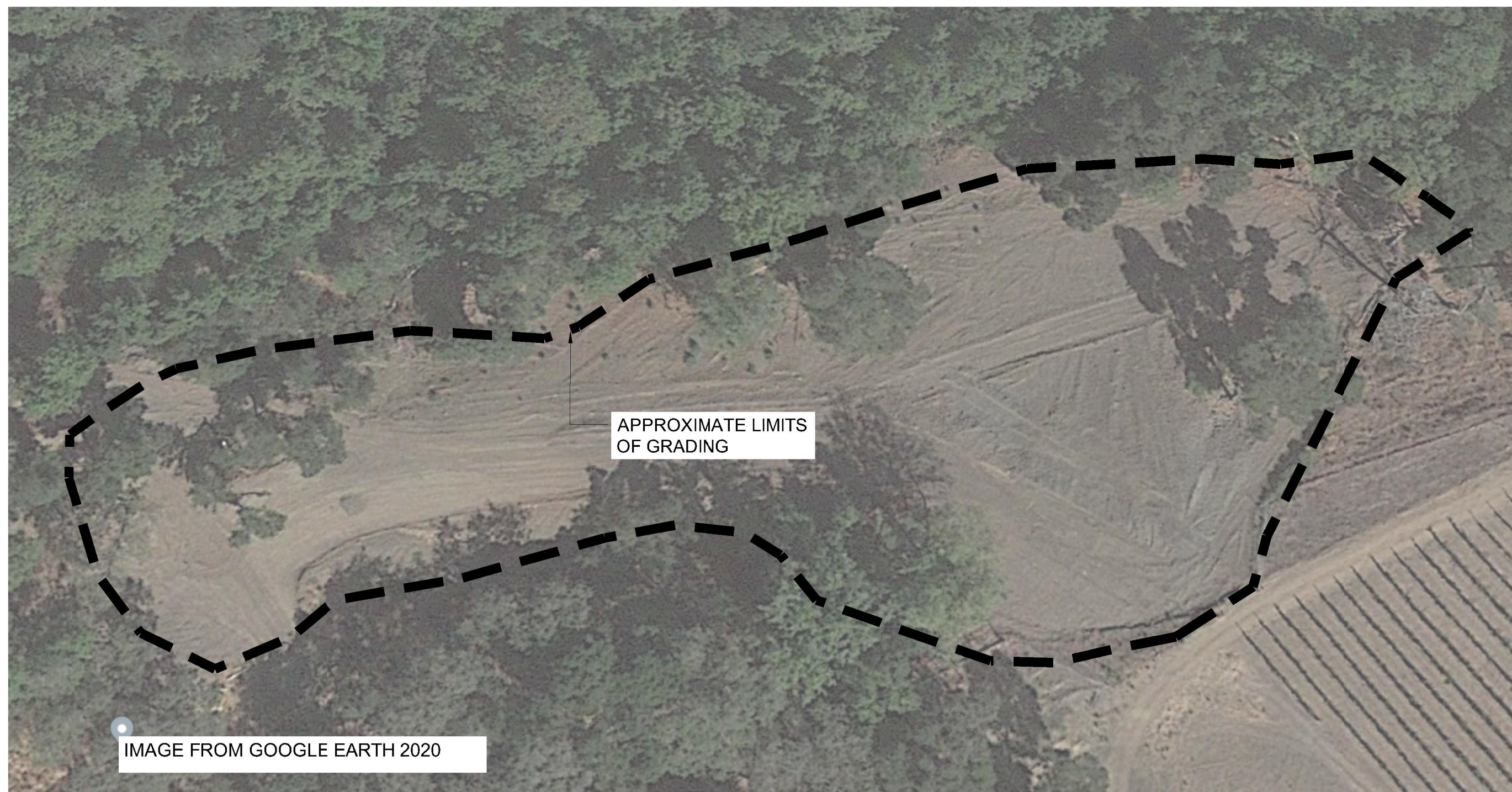
TYPICAL SUBDRAIN DETAIL
SCALE 1"=20'



DESIGNED BY: SPC	SPC
DRAWN BY: SPC	SPC
CHECKED BY: JR	JR
DATE: 2/15/2023	
SCALE: AS SHOWN	

REV.	DATE	DESCRIPTION	BY





GRADING 2020
NO SCALE

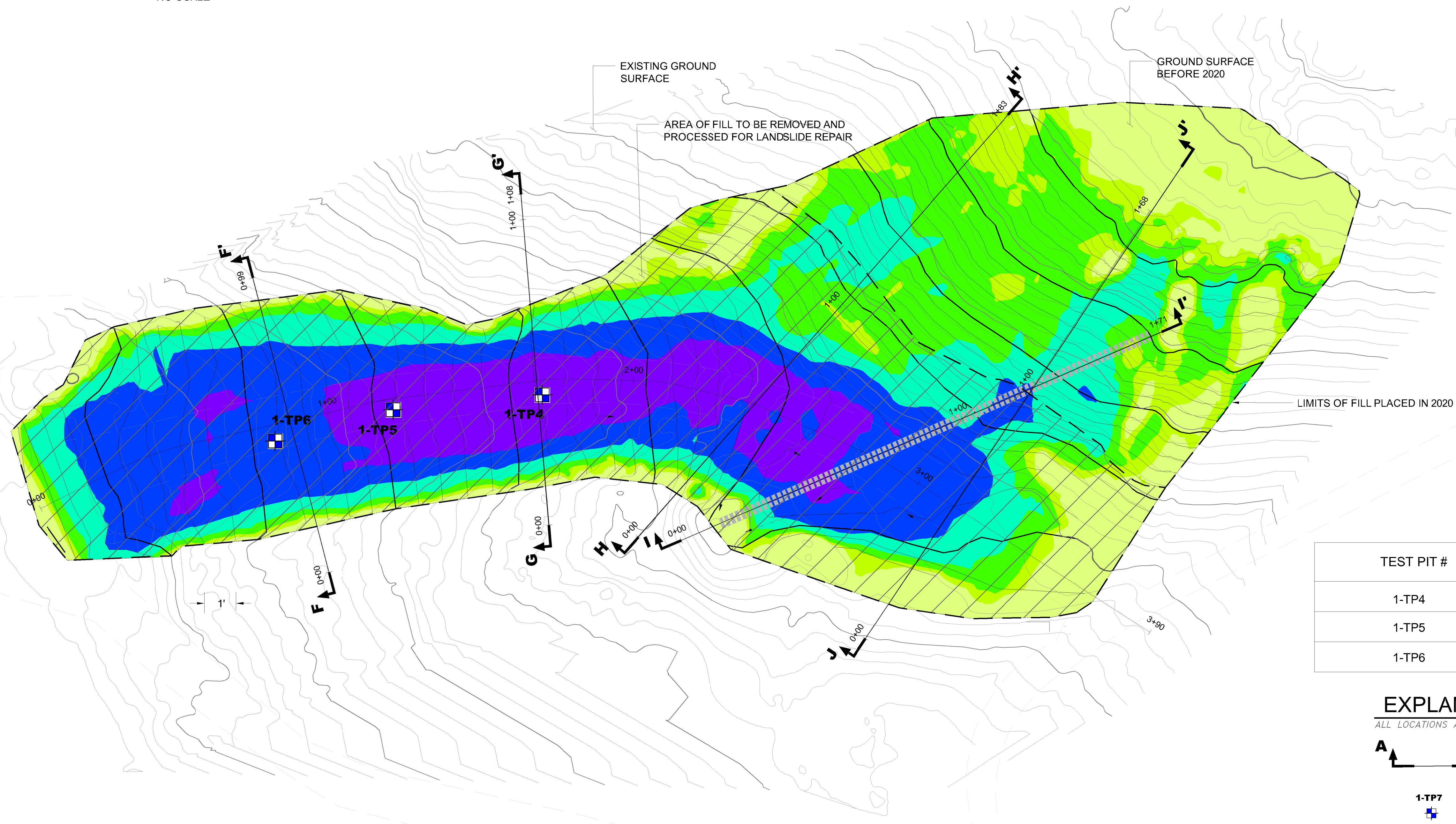
EARTHWORK SUMMARY

	CUT	FILL	NET	MAX DEPTH OF CUT	MAX HEIGHT OF FILL
2020 SURFACE* VS. EXISTING	0 CY	4,750 CY	4,750 CY FILL	0 FT	9 FT
EXPORT FOR REPAIR	4,350 CY	50 CY	4,300 CY CUT	9 FT	0 FT

*FILL PLACED IN 2020 FROM PREVIOUS LANDSLIDE REPAIR

DEPTH OF FILL

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	0	0.5	8349.69	Light Green
2	0.5	1.0	4039.93	Yellow-Green
3	1.0	2.0	8896.09	Green
4	2.0	4.0	7608.28	Cyan
5	5.0	7.0	9016.17	Blue
6	7.0	9.0	5024.02	Purple



TEST PIT #	DEPTH TO ORIGINAL GROUND (2020 FILL)
1-TP4	5.5 - 7.5 FT ±
1-TP5	7.5 - 9 FT
1-TP6	8 - 9 FT ±

EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- TYPICAL SECTION SHEET 6
- TEST PIT



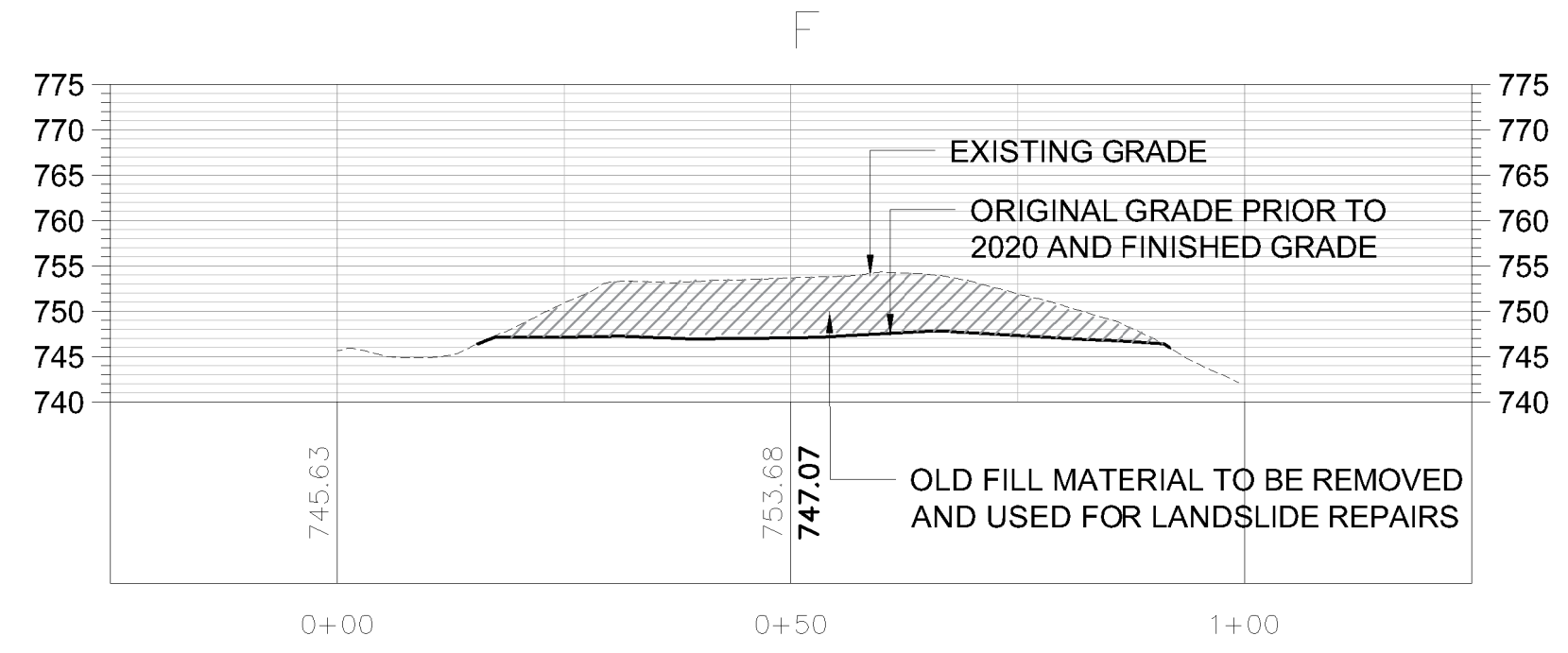
PRELIMINARY NOT FOR CONSTRUCTION

GRADING EXHIBIT
SCALE 1"=20'

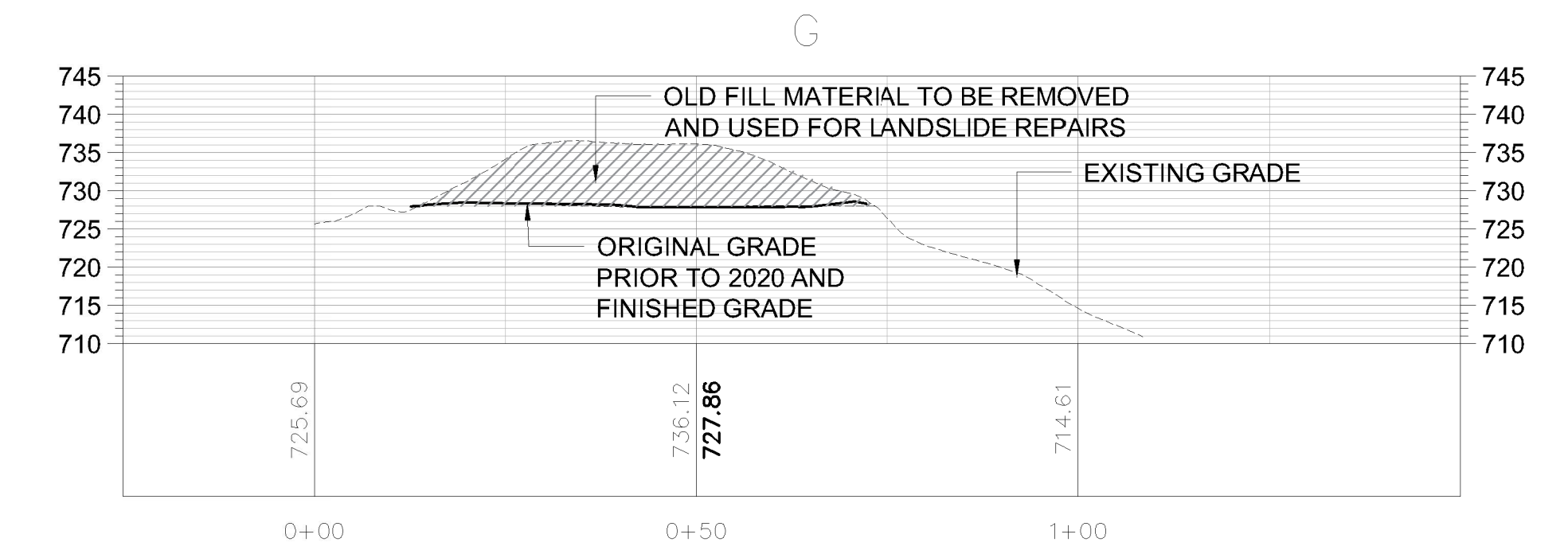


DESIGNED BY: SPC
DRAWN BY: SPC
CHECKED BY: JR
DATE: 2/15/24
SCALE: AS SHOWN

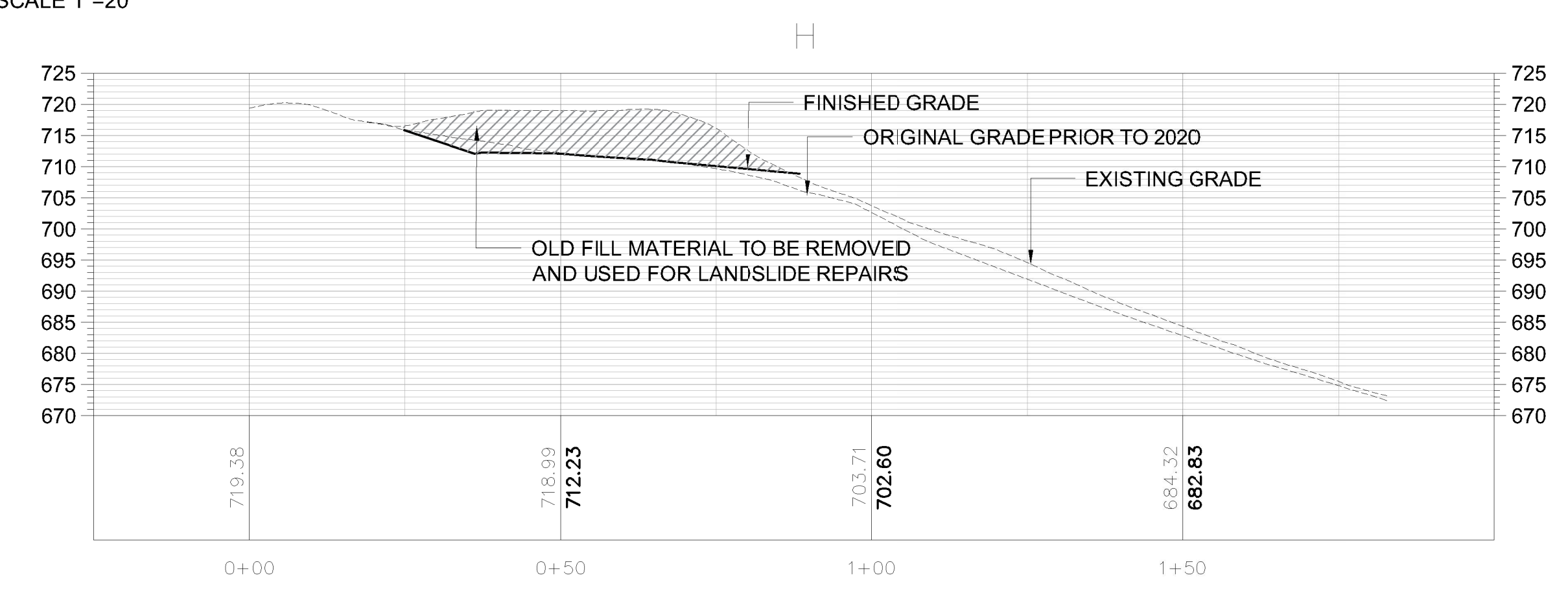
REV.	DATE	DESCRIPTION	BY



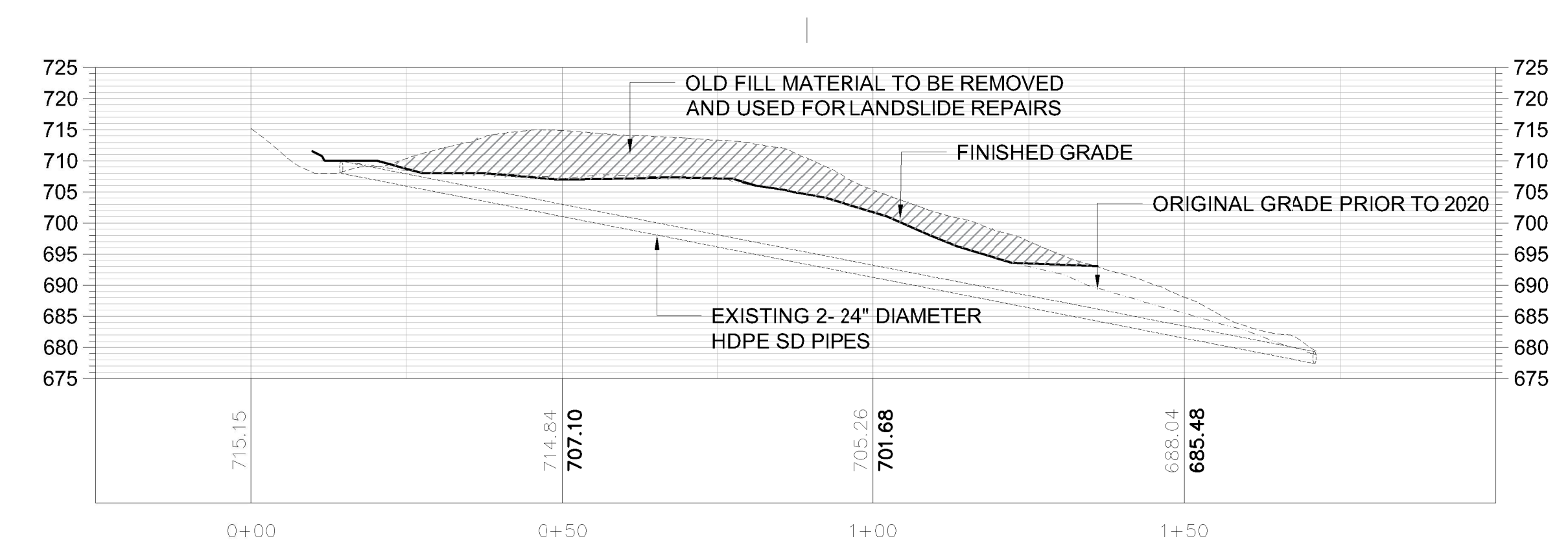
SECTION F - F'
SCALE 1"=20'



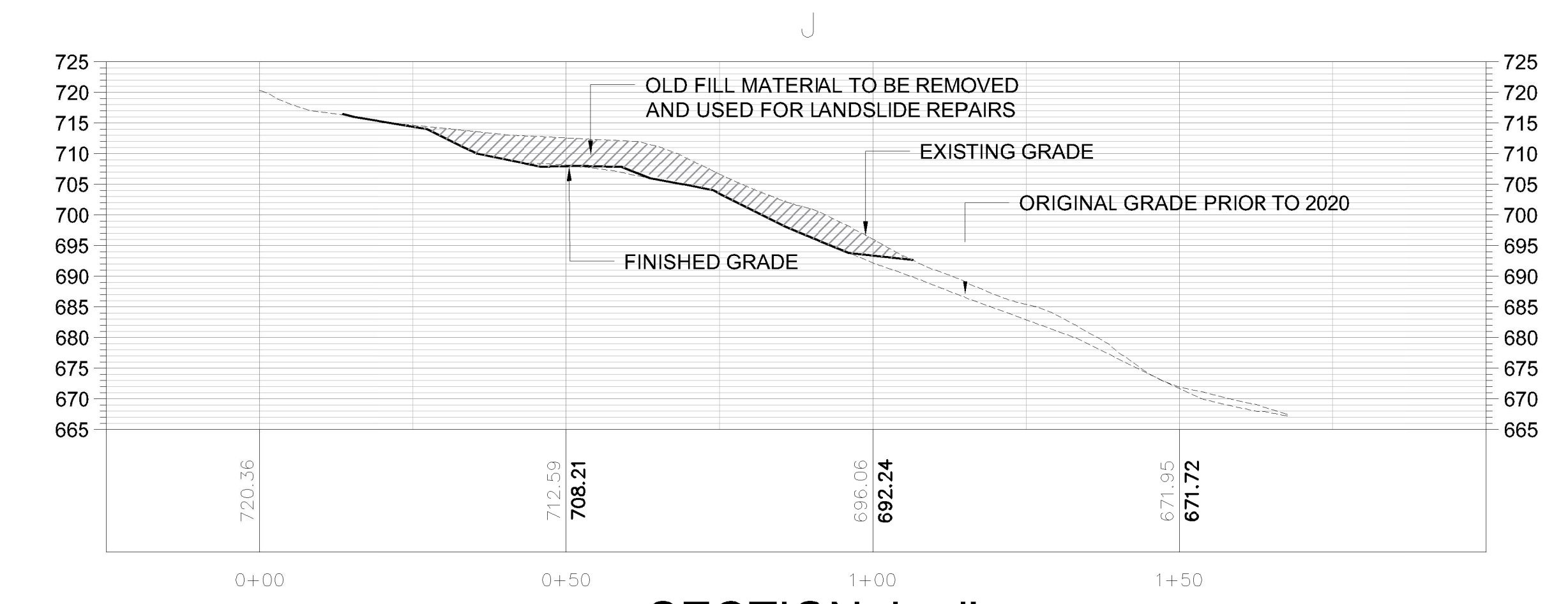
SECTION G - G'
SCALE 1"=20'



SECTION H - H'
SCALE 1"=20'

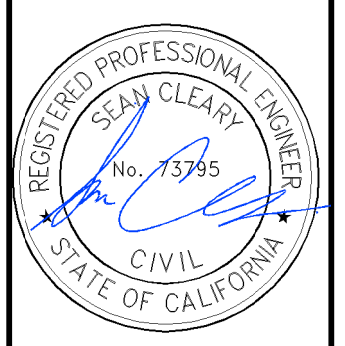


SECTION I - I' (CULVERT PROFILE)
SCALE 1"=20'



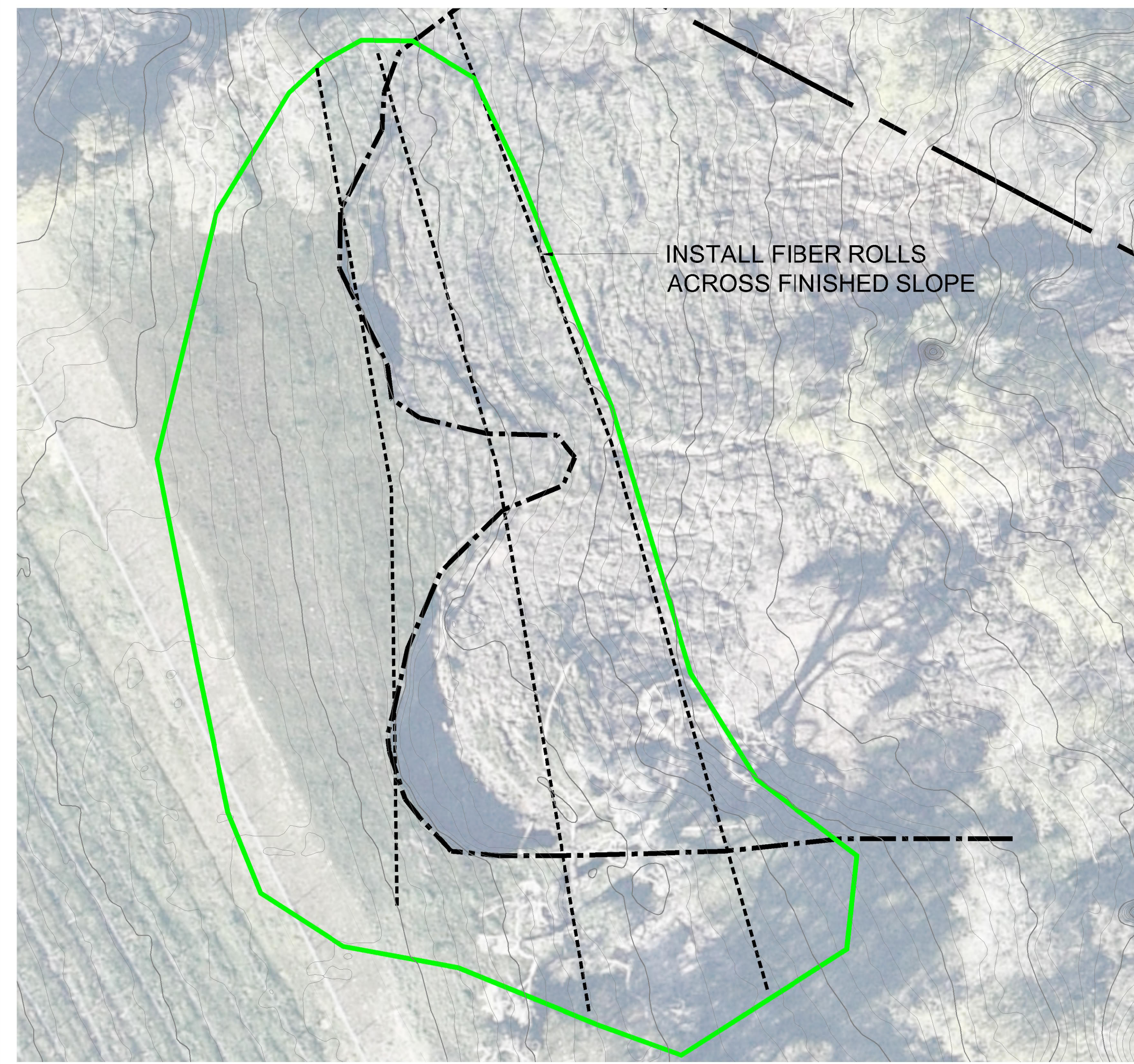
SECTION J - J'
SCALE 1"=20'

PRELIMINARY NOT FOR CONSTRUCTION

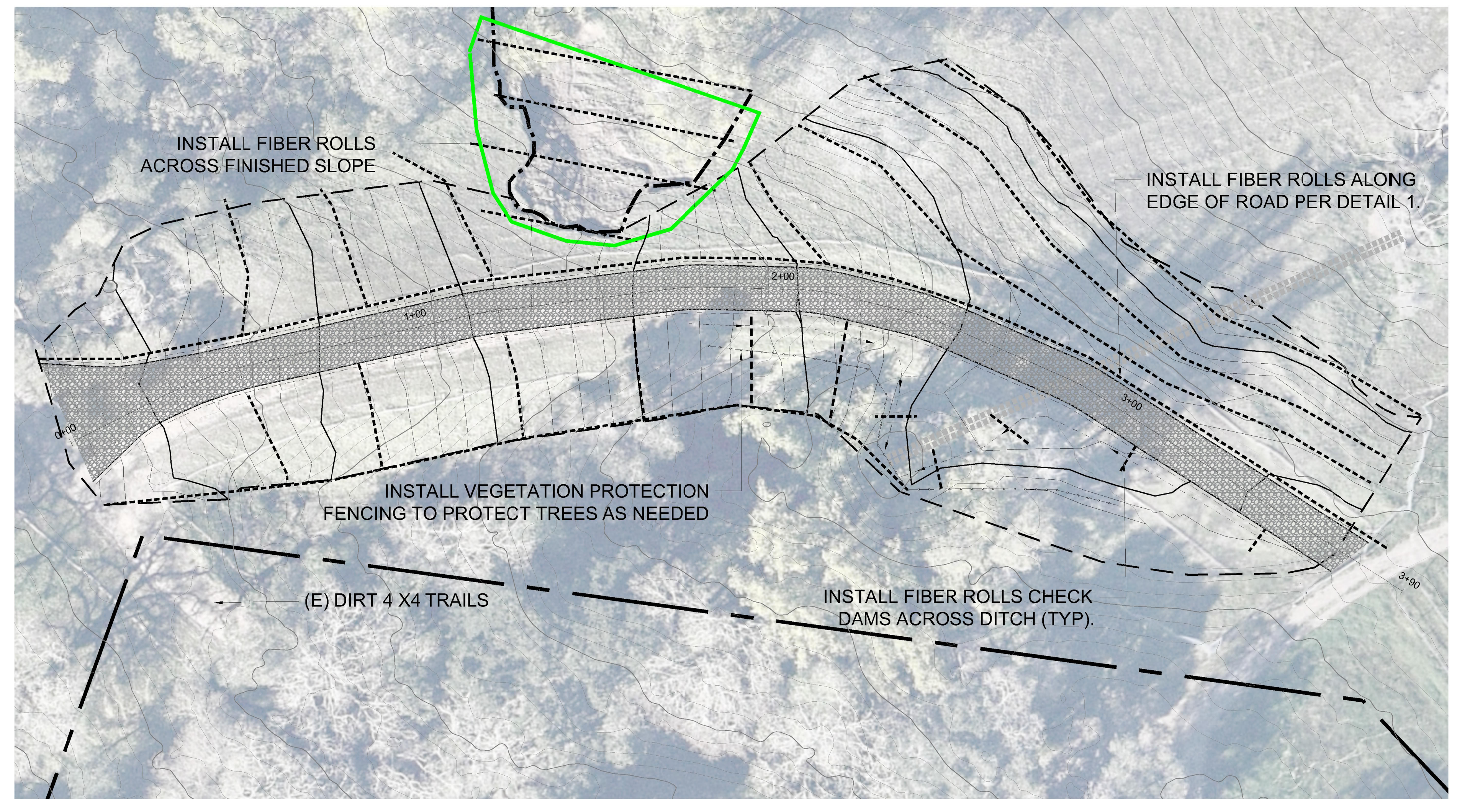


DESIGNED BY: SPC	BY: AS SHOWN
DRAWN BY: SPC	
CHECKED BY: JR	
DATE: 2/15/24	
SCALE:	

REV.	DATE	DESCRIPTION	BY



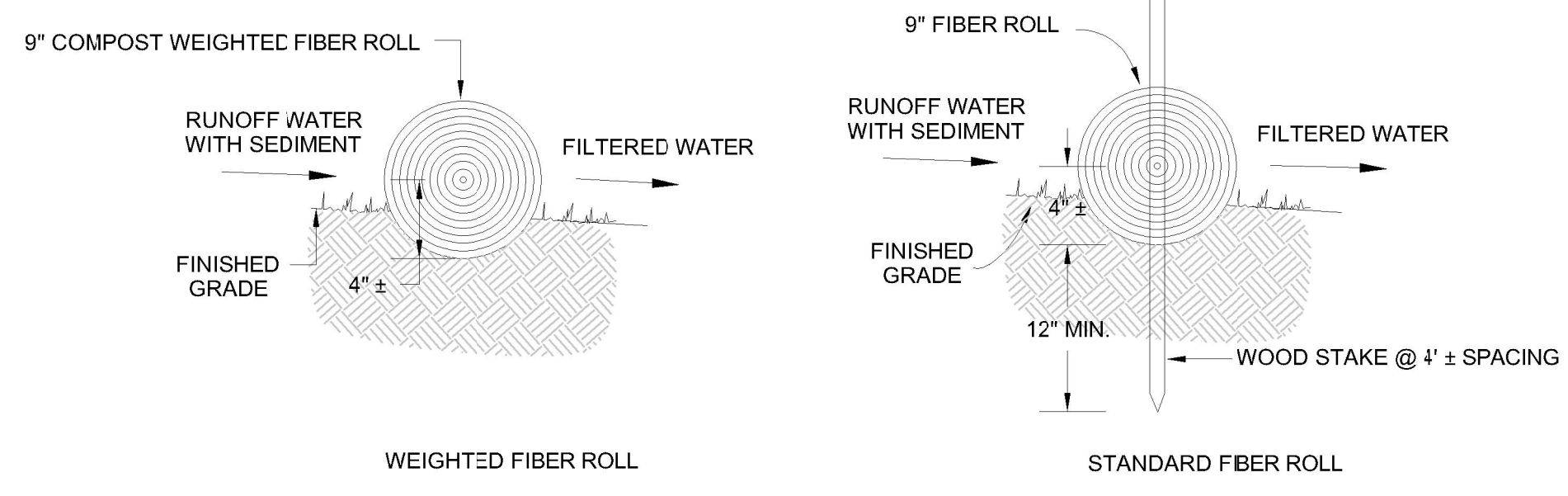
UPPER LANDSLIDE



LOWER LANDSLIDE AND GRAVEL ROAD

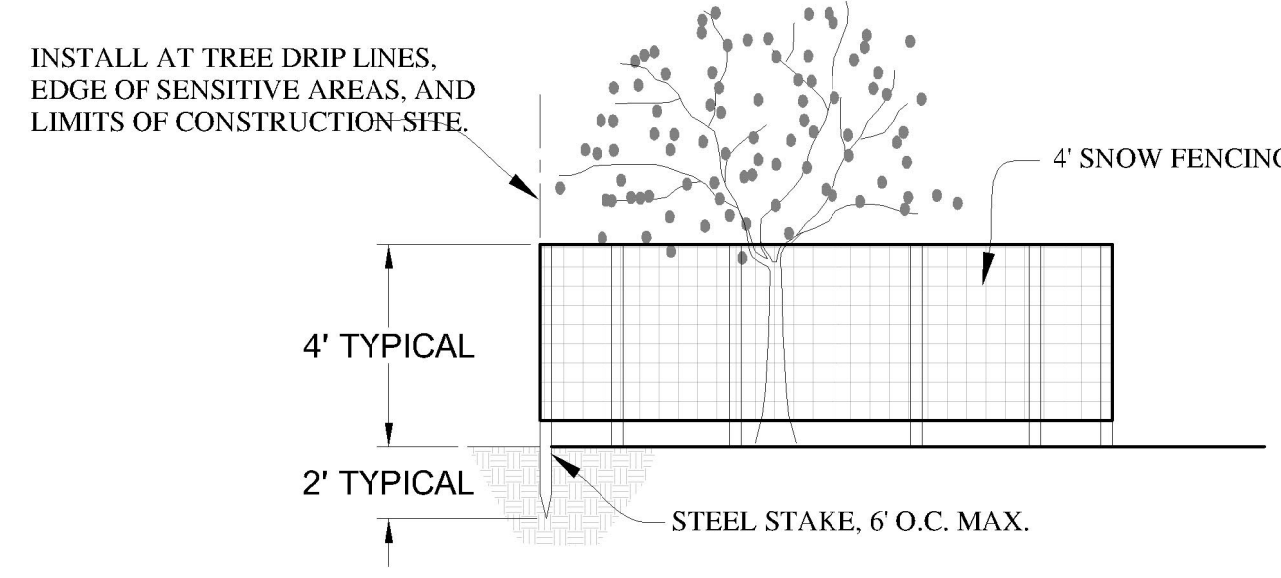
EROSION AND SEDIMENT CONTROL PLAN

SCALE 1"=60'



- NOTES:**
1. WEIGHTED FIBER ROLL SHALL BE MADE OF COMPOST OR OTHER WEIGHTED MATERIAL. OR IF STANDARD FIBER ROLL IS USED IT MUST BE ANCHORED IN PLACE WITH STAKES PER DETAIL ABOVE.
 2. ADJACENT FIBER ROLLS SHALL TIGHTLY ABUT AND OVERLAP A MINIMUM OF 3 FEET.
 3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 4. ROLLS SHALL BE PLACED AT 10'-20' VERTICAL SPACING ALONG FACE OF SLOPE.

1 FIBER ROLL DETAIL
NO SCALE



- CONSTRUCTION FENCING NOTES**
1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT LIMITS OF CONSTRUCTION AND AROUND ENVIRONMENTALLY SENSITIVE AREAS.
 2. THE CONSTRUCTION FENCE SHALL BE 4' SNOW FENCING WITH IMMOVABLE STEEL POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER, EXCEPT FOR AT ACCESS POINTS.
 3. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT ENCROACHMENT OF CONSTRUCTION ACTIVITIES AND EQUIPMENT ONTO THE PARK AND TO PREVENT PARK VISITORS FROM ENTERING CONSTRUCTION SITE.
 4. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN INSIDE THE FENCED AREA AT ALL TIMES UNTIL PROJECT IS COMPLETE AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
 5. A WARNING SIGN SHALL BE POSED INDICATING THE PURPOSE OF THE FENCING.
 6. FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

2 VEGETATION PROTECTION FENCING
NO SCALE

EROSION AND SEDIMENT CONTROL

ALL CONSTRUCTION SHALL CONFORM TO PART 1, SECTION C, "EROSION CONTROL REQUIREMENTS," OF THE COUNTY DESIGN CRITERIA. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15

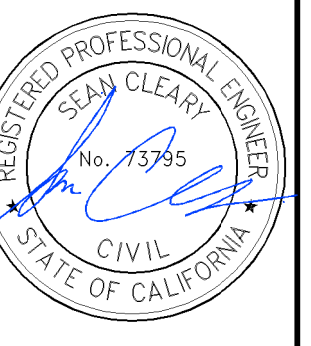
ALL DISTURBED AREAS SHALL BE REVEGETATED WITH THE FOLLOWING EROSION CONTROL SEED MIX (OR EQUAL):

LBS/ACRE	SEED
0.50	ACHILLEA MILLEFOLIUM, YARROW
1.80	AGROSTIS PALLENS, NATIVE BENTGRASS
6.00	ELYMUS GLAUCUS, BLUE WILD RYE
1.50	ESCHSCHOLZIA CALIFORNICA, CALIFORNIA POPPY
6.00	FESTUCA RUBRA, MOLATE RED FESCUE
4.00	LUPINUS BICOLOR, BICOLORED LUPINE
5.00	STIPA PULCHRA, PURPLE NEEDLEGRASS
3.00	POA SECUNDA, PINE BLUEGRASS
2.00	SISYRINCHIUM BELLUM, BLUE-EYED GRASS
8.00	FESTUCA MICROSTACHYS, SMALL FESCUE

EXPLANATION

- ALL LOCATIONS ARE APPROXIMATE
- FIBER ROLL PER DETAIL 1 THIS SHEET
 - o--- CONSTRUCTION FENCING PER DETAIL 2 THIS SHEET

PRELIMINARY NOT FOR CONSTRUCTION



DESIGNED BY: SPC
DRAWN BY: SPC
CHECKED BY: JR
DATE: 11/09/2023
SCALE: AS SHOWN

REV.	DATE	DESCRIPTION

ATTACHMENT C

**Camel Hill Vineyards Historical Tree Canopy Assessment
and Limited Tree Inventory
(Bartlett Tree Experts, 2024)**



Date Feb. 22. 2024

Prepared for:

Mr. Jon Anderson
Camel Hill Vineyard
18915 Bear Creek Road
Los Gatos, CA 95033

Re: Camel Hill Vineyards Historical Tree Canopy Assessment

Mr. Jon Anderson contracted Bartlett Tree Experts to provide arboricultural services and provide a written report to assist in getting an abatement permit. I was asked to examine aerial photos within a range of the last five to ten years of a defined area (see Figure 1 yellow outline), establish a reference point to start from, and then compare the difference in canopy cover to present day for the same area. Also, I was asked to approximate the number of oak trees loss within the jeep trail (see figure 1 red outline) and grading work that occurred. Finally, I was asked to estimate their trunk diameter measured at 4.5 feet (DBH diameter at breast height) and make tree re-planting recommendations.

Additionally, Jon Anderson requested a limited tree inventory of a stand of trees at the upper slide (see figure 1 area outlined in blue), trees that are declining, and dead along the jeep trail to the lower slope and open area. This information will be included in a supplemental document.

Limits of the Assignment

Information regarding the exact number of trees impacted cannot be one hundred percent verified as viewed on Google Earth aerial photos. My findings are based on my experience and my professional opinions.

Background

My initial visit to the site was December 7th, 2023, to discuss the assignment, review the property to become familiar with the topography and native species along the jeep trail. In attendance were Jon Anderson the owner, Dr. TW Starkweather personal advisor to Mr. Anderson, and Sean Cleary, PE, QSD Engeo.

My next two visits were December 15, 2023, and February 12th, to conduct a limited tree inventory along the jeep trail, detailing dead, declining, and fallen trees.



Site Observations

The property is in the foothills above the Lexington Reservoir on a Northeast facing, that consist of mature and semi mature trees common to the hills of Los Gatos. The most prominent species of trees are the Coast Live Oak (*Quercus agrifolia*), Bay (*Umbellularia californica*), and Valley oaks (*Quercus lobata*) in that specific order.

During my site visits I observe that *Q. agrifolia* in comparison to *Q. lobata* were present at a ratio of three to one (3:1).

I reviewed twenty-two Google Earth Historical maps to familiarize myself with the tree canopy over time. The maps shown in this report were the clearest and shows a period that the tree canopy was established and to demonstrate a chronological change in the tree cover to present day. Reviewing these maps, shows a change starting in 2017 and continuing in 2018 where the tree canopy has been reduced.

The following are a series of aerial photos showing the change in the canopy cover starting 02/2024 and going back every two years to the year 2016.

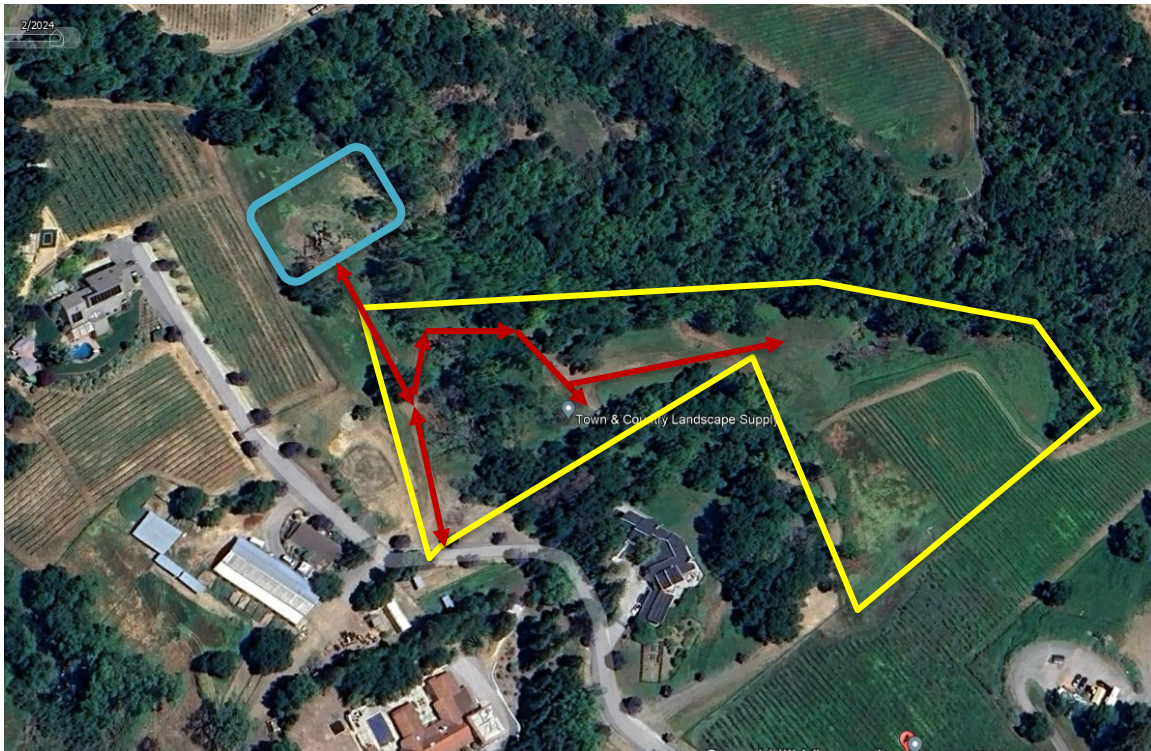


Figure 1 Google Earth aerial view 2/2024. Area in blue designates the upper slide, the area outlined in magenta is the path of the jeep trail, and yellow is the assigned area for review. This photo shows current conditions, green background is seasonal groundcover.



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Figure 2 Google Earth aerial view 6/2022. **Minimal** change in tree cover from previous year. The brown background is absent of groundcover due to summer weather conditions.

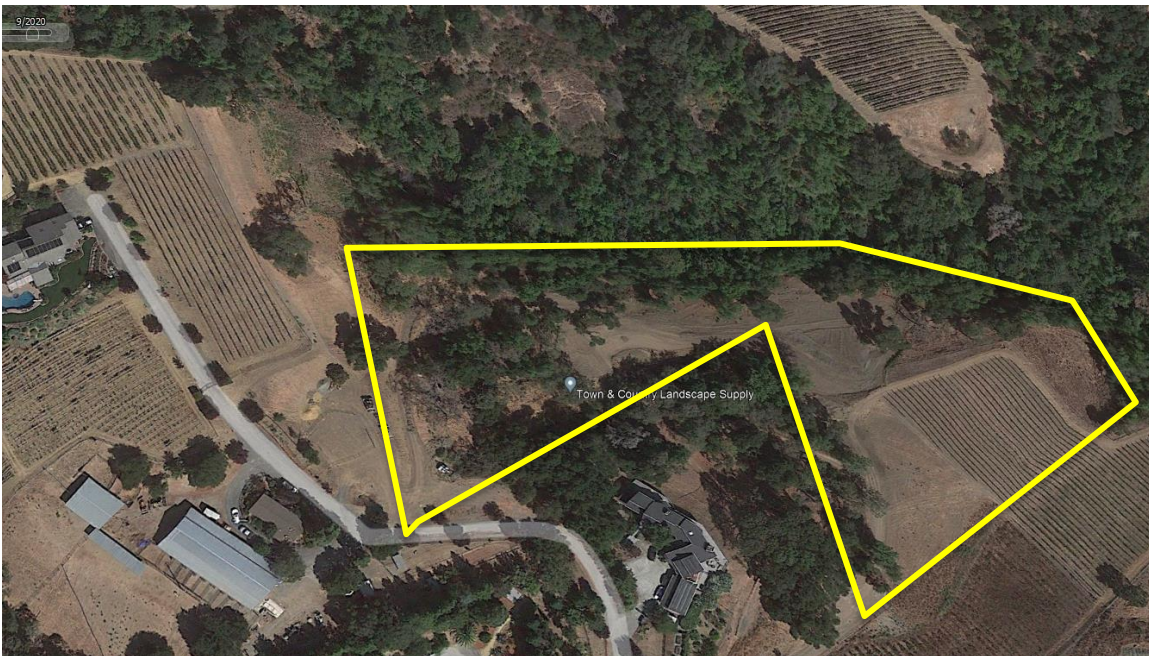


Figure 3 Google Earth aerial view 9/2020. **Minimal** change in tree cover from previous year. The brown background is absent of groundcover due to summer weather conditions.



BARTLETT TREE EXPERTS

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Figure 4 Google Earth aerial view 8/2018. **Significant** change in tree cover from previous year. The brown background is absent of groundcover due to summer weather conditions.

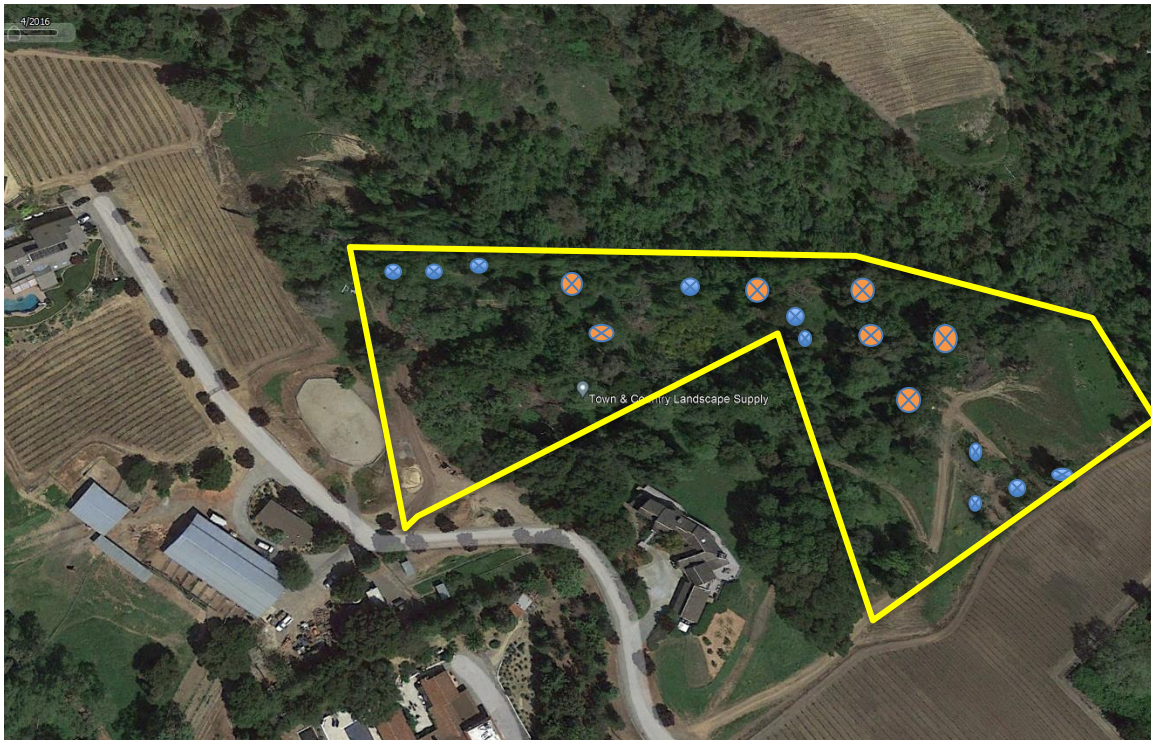


Figure 5 Google Earth aerial view 4/2016- Shows an established tree canopy with minimal change from the previous year. Trees located on the map are trees that do not appear in the following year. Oaks noted in blue ~ 8 inches to 12 inches DBH, oaks in orange ~ 13 inches to 18 inches DBH.



Summary

After multiple site visits to the area in question, in addition to reviewing the past 10 years of historical satellite images, I have estimated that there were seventeen trees of various sizes lost. I have annotated this on the aerial photo above (Figure 5) and determined seven large trees were in the range of thirteen to eighteen inches (DBH) and ten small trees were in the range of eight to twelve inches (DBH).

Replanting recommendations

In order to shorten the time for trees to get established, I recommend planting small container sized trees. Also, plant at a ratio of (3:1) three replacement trees for each tree marked in orange and a ratio of (2:1) two to one for trees in blue. The total of forty-one (41) trees to be planted. The trees selected will be native species to the area.

Trees shall be planted according to ISA (International Society of Arboriculture) best management practices, as outlined in ANSI A300 standards (American National Standards Institute). A monitoring program should be in place to ensure long term survivability and reduced mortality to a level of no more than 10% over three years.

Thank you for the opportunity to assist you in your tree assessment needs.

Please feel free to contact me if you have any questions about my observations and assessment.

With appreciation,

FRANK BOMBARDIER MASTER ARBORIST REPRESENTATIVE

Board Certified Master Arborist ON-0284B, QAL 131847, CTSP 00794, TRAQ

fbombardier@Bartlett.com



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Limited Tree Inventory

February 12, 2024

Camel Hill Vineyard
18915 Bear Creek Road
Los Gatos CA 95033

Thank you for allowing Bartlett Tree Experts the opportunity to provide you with the attached limited tree inventory. The first step in preparing this plan was for a qualified arborist to visit your property and conduct an inspection from the ground. The purpose of this inspection was to gain an understanding of the tree species on the property, the cultural and environmental conditions, and any other factors that help us assess your trees along the upper slide and the border of the entire jeep trail (See figure1 for the location of the upper slide, the jeep trail, and the assigned inventory area).

For your convenience, the plan is separated into two categories immediate needs, and intermediate recommendations. Immediate needs (Phase 1) are dead trees that we feel require immediate attention. Intermediate recommendations (Phase 2) are made for trees that are in fair to good condition that are in need of maintenances such as routine pruning.

You may also view your trees on an interactive map with ArborScope™ - Bartlett's web-based tree management software.

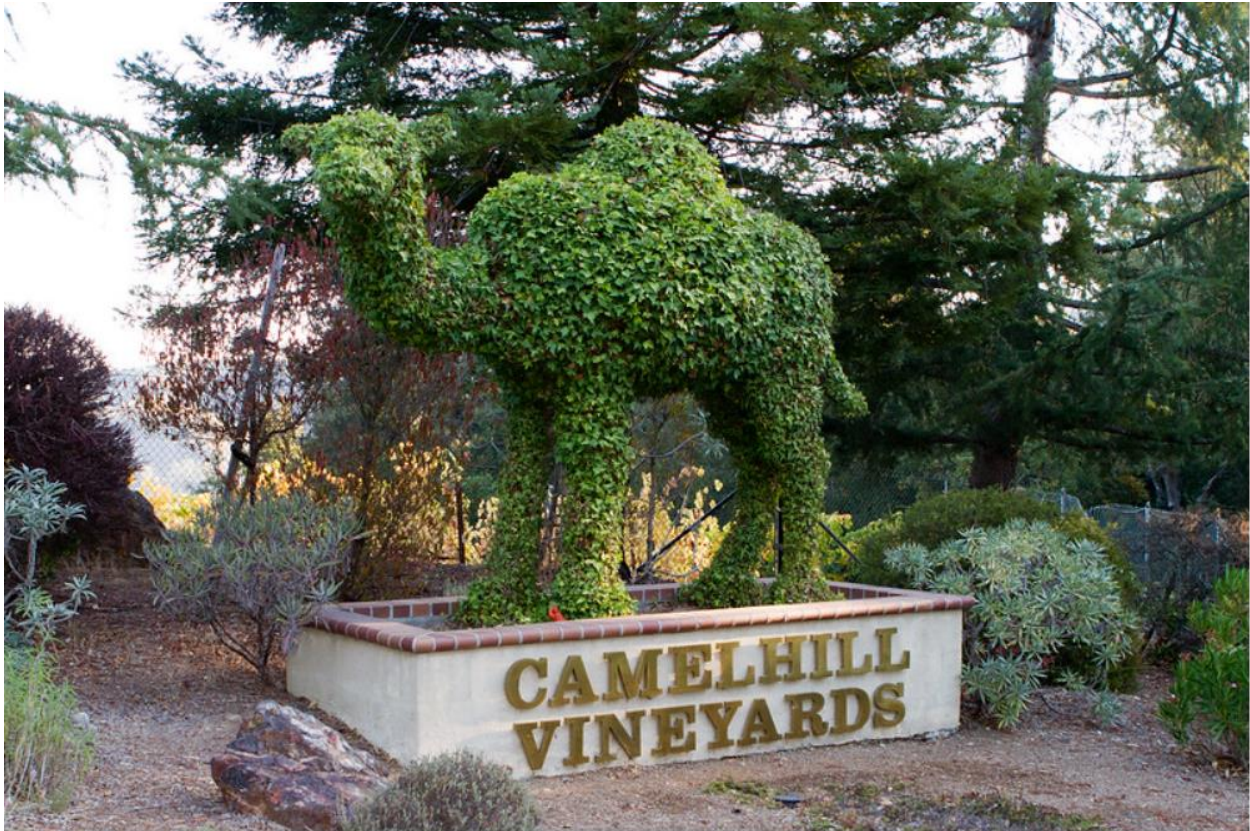
to explore the map, review recommendations, and learn more about your trees!

Please feel free to contact me if you have any questions about my observations and assessment.

With appreciation,

FRANK BOMBARDIER MASTER ARBORIST REPRESENTATIVE
Board Certified Master Arborist ON-0284B, QAL 131847, CTSP 00794, TRAQ

THE CAMEL HILL VINEYARD



A family business with vineyards nestled in the hills above the Lexington Reservoir.

PLAN CONTENTS

For your convenience, a map has been provided to show the location of trees along the border of the jeep trail and lower open area, with a corresponding identification number. Please note that this plan does not include all trees on the property.

As tree condition is a key factor in the inspection, we have provided definitions for the condition classes that may be assigned to each plan or group of plants.

- **Good**
The tree health and structural condition are acceptable. The tree may have minor issues that can easily be corrected or mitigated.
- **Fair**
The tree may have structural issues that could be negatively impacting it at this time and left unattended could cause tree decline. Parts of the tree crown may be displaying undesirable foliage color, inappropriate foliage size, and/or inadequate new growth that

could be caused by pest, disease, or soil related issues. Trees in fair condition should be considered candidates for mitigation options to improve health and structural condition.

- **Poor**

The tree may have issues that are significantly impacting structural integrity and health and/or are severe enough that there may not be any mitigation that can be performed to alleviate the issues. Parts of the tree crown may be displaying significant branch dieback or have severe health issues due to damaging pests or diseases. There may be limited mitigation options to improve health and structural condition for trees in poor condition.

- **Dead**

The tree no longer has living tissue to sustain growth. Alternatively, the current decline is so severe the tree looks visually dead although there may be some living tissue left; however, there are no mitigation options that would be able to improve health and condition to an acceptable level.

As you are reviewing this plan we welcome you to access additional information online at our website at <https://www.bartlett.com/resourcelist.cfm>, and see the many advantages and resources available to Bartlett clients through our resource library. You will also be able to find specific information on the types of recommendations made for your trees.

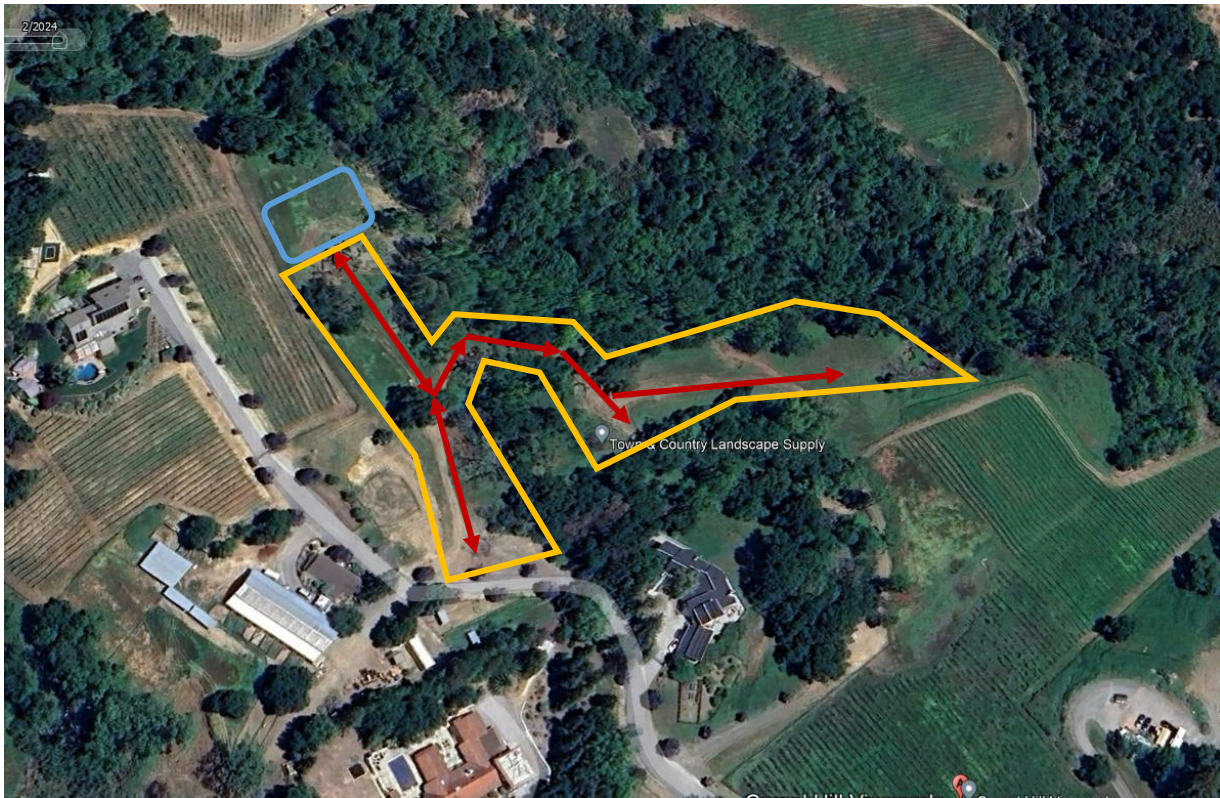
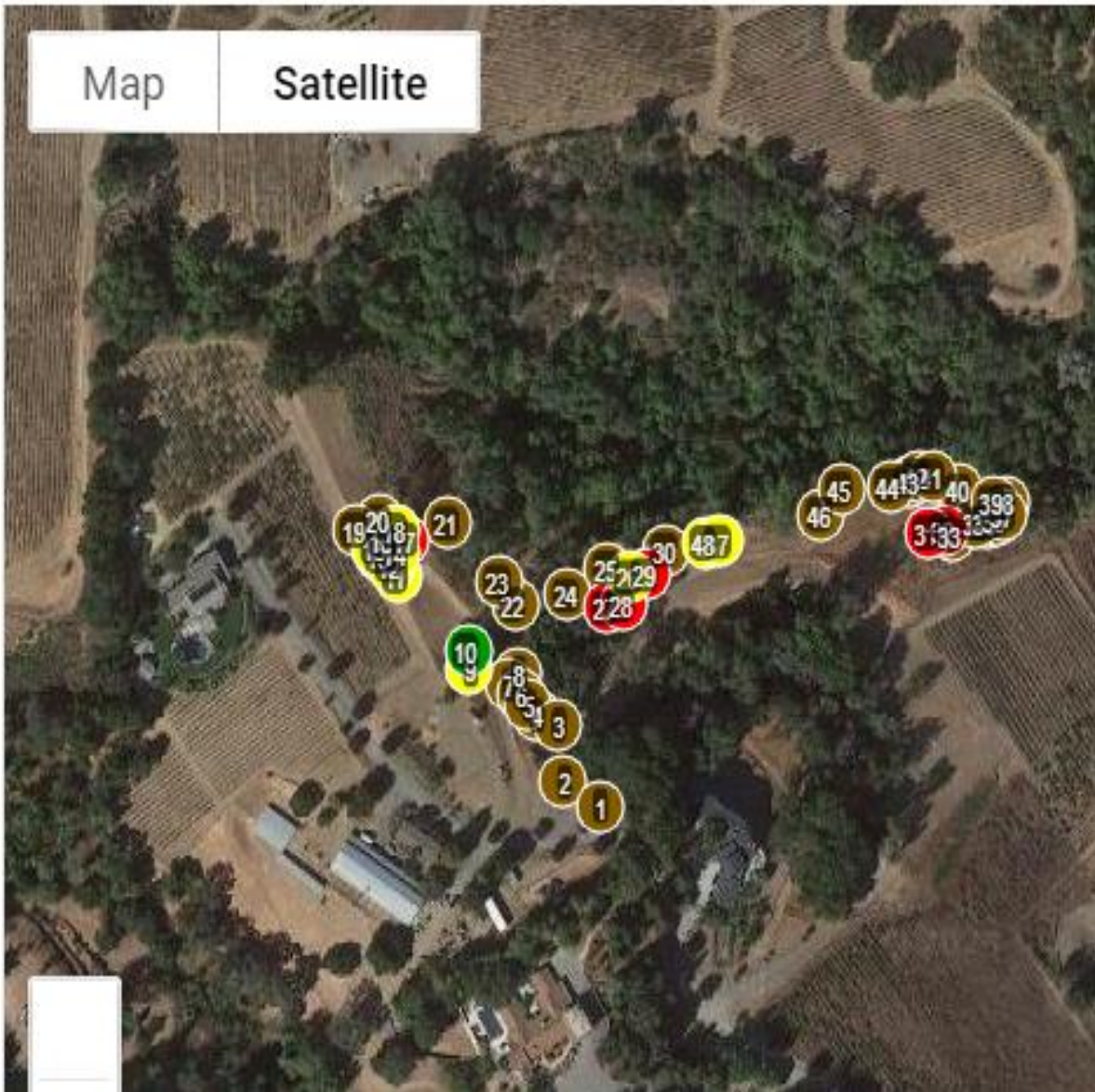


Figure 1 Google Earth aerial view 2/2024. Area in blue designates the upper slide, the area outlined in magenta is the path of the jeep trail, and yellow is the assigned area for inventory.

LIMITED TREE INVENTORY MAP



To view an interactive version of this map on ArborScope™ a login will be provide on request.

IMMEDIATE NEEDS (PHASE 1)

Often, these needs will consist of the pruning of dead branches that overhang walkways, driveways, structures, or lawn areas, dead trees near structures, or some other need that if left unattended could create a dangerous or costly situation. The immediate needs for your property are described in the following table:

Tree ID	Common Name	Condition Class	Recommendations
1	Oak-Coast Live	Dead	• Remove
2	Oak-Coast Live	Dead	• Remove
3	Oak-Valley	Dead	• Remove
4	Oak-Valley	Dead	• Remove
5	Oak-Valley	Dead	• Remove
6	Oak-Valley	Dead	• Remove
7	Oak-Valley	Dead	• Remove
8	Oak-Coast Live	Dead	• Remove
19	Oak-Coast Live	Dead	• Remove
20	Oak-Valley	Dead	• Remove
21	California Bay (5)	Dead	• Remove
22	Oak-Valley	Dead	• Remove
23	Oak-Valley	Dead	• Remove
24	California Bay	Dead	• Remove
25	Oak-Valley	Dead	• Remove
30	Oak-Coast Live	Dead	• Remove
33	Oak-Coast Live	Dead	• Remove
34	Oak-Coast Live	Dead	• Remove
35	Oak-Coast Live	Dead	• Remove
36	Oak-Coast Live	Dead	• Remove
37	Oak-Coast Live	Dead	• Remove
38	Oak-Coast Live	Dead	• Remove
39	Oak-Coast Live	Dead	• Remove
40	Oak-Coast Live	Dead	• Remove
41	Oak-Coast Live	Dead	• Remove
42	Oak-Coast Live	Dead	• Remove
43	Oak-Coast Live	Dead	• Remove
44	Oak-Coast Live	Dead	• Remove
45	Oak-Valley	Dead	• Remove
46	Oak-Valley	Dead	• Remove

IMMEDIATE NEEDS (PHASE II)

These recommendations are made to treat for pests or diseases that could damage trees and remedial pruning should be implemented as soon as feasible.

Tree ID	Common Name	Condition Class	Recommendations
9	Oak-Coast Live	Fair	• Retain & monitor
10	Oak-Coast Live	Good	• Retain & monitor
11	Oak-Coast Live	Fair	• Retain & monitor
12	Oak-Coast Live	Fair	• Retain & monitor
13	Oak-Coast Live	Fair	• Retain & monitor
14	Oak-Coast Live	Fair	• Retain & monitor
15	Oak-Coast Live	Fair	• Retain & monitor
16	Oak-Coast Live	Fair	• Retain & monitor
17	Oak-Valley	Poor	• Retain & monitor
18	California Bay	Fair	• Retain & monitor
26	Oak-Coast Live	Fair	• Retain & monitor
27	Oak-Coast Live	Poor	• Retain & monitor
28	Oak-Valley	Poor	• Retain & monitor
29	Oak-Coast Live	Poor	• Retain & monitor
31	Oak-Coast Live	Poor	• Retain & monitor
32	Oak-Coast Live	Poor	• Retain & monitor
47	California Bay	Fair	• Retain & monitor
48	California Bay	Fair	• Retain & monitor

LIMITATIONS OF THE PLAN

Please understand that trees are biological organisms that are exposed to numerous conditions that can have a negative impact to health and structural safety, and that any tree's health or safety can change over time. These conditions include, but are not limited to; age, climate, wind, weather, drought, insect, disease, fungus, soil conditions, and animal and human activity. To help manage the effects of such conditions, Bartlett Tree Experts recommends that you have a qualified arborist inspect your trees periodically, or after any major weather event, to reassess tree conditions, and identify any safety concerns or other issues that may be present. It is also important for you to understand that all trees pose some degree of risk, and just because a tree was not listed as having immediate needs, intermediate recommendations, or future recommendations, you should not infer that the tree is "safe" or will not fail in any manner. Recommendations that are made by Bartlett Tree Experts are intended to provide you with a better understanding of your existing landscape and help you make informed decisions about your trees.

With appreciation,



FRANK BOMBARDIER MASTER ARBORIST REPRESENTATIVE
Board Certified Master Arborist ON-0284B, QAL 131847, CTSP 00794, TRAQ