



April 23, 2018

County of Santa Clara Planning  
70 W Hedding St, 7<sup>th</sup> floor  
San Jose, CA 95120

Re: Statement of Justification for Proposed Grading  
14831 Pierce Rd  
Saratoga  
APN # 503-46-006

To whom it may concern,

The project consists of grading and drainage for the proposed wine tasting building, concession building, event building, ticket office, storage building, and garden terrace. The buildings proposed will be cut into the hillside to minimize the mass of the buildings. A majority of the grading will be under the footprint of the building since the plaza and access roads are already existing. The proposed grading will not endanger any public/private property or public health and safety. It will minimize the impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts. This site minimizes grading in comparison with other available sites, taking into consideration other development constraints and regulations applicable to the project. Grading and associated improvements will conform to the natural terrain and existing topography of the site as much as possible, and will not create a significant visual scar. The proposed grading conforms to the general plans and the Guideline for Grading and Hillside Development by the county.

If you have any questions, please call our office.

Sincerely,



Amanda Musy-Verdel

# Grading Ordinance Design Standards

Supplemental Checklist for Improvement Plans

County of Santa Clara

Land Development Engineering

**GENERAL INSTRUCTIONS:**

This form is to be furnished to the County Surveyor by the design engineer at the time of submission of preliminary and final grading plans. Many of the items are crucial to the design concept and need to be considered at the time of preliminary and final approval. If an item is not applicable to the project, so state on the form.

**DESIGN REQUIREMENTS:**

The Santa Clara County grading ordinance specifies in Article 8, Section C12-538 through C12-579, the minimum design standards for all grading work unless otherwise recommended by the design engineer for a particular project. In many situations, other standards may be appropriate, either higher or lower, depending on the purpose of the grading, such as a house pad or the intended land use, such as a subdivision.

**PROJECT DATA:**

**Applicant:** Hanna & Brunetti **Date:** \_\_\_\_\_

**Location (Street):** 14831 Pierce Road, Saratoga **File #:** \_\_\_\_\_

**Soils and/ or Geotechnical Report prepared by** Quantum Geotechnical, Inc. **Date:** July 2017

**ENGINEER'S DESIGN RECOMMENDATIONS:**

<i>Item</i>	<i>Ordinance Requirmnt.</i>	<i>Engineer's Recomnd.</i>	<i>Location of Deviation (if any)</i>	<i>Reason/ Justification for Deviation</i>
1. Cut Slopes (see C12-542)	2 : 1	2:1		
2. Fill Slopes (C12-51)	2 : 1	2:1		
3. Drainage Terraces (C12-553)	25' height (max) 6' width (min)	25' high (max) 6' wide (min)		
4. Fill Compaction (C12-549)	90% min	90%		
5. Road Sub-grade Co. Std. Road Spec.	95%	95%		
6. Benching (C12-550)	6' width (min) (keyed)	6' wide (min)		
7. Sub-drains (C12-550)	In natural drainage courses under fills, etc.	in natural drainage courses		

<i>Item</i>	<i>Ordinance Requirmnt.</i>	<i>Engineer's Recomnd.</i>	<i>Location of Deviation (if any)</i>	<i>Reason/ Justification for Deviation</i>
8. Setbacks (C12-558)	See Ord. Fig. 2	county standard		
9. Storm Drainage	See adopted standards	bioretention		
10. Erosion Control (C12-568 - 571)	Planting, energy dissipators, ditch lining, etc.	planting		
11. Planting of Large Slopes (C12-574) (C12-575)	Slopes of 15' vertical height or more	N/A		

ADDITIONAL RECOMMENDATIONS AND JUSTIFICATION:

STATEMENT AND CERTIFICATION:

I hereby state that the above design recommendations are in conformance with good engineering practice and in the best public interest considering the intended use of the land, environmental factors and field conditions. They are based upon a field investigation with soils and geologic reports as appropriate or required under the grading ordinance. The proposed design will adequately control and dispose of storm water runoff, minimize erosion, and cause minimal disturbance of the terrain consistent with the proposed land use.

I hereby certify that the slopes will be stable and that the graded areas will provide suitable foundation support for the structures or other improvements that are intended as the purpose of grading.



4/23/19  
Date

Attachments:

Soils Report ( ); Laboratory Tests ( )  
Geologic Reports ( ); Other \_\_\_\_\_

Form Revised 5/14/2013