



Planning Department  
Community Development Department, Town of Los Gatos  
110 E. Main Street  
Los Gatos, CA 95030

May 28, 2025

**Re: The Caballero Vineyard, 16135 Cerro Vista Dr  
Project Description/ Letter of Justification**

To Whom it May Concern:

On behalf of [REDACTED], I hereby present this request for a Conditional Use Permit, post factum, for a private vineyard installation at 16135 Cerro Vista Drive. The vineyard is the subject of an Administrative Warning (VL-25-015) that was issued January 29, 2025. The owner was unaware of this violation notice until it was recently brought to his attention by the planner working on a building permit request for an upcoming ADU. This letter accompanies the plans and additional exhibits for the above referenced project.

#### **BACKGROUND**

The Caballeros purchased this 10.22 acre property in 2017 and soon after began work on their addition/remodel of the existing home. During this time, [REDACTED] became interested in growing grapes and identified an ideal section of his property for a vineyard. The northernmost portion of the site was a treeless west facing slope just below his neighbors existing vineyard. Ruben consulted with the owners of La Honda winery, and in 2019 hired them to install the roughly 20,000 square foot vineyard. They cleared the grasses and planted the vines. Neither the owner nor installer were aware of any special requirements needed to plant a vineyard.

There's an active property line dispute between abutting property owner to the east where the existing vineyard was planted. Our surveyor has mapped this area and identified the encroachment along this entire shared boundary line. While this is a civil matter, it does involve both sets of vineyards and the shared fences.

#### **THE VINEYARD**

The location of the vineyard was chosen for the lack of trees as well as abutting a neighbor's vineyard. In an area measuring approximately 20,000 square feet, two varietals were planted in 17 rows. The rows follow the contours of the slope. Each row is approximately 4 feet apart and is irrigated using a drip system. The rows are supported using 6 foot tall wood posts every 16 feet with 12 ga. wires that run the length each row to support the vines and assist in training them.

The vines were planted by hand in rows that didn't require terracing or any other grading. Only the soil excavated for each plant was spread between the rows and has been trampled down. Cover crops now grow prolifically, guarding against erosion while returning nitrogen back into the ground.

Vineyards truly require adequate deer fencing in order to grow and produce fruit. A 6 foot tall wood and wire fence is proposed for the two remaining open sides in order to fully enclose the vineyard. The shared fencing along the two properties already have similar fences. Due to the current situation, fencing the entire vineyard doesn't restrict flow and maintains the existing wildlife corridor.

The vineyard is non-commercial and is solely for the owner's use and enjoyment. Maintenance and harvesting will be done by a small crew. And well-maintained vineyards can act as a natural firebreak, so from that standpoint, the vineyard is preferred over natural grasses.

Respectfully yours,



Gary Kohlsaat  
Architect C19245