

PC 09-27-2022

Item #2

Public Hearing,  
22332 Regnart Road  
(EXC-2022-001)

Written Comments

## Cyrah Caburian

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**From:** Ellen Lee <el@leei.com>  
**Sent:** Monday, September 26, 2022 6:05 PM  
**To:** Brianne Harkousha; City of Cupertino Planning Dept.  
**Subject:** Fwd: A.PN.: 366-39-005, Location :22332 Regnart Road, Cupertino, Ca 95014, Application No. EXC-2022-001, Applicant: Rejendra and Pallvi Shah  
**Attachments:** deck 2.docx

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Ellen Lee  
22326 Regnart Road  
Cupertino, CA 95014

A.P.N.: 366-39-005  
LOCATION: 22332 Regnart Road, Cupertino, CA 95014  
Application No. EXC-2022-001  
Applicant: Rajendra and Pallvi Shah

I have resided on Regnart Road for 35 years.

The upper Regnart Ridge development was originally developed with a commitment to the City of Cupertino to maintain a "Free Flow for Wildlife".

During those 35 years I have seen many changes including to the entire upper Regnart Road where the commitment to the City seemingly has long been forgotten.

Regnart Ridge is a very unique and special geofomation. It's surrounded by 3,000 acres of undeveloped park and the Stevens Creek reservoir. It's located in mountains that extend northward to San Francisco and southward to Santa Cruz that provide breathtaking natural beauty and preserve environmental quality, wilderness and wildlife.

This natural beauty needs to be conscientiously and continuously protected.

The deck proposed by my neighbors, Mr. and Mrs. Shah on Regnart Road, in addition to interfering with the natural beauty, it will have many negative effects:

- The deck, the swimming pool and the main house are situated next to and on the side of a cliff which may likely have mudslides when it rains. Due to the many years of drought the ground will have turned into dry clay and loose gravel.
- The deck would be in the HOA's "Green Area" on a steep slope which washes downward into a canyon without access.
- Regnart Road residents utilize ground water for domestic purposes and septic tanks for wastewater disposal. A 1000-gallon septic tank is required (by code) for each household of 4 residents. Violations of this requirement will surely cause the untreated wastewater to overflow contaminating the groundwater. Hence water quality monitoring should be performed on a regular basis since some of the households have constantly exceeded limits.
- As a common practice, the backyard buildings should not be exposed to public view and the front groundcover of the homes should be landscaped. The subject deck would very likely be the only backyard structure found in Santa Clara County.
- Should the neighbors, hikers, joggers, wildlife and kids walking to and from schools all have to see an unnatural view every day instead of the sky, clouds and forest turning colors by the seasons?
- It has been proven that the COVID 19 virus exit in the sewage. The applicants, over the last 3 years had held multiple events with more than 50 attendants without monitoring the waste water

from the septic tank. Shouldn't the County Health Agency have the responsibility to monitor and test the waste discharge to the ground?

- The size of the proposed deck is excessive. It's unnecessary to have a 3,200 square foot deck (Which larger than their house) or any deck at all to view nature. The new deck will require large amount of new chemically treated wood. This depletes and wastes natural resources and generates pollution.
- Will the used wood be recycled?

Based on the above-mentioned negative effects, I am taking a stand that the **“ NATURE to remain Natural for all and for the future generations”**

I recommend to the Cupertino Planning Commission to please make a wise decision to reject and disapprove the plan.

Thank you.

Respectfully,



Ellen Lee  
22326 Regnart Road  
Cupertino, CA 95014