



**Local Agency
Formation Commission
of Santa Clara County**

777 North First Street
Suite 410
San Jose, CA 95112

SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer
Neelima Palacherla

REGULAR MEETING

April 6, 2022 ▪ 1:15 PM

AGENDA

Chairperson: Rich Constantine ▪ Vice-Chairperson: Mike Wasserman

***** BY VIRTUAL TELECONFERENCE ONLY *****

Pursuant to AB 361, Government Code section 54953(e)(1)(A), this meeting will be held by teleconference only because the Governor has issued a state of emergency due to COVID-19 and the County Health Officer recommends public bodies continue to meet remotely. No physical location will be available for this meeting. However, members of the public will be able to access and participate in the meeting.

PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS

PUBLIC ACCESS

Members of the public may access and watch a livestream of the meeting on Zoom at <https://sccgov-org.zoom.us/j/93490438692>. Alternately, the public may listen in to the meeting by dialing **(669) 219-2599** and entering **Meeting ID 93490438692#** when prompted.

WRITTEN PUBLIC COMMENTS may be submitted by email to LAFCO@ceo.sccgov.org. Written comments will be distributed to the Commission as quickly as possible. Please note that documents may take up to 24 hours to be posted to the agenda on the LAFCO website.

SPOKEN PUBLIC COMMENTS will be accepted through the teleconference meeting. To address the Commission, click on the link <https://sccgovorg.zoom.us/j/93490438692> to access the Zoom-based meeting.

1. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
2. When the Chairperson calls for the item on which you wish to speak, click on “raise hand” icon. The Clerk will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak. (Call in attendees press *9 to request to speak, and *6 to unmute when prompted.)
3. When called, please limit your remarks to the time limit allotted.

NOTICE TO THE PUBLIC

1. Pursuant to Government Code §84308, no LAFCO commissioner shall accept, solicit, or direct a contribution of more than \$250 from any party, or his/her agent; or any participant or his /or her agent, while a LAFCO proceeding is pending, and for three months following the date a final decision is rendered by LAFCO. Prior to rendering a decision on a LAFCO proceeding, any LAFCO commissioner who received a contribution of more than \$250 within the preceding 12 months from a party or participant shall disclose that fact on the record of the proceeding. If a commissioner receives a contribution which would otherwise require disqualification returns the contribution within 30 days of knowing about the contribution and the proceeding, the commissioner shall be permitted to participate in the proceeding. A party to a LAFCO proceeding shall disclose on the record of the proceeding any contribution of more than \$250 within the preceding 12 months by the party, or his or her agent, to a LAFCO commissioner. For forms, visit the LAFCO website at www.santaclaralafco.org. No party, or his or her agent and no participant, or his or her agent, shall make a contribution of more than \$250 to any LAFCO commissioner during the proceeding or for 3 months following the date a final decision is rendered by LAFCO.
2. Pursuant to Government Code Sections 56100.1, 56300, 56700.1, 57009 and 81000 et seq., any person or combination of persons who directly or indirectly contribute(s) a total of \$1,000 or more or expend(s) a total of \$1,000 or more in support of or in opposition to specified LAFCO proposals or proceedings, which generally include proposed reorganizations or changes of organization, may be required to comply with the disclosure requirements of the Political Reform Act (See also, Section 84250 et seq.). These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. More information on the scope of the required disclosures is available at the web site of the FPPC: www.fppc.ca.gov. Questions regarding FPPC material, including FPPC forms, should be directed to the FPPC's advice line at 1-866-ASK-FPPC (1-866-275-3772).
3. Pursuant to Government Code §56300(c), LAFCO adopted lobbying disclosure requirements which require that any person or entity lobbying the Commission or Executive Officer in regard to an application before LAFCO must file a declaration prior to the hearing on the LAFCO application or at the time of the hearing if that is the initial contact. In addition to submitting a declaration, any lobbyist speaking at the LAFCO hearing must so identify themselves as lobbyists and identify on the record the name of the person or entity making payment to them. Additionally, every applicant shall file a declaration under penalty of perjury listing all lobbyists that they have hired to influence the action taken by LAFCO on their application. For forms, visit the LAFCO website at www.santaclaralafco.org.
4. Any disclosable public records related to an open session item on the agenda and distributed to all or a majority of the Commissioners less than 72 hours prior to that meeting are available for public inspection at the LAFCO Office, 777 North First Street, Suite 410, San Jose, California, during normal business hours. (Government Code §54957.5.)
5. In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the LAFCO Clerk 24 hours prior to the meeting at (408) 993-4705.

1. ROLL CALL

2. WELCOME NEW COMMISSIONER

3. PUBLIC COMMENTS

This portion of the meeting provides an opportunity for members of the public to address the Commission on matters not on the agenda, provided that the subject matter is within the jurisdiction of the Commission. No action may be taken on off-agenda items unless authorized by law. Speakers are limited to THREE minutes. All statements that require a response will be referred to staff for reply in writing.

4. APPROVE CONSENT CALENDAR

The Consent Calendar includes Agenda Items marked with an asterisk (*). The Commission may add to or remove agenda items from the Consent Calendar. All items that remain on the Consent Calendar are voted on in one motion. If an item is approved on the Consent Calendar, the specific action recommended by staff is adopted. Members of the public who wish to address the Commission on Consent Calendar items should comment under this item.

***5. APPROVE MINUTES OF FEBRUARY 2, 2022 LAFCO MEETING**

***6. RESOLUTION 2022-03 ALLOWING FOR VIDEO AND TELECONFERENCE MEETINGS DURING COVID-19 STATE OF EMERGENCY UNDER AB 361**

Recommended Action: Adopt Resolution No. 2022-03 allowing for video and teleconferencing meetings during COVID-19 State of Emergency under AB 361.

PUBLIC HEARINGS

7. LAWRENCE EXPRESSWAY-MITTY WAY URBAN SERVICE AREA / SPHERE OF INFLUENCE AMENDMENT AND REORGANIZATION 2022

Recommended Action:

CEQA Action

As a Responsible Agency under the California Environmental Quality Act (CEQA), determine that the proposal is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.

Project Action

1. Approve the urban service area (USA) and sphere of influence (SOI) amendment for the cities of Cupertino and San Jose and adopt SOI determinations.
2. Approve the detachment of approximately 7.91 acres of land (APNs: 375-21-001 and 375-22-001), located west of Lawrence Expressway, from the City of San Jose; and

- approve its concurrent annexation to the City of Cupertino, conditioned on receiving the County Surveyor-approved legal description and map for the reorganization.
3. Approve the amendment of the Santa Clara County Central Fire Protection District's sphere of influence to include APNs: 375-21-001 and 375-22-001 and adopt SOI determinations.
 4. Approve the annexation of APNs 375-21-001 and 375-22-001 to the Santa Clara County Central Fire Protection District, conditioned on receiving the County Surveyor-approved legal description and map for the annexation.
 5. Waive protest proceedings pursuant to Government Code §56662(a).

8. WEST BAY SANITARY DISTRICT 2022-01 (ALPINE ROAD)

Recommended Action:

Forward the following recommendation to the San Mateo Local Agency Formation Commission, for its consideration:

CEQA Action

As a Responsible Agency under CEQA, LAFCO will take the following actions regarding the Mitigated Negative Declaration (MND) for this project:

1. Find that the Initial Study and Mitigated Negative Declaration approved by the County of Santa Clara on February 11, 2021 were completed in compliance with CEQA and are an adequate discussion of the environmental impacts of the project.
2. Find that prior to making a decision on this project, LAFCO reviewed and considered the environmental effects of the project as outlined in the Initial Study and MND.
3. Find that a mitigation monitoring program was approved by the County of Santa Clara as Lead Agency and the monitoring program ensures compliance with the mitigation measures identified in the MND that would mitigate or avoid significant impacts associated with the sphere of influence amendment and reorganization, over which LAFCO has responsibility.

Project Action

4. Approve amendment of the West Bay Sanitary District's sphere of influence (SOI) to include Assessor Parcel Number 142-15-008, as shown in Attachment A, and adopt SOI determinations.
5. Approve the annexation of approximately 4.15 acres of land (APN 142-15-008), located at 3343 Alpine Road, to the West Bay Sanitary District, as described in Attachment C (Exhibits A & B).
6. Waive protest proceedings pursuant to Government Code §56662(a).

9. PROPOSED WORK PLAN AND BUDGET FOR FY 2023

Recommended Action

1. Adopt the Proposed Work Plan for Fiscal Year 2022-2023.
2. Adopt the Proposed Budget for Fiscal Year 2022-2023.

3. Find that the Proposed Budget for Fiscal Year 2023 is expected to be adequate to allow the Commission to fulfill its statutory responsibilities.
4. Authorize staff to transmit the Proposed Budget adopted by the Commission including the estimated agency costs as well as the LAFCO public hearing notice for the adoption of the Fiscal Year 2023 Final Budget to the cities, the special districts, the County, the Cities Association of Santa Clara County and the Santa Clara County Special Districts Association.

10. DISSOLUTION OF INACTIVE SPECIAL DISTRICT – COUNTY SERVICE AREA FOR LIBRARY SERVICES (CSA-1)

Recommended Action:

CEQA Action

1. As Lead Agency under CEQA, determine that the proposed dissolution of County Service Area for Library Services (CSA-1) is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15061(b)(3).

Project Action

2. Adopt Resolution No. 2022-06 approving dissolution of County Service Area for Library Services (CSA-1).

11. LAFCO BYLAWS CHANGES & NEW LEGISLATIVE POLICIES

Recommended Action:

1. Amend the LAFCO Bylaws to include new policies for:
 - a. Communicating a Position on Proposed Legislation of Relevance to LAFCO
 - b. Providing Written Comments on Documents or Projects of Relevance to LAFCO
2. Adopt new Legislative Policies to guide LAFCO’s actions related to legislative matters.

ITEMS FOR ACTION / INFORMATION

12. INFORMAL COMPETITIVE PROCUREMENT PROCESS FOR OBTAINING PROFESSIONAL SERVICES TO PREPARE A COUNTYWIDE FIRE SERVICE REVIEW AND BACKGROUND ON TERMINATION OF PREVIOUS CONTRACT

Recommended Action:

1. Approve the utilization of an Informal Competitive Procurement (ICP) process to seek a proposal from AP Triton Consulting LLC to prepare LAFCO’s Countywide Fire Service Review.
2. If the Consultant Interview Panel finds it necessary to seek additional proposals following the consideration of AP Triton’s proposal, authorize staff to issue a Request for Proposals (RFP).
3. Delegate authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, as determined by the Consultant Interview Panel, in an amount

not to exceed \$140,000, which may be amended with a contingency amount of up to \$10,000; and to execute any necessary amendments subject to LAFCO Counsel's review and approval.

13. RESOLUTION TO AFFIRM THE COUNTYWIDE URBAN DEVELOPMENT POLICIES

Recommended Action: Adopt Resolution to affirm the Countywide Urban Development Policies and comprehensively document their history and ongoing beneficial impacts.

14. PENDING APPLICATIONS / UPCOMING PROJECTS

14.1 Gilroy Urban Service Area Amendment 2021 – Wren Investors and Hewell

15. COMMISSIONER REPORTS

16. NEWSPAPER ARTICLES / NEWSLETTERS

17. WRITTEN CORRESPONDENCE

18. ADJOURN

Adjourn to the regular LAFCO meeting on June 1, 2022 at 1:15 PM in the Board of Supervisors' Chambers, 70 West Hedding Street, San Jose.



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ITEM #2

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer
Emmanuel Abello, Clerk**

SUBJECT: WELCOME NEW COMMISSIONER

FOR INFORMATION ONLY

Linda J. LeZotte

In February 2022, the Santa Clara Valley Water District appointed Linda J. LeZotte to serve as the regular member on LAFCO. Commissioner LeZotte will replace Commissioner Kremin and complete his term on LAFCO which will expire in May 2023. Commissioner LeZotte has a long history with Santa Clara LAFCO, recently serving as a Special Districts member and serving many years ago as a San Jose member.

Independent special districts have two designated seats on LAFCO. By agreement amongst the districts, one seat is held by a board member of the Santa Clara Valley Water District and the other seat is appointed by the Independent Special District Selection Committee.



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ITEM # 5

LAFCO MEETING MINUTES WEDNESDAY, FEBRUARY 2, 2022

CALL TO ORDER

The meeting was called to order at 1:15 p.m.

Pursuant to the provisions of California Governor's Executive Order N-29-20 issued on March 17, 2020, this meeting was held by teleconference only.

1. ROLL CALL

The following commissioners were present:

- Chairperson Rich Constantine
- Commissioner Ellenberg (left at 2:13 p.m.)
- Commissioner Sergio Jimenez
- Commissioner Yoriko Kishimoto (arrived at 1:22 p.m.)
- Commissioner Gary Kremen
- Commissioner Mike Wasserman
- Commissioner Susan Vicklund Wilson
- Alternate Commissioner Helen Chapman
- Alternate Commissioner Terry Trumbull

The following commissioners were absent:

- Alternate Commissioner Cindy Chavez
- Alternate Commissioner Matt Mahan
- Alternate Commissioner Russ Melton

The following staff members were present:

- Neelima Palacherla, LAFCO Executive Officer
- Dunia Noel, LAFCO Assistant Executive Officer
- Emmanuel Abello, LAFCO Clerk
- Mala Subramanian, LAFCO Counsel

2. PUBLIC COMMENTS

There were none.

3. APPROVE CONSENT CALENDAR

Commissioner Wasserman proposed to add Agenda Item #6 on the consent calendar if there is no objection.

Chairperson Constantine determined that there are no members of the public who would like to speak on the item.

The Commission approved agenda items 4, 5 and 6 on consent.

Motion: Constantine

Second: Wasserman

AYES: Constantine, Ellenberg, Jimenez, Kremen, Kishimoto, Wasserman, Vicklund
Wilson

NOES: None

ABSTAIN: None

ABSENT: None

MOTION PASSED

***4. CONSENT ITEM: APPROVE MINUTES OF DECEMBER 1, 2021 LAFCO MEETING**

The Commission approved the minutes of December 1, 2021 meeting.

***5. CONSENT ITEM: RESOLUTION 2022-01 ALLOWING FOR VIDEO AND TELECONFERENCE MEETINGS DURING COVID-19 STATE OF EMERGENCY UNDER AB 361**

The Commission adopted Resolution No. 2022-01 allowing for video and teleconferencing meetings during COVID-19 State of Emergency under AB 361.

***6. CONSENT ITEM: INITIATE DISSOLUTION OF INACTIVE SPECIAL DISTRICT – COUNTY SERVICE AREA FOR LIBRARY SERVICES (CSA-1)**

The Commission:

CEQA Action

1. As Lead Agency under CEQA, determined that the proposed dissolution of County Service Area for Library Services (CSA-1) is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3).

Project Action

2. Adopted Resolution No. 2022-02 initiating dissolution of County Service Area for Library Services (CSA-1).

7. LAFCO BYLAWS CHANGES & NEW LEGISLATIVE POLICIES

Dunia Noel, LAFCO Analyst, presented the staff report.

Commissioner Ellenberg moved for approval of the staff recommendation and clarified that the policy requires letters to be consistent with the legislative policies

that the Commission adopts, otherwise staff must seek Commission approval. In response to an inquiry from **Commissioner Ellenberg**, Ms. Noel noted that the comment time frames vary from 30 to 45 days and that because LAFCO meets every other month, letters are brought to the Commission after submittal. **Commissioner Ellenberg** indicated that those letters must be consistent with CALAFCO legislative policies. Ms. Noel clarified that letters taking a position on legislation would be consistent with the legislative policies, and other letters such as CEQA letters would be consistent with locally adopted policies and the CKH Act.

Chairperson Constantine determined that there are no members of the public who would like to speak on the item.

Commissioner Kremen noted that the CEQA letters are very technical; however, he stated that the Commission should have a discussion on letters such as those on the Regional Housing Needs Allocation (RHNA).

Commissioner Vicklund Wilson expressed support for using the CALAFCO legislative policies. She stated that in her experience on the Legislative Committee, some very knowledgeable and experienced individuals prepare and review those policies on the Committee.

Commissioner Kremen indicated he would have liked LAFCO to have a discussion on the RHNA letter as LAFCO may have had a different vote on the matter, and he proposed that LAFCO Chair or Vice Chair sign such letters.

In response to **Commissioner Jimenez**, Ms. Noel indicated that the RHNA letter is non-legislative and falls in another category, but that the comments made were consistent with LAFCO policies and mandate. **Commissioner Jimenez** indicated that RHNA is a hot topic in many cities, including San Jose, and he expressed support to include the language recommended by **Commissioner Kremen** within the proposed policy where warranted. **Commissioner Kishimoto** proposed a subcommittee with a LAFCO commissioner to work on the language of the proposed policy.

Commissioner Ellenberg amended her motion to include Commissioner Kremen's recommendation that the letter must be signed by either the Chair or Vice Chair. **Commissioner Vicklund Wilson** seconded.

In response to **Commissioner Kremen**, Ms. Noel advised that the RHNA comment letter is non-legislative and relates to LAFCO policies. **Commissioner Kremen** noted that more work may be necessary to come up with the right wording for the policy.

Commissioner Vicklund Wilson indicated that CALAFCO looks through its policies annually so LAFCO can weigh in on those policies once a year. She indicated that for topics like RHNA, LAFCO can take a position in a meeting or when there is no meeting the Chair may sign the letter. She also proposed that since this item is not time sensitive, staff bring the proposed policy with the new language at next meeting, and those members who are interested may provide input to staff.

In response to **Chairperson Constantine**, **Commissioner Vicklund Wilson** clarified that the report back is only a suggestion and not an alternate motion. **Commissioner Ellenberg** withdrew the motion. **Commissioner Wilson** moved to direct staff to

9. UPDATE ON LAFCO'S COUNTYWIDE FIRE SERVICE REVIEW

Ms. Palacherla informed that the contract between LAFCO and the Center for Public Safety Management, LLC (CPSM) for the Countywide Fire Service Review was terminated without cause on January 26, 2022, and that staff will prepare a plan of action for how to proceed with the Service Review for the April 6th LAFCO meeting.

In response to an inquiry from **Commissioner Wasserman** as to why the contract was terminated, Ms. Subramanian informed that the contract was terminated following the January 26 letter from CPSM and requested Ms. Palacherla to read the letter. **Commissioner Wasserman** expressed concern that there was not much notice or information in the staff report about the contract termination. He inquired if the information can be disclosed in an open meeting or requires a closed session.

Commissioner Ellenberg expressed similar concerns and indicated that there is a significant transparency concern on this matter as the Commission and the public need to understand the direction staff intends to take and the lessons learned from the situation. She expressed her dissatisfaction with the report and questioned whether the information is merely sensitive or legally confidential.

Ms. Subramanian stated that the reason for termination is more sensitive than confidential, and she suggested that Ms. Palacherla provide the details. Ms. Palacherla explained that the consultant did not fully understand the scope of work, was confused about the service review criteria and the required determinations, and that there were issues about skipping steps like preparing recommendations and findings without fully gathering or verifying data. She further noted that the work product was full of errors and inaccuracies, was incomplete, and did not reflect the information that was provided by the agencies. In response to **Commissioner Ellenberg**, Ms. Palacherla agreed that these issues occurred for quite some time, and that staff tried to work with the consultant and provide them with multiple opportunities to rectify their work. She indicated that the Fire Chiefs Association also raised concerns about the quality of work. She noted that the Countywide Fire Service Review Technical Advisory Committee (TAC) members and LAFCO Chair were apprised of the issues and efforts were made to resolve them, but as time progressed it became apparent that there would be no improvement. Ms. Noel informed that Ms. Palacherla was meeting with the consultants on a weekly basis to turn the project around because of the investment that everybody had made in the process. She noted the challenge of the two fire studies going after a small pool of consultants and indicated that our consultant came well recommended.

Commissioner Ellenberg stated that a detailed written report about this item is necessary.

Commissioner Kishimoto indicated that as Chairperson of the TAC she was well-informed about the situation, and she is aware that the LAFCO Executive Officer worked very hard to bring the consultant back on track. She indicated that the issues with the consultant started sometime in December so there was no opportunity to report to LAFCO. She expressed hope that some of consultant's work could be usable.

Allan Epstein, a member of the public, inquired if there is a single data collection process for both the LAFCO and the County's studies, if that data is available and usable, and if the community outreach conducted by LAFCO would need to be repeated. He expressed interest on the schedule going forward since the delay would impact how the fire studies could advise the Board of Supervisors and the public on wildfire protection in the County.

Chairperson Constantine determined that there are no other members of the public who would like to speak on the item.

In response to Mr. Epstein, **Chairperson Constantine** informed that the consultant has provided the data they collected, and it is available for use by LAFCO. Ms. Palacherla indicated that the community survey responses and the input received at the three community meetings have been compiled and would be usable.

Commissioner Kremen expressed agreement with Commissioners Ellenberg and Wasserman that reasons for the termination of the consultant should be reported to the public even if it is sensitive.

Commissioner Vicklund Wilson indicated that LAFCO has data from the community meetings. She recalled the discussion that LAFCO had when it initiated the Countywide Fire Service Review and how LAFCO is required by State law to make certain findings which may be different from the focus of the County's study. She indicated that the data gathered for the two studies can be shared. She informed that the Fire Chiefs Association and the TAC were aware of the difficulties in working with the consultant in December, and it later became necessary to terminate the contract to protect the integrity of the service review product. She indicated that staff is doing their best so it would not be necessary for the fire service providers to provide data that were previously provided. She stated that staff would come back with a report and recommendations at the April meeting.

Chairperson Constantine indicated that it is the consensus of the Commission to direct staff to bring back a report at the April 2022 meeting either in an open meeting or closed session.

10. **FINANCE COMMITTEE FOR FISCAL YEAR 2022-2023**

Ms. Palacherla presented the staff report.

Chairperson Constantine determined that there are no members of the public who would like to speak on the item.

The Commission reappointed the members of the FY 2022 Finance Committee composed of Commissioner Gary Kremen, Commissioner Sergio Jimenez and Alternate Commissioner Russ Melton to work with staff to develop and recommend the proposed FY 2022-2023 LAFCO work plan and budget for consideration by the full Commission.

Motion: Wasserman

Second: Kremen

AYES: Constantine, Jimenez, Kremen, Kishimoto, Wasserman, Vicklund Wilson

NOES: None

ABSTAIN: None

ABSENT: Ellenberg

MOTION PASSED

11. PROPOSED USA AMENDMENT (GILROY) FOR KERLEY RANCH DEVELOPMENT

Ms. Palacherla presented the staff report.

Evan Knapp, Partner at Integral Communities, a Kerley Ranch developer, provided information on the proposal.

Marie Blankley, Mayor, City of Gilroy, inquired if staff has received all the filing requirements for the proposal.

Danny Camacho, a resident of Gilroy, expressed support for the proposal.

Brian Schmidt, Legislative Advocacy Director, Green Foothills, expressed concern on the proposal.

Zach Hilton, City of Gilroy Councilmember, expressed support for the proposal.

Cindy McCormick, Senior Planner, City of Gilroy, offered to answer questions on the proposal.

Chairperson Constantine determined that there are no other members of the public who would like to speak on the item.

In response to an inquiry from **Commissioner Kremen**, Ms. Palacherla informed that a USA boundary amendment application must be submitted by the city through a City Council Resolution along with specific application requirements, including CEQA. She stated that the city takes the first action on the USA amendment and is the lead agency on CEQA, and must conduct CEQA analysis and prepare CEQA documentation. She noted that LAFCO is a responsible agency.

Commissioner Kremen noted that the process is problematic and a barrier for affordable housing since no one will spend money on CEQA if approval of the project is uncertain and suggested a change in procedure. Ms. Palacherla indicated that LAFCO cannot change the process because State law requires that CEQA be conducted. Ms. Subramanian indicated that there is no guarantee that LAFCO will approve the proposal at the public hearing even if commissioners have expressed their support at a pre-discussion and it is not binding on the commission.

Commissioner Kremen stated that a pre-discussion would give a sense if it is worth doing the CEQA or not. Ms. Subramanian advised that holding a pre-discussion would be at the pleasure of the Commission.

Commissioner Wilson expressed concern with such pre-discussion since there are other agencies, organizations and stakeholders that may want to weigh in. She noted that while housing is good, she would not be ready to express her opinion on the project and before the public hearing. She informed that when an application is received, staff look at many things like infill, vacant land inventory and if the CEQA

documents are satisfactory and stated that she is uncomfortable taking a position on a project ahead of that.

Commissioner Kremen indicated that there is no reason why a publicly noticed, non-binding pre-discussion cannot be held so the developer will have a sense if it is worth their time to go through the CEQA process.

Commissioner Wasserman expressed agreement with Commissioner Kremen and he informed that the County Planning Department has a pre-application process where applicants meet with staff of County departments for a nominal fee without guarantee for approval so the applicants will have a sense of the process and can decide whether or not to continue. Ms. Palacherla clarified that similar to the County's pre-application process, staff had multiple meetings with the developer and provided feedback on the proposal, and on known issues that came up in the past. She informed that it is unusual for the full Commission to provide feedback to applicants and noted that this has not been a practice at LAFCO and that LAFCO does not have a policy regarding this procedure. She further indicated that the developer has the option to contact commissioners individually to obtain their feedback and noted that the developer has done so. **Commissioner Wasserman** acknowledged that the County's pre application process is also similar to what Ms. Palacherla described and does not include elected officials who will be voting on the proposal. He expressed a change in his position and indicated that the pre-application process is the responsibility of staff who may recommend action to LAFCO commissioners who will then be the final decision makers.

Chairperson Constantine expressed agreement with Commissioner Wilson and indicated that LAFCO's filing requirements are clear, and that staff are available to answer questions. He indicated his agreement with Commissioner Wasserman that the full Commission should not hold a pre-discussion on the proposal.

Commissioner Jimenez indicated that he had met with the proponents who explained that their intent on the pre-discussion is to ensure that their proposal is treated fairly and not prejudged. He had assured them that LAFCO has an excellent staff, and their proposal will be treated objectively, and that state law and policies will be followed. He expressed interest on the project since housing is important to cities, that San Jose faces the brunt of that responsibility, and he welcomed the fact that other cities are considering development of this size. He noted that the proposal costs money and he assured that it will be considered fairly, and it will be the Commission that will decide on the project.

Commissioner Wasserman indicated that the commissioners will ultimately vote on the proposal which may be in favor of or against staff recommendation. He expressed his support for housing and noted that LAFCO decisions in the past on proposals for housing, a high school or a church have varied significantly. He assured that it will be a thorough process and suggested that proponents speak with staff and if they choose, with LAFCO members.

Commissioner Kishimoto stated that the pre-application process similar to that in Palo Alto provides an early indication on the proposal, particularly for new types of

development. She noted that while not particularly driven by this proposal, LAFCO may want to consider the balance between housing and open space and stated that she would not propose a change now.

Commissioner Kremen reiterated his request to agendaize a pre-discussion of this application since proponents could be discouraged to initiate new developments like housing if they think there is a risk for disapproval.

12. EXECUTIVE OFFICER'S REPORT

12.1 County Commendation to LAFCO for the 50th Anniversary of Its "Countywide Urban Development Policies"

Ms. Palacherla expressed appreciation to the County Board of Supervisors for recognizing the 50th Anniversary of the Countywide Urban Development Policies. She stated that the Policies were adopted by the County and 15 cities to ensure that urban development only take place within the cities and for the County to keep rural lands rural for resource conservation, which was a pioneering effort to guide future growth in the County. These Policies helped discourage urban sprawl, preserve farmlands and open space, promote efficient delivery of services and make Santa Clara County a more livable and sustainable place, and were the foundation of today's policies and the County General Plan. She expressed appreciation to Commissioner Ellenberg for drawing attention to this milestone.

Commissioner Wasserman, as President of the County Board of Supervisors, expressed agreement and noted that Santa Clara LAFCO has difficult responsibilities and has faced many issues, but it is respected and rated highly throughout the state.

12.2 Meeting with Proponents Regarding Proposed Incorporation of Almaden Valley Area (San Jose)

Commissioner Wasserman recalled that the San Martin community proposed to incorporate about 11 years ago but support waned when residents found out that that they need to pay for their own streets, fire and police, and will tax themselves more for services that they are already receiving.

The Commission noted the report.

12.3 Presentation on LAFCO to Leadership Sunnyvale

The Commission noted the report.

12.4 Bay Area LAFCOs Meeting

The Commission noted the report.

12.5 Inter-Jurisdictional GIS Working Group Meeting

The Commission noted the report.

12.6 Public Records Act Requests

The Commission noted the report.

13. PENDING APPLICATIONS / UPCOMING PROJECTS

Ms. Palacherla reported that staff is working on Gilroy USA Amendment proposal and is awaiting some information from the City.

14. COMMISSIONER REPORTS

Commissioner Kishimoto announced that Midpeninsula Regional Open Space District is celebrating its 50th Anniversary.

15. NEWSPAPER ARTICLES / NEWSLETTERS

CALAFCO Quarterly – December 2021.

16. WRITTEN CORRESPONDENCE

There were none.

17. ADJOURN

The Commission adjourned at 2:52 p.m., to the next regular LAFCO meeting on April 6, 2022, at 1:15 p.m., in the Board of Supervisors' Chambers, 70 West Hedding Street, San Jose.

Approved on April 6, 2022.

Rich Constantine, Chairperson
Local Agency Formation Commission of Santa Clara County

By: _____
Emmanuel Abello, LAFCO Clerk

RESOLUTION NO. 2022-03

**RESOLUTION ALLOWING FOR VIDEO AND
TELECONFERENCE MEETINGS DURING THE
COVID-19 STATE OF EMERGENCY UNDER AB 361**

WHEREAS, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency for COVID-19; and

WHEREAS, AB 361 was recently passed by the State Legislature and signed by Governor Newsom and went into effect immediately and allows the Commission to continue to meet virtually until such time as the Governor declares the State of Emergency due to COVID-19 over and measures to promote social distancing are no longer recommended; and

WHEREAS, on September 21, 2021, the Santa Clara County Health Officer recommended that public bodies continue to meet remotely to enhance safety at public meetings; and

WHEREAS, in light of this recommendation, the Commission desires for itself and for all other Commission legislatives bodies that are subject to the Brown Act to continue to meet via video and/or teleconference; and

WHEREAS, pursuant to AB 361 the Commission will review the findings required to be made every 30 days or thereafter and shall not meet without making those continued findings.

NOW THEREFORE, the Commission does hereby resolve and finds on behalf of itself and all other Commission legislative bodies: (1) a state of emergency has been proclaimed by the Governor; (2) the state of emergency continues to directly impact the ability of the Commission’s legislative bodies to meet safely in person; and (3) local officials continue to recommend measures to promote social distancing.

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Clara County, on April 6, 2022 by the following vote:

AYES: None
NOES: None
ABSENT: None
ABSTAIN: None

Rich Constantine, Chairperson
LAFCO of Santa Clara County

ATTEST:

APPROVED AS TO FORM:

Emmanuel Abello, LAFCO Clerk

Malathy Subramanian, LAFCO Counsel



**Local Agency
Formation Commission
of Santa Clara County**

777 North First Street
Suite 410
San Jose, CA 95112

SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

Alternate Commissioners

Helen Chapman
Cindy Chavez
Maya Esparza
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

ITEM # 7

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

**SUBJECT: LAWRENCE EXPRESSWAY-MITTY WAY URBAN SERVICE
AREA / SPHERE OF INFLUENCE AMENDMENT AND
REORGANIZATION 2022**

STAFF RECOMMENDATION

CEQA Action

As a Responsible Agency under the California Environmental Quality Act (CEQA), determine that the proposal is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed project may have a significant effect on the environment.

Project Action

1. Approve the urban service area (USA) and sphere of influence (SOI) amendment for the cities of Cupertino and San Jose and adopt SOI determinations.
2. Approve the detachment of approximately 7.91 acres of land (APNs: 375-21-001 and 375-22-001), located west of Lawrence Expressway, from the City of San Jose; and approve its concurrent annexation to the City of Cupertino, conditioned on receiving the County Surveyor-approved legal description and map for the reorganization.
3. Approve the amendment of the Santa Clara County Central Fire Protection District's sphere of influence to include APNs: 375-21-001 and 375-22-001 and adopt SOI determinations.
4. Approve the annexation of APNs 375-21-001 and 375-22-001 to the Santa Clara County Central Fire Protection District, conditioned on receiving the County Surveyor-approved legal description and map for the annexation.
5. Waive protest proceedings pursuant to Government Code §56662(a).

PROJECT DESCRIPTION

The City of Cupertino is seeking an amendment to the urban service area (USA) and sphere of influence (SOI) boundaries between the cities of Cupertino and San Jose in order to detach approximately 7.9 acres comprising two parcels (APNs: 375-21-001 and 375-22-001) from the City of San Jose and to annex the parcels to the City of Cupertino and to the Santa Clara County Central Fire Protection District (CFPD), as supported by the City Councils of San Jose and Cupertino. CFPD does not oppose annexation of the parcels to the District. Please see attached map depicting the proposal area and the existing and proposed city boundaries. **(Attachments A)**

In September 2020, the City of Cupertino purchased the subject parcels from the County of Santa Clara. Prior to the purchase, the County's Roads and Airports Department used the subject parcels for materials storage and construction staging. The City of Cupertino wishes to include these city-owned parcels in its jurisdictional boundaries with the intention of creating public open space/parkland. A reach of the San Tomas Aquino-Saratoga Creek Trail is located on the southern portion of the proposal area and there is a 2002 Joint Use Agreement between the City of Cupertino and the County that permits the City to operate and maintain the public trail over a 30-year term. The City of Cupertino noted that the reorganization would allow for more orderly and consistent provision of public services in the proposal area, including parks and recreation, emergency response, and utilities.

The City's purchase of the subject parcels and the future development of these lands for public park and open space purposes is funded by a 2013 Development Agreement between the City of Cupertino and Apple Inc. that includes a parkland contribution.

BACKGROUND

The proposal area is surrounded by the City of Cupertino on three sides (north, south, and west) and comprises 2 parcels that are located along Lawrence Expressway, between Highway 280 and Bollinger Road within the City of San Jose. The area is generally narrow and linear. The Saratoga Creek channel runs through the site on the western side, reducing the developable area of the site by about 1.09 acres. The easterly side of the proposal area fronts Lawrence Expressway. The County of Santa Clara may propose to expand the expressway in the future, which could reduce the developable area of the site by another 0.78 acres. There is a recorded access restriction to the site from Lawrence Expressway.

Existing and Proposed General Plan and Zoning Designations

The subject parcels are undeveloped. The current San Jose General Plan designation for the subject parcels is Residential Neighborhood (RN) and the zoning designation is R-M (Multiple Residence). The City of Cupertino pre-zoned the subject parcels as Pre-PR (Public Park or Recreational) on March 20, 2007, and the City shows the parcels as Parks and Open Space on its General Plan Land Use map. The pre-zoning will take effect upon annexation of the subject parcels to the City of Cupertino.

Detachment of Territory from San Jose

The San Jose City Council adopted Resolution No. 80360 on January 25, 2022, supporting the proposed detachment of the territory from the City of San Jose and annexation of the territory to the City of Cupertino.

ENVIRONMENTAL ASSESSMENT

CEQA Exemption

The City of Cupertino is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposal. Per City Resolution No. 21-072, adopted by the Cupertino City Council on August 17, 2021, the City determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15316, which exempts acquisition of land in order to establish a park where the land is in a natural condition and the management plan for the proposed park has not been prepared. While the City of Cupertino has long anticipated that the subject parcels will be used for park and open space purposes, the City has not identified or approved any particular designs or improvements for the properties. According to the City, once project-level information is developed for improvements proposed to be implemented under the opportunities identified in the Master Plan, the City will review the proposed improvement project under CEQA and determine the appropriate level of environmental review.

The City also determined that the proposal is exempt under CEQA Guidelines §15061(b)(3), the “common sense” exemption, because it could be seen with certainty that the proposed detachment of the subject parcels from the City of San Jose and annexation to Cupertino would not have a significant effect on the environment because it would not affect the delivery of necessary services to the subject parcels or to other properties in the City of Cupertino, and would not enable development or land uses incompatible with other properties in the area.

LAFCO is a Responsible Agency under CEQA for the USA/SOI amendment proposal and for the changes to City and Fire district boundaries. LAFCO agrees with Cupertino’s assessment that the proposal is exempt under CEQA Guidelines §15061(b)(3).

CONSISTENCY WITH LAFCO POLICIES

Conversion of / Impacts to Prime Agricultural Lands and Open Space

The subject parcels are not under a Williamson Act Contract and do not contain prime agricultural lands as defined in the Cortese Knox Hertzberg Act (CKH Act). The subject parcels include a portion of the San Tomas Aquino-Saratoga Creek Trail, which is currently maintained by the City of Cupertino and therefore contain open space lands as defined in the CKH Act. However, the City of Cupertino owns the subject parcels and anticipates using them for public park and open space purposes in the future. Therefore, the proposal will not convert agricultural or open space lands as defined in the CKH Act.

Logical, Orderly and Efficient Boundaries

The subject parcels are surrounded by the City of Cupertino on three sides. The proposal area is the only area on the west side of Lawrence Expressway between Highway 280 and Bollinger Road that is not within the Cupertino city limits. The proposed detachment from the City of San Jose and annexation to the City of Cupertino would create logical boundaries and would allow for Cupertino owned parcels to be within Cupertino’s jurisdiction. The proposal does not split lines of assessment or ownership. The proposal does not create islands or areas in which it would be difficult to provide municipal services.

As of writing this report, the County Surveyor is in the process of reviewing and approving the city-submitted legal descriptions and maps for the proposal. However, the proposal involves city owned property and the proposal has consent from both the cities. In order to not delay this jurisdictional transfer, LAFCO may consider approval of the proposal conditioned on LAFCO receiving the County Surveyor’s Report and the approved legal descriptions and maps.

Ability of City to Provide Urban Services

The USA/SOI amendment will allow for the detachment of the subject parcels from the City of San Jose and for the concurrent annexation of the subject parcels to Cupertino. The amendment of the Santa Clara County Central Fire Protection District’s SOI will allow for the annexation of the subject parcels into CFPD. Please see table below for change in service providers.

Change in Service Providers		
Service	Current Service Provider	Service Provider Upon Reorganization
Water	San Jose Water Company	San Jose Water Company
Police/Traffic Enforcement	City of San Jose	County Sheriff (contract)
Wastewater Collection	City of San Jose	City of Sunnyvale (contract)
Stormwater	City of San Jose	City of Cupertino
Parks and Recreation	City of San Jose	City of Cupertino
Library	City of San Jose	Santa Clara County Library JPA
Fire Protection	City of San Jose	Santa Clara County Central Fire Protection District
Solid Waste	Green Team of San Jose	Recology South Bay (franchise agreement)
Animal Control	City of San Jose	City of San Jose Animal Care and Services Department (contract)
Street Sweeping	City of San Jose	City of Cupertino

Change in Service Providers		
Service	Current Service Provider	Service Provider Upon Reorganization
Schools	Fremont Union School District	Fremont Union School District

Growth Inducing Impacts

The proposal will not result in any growth inducing impacts. The subject parcels are currently undeveloped and zoned by the City of San Jose as R-M (Multiple Residence District), where “museums, libraries, parks, playgrounds, or community centers (publicly operated)” are permissible land uses. The City of Cupertino has pre-zoned the parcels as Pre-PR (Public Park or Recreational) and anticipates using the lands for public park and open space purposes. Thus, the City of Cupertino’s pre-zoning and planned use of the parcels is consistent with uses currently permitted under the City of San Jose’s Zoning Ordinance. Furthermore, the lands surrounding the subject parcels are developed and mostly built out.

Fiscal Impact to the Cities of San Jose and Cupertino, and CFPD

The City of Cupertino currently owns the subject parcels and is responsible for all fiscal impacts associated with the property. As the subject parcels were previously owned by the County of Santa Clara, and are currently owned by the City of Cupertino, they have not and will not generate any property taxes due to the exempt nature of the two local agencies. Both the existing mostly vacant status of the subject parcels and the City’s intention to create public open space/parkland on the site are tax-exempt uses and will not generate any property tax revenue. The proposal would have no fiscal impact on cities or special districts.

SPHERE OF INFLUENCE AMENDMENTS

Effective January 1, 2001, the CKH Act of 2000 requires that a service review be conducted prior to the establishment or update of a SOI. LAFCO’s service review for the City of Cupertino was adopted in December 2015. LAFCO’s service review for the Santa Clara County Central Fire Protection District (CFPD) was adopted in December 2010. LAFCO is currently conducting a countywide fire service review which includes CFPD.

Proposed Sphere of Influence (SOI) Determinations for City of Cupertino

The City of Cupertino is proposing expansion of the City’s SOI and annexation of the subject parcels to the City of Cupertino. Pursuant to Government Code §56425, in amending a Sphere of Influence (SOI) of an agency, LAFCO is required to make written findings regarding the following:

- 1. Present and planned land uses in the area, including agricultural and open-space lands.**

The subject parcels are both undeveloped. The City of Cupertino owns the parcels and anticipates using them for public park and open space purposes in

the future, consistent with the current and proposed land use designations and zoning/pre-zoning designations of both cities. Additionally, the proposal area includes a portion of the San Tomas Aquino-Saratoga Creek Trail which is currently maintained by the City of Cupertino. Lastly, the subject parcels do not include agricultural lands as defined in the CKH Act.

2. Present and probable need for public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City of Cupertino anticipates using the subject parcels for public park and open space purposes in the future. Depending on the City's actual development plans for the site, various urban services/infrastructure and utilities will need to be extended to the site, such as water (San Jose Water Company), sanitary sewer (City of Sunnyvale by contract), law enforcement (County Sheriff by contract), fire protection (CFPD), etc. Public services appear adequate. However, as proposed, the subject parcels should be annexed to CFPD to receive fire services.

3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The present capacity of public facilities appears to be adequate. No new facilities are required to serve the subject parcels. However, as proposed, the subject parcels should be annexed to CFPD to receive fire services.

4. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The subject parcels are surrounding by the City of Cupertino on three sides (north, south, and west) and are proposed for detachment from the City of San Jose and annexation to the City of Cupertino and the CFPD. The City of Cupertino owns the parcels and anticipates using them for public park and open space purposes in the future. Additionally, the proposal area includes a portion of the San Tomas Aquino-Saratoga Creek Trail which is currently maintained by the City of Cupertino. There is a social and economic interaction between the City of Cupertino and the area.

5. Present and probable need for water, wastewater, and structural fire protection facilities and services in any disadvantaged unincorporated communities within the existing sphere of influence.

There are no disadvantaged unincorporated communities (DUCs) within the City of Cupertino's SOI based upon mapping information provided by the State of California Department of Water Resources.

Proposed Sphere of Influence (SOI) Determinations for Santa Clara County Central Fire Protection District (CFPD)

The City of Cupertino is proposing expansion of CFPD's SOI and annexation of the subject parcels to CFPD. Pursuant to Government Code §56425, in amending a Sphere of Influence (SOI) of an agency, LAFCO is required to make written findings regarding the following:

1. Nature, location, extent, functions, and classes of services provided.

CFPD provides fire protection services, emergency medical service response, hazardous materials response, technical rescue response, arson investigations, public education, communication/dispatch, training, fire code and law enforcement, engineering services, vehicle/fleet maintenance services, and regional incident command resources.

CFPD serves portions of the unincorporated area and the cities of Cupertino, Monte Sereno, Los Gatos and a portion of Saratoga. CFPD also provides fire protection service by contract to cities of Campbell, Los Altos, as well as the Los Altos Hills County Fire Protection District and Saratoga Fire Protection District.

2. Present and planned land uses in the area, including agricultural and open-space lands.

The subject parcels are both undeveloped. The City of Cupertino owns the parcels and anticipates using them for public park and open space purposes in the future, consistent with the current and proposed land use designations and zoning/pre-zoning designations of both cities. Additionally, the proposal area includes a portion of the San Tomas Aquino-Saratoga Creek Trail which is currently maintained by the City of Cupertino. Lastly, the subject parcels do not include agricultural lands as defined in the CKH Act.

3. Present and probable need for public facilities and adequacy of public services that the agency provides or is authorized to provide.

The subject parcels are both undeveloped. A portion of a public trail is located on the edge of the subject parcels. Development of these parcels for public park and open space purposes will increase the need for fire protection and emergency services. CFPD has one fire station in the vicinity of the proposal area.

4. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

CFPD has the ability to provide fire services to the subject parcels. The District's present capacity of public facilities and services is adequate.

5. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The subject parcels are proposed for detachment from the City of San Jose and annexation to the City of Cupertino and to the CFPD. The proposal area includes a portion of the San Tomas Aquino-Saratoga Creek Trail which is currently maintained by the City of Cupertino. CFPD serves the City of Cupertino. There is a social and economic interaction between CFPD, the City of Cupertino, and the area.

6. Present and probable need for water, wastewater, and structural fire protection facilities and services in any disadvantaged unincorporated communities within the existing sphere of influence.

There are no disadvantaged unincorporated communities (DUCs) within CFPD's SOI based upon mapping information provided by the State of California Department of Water Resources.

WAIVER OF PROTEST PROCEEDINGS FOR CUPERTINO REORGANIZATION

The proposal area is considered uninhabited territory (fewer than 12 registered voters reside within the area), and all property owners in the proposal area have consented to the proposal. LAFCO has not received a request from the City of San Jose, City of Cupertino, Santa Clara County Central Fire Protection District, or from any other affected local agency, for notice, hearing, or protest proceedings on the proposal. Therefore, pursuant to Government Code §56662(a), LAFCO may waive protest proceedings.

Notice of Public Hearing

In addition to affected agencies, mailed notice of this item was provided to all landowners and registered voters within the affected territory and to all landowners and registered voters within 300 feet of the affected territory of the reorganization proposal, pursuant to Government Code §56157. The notice was also posted on the LAFCO Website and the County bulletin board used for posting public notices; and published in the Post Record newspaper.

CONCLUSION

The City of Cupertino owns the subject parcels and has requested detachment of the parcels from the City of San Jose and annexation to the City of Cupertino and the CFPD in order to develop the lands for public park/open space purposes in the future. Both the cities of San Jose and Cupertino support this request and CFPD does not oppose the request, as it would create logical boundaries by allowing Cupertino owned parcels to be within Cupertino's and CFPD's jurisdictional boundaries and result in more orderly consistent provision of public services in the proposal area.

The City of Cupertino and CFPD have both indicated that they can serve the subject parcels. In the interest of ensuring logical boundaries and promoting efficient service delivery, staff recommends approval of the proposed USA amendment, SOI amendments, and detachment and annexations.

NEXT STEPS

Should LAFCO conditionally approve this reorganization proposal, recordation of the Certificate of Completion will not occur until LAFCO receives the County Surveyor approved legal descriptions and maps of the proposal. Upon receipt of the

County Surveyor approved legal descriptions and maps, they shall be attached to the LAFCO resolution and the Certificate of Completion.

The detachment from the City of San Jose and annexation to the City of Cupertino and annexation to the Santa Clara County Central Fire Protection District becomes effective on the date the Certificate of Completion is recorded.

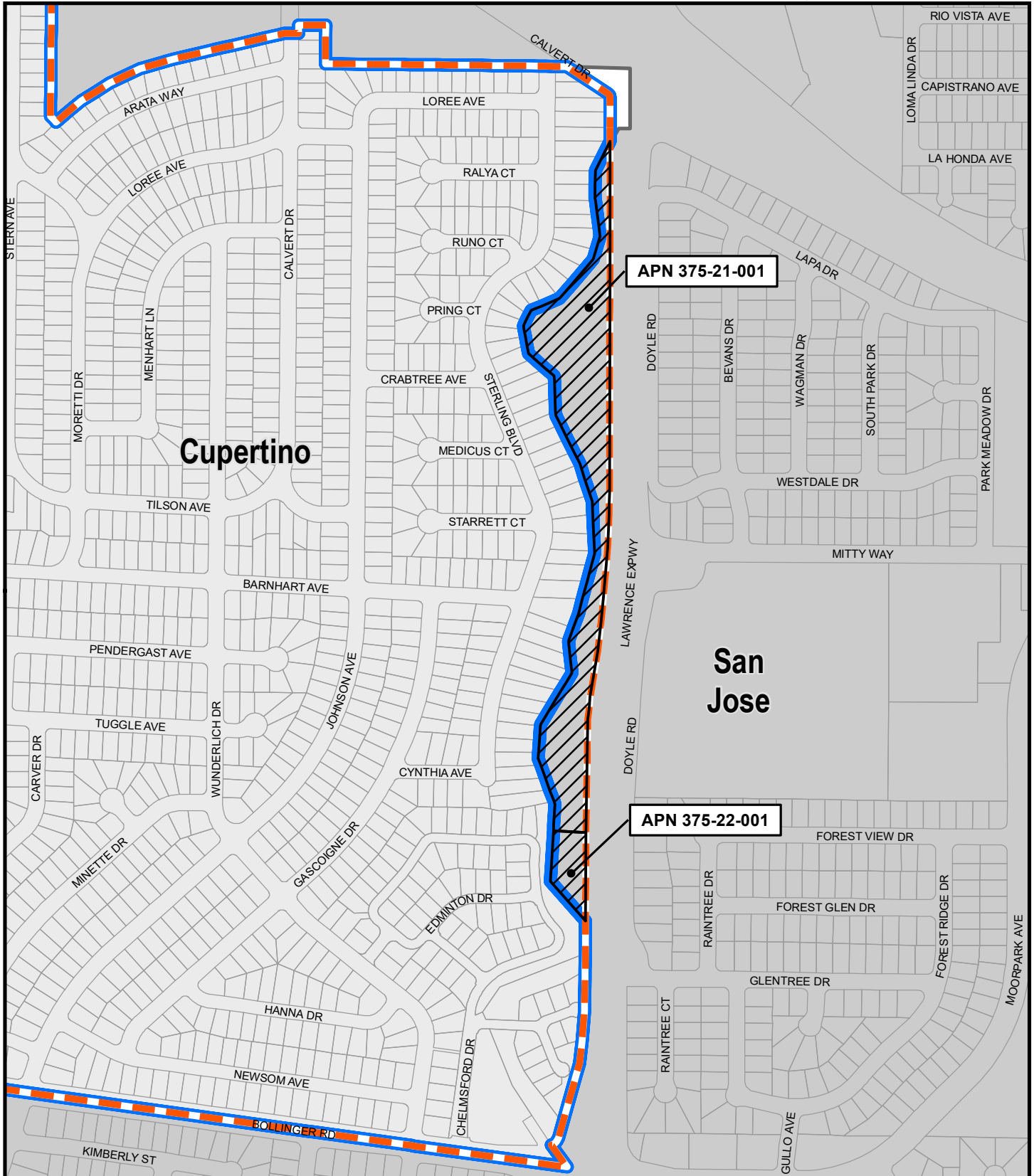
ATTACHMENT

Attachment A: Map depicting the proposal area and the existing and proposed city boundaries

Lawrence Expressway-Mitty Way

Urban Service Area / Sphere of Influence Amendment and Reorganization 2022




ITEM # 7
Attachment A





APN 375-21-001

APN 375-22-001

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding St., 7th Floor
San Jose, California 95110

-  Proposed for Detachment from San Jose and Annexation to Cupertino
-  Proposed Cupertino and San Jose USA/SOI Boundary
-  Current Cupertino and San Jose USA/SOI Boundary

-  City of Cupertino
-  City of San Jose





MAYOR DARCY PAUL
dpaul@cupertino.org

Supplemental Information No. 2
ITEM # 7

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3195 • FAX: (408) 777-3366
CUPERTINO.ORG

April 6, 2022

Local Agency Formation Commission of Santa Clara County
777 North First Street
Suite 410
San Jose, CA 95112
LAFCO@ceo.sccgov.org

Re: City of Cupertino Application for Annexation (Agenda Item #7)

Dear Commissioners:

Thank you for taking the time to consider the City of Cupertino's application for the annexation of two parcels into the City. I write on behalf of the Cupertino City Council to express the Council's strong support for the annexation and to urge the Commission to take action to approve the City's application.

The City's application would allow the City of Cupertino to annex two parcels, totaling approximately 7.91 acres (referred to as the "Lawrence-Mitty properties"), and would detach those parcels from the City of San Jose. The City of Cupertino acquired the parcels from Santa Clara County for use as parkland in 2020. The properties' annexation and detachment are supported by the City of San Jose as well as by the City of Cupertino.

The annexation will allow for the creation of much-needed open space in an underserved area of Cupertino, which currently lacks the same recreational amenities that are available to residents in other parts of the City. The design process for converting the vacant land to a public park is already underway. The Commission's approval of the annexation application will allow the City to commit fully to completing design of the project and funding and completing the construction of a new park.

On August 17, 2021, the Cupertino City Council voted unanimously to support the annexation of the Lawrence-Mitty properties. The Council's Resolution in support of annexation is enclosed for your reference. On January 25, 2022, the San Jose City Council approved by consent their support for the requested annexation.

Our City Council respectfully requests that the Commission approve the annexation. The City's application meets all legal requirements for approval. In addition, the application would transfer a sliver of land separated from the rest of the City of San Jose by the Lawrence Expressway to the City of Cupertino, where it would provide needed open space for an adjacent residential neighborhood within the City's jurisdiction. Thus, the application advances the

Commission's policy of encouraging cities "to exchange territory between them to improve illogical boundary or service situations." (Policies on Annexation, Jan. 1, 2003.)

For these reasons, we ask that the Commission approve the City's application and allow the annexation and detachment of the Lawrence Mitty properties. Thank you again for your consideration of the City's application.

Sincerely,



Darcy Paul
Mayor
City of Cupertino

Enclosure

RESOLUTION NO. 21-072

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
SUPPORTING THE ANNEXATION OF APN 375-21-001 AND APN 375-22-
001, LOCATED ALONG THE WESTERLY BOUNDARY OF LAWRENCE
EXPRESSWAY (LAWRENCE-MITTY PROPERTIES)**

WHEREAS, APN 375-21-001 and APN 375-22-001 ("Properties"), which together total about 7.83 gross acres, are located along the westerly edge of Lawrence Mitty Expressway near Mitty Avenue. The site is generally narrow and linear. The westerly side of the Properties are adjacent to properties located in the City of Cupertino, while the easterly side of the Properties fronts onto Lawrence Expressway. The Properties are reflected in the legal description and map attached hereto and incorporated herein; and

WHEREAS, Santa Clara County ("County") previously owned the Properties and used them for materials storage and construction staging. The Properties are undeveloped and uninhabited. The City of Cupertino acquired the Properties from the County on September 24, 2020; and

WHEREAS, the Properties are currently within the jurisdictional boundary, Sphere of Influence (SOI), and Urban Service Area (USA) of the City of San Jose. San Jose's boundary abuts Cupertino's in this area; and

WHEREAS, the City of Cupertino pre-zoned the Properties as Pre-PR (Public Park or Recreational) on March 20, 2007 by Ordinance No. 07-1998, and the City shows the Properties as Parks and Open Space on its land use map; and

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act), Government Code section 56654, the City of Cupertino desires to detach the Properties from the City of San Jose and annex them to the City of Cupertino, including necessary amendments to the Sphere of Influence (SOI) and Urban Service Area (USA); and

WHEREAS, the annexation would clarify the boundary between the cities, and eliminate confusion and/or delays in public services which could be caused by multiple jurisdictional agencies having influence in the area; and

WHEREAS, the City of Cupertino finds and determines that the detachment of the Properties from the City of San Jose and annexation to the City of Cupertino (1) would not affect the delivery of necessary services to the Properties, (2) would not affect the delivery of necessary services to other properties in the City of Cupertino, and (3) would not enable development or land uses incompatible with other properties in the area; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code section 21000 *et seq.*) ("CEQA"), together with the State CEQA Guidelines (California Code of Regulations, Title 14, section 15000 *et seq.*) ("CEQA Guidelines"), City staff has independently studied the proposed detachment of the Properties from the City of San Jose and annexation to the City Cupertino and has determined that the annexation is exempt from environmental review pursuant to the categorical exemption in CEQA Guidelines section 15316 and the "common sense" exemption in CEQA Guidelines section 15061(b)(3) for the reasons set forth in the staff report; and

WHEREAS, the City Council has independently reviewed and considered the proposed annexation of the Properties and the basis for the exemptions prior to taking any approval action on the proposed annexation, and exercising its independent judgment, based on the entire record before it, has determined that the annexation of the Properties is exempt from environmental review under CEQA pursuant to CEQA Guidelines sections 15316 and 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby:

1. Exercise its independent judgment and determine that supporting the annexation of the Properties is exempt from CEQA pursuant to CEQA Guidelines sections 15316 and 15061(b)(3); and
2. Support the annexation of the Properties into the City of Cupertino; and
3. Authorize the City Manager to submit to the Local Agency Formation Commission of Santa Clara County (LAFCO) applications for Sphere of Influence (SOI) and Urban Service Area (USA) amendments, and detachment and annexation of the Properties, and execute all documentation necessary and take all steps necessary to complete the annexation of the Properties; and
4. Direct that, as generally contemplated by Cupertino Municipal Code section 19.152.040, upon LAFCO's recordation of a Certificate of Completion, which is the effective date of annexation of the Properties,

the City of Cupertino's pre-zoning classification shall become effective on the Properties and the City of Cupertino's zoning map shall be revised accordingly.

The authorization to submit the applications to LAFCO is subject to the following conditions:

1. Adoption by the City Council of the City of San Jose of a resolution in support of the proposed detachment of the Properties; and
2. Adequate demonstration that all necessary services can be provided to the Properties, including obtaining any necessary approvals for the provision of such services.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 17th day of August, 2021, by the following vote:

Vote Members of the City Council

AYES: Chao, Moore, Wei, Willey

NOES: None

ABSENT: Paul

ABSTAIN: None



<p>SIGNED:</p>  _____ Darcy Paul, Mayor City of Cupertino	<p><u>8/30/2021</u> _____ Date</p>
<p>ATTEST:</p>  _____ Kirsten Squarcia, City Clerk	<p><u>8/3/21</u> _____ Date</p>

EXHIBIT "A-1"

**PARCEL 1
LAWRENCE-MITTY PARK
CUPERTINO, CALIFORNIA
LEGAL DESCRIPTION**

Commencing at the most northeasterly corner of Lands of Santa Clara Valley Water District (Book L033 OR Pg. 113) as shown on that certain Parcel Map, which was filed for record on January 4, 1990 in Book 609 of Maps at page 6, Santa Clara County Records,

Thence along the easterly line of said Lands of Santa Clara Valley Water District, South 20°09'45" East, 11.86 feet, and South 02°11' 00" West, 96.08 feet, to the **Point Of Beginning**;

Thence, continuing South 02°11'00" West, 186.30 feet and South 43°00'40" East, 192.89 feet to the westerly line of Lawrence Expressway, as said line is shown upon that unrecorded plans entitled "Lawrence Expressway Unit No. 6A" –layout details for stations 1+00.23 to 40+00;

Thence, North 00°44'33" West along said westerly line, 322.34 feet;

Thence leaving the westerly line of Lawrence Expressway, North 87°40'18" West, 120.40 feet to the **POINT OF BEGINNING**.

Containing an area of 32,126 square feet, (0.74 acres), more or less.

END OF DESCRIPTION



Mark A. Helton

EXHIBIT "A-1"

PARCEL 2
LAWRENCE-MITTY PARK
CUPERTINO, CALIFORNIA
LEGAL DESCRIPTION

Beginning at the southeast corner of Lot 278 as shown on the map of Tract 1183, which was filed for record on June 23, 1953 in Book 44 of Maps at Page 11 Santa Clara County Records,

Thence along the easterly line said Tract No. 1183 the following courses and distances:

North 14° 30' 00" East, 46.59 feet;
North 3° 22' 45" West, 191.71 feet;
North 19° 29' 45" West, 151.30 feet;
North 27° 45' 15" West, 189.35 feet;
North 3° 17' 15" West, 147.02 feet;
North 50° 51' 45" West, 121.65 feet;
North 12° 27' 45" West, 107.74 feet;
North 25° 06' 15" East, 61.00 feet;
North 66° 02' 15" East, 113.84 feet;
North 39° 42' 00" East, 194.78 feet;
North 15° 14' 00" East, 85.91 feet;
North 10° 16' 15" West, 138.43 feet;
North 1° 51' 30" East, 103.33 feet;
North 26° 18' 45" East, 126.23 feet to the westerly line of Lawrence Expressway, as said line is shown upon that unrecorded plans entitled "Lawrence Expressway Unit No. 6A"- layout details sheets for stations 1+00.23 to 40+00;

Thence, South 00° 44' 33" East along said westerly line 1055.78 feet to a tangent curve to the right, having a radius of 5433.00 feet, a central angle of 5° 01' 21", an arc length of 476.25 feet;

Thence, South 4° 16' 48" West, 29.03 feet;

Thence, leaving said westerly line of Lawrence Expressway South 87° 39' 53" West, 44.03 feet to the POINT OF BEGINNING.

Containing an area of 197,905 square feet (4.54 acres), more or less.

END OF DESCRIPTION.

Sheet 1 of 1



EXHIBIT "A-1"

**PARCEL 3
LAWRENCE-MITTY PARK
CUPERTINO, CALIFORNIA
LEGAL DESCRIPTION**

Beginning at the southeast corner of Parcel 5 as shown on that certain Parcel Map, which was filed for record on January 4, 1990 in Book 609 of Maps, at page 6, Santa Clara County Records, and being more particularly described as follows;

Thence, along the easterly line of said Parcel 5, North $20^{\circ}09'45''$ West, 45.40 feet;

Thence, continuing North $20^{\circ}09'45''$ West, along the easterly line of Lot 292, 291, and 290 as shown on the Map for Tract No. 1183 which was filed for record on June 23, 1953 in Book 44 of Maps, at Page 11, Santa Clara County Records, a distance of 165.91 feet;

Thence, continuing along the easterly line of Lot 290, 289, 288 and 287, as shown on said Tract Map No. 1183, North $04^{\circ}04'45''$ East, 125.69 feet;

Thence, continuing along the easterly line of Lot 287, 286, 285, 284, and 283, as shown on said Tract Map No 1183, North $29^{\circ}51'15''$ East, 214.50 feet;

Thence, continuing along the easterly line of Lot 282, and 281, as shown on said Tract Map No. 1183, North $06^{\circ}13'45''$ West, 116.81 feet;

Thence continuing along the easterly line of Lot 280, and 279, as shown on said Tract Map No. 1183, North $19^{\circ}26'45''$ East, 109.24 feet;

Thence, continuing along said easterly line of said Lot 279, North $14^{\circ}30'00''$ East, 53.73 feet to the southeasterly corner of the "Lands of San Jose Water Works";

Thence, continuing North $14^{\circ}30'00''$ East, 127.88 feet to the northeasterly corner of said "Lands of San Jose Water Works", also being the southeasterly corner of Lot 278 as shown on said Map of Tract 1183;

Thence North $87^{\circ}39'53''$ East, 44.03 feet to the westerly line of Lawrence Expressway, as said line is shown upon that unrecorded plans entitled "Lawrence Expressway Unit No. 6A"-layout details sheets for stations 1+00.23 to 40+00;

Thence, South $04^{\circ}16'48''$ West along said westerly line, 482.34 feet to a tangent curve to the left, having a radius of 5567.00 feet, a central angle of $5^{\circ}01'21''$, an arc length of 488.00 feet;

Thence, continuing along said westerly line, tangent to last said curve, South 00°44'33" East, 7.33 feet;

Thence, leaving the westerly line of Lawrence Expressway, North 87°40'18" West, 120.40 feet to the easterly line of the "Lands of Santa Clara Valley Water District", as shown on said Parcel Map (Book 609Maps page 6);

Thence North 02°11'00" East along said easterly line of said "Lands of Santa Clara Valley Water District", 96.08 feet and North 20°09'45" West, 11.86 feet to said southeast corner of Parcel 5 (PM 609 M6) and the **POINT OF BEGINNING**.

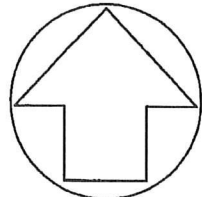
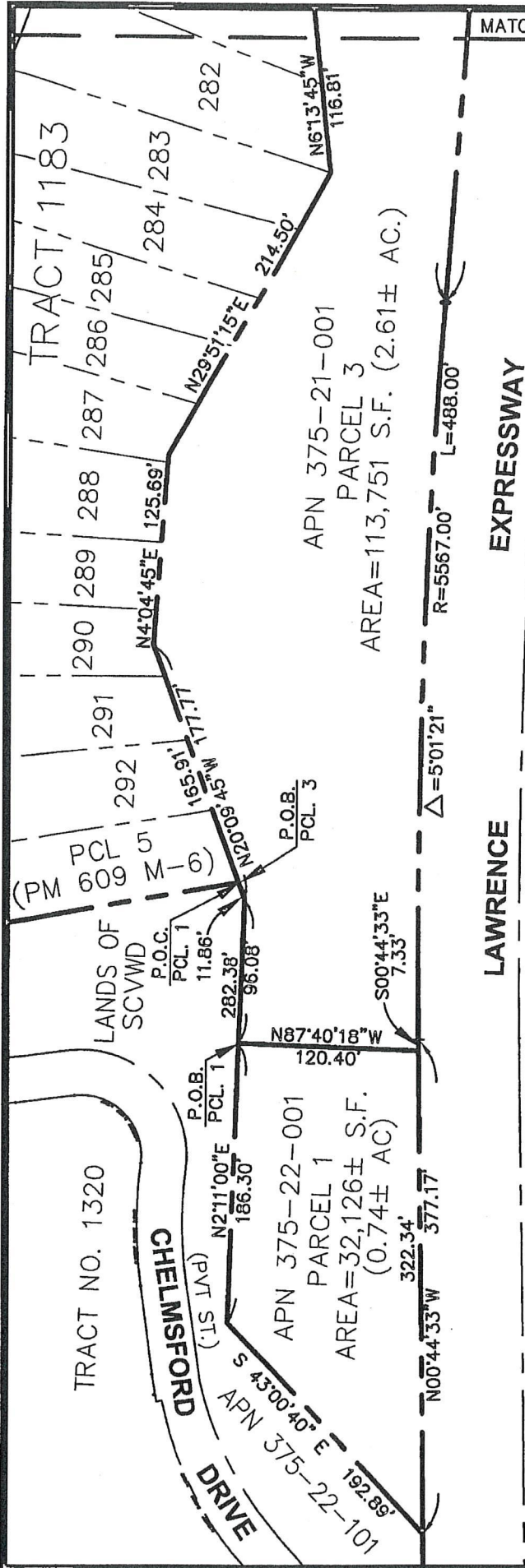
Containing an area of 113,751 square feet, (2.61 ± acres), more or less.

End of Description.



Mark A. Helton

MATCH LINE-SEE SHEET 2



SCALE: 1"=100'

LEGEND

- PARCEL LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- SCVWD SANTA CLARA VALLEY WATER DISTRICT



Mark A. Helton

EXHIBIT "A-2"

GK Giuliani & Kull -
 San Jose, Inc.
 Engineers • Planners • Surveyors

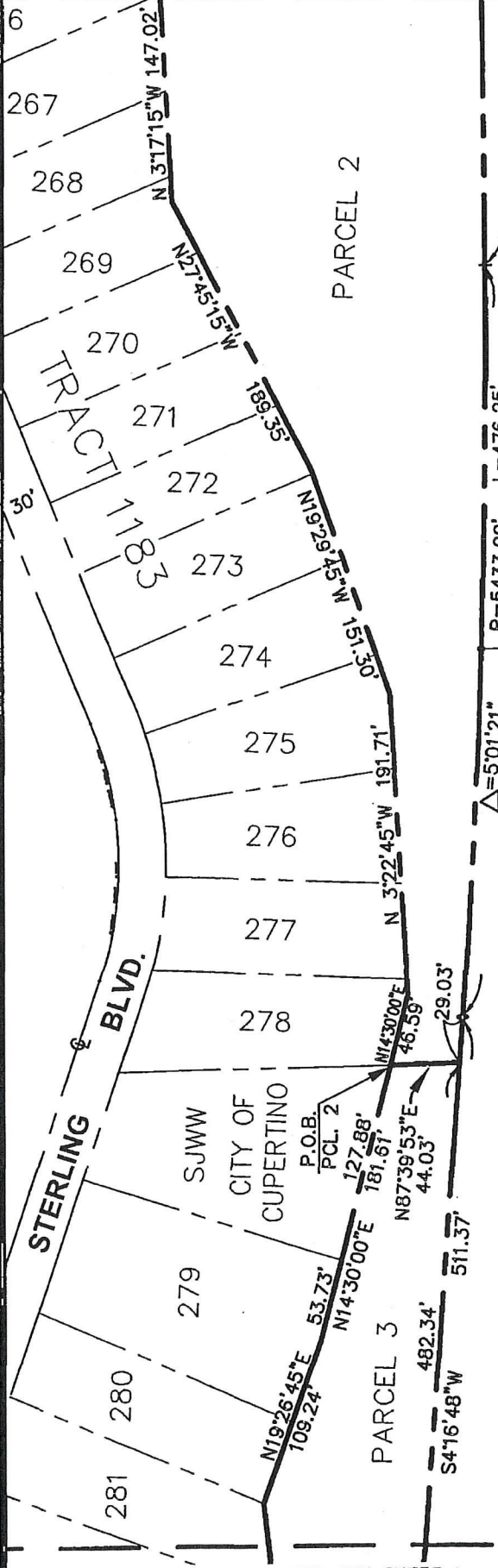
4880 Stevens Creek Blvd. Suite 100
 San Jose, California 95129
 (408) 615-4000

SCALE: 1"=100'
 DATE: 6/30/20
 DRAWN: E.T.
 CHECKED: M.H.
 JOB NO.: 19129
 SHEET 1 OF 3

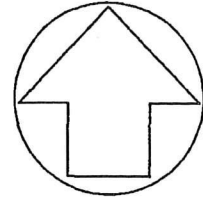
**PLAT TO ACCOMPANY
 LEGAL DESCRIPTION**

PARCELS 1 & 3
LAWRENCE - MITTY PARK
CUPERTINO, CALIFORNIA

MATCH LINE-SEE SHEET 3



MATCH LINE-SEE SHEET 1



SCALE: 1"=100'



Mark A. Helton

EXHIBIT "A-2"



**Giuliani & Kull -
San Jose, Inc.**

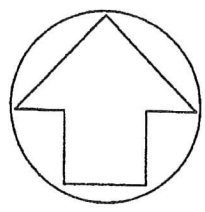
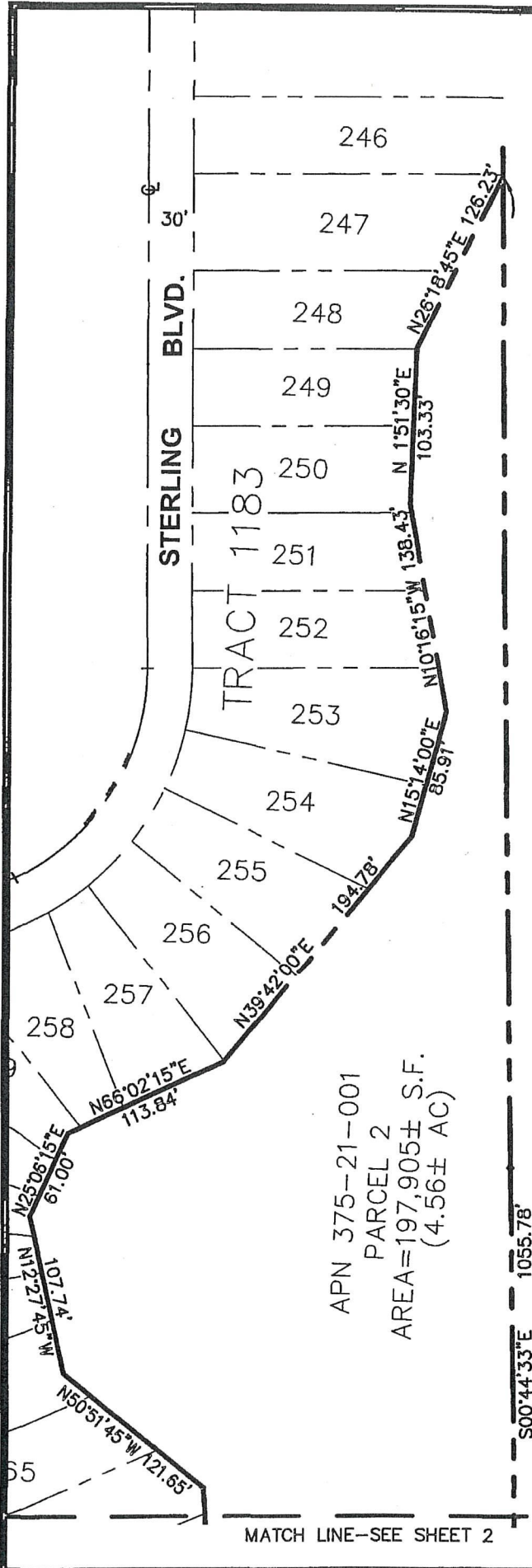
Engineers | Planners | Surveyors

4880 Stevens Creek Blvd. Suite 100
San Jose, California 95129
(408) 615-4000

SCALE: 1"=100'
 DATE: 6/30/20
 DRAWN: E.T.
 CHECKED: M.H.
 JOB NO.: 19129
 SHEET 2 OF 3

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

**PARCELS 2 & 3
LAWRENCE - MITTY PARK
CUPERTINO, CALIFORNIA**



SCALE: 1"=100'

LAWRENCE EXPRESSWAY



EXHIBIT "A-2"

Mark A. Helton

GK **Giuliani & Kull -**
San Jose, Inc.
 Engineers, Planners, Surveyors

4880 Stevens Creek Blvd. Suite 100
 San Jose, California 95129
 (408) 615-4000

SCALE: 1"=100'
 DATE: 6/30/20
 DRAWN: E.T.
 CHECKED: M.H.
 JOB NO.: 19129
 SHEET 3 OF 3

**PLAT TO ACCOMPANY
 LEGAL DESCRIPTION**

PARCEL 2

LAWRENCE - MITTY PARK

CUPERTINO, CALIFORNIA



**Local Agency
Formation Commission
of Santa Clara County**

777 North First Street
Suite 410
San Jose, CA 95112

SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer
Neelima Palacherla

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

SUBJECT: WEST BAY SANITARY DISTRICT 2022-01 (Alpine Road)

STAFF RECOMMENDATION

Forward the following recommendation to the San Mateo Local Agency Formation Commission, for its consideration:

CEQA Action

As a Responsible Agency under CEQA, LAFCO will take the following actions regarding the Mitigated Negative Declaration (MND) for this project:

1. Find that the Initial Study and Mitigated Negative Declaration approved by the County of Santa Clara on February 11, 2021 were completed in compliance with CEQA and are an adequate discussion of the environmental impacts of the project.
2. Find that prior to making a decision on this project, LAFCO reviewed and considered the environmental effects of the project as outlined in the Initial Study and MND.
3. Find that a mitigation monitoring program was approved by the County of Santa Clara as Lead Agency and the monitoring program ensures compliance with the mitigation measures identified in the MND that would mitigate or avoid significant impacts associated with the sphere of influence amendment and reorganization, over which LAFCO has responsibility.

Project Action

4. Approve amendment of the West Bay Sanitary District's sphere of influence (SOI) to include Assessor Parcel Number 142-15-008, as shown in Attachment A, and adopt SOI determinations.
5. Approve the annexation of approximately 4.15 acres of land (APN 142-15-008), located at 3343 Alpine Road, to the West Bay Sanitary District, as described in Attachment C (Exhibits A & B).
6. Waive protest proceedings pursuant to Government Code §56662(a).

PROJECT DESCRIPTION AND BACKGROUND

Santa Clara LAFCO received a referral from San Mateo LAFCO for an application, by landowner petition, to amend the sphere of influence (SOI) of the West Bay Sanitary District (WBSD) to include Assessor Parcel Number 142-15-008 and to annex the parcel into the District in order to allow the District to provide sanitary sewer services to the parcel. Please see **Attachments A & B** for overview maps depicting the current WBSD boundaries in relation to the proposed SOI amendment and annexation proposal.

Assessor Parcel Number 142-15-008 is approximately 4.15 acres in size and is located at 3343 Alpine Road in unincorporated Santa Clara County, between the Town of Portola Valley and the City of Palo Alto. However, the parcel is only accessible from San Mateo County, via Alpine Road which is maintained by the Town of Portola Valley. Immediately to the north, west, and south of the parcel is a swim and tennis club, baseball field, and recreation trail which are all within Portola Valley. To the east of the parcel is property owned by Stanford University that is used as a nursery.

The property is currently vacant and characterized as a long strip of land running north to south along Los Trancos Creek, which borders the western side of the parcel. The landowners have conditionally approved plans from the County of Santa Clara to construct a new 6,882 square foot single-family residence on the property. In 2016, the County of Santa Clara's Department of Environmental Health determined that an onsite wastewater treatment system was not feasible on the parcel, as an onsite wastewater treatment system must be located at least 100 ft. from any creek. Therefore, the proposed development will require a connection to sanitary sewer. The nearest sanitary sewer service provider is WBSD.

1999 and 2002 SOI Amendment and Annexation

In 1999, the SOI for the WBSD was amended to include 27 parcels in Santa Clara County, along Alpine Road and adjacent to Los Trancos Creek in order to address an environmental health problem for existing residences along Los Trancos Creek. The County of Santa Clara's Environmental Health Department conducted surveys of the area and identified parcels that were likely to be underlain with high ground water and/or where available septic leach field or leach field expansion potential was limited due to parcel setback requirements.

In 2002, the SOI for the WBSD was amended further to include four additional parcels along Arastradero Road and Los Trancos Road, and a total of fourteen parcels located near Los Trancos Creek were annexed to WBSD to address an environmental health problem for residences along Los Trancos Creek.

The current proposal seeks to expand WBSD's SOI and annex a parcel that is directly along Los Trancos Creek. However, this parcel was not included in WBSD's 1999 or 2002 SOI Amendment request and is located approximately three-quarter miles north of the WBSD's current SOI in Santa Clara County. Please see **Attachments A &**

B for overview maps depicting the current WBSD boundaries in relation to the proposed SOI amendment and annexation proposal.

Inter-LAFCO Agreement

WBSD is located primarily in San Mateo County, with minimal territory in Santa Clara County. San Mateo LAFCO is the principal LAFCO for the District having the greater portion of the entire assessed value, as shown on the last equalized assessment roll of the counties, of all taxable property within the District. Pursuant to Government Code §56123, San Mateo LAFCO, as principal LAFCO for the District, first received this SOI amendment and annexation application. Consistent with LAFCO of Santa Clara County's "Policies and Procedures for Processing Proposals Affecting More than One County," San Mateo LAFCO forwarded this application to Santa Clara LAFCO because the territory involved is located in Santa Clara County. LAFCO of Santa Clara County will hold a public hearing and forward a recommendation to San Mateo LAFCO which will then take the final action at its own hearing. Santa Clara LAFCO's action is therefore only advisory in this matter.

ENVIRONMENTAL ASSESSMENT

Mitigated Negative Declaration

The proposed SOI amendment and annexation to the WBSD is part of a larger proposal that includes building site approval and grading approval for the construction of a new single-family residence with attached garage in the unincorporated Santa Clara County; and therefore, the County of Santa Clara is the Lead Agency under the California Environmental Quality Act (CEQA). Per the Notice of Determination, the County of Santa Clara Planning Official approved a Mitigated Negative Declaration (MND) for the proposal on February 11, 2021. The County is requiring mitigation measures to reduce potential significant environmental effects to a less than significant level for biological resources, cultural resources, and hydrology/water quality. A mitigation monitoring program, consistent with the MND, was approved by the County's Planning Official. The monitoring program will ensure compliance with the mitigation measures identified in the MND that would mitigate or avoid significant impacts associated with the SOI amendment and annexation to WBSD, over which LAFCO has responsibility. See **Attachment D** for County's environmental documents. LAFCO is a Responsible Agency under CEQA for the proposal.

CONSISTENCY WITH LAFCO FACTORS AND POLICIES

Impacts to Prime Agricultural Lands and Open Space

The subject parcel is not under a Williamson Act Contract and does not contain open space or prime agricultural lands as defined in the Cortese Knox Hertzberg Act. Therefore, the proposed SOI amendment and annexation will not impact agricultural or open space lands.

Logical and Orderly Boundaries

WBSD is located primarily in San Mateo County, with minimal territory in Santa Clara County. The subject parcel is not within WBSD's SOI but is near the District's SOI and service area in San Mateo County. See **Attachment B** for map.

The subject parcel is located in unincorporated Santa Clara County and is not within a city's urban service area. County of Santa Clara General Plan policies state that urban services such as water and sewer service should not be provided outside of city urban service areas. Exceptions to these policies are limited to resolving situations where there is an existing threat to public health and safety. The parcel is currently vacant and there is no existing threat to public health and safety.

However, the subject parcel is located on the far edge of Santa Clara County, with road access only available from San Mateo County; and is surrounded by the Town of Portola Valley lands on three sides, where there is no prohibition against urban services. The unusual location of the subject parcel means that the Town of Portola Valley and special districts in San Mateo County are more logical providers of urban services to the parcel than agencies in Santa Clara County, should that be required. This is a very rare and unusual situation.

The County Surveyor has determined that the boundaries of the proposed reorganization are definite and certain and in compliance with LAFCO's road annexation policies. The proposal does not split lines of assessment or ownership.

Public Health and Safety Issues

The subject parcel, which is bordered by Los Trancos Creek on its western side, is currently vacant. There are no known public health and safety issues associated with the subject parcel. The County's DEH has determined that an onsite wastewater system is not feasible on the subject parcel due to the close proximity of the creek and that the proposed single-family residence must connect to sanitary sewer. WBSD's sanitary sewer main is located nearby.

Growth Inducing Impacts

Assessor Parcel Number 142-15-008 is approximately 4.15 acres in size and located in unincorporated Santa Clara County. The parcel is undeveloped, and the landowners have received conditional approval from the County to construct a single-family residence and attached garage.

The parcel has a County of Santa Clara land use designation of Hillsides and is zoned HS (Hillsides) with a minimum lot size of 20 to 160 acres land area per a dwelling unit (based on the slope-density formula). The parcel is not eligible for further subdivision due to its zoning designation and size. A connection to WBSD's sewer system would not change this.

Directly east of the subject parcel are lands located outside of WBSD and WBSD's Sphere of Influence. These lands are unincorporated, owned by Stanford University, and used as a nursery. Stanford University has its own sanitary sewer system which

flows through the City of Palo Alto's sewer main to the Palo Alto Regional Water Quality Control Plant for treatment.

Directly to the north, south, and west of the subject parcel are developed lands within the Town of Portola Valley which are located within WBSD's SOI. Some of these lands are also annexed to the District. WBSD's sewer main is located west of the subject parcel, along Alpine Road and a portion of Westridge Drive. The owners of the subject parcel will install a sewer lateral on the parcel which will connect to the existing sewer main along Alpine Road.

Any additional lands that require sanitary sewer services from the WBSD, would first need to be included in the WBSD's SOI and then annexed into the WBSD. An amendment of the District's SOI and annexation to the District would require LAFCO approval and LAFCO would conduct the required environmental analysis, including the consideration of the potential growth-inducing impacts of such a proposal.

Ability of District to Provide Services

Per information provided by WBSD, the District has adequate sewer capacity to provide sanitary sewer services to the subject parcel without detracting from the existing services levels within the District. The owners of the subject parcel will install a gravity sewer lateral on the parcel which will connect to the District's existing sewer main along Alpine Road. If gravity cannot be achieved, then the owners may install a private ejector pump, so that sewage flows by gravity at a 2% slope from the property line clean-out to the sewer main. According to the District, wastewater will then flow by gravity to the District's Menlo Park Pump Station near the entrance of Bayfront Park, where a force main will then lifts flow ultimately to Silicon Valley Clean Water in Redwood Shores, and where that flow will be treated before it is discharged into San Francisco Bay.

Property Tax Exchange

The WBSD is an enterprise district and is not requesting any portion of property taxes following annexation of APN 142-15-008. Therefore, upon annexation, no property tax revenue will be transferred from Santa Clara County to the WBSD.

SPHERE OF INFLUENCE AMENDMENT

Effective January 1, 2001, the CKH Act of 2000 requires that a service review be conducted prior to the establishment or update of a SOI. As stated earlier, San Mateo LAFCO is the principal LAFCO for WBSD. In 2009, San Mateo LAFCO conducted and adopted a service review and SOI update for the WBSD which included service review determinations and SOI determinations. In 2013, Santa Clara LAFCO conducted and adopted a service review of the WBSD. However, Santa Clara LAFCO did not adopt service review determinations or SOI determinations for the WBSD because San Mateo LAFCO is the principal LAFCO for the District.

Proposed Sphere of Influence Determinations

In considering and recommending approval of this sphere of influence amendment, Santa Clara LAFCO must prepare a written statement of determinations with respect to each of the following:

1. Nature, location, extent, functions, and classes of services provided.

West Bay Sanitary District provides sanitary sewer services and solid waste collection services to the City of Menlo Park, portions of the Cities of East Palo Alto and Redwood City, the Towns of Atherton, Woodside, and Portola Valley, portions of unincorporated south San Mateo County, and several parcels in Santa Clara County near Los Trancos Creek. The District, by contract, also provides wastewater collection system maintenance for the Town of Los Altos Hills.

2. Present and planned land uses in the area, including agricultural and open-space lands.

The subject parcel is located in unincorporated Santa Clara County and is designated Hillside in the County's General Plan. The land use designation includes residential uses. The parcel is vacant. A single-family residence and garage are proposed to be constructed on the parcel. The parcel does not include agricultural or open space lands as defined in the CKH Act.

3. Present and probable need for public facilities and adequacy of public services that the agency provides or is authorized to provide.

The subject parcel is in unincorporated Santa Clara County and the property owners have received conditional approval from the County to construct a new single-family residence on the parcel. The County is requiring the property owners to connect the new residence to WBSD's sanitary sewer system, which is located nearby. The proposed development will receive water from Cal Water. It is proposed that a 6-inch water service main will be extended approximately 1,215 lineal feet along Alpine Road to the entry of the subject parcel.

The property is not located in the boundaries of a fire district or City. Calls for fire, emergency medical, and police service would first go to Santa Clara County 9-1-1 Communications; and they would determine whether there is a unit nearby to respond. If it is determined that a unit in San Mateo County is closer, San Mateo County Public Safety Communications would be contacted to dispatch a response unit. The Woodside Fire Protection District's Station #8 is the closest fire station.

4. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The West Bay Sanitary District has the ability to provide sanitary sewer services to the subject parcel. The District's present capacity of public facilities and services is adequate.

5. Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The West Bay Sanitary District has the ability to provide sanitary sewer services to the subject parcel. The District's present capacity of public facilities and services is adequate. The parcel is in unincorporated Santa Clara County, but access to the parcel is through the Town of Portola Valley, located in San Mateo County, which is served by the West Bay Sanitary District.

6. Present and probable need for water, wastewater, and structural fire protection facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

There are no disadvantaged unincorporated communities (DUCs) within WBSD's service area in Santa Clara County based upon mapping information provided by the State of California Department of Water Resources. It is anticipated that San Mateo LAFCO will make a determination concerning DUCs within WBSD's existing sphere of influence in Santa Mateo County.

WAIVER OF PROTEST PROCEEDINGS

The territory proposed for annexation is uninhabited, i.e., fewer than 12 registered voters reside within the territory. The annexation proposal has consent from all landowners of the property proposed for annexation. LAFCO has not received a request from the WBSD or from any other affected local agency, for notice, hearing or protest proceeding on the proposal. Therefore, pursuant to GC §56662(a), LAFCO may waive protest proceedings.

Notice of Public Hearing

In addition to affected agencies, mailed notice of this item was provided to all landowners and registered voters within the affected territory and to all landowners and registered voters within 300 feet of the affected territory of the reorganization proposal, pursuant to Government Code §56157. The notice was also posted on the LAFCO Website and the County bulletin board used for posting public notices; and published in the San Jose Post Record.

CONCLUSION AND NEXT STEPS

The owners of APN 142-15-008 propose to construct a single-family residence and attached garage on the subject parcel. The County of Santa Clara has conditionally approved said construction. The County's DEH has determined that an onsite wastewater system is not feasible on the parcel and that construction of a single-family residence requires a sanitary sewer connection. The District has the capacity to provide sanitary sewer services to the subject parcel without detracting from the existing service levels within the District. The owners of the subject parcel have agreed to construct a gravity sewer lateral which will connect the property to the District's existing nearby sewer main. The subject parcel is located in unincorporated Santa Clara County and cannot be subdivided due to its zoning

designation and size. The proposal has no significant growth inducing impacts or adverse impacts on agricultural or open space lands in the area. Therefore, staff recommends approval of the amendment of WBSD's SOI to include APN 142-15-008 and the annexation of the subject parcel to the District.

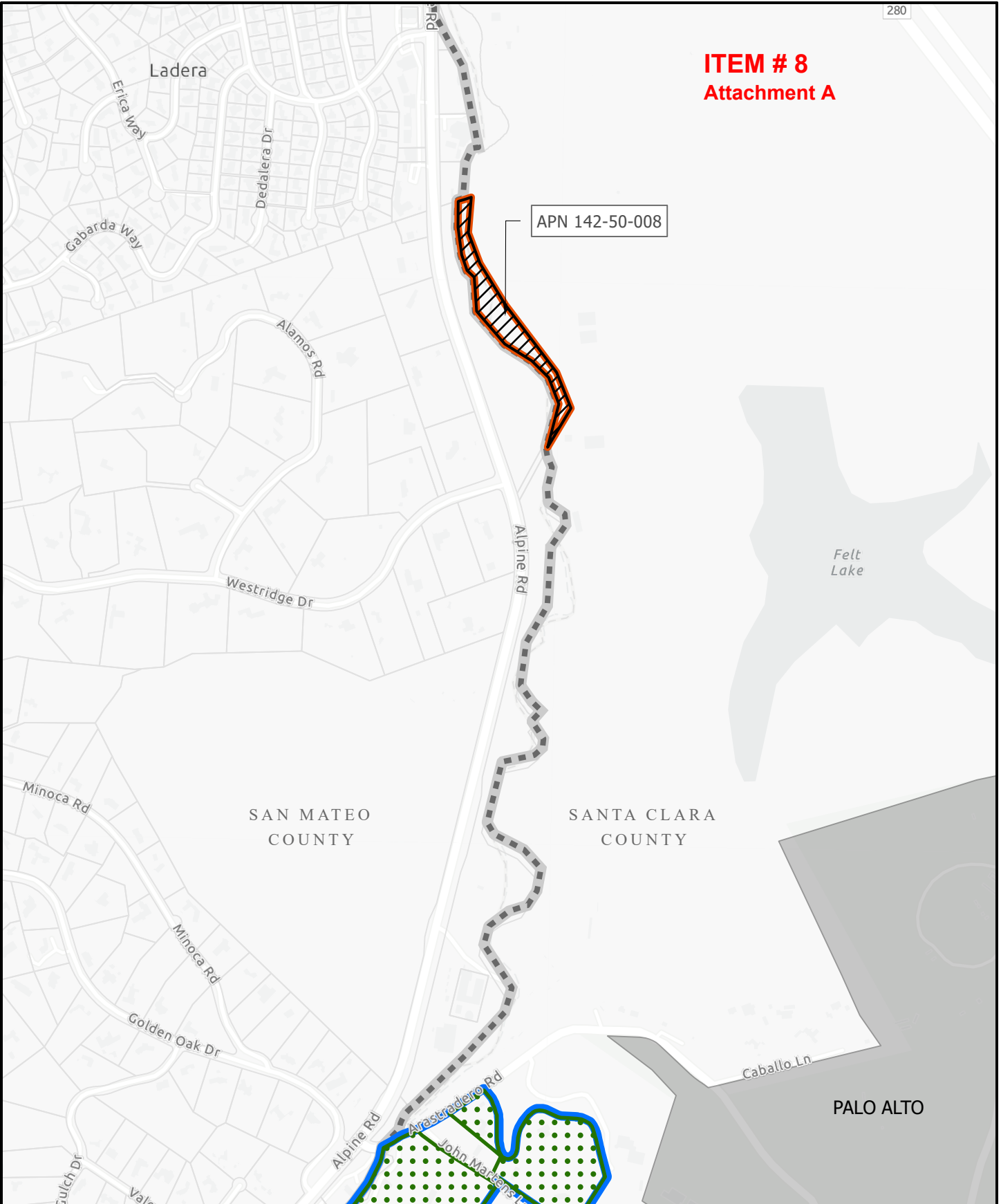
If directed by LAFCO, staff will forward this recommendation to San Mateo LAFCO for its consideration and final action.

ATTACHMENTS

- | | |
|---------------|---|
| Attachment A: | Overview Map depicting the proposed SOI amendment and annexation in relation to West Bay Sanitary District and Santa Clara County boundaries (<i>to be provided by County Surveyor</i>) |
| Attachment B: | Overview Map depicting the proposed SOI amendment and annexation in relation to West Bay Sanitary District and San Mateo County boundaries, including Town of Portola Valley |
| Attachment C: | Legal Description (Exhibit "A") and Map (Exhibit "B") of Proposed Annexation to the West Bay Sanitary District |
| Attachment D: | County of Santa Clara Environmental Documents for Proposed West Bay Sanitary District SOI Amendment and Annexation |

ITEM # 8 Attachment A







APN 142-50-008

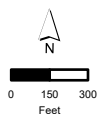


County of Santa Clara
 Department of Planning and Development
 County Government Center, East Wing
 70 West Hedding St., 7th Floor
 San Jose, California 95110

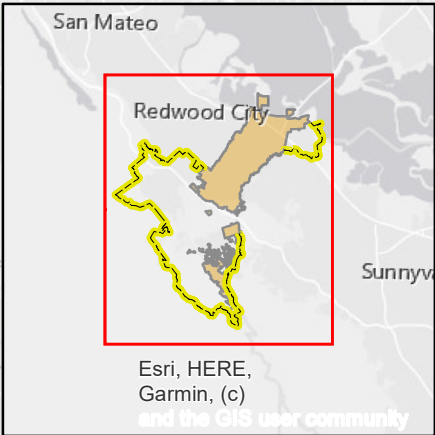
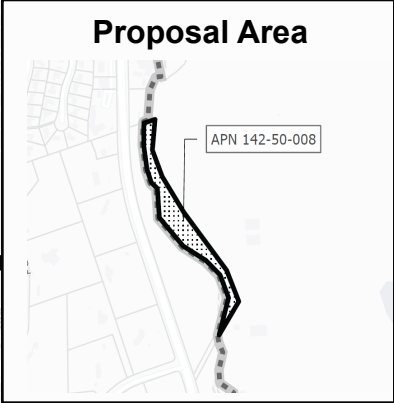
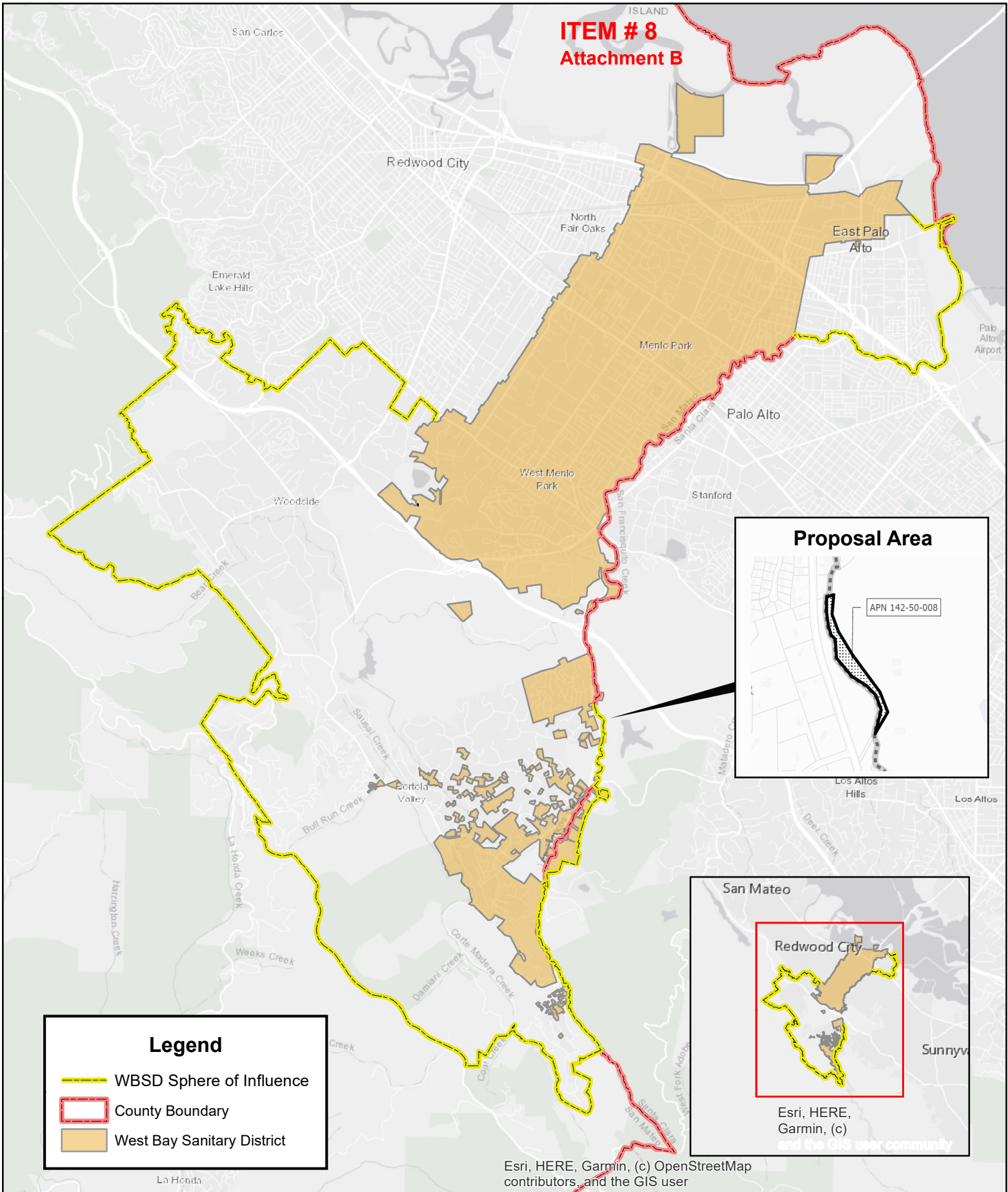
**West Bay Sanitary District
 2022_07 (Alpine Road)
 4.15 acres +/-**

Prepared for the Office of the County Surveyor
 April 01, 2022
 August Hanks, County Surveyor

-  Existing WBSD SOI Boundary
-  Proposed WBSD SOI Boundary
-  West Bay Sanitary District (WBSD)
-  Proposed Annexation Area
-  County Boundary
-  City of Palo Alto Boundary



**ITEM # 8
Attachment B**



Legend

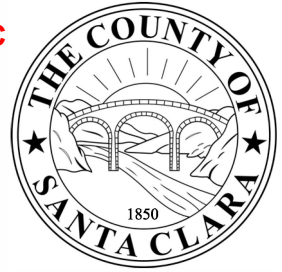
- WBSD Sphere of Influence
- County Boundary
- West Bay Sanitary District

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

West Bay Sanitary District

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110
(408) 299-5730

ITEM # 8
Attachment C



March 24, 2022

Ms. Neelima Palacherla, Executive Officer
LAFCO
70 W. Hedding Street
11th Floor, East Wing
San Jose, CA 95110

**SUBJECT: WEST BAY SANITARY DISTRICT SPHERE OF INFLUENCE
ANNEXATION 2022-01 (Alpine Road)**

The attached legal descriptions and plats dated March 24, 2022 of the territories proposed to be amended and annexed to the West Bay Sanitary District entitled:

**WEST BAY SANITARY DISTRICT SPHERE OF INFLUENCE ANNEXATION 2022-01
(Alpine Road)**

is in accordance with Government Code Section 56757 (c)(2). The boundaries of said territories are definite and certain. The proposal is in compliance with the Local Agency Formation Commission's road annexation policies.

A handwritten signature in black ink, appearing to read "Jeremy Koenig".

Jeremy Koenig, PLS
Deputy County Surveyor



Date: 3/24/2022

Attachments: legal description, plat, GIS exhibit

EXHIBIT A

Annexation to West Bay Sanitary District 2022-01 (Alpine Road)

Geographic Description

All that certain real property situate in Rancho El Corte Madera, in the unincorporated area of the County of Santa Clara, State of California, being Parcel One as described in Document Number 23630606 of Official Records of Santa Clara County, more particularly described as follows:

Commencing at the most southeasterly corner of the West Bay Sanitary District boundary created by Resolution No. 3334; said point also being the intersection of the centerline of Alpine Road with the westerly extension of the northerly line of the land described in Book 5899 of Official Records of San Mateo County at Page 211; thence easterly along said westerly extension of said northerly line, North 70°32'30" East 41.98 feet to the northwesterly corner of the land described in Book 5899 of Official Records of San Mateo County at Page 211; thence easterly along said northerly line, North 70°32'30" East 104.87 feet, more or less, to the centerline of Los Trancos Creek, said point being the northeasterly corner of the land described in Book 5899 of Official Records of San Mateo County at Page 211, said point also being the northwesterly corner of Parcel One as described in Document Number 23630606 of Official Records of Santa Clara County, said point also being the **Point of Beginning** of this description; thence along the boundary line of said Parcel One the following courses:

Thence (1) North 70°32'30" East 46.67 feet, more or less, to the northeasterly corner of said Parcel One;

Thence (2) South 03°02'30" West 190.08 feet;

Thence (3) South 24°42'30" East 176.88 feet;

Thence (4) South 32°27'30" East 277.20 feet;

Thence (5) South 38°12'30" East 484.44 feet;

Thence (6) South 23°57'30" East 208.44 feet, to a point on a line drawn parallel to and 30 feet measured at right angles northwesterly from the northerly line of that certain tract of land containing 7 acres, more or less, described in the deed from Harry Barroilhet to J. J. Felt, recorded in Book 33 of Official Records of San Mateo County at Page 112, and recorded in Book 58 of Official Records of Santa Clara County at Page 344;

Thence (7) along said parallel line, South 26°41'00" West 236.08 feet, more or less, to the centerline of Los Trancos Creek, which delineates the boundary between Santa Clara County and San Mateo County;

Thence (8) northerly along an approximation of the centerline of Los Trancos Creek as said creek is shown on the San Mateo County Assessor's Parcel Map, North 08°05'00" West 265.00 feet;

Thence (9) North 23°30'00" West 107.00 feet;

Thence (10) North 36°40'00" West 112.00 feet;

Thence (11) North 60°15'00" West 187.00 feet;
Thence (12) North 42°10'00" West 237.00 feet;
Thence (13) North 06°58'00" West 191.00 feet;
Thence (14) North 47°57'00" West 56.00 feet;
Thence (15) North 20°50'00" West 97.00 feet;
Thence (16) North 09°07'00" West 148.00 feet;
Thence (17) North 18°25'51" East 177.35 feet, more or less, to the **Point of Beginning** of this description.

Total acreage per Santa Clara County Assessor: 4.15 acres
Santa Clara County APN: 142-15-008

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Date: March 24, 2022



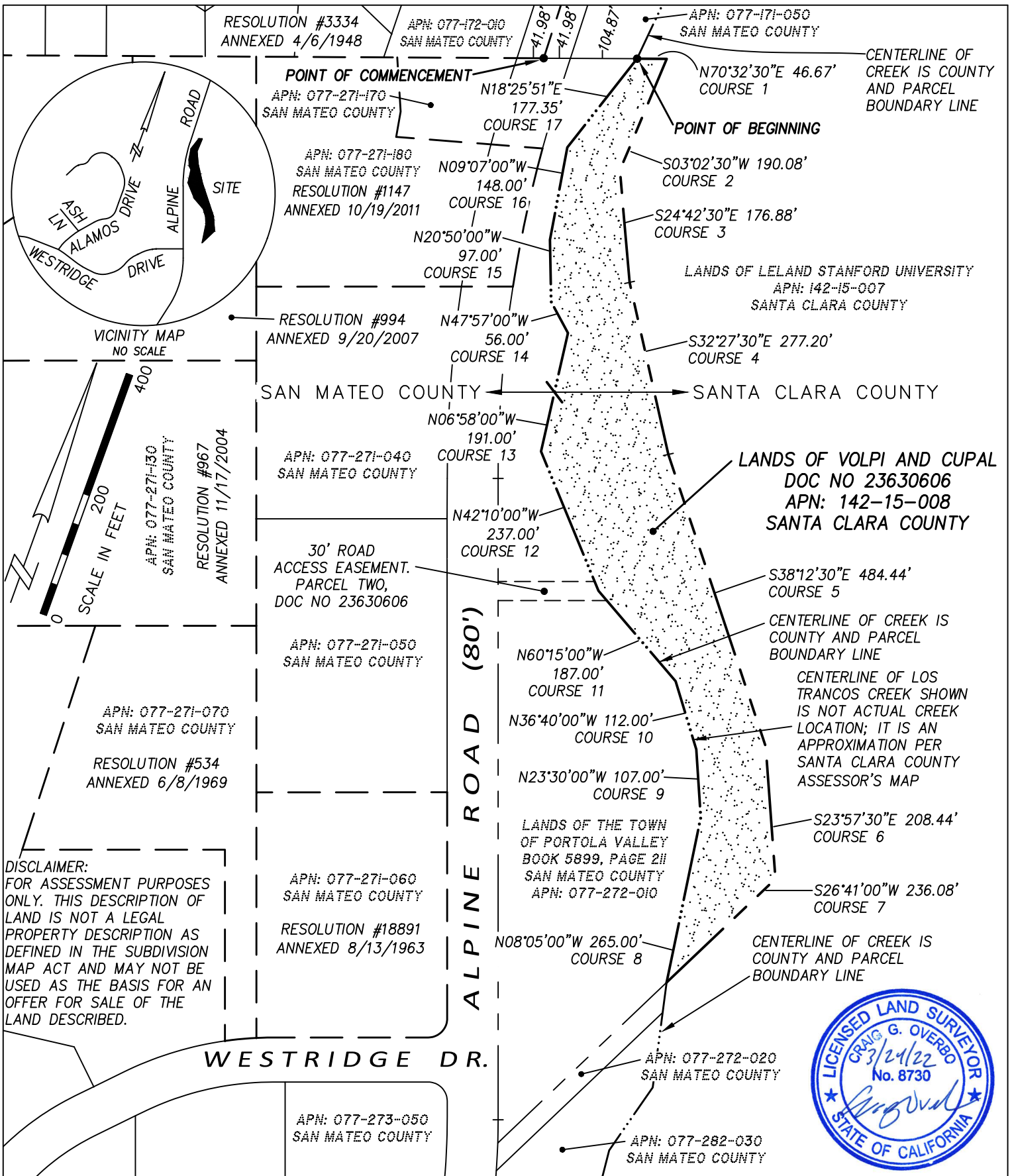


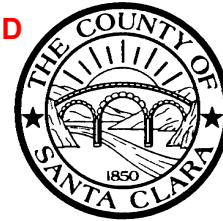
EXHIBIT A

ANNEXATION TO WEST BAY SANITARY DISTRICT 2022-01 (ALPINE ROAD)

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110

ITEM # 8
Attachment D




Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

Notice of Determination

To: County Clerk
County of Santa Clara

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title		File #
New Single Family Residence at 3343 Alpine Road		PLN18-11451
Person or Agency Carrying Out Project	Address	Phone #
County of Santa Clara	70 W. Hedding, 7 th Floor	408 299 5700
Applicant	Address	Phone #
McKenzie Brooks	San Jose, CA 95110	650 847 8612
State Clearinghouse Number	County Contact Person	Phone #
2021010121	Joanna Wilk, Associate Planner	408 299 5799
Project Location		APN(s)
Portola Valley, CA 94028		
Project Description		
Building Site Approval, Grading Approval, and an Environmental Assessment (Mitigated Negative Declaration) for a new single-family residence with an attached garage. Total grading quantities for the project include 439 cubic yards of cut with 192 cubic yards of fill for the driveway and building foundation. No protected trees are proposed for removal.		
This is to advise that the County of Santa Clara Planning Official has approved the above described project on February 11, 2021 and has made the following determinations regarding the project. The Mitigated Negative Declaration and record of project approval may be examined at the County of Santa Clara Planning website: https://www.sccgov.org/sites/dpd/Development/Current/Pages/Current.aspx .		
1. The project will not have a significant effect on the environment.		
2. A Monitoring Program was adopted.		
3. <input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.		
4. <input checked="" type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.		
a) <input checked="" type="checkbox"/> Mitigation Measures have been made a condition of approval of the project.		
5. <input type="checkbox"/> An Environmental Impact Report has been prepared for this project pursuant to the provisions of CEQA.		
a) <input type="checkbox"/> Mitigation Measures have been made a condition of approval of the project.		
b) <input type="checkbox"/> A <i>Statement of Overriding Considerations</i> was adopted for this project.		
c) <input type="checkbox"/> Findings were made pursuant to CEQA Guidelines section 15091.		
Joanna Wilk, Associate Planner	 _____ Signature	____ 2/11/21 ____ Date

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	TAZ	APN(s)	Date
PLN18-11451		142-15-008	1/12/2021
Project Name		Project Type	
New Single Family Residence at 3343 Alpine Road		Building Site Approval & Grading Approval	
Person or Agency Carrying Out Project		Address	Phone Number
County of Santa Clara		3343 Alpine Road	(408) 299 5770
Name of Applicant		Address	Phone Number
McKenzie Brooks		P.O. Box 620705 Woodside, CA 94062-0705	650-847-8612
Project Location			
<p>The proposed building site is located within the County of Santa Clara, and surrounding land uses include single family residences (across Alpine Road) and a park immediately adjacent to the west. Open space with a trail is located to the south, a swim and racket club to the north, and Stanford University to the east. The subject property is 4.2 acres, with a General Plan designation of Hillsides and a Zoning Hillsides zoning district.</p> <p>The topography of the building site is relatively flat with an approximate slope of five percent (5%). Los Trancos Creek runs along the western the property line, north to south, with the top of bank a minimum of 20-feet away from the proposed residence. An existing permitted free span bridge extends from the proposed building site to an existing driveway (located within the Town of Portola Valley), which connects to Alpine Road (maintained by the Town of Portola Valley). According to County of Santa Clara GIS data, the proposed building site contains Valley Oak Woodland habitat, is located a County Geologic Hazard Zone for Liquefaction, and a portion of the fire truck turnaround is within the FEMA Flood Zone.</p>			
Project Description			
See Attachment A for project description.			
Purpose of Notice			

The purpose of this notice is to inform you that the County Planning Staff has recommended that a Mitigated Negative Declaration be approved for this project. County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, **finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.** The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).

It should be noted that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately on February 11, 2021.

Public Review Period: 30 days

Begins: 1/12/21

Ends: 2/11/21

Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Joanna Wilk at the **County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5770**. A file containing additional information on this project may be reviewed at the Planning Office [website](#) under the file number appearing at the top of this form. For additional information regarding this project and the Negative Declaration, please contact Joanna Wilk at (408) 299-5799 or joanna.wilk@pln.sccgov.org

The Mitigated Negative Declaration and Initial Study may be viewed at the following locations:

- (1) Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7th Floor, San Jose, CA 95110
- (2) Planning & Development website www.sccgov.org/sites/dpd (under "Development Projects" > "Current Projects")

Responsible Agencies sent a copy of this document

Santa Clara County LAFCO
 San Mateo County LAFCO
 Town of Portola Valley
 Woodside Fire Protection District
 West Bay Sanitation District
 California Department of Fish and Wildlife
 U.S. Army Corp of Engineers
 U.S. Fish and Wildlife
 National Oceanic and Atmospheric Administration's National Marine Fisheries Service
 San Francisco Bay Regional Water Quality Control Board

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

See Attachment A on separate page.

A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

Prepared by:

Joanna Wilk, Associate Planner

Joanna Wilk
 Signature

1/12/21

Date

Approved by:

Leza Mikhail, Principal Planner

DocuSigned by:
Leza Mikhail
 4272684C30A646B. Signature

1/12/2021

Date

Attachment A

Notice of Intent – Adopt a Mitigated Negative Declaration Single Family Residence at 3343 Alpine Road

Project Description

The project is a Building Site Approval and Grading Approval application to construct a 6,882 square foot, two-story single-family residence located at 3343 Alpine Road (APN: 142-15-008). The subject property is 4.2 acres in size and is characterized as a long strip of land running north to south along Los Trancos Creek, which borders the western side of the parcel. To the east of the parcel is property owned by Stanford University, used as a nursery. To the north, west, and south of the parcel is Ladera Oaks Swim & Tennis Club, a baseball field, and vacant area with a trail, which are all within the Town of Portola Valley.

An existing driveway, constructed within a 30-foot wide right-of-way easement, connects the property to the nearest publicly maintained road, (Alpine Road - maintained by the Town of Portola Valley) through the neighboring property to the west. An existing 74-foot-long permitted bridge runs across Los Trancos Creek, connecting the 30-foot wide right-of-way to the proposed building site. No alterations to the existing bridge and driveway are proposed.

The proposed residence is located on the eastern side of Los Trancos Creek, and is a minimum of 20-feet from Los Trancos Creek top-of-bank, pursuant to the Santa Clara Valley Water Collaborative bank stability setback for structures built near streams. The proposed residence meets the County of Santa Clara Zoning Ordinance - Hillside Development Standards, Chapter 2.20.030 by being located a minimum of 30-feet away from all property lines.

In addition to the single-family residence, the proposed project includes a firetruck turn around constructed with aggregate base rock, and a 112-foot-long pier-stich wall located to the north of the residence. The pier-stich wall is a minimum of 14.4-feet from the Los Trancos Creek top-of-bank and is situated 2-feet below grade. The pier-stich wall location and design are recommended by the Geotechnical Engineer to protect the proposed residence from possible future alluvial slump on that particular portion of Los Trancos Creek. Pursuant to a technical memorandum prepared by fluvial geomorphologist, Chris Lyle of Stillwater Sciences, the creek bank to the north of the building site is very stable and no further incision is anticipated to occur under current conditions. Additionally, it is highly unlikely the stitch-pier wall will come into contact with waters of Los Trancos Creek.

The proposed development includes a storm drain system throughout the building site with an outfall constructed with a coir mat to the north of the proposed residence to slow and purify the runoff prior to entering the Los Trancos Creek. Pursuant to a Hydrology Report prepared by Bohey Consulting in 2020 the hydromodification of the site will not negatively impact the capacity of Los Trancos Creek, and flood flows will not be impeded or redirected.

Lastly, the development includes a proposal to connect to an existing sewer system operated by West Bay Sanitation District along Alpine Road. The subject property cannot accommodate a

traditional septic system due to a 100-foot septic system setback from Los Trancos Creek. In order to provide a sewer connection to the proposed site, the applicant must obtain approvals from both San Mateo County LAFCO and Santa Clara County LAFCO for a Minor Sphere Amendment and Annexation to West Bay Sanitation District prior to building or grading permit issuance. Additionally, to provide the site with adequate fire emergency access, a Minor Sphere Amendment and Annexation to Woodside Fire Protection District is required.

Total grading quantities for the proposed development include 443 cubic yards of cut and 192 cubic yards of fill, with a maximum cut depth of 3.8 feet. The majority of the proposed grading is to establish a fire truck turn around and to establish the pier foundation footings beneath the proposed residence. No trees are proposed for removal.

There is a Conservation Easement on the property held by the Town of Portola Valley. This easement consists of a 25-foot-wide strip of land, measured from the centerline of Los Trancos Creek, running along the length of Creek (see enclosed easement map). The Easement states approval is required from the Town Council of the Town of Portola Valley if any of the following development takes place within the easement boundaries:

- a. Removal of vegetation other than poison oak from more than twenty (20) percent of the are within said conservation easement;
- b. Removal of trees with a circumference of over twelve (12) inches measured four (4) feet above the surface of the ground;
- c. Excavating or filling or any combination thereof totaling in excess of five (5) cubic yards, providing that such excavating or filling does not result in disturbance of the surface of the ground exceeding twenty (20) percent of the area within the easement;
- d. Dumping of refuse; and
- e. Erection of barbed wire fences and/or buildings

The proposed project, as submitted on September 17, 2020 does not exceed any of the thresholds cited above.

An encroachment permit is required from the Town of Portola Valley to connect utilities (gas, electric, water and sewer) located in the Alpine Road right-of-way, to the proposed building site. The proposed development requires a Streambed Alteration Agreement with the California Department of Fish and Game (CDFW), a 401 Water Quality Certification from the California Regional Water Quality Control Board (RWQCB), and a Nationwide Permit from the U.S. Army Corp of Engineers (USACE) due to the proposed outfall with coir mat slope protection within the Los Trancos Creek top-of-bank. All of the aforementioned approvals are required prior to the building and grading permit issuance from the County of Santa Clara.

Attachment B

Notice of Intent – Adopt a Mitigated Negative Declaration
Single Family Residence at 3343 Alpine Road
MITIGATION MEASURES

BIOLOGY

- **BIO-MIT 1: Erosion and Sedimentation Control.** During construction, the project is required to employ standard construction best management practices (BMPs) to treat and minimize runoff including the following **which shall be included in the project plans prior to grading or building permit issuance.**
 - Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and water courses. Perform clearing and earth moving activities during dry weather to the maximum extent practical.
 - Remove spoils promptly and avoid stockpiling of fill materials when rain is forecast.
 - Cover soil stockpiles and other materials with a tarp or other waterproof material during
 - qualifying rain events.
 - Fueling, washing, and maintenance of vehicles will occur in developed habitat, away from the riparian habitat and stream channel. Equipment shall be regularly maintained to avoid fluid leaks. Any leaks will be captured in containers until equipment is moved to a repair location. Hazardous materials will be stored only within the developed habitat.
 - Containment and cleanup plans will be prepared and put in place for immediate cleanup of fluid or hazardous materials spills.
 - Vehicles and equipment may only be driven within established roads and crossings.
 - Routes and boundaries will be clearly marked and will be located outside of driplines of preserved trees.
 - Equipment staging and parking of vehicles shall occur on established access roads and flat surfaces.
 - No heavy equipment shall operate in the portion of the stream bed where flowing water is present.
 - The integrity and effectiveness of construction fencing, and erosion control measures shall be inspected on a daily basis. Corrective actions and repairs shall be carried out immediately for fence breaches and ineffective BMPs.
 - Prior to re-watering the site, all concrete installed during the course of project activities shall be allowed to fully dry and cure to maintain water quality and reduce the possibility of project failure.

- All litter and construction debris will be disposed of off-site in accordance with state and local regulations. All trash and debris within the work area will be placed in containers with secure lids before the end of work each day in order to reduce the likelihood of predators being attracted to the site by discarded food wrappers and other rubbish that may be left on-site. If containers meeting these criteria are not available, all rubbish will be removed from the project site at the end of each workday.
 - Absorbent materials designated for spill containment and clean-up activities shall be available on site for use in an accidental spill.
 - In the event of rain, all grading work is to cease immediately.
 - Inlet protection will be installed at open inlets to prevent sediment from entering the storm drain system.
 - Straw rolls will be placed along the perimeter of the project area.
 - Silt fencing shall be installed between the creek and the work areas to minimize sedimentation into Los Trancos Creek or a silt barrier can be added to the wildlife exclusion barrier to minimize the amount of fencing installed within the project footprint (see Mitigation Measure below). During construction, the fence shall be checked every day for damage or breaks before construction activities commence. Any damage to the fence will be repaired in a timely manner.
- **BIO-MIT 2: Worker Environmental Awareness Program.** All construction personnel will participate in a worker environmental awareness program. These personnel will be informed about the possible presence of all special-status species and the habitats associated with these species and that unlawful take of the animal or destruction of its habitat is a violation of FESA and other applicable laws. Prior to construction activities, a qualified biologist is required instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; and (3) a list of measures being taken to reduce impacts on these species during project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the construction crew and anyone else who enters the project site. **Applicant shall provide a copy of the fact sheet to the County Planning Division to verify that the Worker Environmental Awareness Program was implemented prior to construction activities.**
 - **BIO-MIT 3: Receive Agency Approval of Qualified Biologist.** The qualifications of a biological monitor(s) experienced with the California red-legged frog, San Francisco garter snake, and other special-status species that have the potential to occur in the project site shall be submitted to the USFWS and CDFW for review and written approval at least 30 calendar days prior to the start of project activities. **Provide a copy of USFWS and CDFW's approval to the County Planning Division to verify agency approval was obtained prior to the start of project activities.**
 - **BIO-MIT 4: Conduct Preconstruction Survey.** No more than 24 hours prior to the date of initial ground disturbance, a pre-construction survey for California red-legged frog, San Francisco garter snake, and other special-status species with the potential to occur in the project site shall be conducted within the impact area by the agency-approved qualified

biologist (see BIO-MIT 3). The survey shall consist of walking the limits of impact to ascertain the possible presence of the species. The qualified biologist shall investigate all potential areas that could be used by California red-legged frog and San Francisco garter snake for feeding, sheltering, movement, and other essential behaviors. **The applicant is required to provide a copy of the preconstruction survey results to the County Planning Division to verify California red-legged frog, San Francisco garter snake, and other special-status species prior to the start of construction.**

- **BIO-MIT 5: Vegetation Removal.** All vegetation that requires removal in the project site shall be completely removed by hand in case special-status species are present. The qualified biologist shall monitor the vegetation removal. **The applicant shall provide the County Planning Division with a plan indicating what vegetation requires removal via hand-digging prior to grading or building permit issuance.**
- **BIO-MIT 6: Install Wildlife Exclusion Barrier.** Prior to any ground disturbance in the project site, a temporary wildlife exclusion barrier shall be installed along the limits of disturbance. A qualified biologist will inspect the area prior to installation of the barrier. The barrier shall be designed to allow the California red-legged frog and San Francisco garter snake to leave the work area and prevent them from entering the work area. The fence shall remain in place until all development activities have been completed. This barrier shall be inspected daily and maintained and repaired as necessary to ensure that it is functional and is not a hazard to red-legged frogs and garter snakes on the outer side of the barrier. **The applicant and/or qualified biologist shall provide the Planning Division photos of the wildlife exclusion barrier prior to construction activities.**
- **BIO-MIT 7: Construction Monitoring.** A qualified biologist shall be onsite during all project activities that may result in take of any special-status species. **Said biologist is required to be approved by the County Planning Division to be onsite prior to issuance of any grading or building permits.** The agency-approved biologist shall have oversight over implementation of all the mitigation measures and will have the authority and responsibility to stop project activities if they determine any of the associated requirements are not being fulfilled.
- **BIO- MIT 8: Relocation of California Red-legged Frog.** If a California red-legged frog is found during the implementation of mitigation measures above, the qualified biologist shall consult with USFWS to determine if moving any of the individuals is appropriate. In making this determination the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the project proponent will ensure the qualified biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists shall capture, handle, and move California red-legged frog. The agency-permitted biologist shall monitor any relocated frog until it is determined that it is not imperiled by predators or other dangers. **If a California red-legged frog is found, the Planning Division shall be notified immediately and any approval provided by the USFWS shall be forward to the Planning Division for record keeping purposes.**

- **BIO – MIT 9: Monitor San Francisco Garter Snake.** The agency-approved biologist shall monitor any individual of the San Francisco garter snake encountered within the impact area but allow it to leave the impact area on its own. If the agency-approved biologist determines that the snake cannot leave on its own then the USFWS and CDFW shall be consulted to determine if the snake can be captured and relocated to appropriate habitat outside of the impact area. **If a San Francisco garter snake is found, the Planning Division shall be notified immediately and any approval provided by the USFWS and CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 10: Daytime Restriction.** All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.
- **BIO- MIT 11: Food and Trash.** To eliminate an attraction for the predators of the California red-legged frog and San Francisco garter snake, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the construction site.
- **BIO-MIT 12: Steep-walled Holes and Trenches.** To prevent inadvertent entrapment of the California red-legged frog, San Francisco garter snake, and other special status species, a qualified biologist and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the qualified biologist. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals by a qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in BIO-MIT 8 Relocation of California red-legged frog or BIO-MIT 9 Monitor San Francisco garter snake will be followed.
- **BIO-MIT 13: Uncovered Pipes.** All structures providing cavities such as pipes, all construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by a qualified biologist and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time, a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in BIO-MIT 8 Relocation of California red-legged frog or BIO-MIT 9 Monitor San Francisco garter snake shall be followed.
- **BIO-MIT 14: Prohibition of Plastic Mono-filament Netting.** To prevent trapping California red-legged frogs, San Francisco garter snakes, or other species, the use of plastic mono-filament netting (erosion control matting), rolled erosion control products

wrapped in netting, or similar material shall not be used at the project site to prevent trapping California redlegged frogs, San Francisco garter snakes, or other species.

Provide the Planning Division with photos of the project site to verify no plastic mono-filament netting is used prior to project construction.

- **BIO-MIT 15: Prevent the Spread of Amphibian Diseases.** To prevent the introduction and spread of amphibian diseases, especially if an amphibian is handled by a permitted biologist, decontamination methods developed by the Declining Amphibian Populations Task Force shall be followed at all times, available at: https://www.fws.gov/southwest/es/NewMexico/documents/SP/Declining_Amphibian_Task_Force_Fieldwork_Code_of_Practice.pdf.

Should any such findings occur, documentation shall be submitted to the County Planning Division for review and record keeping purposes.

- **BIO-MIT 16: Relocation of Western Pond Turtle and California Giant Salamander.** If a pond turtle is found during implementation of Mitigation Measures above (see section 6.3 above), an agency-approved biologist shall contact CDFW to determine if moving any of the individuals is appropriate. In making this determination CDFW shall consider if an appropriate relocation site exists. If CDFW approves moving animals, the project proponent shall ensure the agency-approved biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists shall capture, handle, and move the Western pond turtle and California giant salamander. The agency-approved biologist will monitor any relocated turtle or giant salamander until it is determined that it is not imperiled by predators or other dangers. **If a Western Pond Turtle and California Giant Salamander is found, the Planning Division shall be notified immediately, and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 17: Pre-construction Survey for Woodrat Houses.** Within 30 days prior to the start of construction activities, a qualified biologist will map all San Francisco dusky-footed woodrat houses within a 25-foot buffer around the project footprint. Environmentally sensitive habitat fencing will be placed to protect the houses with a minimum 25-foot buffer. If a 25-foot buffer is not feasible, a smaller buffer may be allowable based on advice from a qualified biologist with knowledge of woodrat ecology and behavior, or BIO-MIT 18 may be implemented. **Provide a copy of the preconstruction survey results to the Planning Division to verify San Francisco dusky-footed woodrat were not present on the property prior to construction activities.**
- **BIO – MIT 18: Relocation of Woodrat Houses.** In the unlikely event that one or more woodrat houses are determined to be present and physical disturbance or destruction of the houses cannot be avoided, then the woodrats will be evicted from their houses and the nest material relocated outside of the disturbance area, prior to onset of activities that would disturb the house, to avoid injury or mortality of the woodrats. The reproductive season for San Francisco dusky-footed woodrats typically starts in February or March

and breeding activity usually continues to July but can extend into September. Thus, relocation efforts shall be completed in the fall to minimize the potential for impacts on young woodrats in the house. Additionally, the period between the completion of the relocation efforts and the start of construction activities shall be minimized to reduce the potential for woodrats to reconstruct houses in the project footprint prior to the start of construction activities. Relocation generally involves first choosing an alternate location for the house material based on the following criteria: 1) proximity to current nest location; 2) safe buffer distance from planned work; 3) availability of food resources; and 4) availability of cover. An alternate house structure will then be built at the chosen location. Subsequently, during the evening hours (i.e., within 1 hour prior to sunset), a qualified biologist shall slowly dismantle the existing woodrat house to allow any woodrats to flee and seek cover. All sticks from the nest will be collected and spread over the alternate structure. However, alternative relocation measures can be employed as advised by a qualified wildlife biologist in consultation with CDFW. **If a woodrat house is found, the Planning Division shall be notified immediately and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**

- **BIO-MIT 19: Bat Protection.** If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW shall be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures. **If a bat occupied maternity or colony roost is found, the Planning Division shall be notified immediately and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 20: Avoidance or Pre-Construction/Pre-Disturbance Surveys for Nesting Birds.** Construction activities shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Mateo and Santa Clara Counties extends from February 1 through September 15.

If it is not possible to schedule construction activities between September 15 and January 31, then preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys shall be conducted no more than five days prior to the initiation of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all potential nesting habitats (e.g., trees, shrubs, structures, etc.) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented. **Provide a copy of the preconstruction survey results to the Planning**

Division to verify nesting birds were not present on the property prior to construction activities.

- **BIO-MIT 21: Nesting Bird Protection.** If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist, in consultation with CDFW, shall determine the extent of a construction-free buffer zone to be established around the nest (typically up to 1000 feet for raptors and up to 250 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code shall be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading shall be permitted until the chicks have fledged. Monitoring shall be required to ensure compliance with MBTA and relevant California Fish and Game Code requirements. **Monitoring dates and findings shall be documented and provided to the Planning Division prior to construction activities.**
- **BIO-MIT 22: Avoidance of Riparian Habitat.** All riparian habitat to be avoided shall be shown on project design plans and prior to project activities these areas will be clearly delineated in the field by a CDFW approved biologist. **Provide a copy of the plans to the Planning Division prior to grading or building permit issuance.** The project shall also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See BIO-MIT 1 above). If riparian vegetation is impacted, then BIO-MIT 24 or BIO-MIT 25 will be implemented.
- **BIO-MIT 23: Pruning of Riparian Trees.** If project activities require pruning of riparian trees or shrubs, a certified arborist shall be retained to perform any necessary pruning to minimize harm to vegetation and ensure rapid regeneration. Pruning shall be limited to the minimum area necessary. **The arborist shall provide a pruning plan to the Planning Division prior to performing the pruning to verify this mitigation measure is implemented.**
- **BIO-MIT 24: Restoration of Riparian Habitat.** Temporary impacts to riparian habitat shall be restored in place at a 1:1 ratio through re-establishment of original contours along banks, decompaction of compacted soils where necessary, and seeding with a native seed mix and native plantings, developed by a qualified restoration ecologist. The native seed mix shall contain grass and forb species that occur in the project vicinity. Temporarily impacted areas will be monitored for a minimum of two years and the criteria for success will be 75% vegetation cover or more compared to pre-project conditions and no more than 5% cover of invasive species rated as moderately or highly invasive by the California Invasive Plant Council (Cal-IPC) (excluding Cal-IPC-rated annual grasses). **The applicant shall provide the County Planning Division a Riparian Restoration plan prior to issuance of grading or building permits. Additionally, the applicant shall provide the County Planning Division photos of riparian habitats pre and post construction conditions to verify the riparian habitat is restored.**

- **BIO-MIT 25: Avoidance of Jurisdictional Waters.** All aquatic habitat to be avoided, i.e. Los Trancos Creek, shall be shown on project design plan sets prior to project activities and shall be clearly delineated in the field with stakes or fencing by a CDFW approved biologist. Provide a copy of the plans to the Planning Division. The project shall also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See BIO-MIT 1 above). Travel and parking of vehicles and equipment shall be limited to pavement, existing roads, and previously disturbed areas. Ground disturbance and vegetation removal shall not exceed the minimum amount necessary to complete work at the site.
- **BIO-MIT 26: Seasonal Work Window.** The construction of the biofiltration basin shall be restricted to the dry season (June 15 to October 15) to minimize potential impacts on water quality resulting from erosion and sediment mobilization into the live stream channel. **The applicant shall notify the Planning Division when construction commences to verify this condition is implemented**

CULTURAL RESOURCES

- **CR-MIT 1:** Archaeological monitoring is required for all ground disturbing activities. An archaeologist meeting the Secretary of the Interior's Standards for Archaeology shall be present at the project site during any ground disturbing activities, such as machine or hand excavation, or vegetation grubbing, take place. No ground disturbing activities of any kind shall take place if the archaeologist is not present. **The applicant shall provide the County Planning Division with the archeologists resume and references for County approval prior to any ground disturbances.**
- **CR-MIT 2:** If archaeological resources from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work within a 100' radius buffer of the discovery shall cease. The archaeologist shall assess the discovery before any additional ground disturbing work within the 100-foot buffer will be allowed to continue. No further ground disturbing work shall be allowed to continue until the archaeologist has fully evaluated the find and permits work to continue. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue. **If archeological resources are found, the Planning Division shall be notified immediately and any evaluations by the archeologist shall be forward to the Planning Division for record keeping purposes.**
- **CR-MIT 3:** If the newly discovered resources are determined, or suspected to be, Native American in origin, Native American Tribes/Representatives shall be contacted and consulted as directed by the NAHC and Native American construction monitoring shall be initiated. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the County has

determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) as directed by the NAHC. **If Native American resources are found, the Planning Division shall be notified immediately.**

- **CR-MIT 4:** If unrecorded paleontological resources are encountered during construction, all ground disturbing activities shall cease, and the developer will avoid altering the resource in any way. No work shall be carried out within the stratigraphic context that the resource was discovered in until a qualified paleontologist has evaluated, recorded, and determined appropriate treatment of the resource consistent with protocols of the Society for Vertebrate Paleontology. **If paleontological resources are found, the Planning Division shall be notified immediately and any evaluations by the paleontologist shall be forward to the Planning Division for record keeping purposes.**
- **CR-MIT 5:** **If human remains are unearthed during construction of the proposed project, the developer shall comply with State Health and Safety Code Section 7050.5 and shall cease work and immediately contact the County Planning Division.** The County shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD).

After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal of, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the NWIC. If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

HYDROLOGY

- **HYD – MIT 1:** **Best Management Practices (BMPs).** The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). **Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set prior to grading or building permit issuance.**

- **HYD – MIT 2: Flood Plain Management.** The project is in a Special Flood Hazard Area. All project improvements shall be in accordance with the County’s Floodplain Management Ordinance (SCC Code C12-800 to C12-826). **County Floodplain compliance shall be included in the Plans Set prior to grading or building permit issuance.**

- **HYD – MIT 3: Stormwater.** The applicant shall include one of the following site design measures in the project design:
 - a. direct hardscape and/or roof runoff onto vegetated areas,
 - b. collect roof runoff in cisterns or rain barrels for reuse, or
 - c. construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Include one of the design measures listed about in the Plan Set prior to grading or building permit issuance. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016).

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN18-11451	Date: 1/12/2021
Project Type:	Building Site Approval and Grading Approval	APN(s): 142-15-008
Project Location / Address:	3343 Alpine Road	GP Designation: Hillsides
Owner's Name:	Toni Cupal	Zoning: Hillsides
Applicant's Name:	McKenzie Brooks	Urban Service Area: NONE
Project Description		
<p>The project is a Building Site Approval and Grading Approval application to construct a 6,882 square foot, two-story single-family residence located at 3343 Alpine Road (APN: 142-15-008) see Attachment 2 – Plan Set. The subject property is 4.2 acres in size and is characterized as a long strip of land running north to south along Los Trancos Creek, which borders the western side of the parcel. To the east of the parcel is property owned by Stanford University, used as a nursery. To the north, west, and south of the parcel is Ladera Oaks Swim & Tennis Club, a baseball field, and vacant area with a trail, which are all within the Town of Portola Valley.</p> <p>An existing driveway, constructed within a 30-foot wide right-of-way easement, connects the property to the nearest publicly maintained road, (Alpine Road - maintained by the Town of Portola Valley) through the neighboring property to the west. An existing 74-foot-long permitted bridge (Attachment 3 - County of Santa Clara Building Permit Number 57816) runs across Los Trancos Creek, connecting the 30-foot wide right-of-way to the proposed building site. No alterations to the existing bridge and driveway are proposed.</p> <p>The proposed residence is located on the eastern side of Los Trancos Creek, and is a minimum of 20-feet from Los Trancos Creek top-of-bank, pursuant to the Santa Clara Valley Water Collaborative bank stability setback for structures built near streams (Attachment 4 – Slope Stability Review). The proposed residence meets the County of Santa Clara Zoning Ordinance - Hillside Development Standards, Chapter 2.20.030 by being located a minimum of 30-feet away from all property lines.</p> <p>In addition to the single-family residence, the proposed project includes a firetruck turn around constructed with aggregate base rock, and a 112-foot-long pier-stich wall located to the north of the residence. The pier-stich wall is a minimum of 14.4-feet from the Los Trancos Creek top-of-bank and is situated 2-feet below grade. The pier-stich wall location and design are recommended by the Geotechnical Engineer to protect the proposed residence from possible future alluvial slump on that particular portion of Los Trancos Creek (Attachment 5 – Geotechnical Report). Pursuant to a technical memorandum prepared by fluvial geomorphologist, Chris Lyle of Stillwater Sciences (Attachment 6 – Technical Memorandum), the creek bank to the north of the building site is very stable and no further incision is anticipated to occur under current conditions. Additionally, it is highly unlikely the stitch-pier wall will come into contact with waters of Los Trancos Creek.</p> <p>(Project Description is continued in Attachment 1)</p>		

Environmental Setting and Surrounding Land Uses

The proposed building site is located within the County of Santa Clara, and surrounding land uses include single family residences (across Alpine Road) and a park immediately adjacent to the west. Open space with a trail is located to the south, a swim and racket club to the north, and Stanford University to the east. The subject property is 4.2 acres, with a General Plan designation of Hillsides and a Zoning Hillsides zoning district.

The topography of the building site is relatively flat with an approximate slope of five percent (5%). Los Trancos Creek runs along the western the property line, north to south, with the top of bank a minimum of 20-feet away from the proposed residence (see **Attachment 2**). An existing permitted free span bridge extends from the proposed building site to an existing driveway (located within the Town of Portola Valley), which connects to Alpine Road (maintained by the Town of Portola Valley). According to County of Santa Clara GIS data, the proposed building site contains Valley Oak Woodland habitat, is located a County Geologic Hazard Zone for Liquefaction, and a portion of the fire truck turnaround is within the FEMA Flood Zone.

Other agencies sent a copy of this document:

- Santa Clara County LAFCO
- San Mateo County LAFCO
- Town of Portola Valley
- Woodside Fire Protection District
- West Bay Sanitary District
- California Department of Fish and Wildlife
- U.S. Army Corp of Engineers
- U.S. Fish and Wildlife
- National Oceanic and Atmospheric Administration’s National Marine Fisheries Service
- San Francisco Bay Regional Water Quality Control Board

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially result in one or more environmental effects in the following areas:

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resource | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Joanna Wilk
Signature

1/12/21
Date

Joanna Wilk, Associate Planner
Printed name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS							
	IMPACT						
Except as provided in Public Resources Code section 21099, would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4, 6, 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4

SETTING:

The subject property is a long 4.2 acre parcel, is located on the eastern side of Los Trancos Creek in and the northwestern County of Santa Clara. Surrounding land uses adjacent to the building site are include a park immediately adjacent to the west, open space with a trail to the south, a swim and racket club to the north, and Stanford University to the east.

The proposed development site is relatively flat, with an approximate 5% slope, and is surrounded by mature Valley Oak, Coast Live Oak, Bay Laurel, and California Buckeye trees. The subject property has a General Plan designation of Hillside with a Hillside zoning designation. The property takes access from Alpine Road, which is outside Santa Clara County jurisdiction and is maintained by the Town of Portola Valley. Alpine Road is not a designated scenic road. The subject property is not located within a designated Design Review Viewshed area.

The area around the building site is heavily wooded and no trees are proposed for removal. Due to the existing vegetation and the site's location approximately 250 feet away from Alpine Road, the proposed residence has low visibility from neighboring homes and surrounding uses.

The development includes a new, two-story, Japanese architecture style single-family residence without any exterior lighting proposed.

DISCUSSION:

a, b, c, & d) No Impact – The subject property is not designated as a Viewshed Parcel with the County of Santa Clara, nor does it have a Design Review zoning overlay or Scenic Road zoning overlay. The property takes access from Alpine Road, which is not designated as a scenic highway. No trees are proposed for removal and no scenic vistas are located in the vicinity of the proposed development. Therefore, the proposed project will not have substantial adverse effect on any scenic vista, or substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings, along a designated scenic highway.

The proposed project is surrounded by existing, mature trees, which screen the visibility of the proposed development from immediately adjacent properties and neighboring properties. Therefore, the project does not substantially degrade the existing visual character or quality of public views of the site and its surroundings.

Additionally, the proposed development does not include any outdoor lighting. Due to these circumstances, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area with the required condition of approval.

MITIGATION:

- None required

B. AGRICULTURE / FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Convert 10 or more acres of farmland classified as prime in the report <i>Soils of Santa Clara County (Class I, II)</i> to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9, 17
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17, 32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,23,24,26, 9, 17, 32

SETTING:

The subject property has a General Plan designation of Hillsides and is zoned Hillsides. According to County GIS, the property consists of non-prime farmland soils, is not encumbered by a Williamson Act Contract, and is not within a forest or timberland area. Surrounding uses are non-agricultural, with the exception of Stanford University (adjacent to the east of the project site) which appears to be operating a nursey based on 2019 aerial imaging.

DISCUSSION:

a, b, c, d, e, & f) No Impact – The subject property consists of non-prime farmland soils, and therefore the proposed development would not result in the conversion of 10 or more acres prime farmland to a non-agricultural use. Additionally, the subject property is not zoned for agriculture, nor are the surrounding properties, and therefore the proposed project does not conflict with existing zoning for agricultural uses.

The property is not encumbered by a Williamson Act, or within a forestland/timberland area, and therefore the proposed development would not conflict with Williamson Act Guidelines, the Williamson Act Ordinance, or existing zoning for forestland and/or timberland areas. No trees are proposed for removal, and the property is not within a forestland area, and therefore the proposed development does not result in the loss of forest land.

The proposed development does not involve changes in the existing environment which could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use, since the property consist of non-prime farmland soils and is not in a forest land area.

MITIGATION:

- None required

C. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 29, 30, 31
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 29, 30, 31
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 29, 30, 31, 17
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 29, 30, 31

SETTING:

The proposed development includes a single-family residence which takes access from Alpine Road approximately, 1-mile South of Highway 280, in the unincorporated area of Santa Clara County. Surrounding land uses immediately adjacent to the building site are a swim and tennis club to the north (approximately 700 feet from the proposed residence), a baseball field to the south (approximately 350 feet from the proposed residence), single family homes to the west (closest home is approximately 375 feet from the proposed residence), Stanford University to the east (approximately 80 feet from the proposed residence). Land uses surrounding the property include vacant, undeveloped land with a trail, Stanford University, and single-family residential homes.

DISCUSSION:

a, b, c, & d) No Impact – The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those that may be generated by construction and operation of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants). The subject property takes access from Alpine Road, approximately 1 mile south of Highway 280, in unincorporated Santa Clara County.

The subject property is not located within the Bay Area Air Quality Management District (BAAQMD) Air Hazard (Cancer; PM2.5) area. The operational criteria pollutant screening size for single-family residential projects established by BAAQMD is 325 dwelling units, and the construction-related screening size for single-family residential projects is 114 dwelling units. Emissions generated from the proposed single-family residence would be well below the BAAQMD operational-related emissions and construction emission thresholds.

Development of the proposed single-family residence would involve grading and construction activities. Fugitive dust would be created during the construction of the proposed structures and site improvements. However, dust emissions would be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project. For single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less. The proposed project involves the construction of single-family residence with a driveway, drainage improvements, and utility services. The proposed residential use would not expose sensitive receptors (such as children, elderly, or people with illness) to substantial pollutant concentrations or involve criteria pollutants emissions. Minimal addition of residences and nominal increase in population would not significantly increase the regional population growth, nor would it cause significant changes in daily vehicle travel.

As such, the proposed development would not conflict with or obstruct implementation of an applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION:

- None required

D. BIOLOGICAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,7, 17b, 17e, 17o, 22d, 22e, 32, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,7, 17b, 17e, 17o, 22d, 22e, 32, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 32, 17
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,7, 17b, 17e, 17o, 22d, 22e, 32, 33
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4, 17i

SETTING:

Los Trancos Creek runs along the western property boundary. The proposed building site takes access to Alpine Road over an existing permitted free-span bridge (Santa Clara County Building Permit number 57816), which runs over Los Trancos Creek, connecting the building site to an existing driveway (constructed within a 30-foot wide easement). According to the Biological Resources Evaluation Report prepared by MIG in December 2020 (source 32), Los Trancos Creek is un-channelized and free flowing in the area adjacent to the proposed development.

The Creek contains a riparian corridor and is designated as habitat for the following special status species:

- 1) Central California Coast steelhead,
- 2) Western Pond Turtle (WPT),
- 3) California Red Legged Frog (CRLF), and
- 4) San Francisco dusky-footed woodrat.

Additionally, the Townsend's big-eared bat and western red bat, are considered to have a high potential to occur within the riparian habitat of Los Trancos Creek, and white-tailed kite is considered to have a high potential to nest within the project footprint. The special status plant, Western leatherwood is considered to have a moderate potential to occur within the riparian corridor of Los Trancos Creek. However, western leatherwood was not observed during the field survey performed by MIG biologist David Gallagher on September 1, 2018.

The proposed development is located 20-feet away from Los Trancos Creek top-of-bank, pursuant to the Santa Clara County Water Collaborative bank stability setback for structures built near streams.

Site improvements include the following:

- 263 cubic yards of cut and 192 cubic yards of fill for the proposed firetruck turnaround,
- 175 cubic yards of cut for the proposed residence,
- Installation of an approximately 112-foot-long pier stich wall to the north of the proposed building site, approximately 14.4 feet from Los Trancos Creek top-of-bank, constructed to prevent creek erosion from reaching the proposed residence,
- Installation of a drainage system to the south, east, and north of the residence which routes stormwater run-off to a proposed outfall with rock slope protection (pursuant to Santa Clara Valley Water District Design Guidelines and Standards - VI.B.3) into Los Trancos Creek, and
- Installation of water, sewer, electric and gas connections from the Alpine Road right-of-way, through an existing 30-foot wide easement, underneath the existing bridge to the proposed building site.

DISCUSSION:

The summary below is based on findings identified in the Biological Resources Evaluation Report prepared by MIG in December 2020 (source 32).

d, e, f, & g) No Impact – The subject property does not contain oak woodland habitat as defined by Oak Woodlands Conservation Law (sources 32 and 17). Therefore the project has no substantial adverse effect on oak woodland habitat.

The section of Los Trancos Creek within and adjacent to the project footprint is part of a continuous riparian corridor that connects the Santa Cruz Mountains to Francisquito Creek and the San Francisco Bay. Riparian corridors are important wildlife migration corridors for many species. However, no riparian vegetation, trees, or dense vegetation will be removed for the proposed project and construction will be limited to the existing access road and project footprint. No work will be conducted at night when many species actively move along the corridor; therefore, the proposed project will not result in a barrier to wildlife movement (temporary or permanent). The project will not have a substantial adverse effect on the riparian and wetland habitat; therefore, the project will not impede the use of the project footprint as a wildlife nursery site or wildlife corridor.

The proposed project does not conflict with the Santa Clara County General Plan and Zoning Ordinance. Single-family residential uses are allowed on properties with a Hillside General Plan designation. Additionally, the proposed residence meets all Hillside zoning development standards required in the County Zoning Ordinance.

The proposed project is not within an area covered by the Santa Clara County HCP, Stanford HCP, or the Stanford Special Conservation Area, or a NCCP. As a result, the project will have no impact related to a conservation plan.

a, b, & c) Less Than Significant with Mitigation Incorporated – Steelhead (a USFWS threatened species) is assumed to be present in Los Trancos Creek. The project could result in temporary impacts during construction to steelhead by increasing sediment and erosion, thereby impacting water quality and spawning substrate in the creek. However, the project includes recommended measures which mitigate impacts to the creek by conducting an environmental awareness training for construction personnel (**BIO-MIT 2**), implementing Best Management Practices (BMPs) (**BIO-MIT 1**), and limiting construction activities during the dry season (April 15 through October 31) (**BIO-MIT 26**), if feasible. Therefore, with the implementation of these mitigation measures, the impacts from the project would be less than significant.

CRLF and WPT have the potential to move through the project site. Direct impacts to CRLF and WPT could occur during construction if the species move into work areas and become trapped or crushed. In addition, the project could result in temporary impacts during construction to these species by increasing sediment and erosion in the creek. However, with the implementation of recommended measures to mitigate these impacts, such as conducting an environmental awareness training for construction personnel (**BIO-MIT 2**), implementing Best Management Practices (BMPs) (**BIO-MIT 1**), installation of a wildlife exclusion fence (**BIO-MIT 6**), and a pre-construction surveys for CRLF and WPT (**BIO-MIT 4**), impacts from the project would be less than significant.

San Francisco dusky-footed woodrat is present within the Los Trancos riparian corridor and several woodrat houses occur on the parcel. However, no vegetation suitable for a woodrat houses occur in the project footprint, and it is unlikely that construction would require the removal of a woodrat house. However, indirect effects from noise and vibration associated with construction could have negative impacts on nearby wood rats, including flushing of woodrats from their houses, thereby exposing them to an increased risk from predation or injury/death from construction activities. However, with the implementation of recommended measures to mitigate these impacts, such as mapping and clearly marking existing wood rat houses and establishing suitable buffers around them (**BIO-MIT 17**), the impacts from the project would be less than significant.

There is a high potential that Townsend's big-eared bat and western red bat forage and roost within the Los Trancos riparian corridor, and suitable roosting and foraging habitat for several other bat species

occurs on the parcel. Removal or disturbance of roost habitat may result in significant impacts to bat populations if an occupied or perennial (but unoccupied) maternity or colony roost is disturbed or removed. However, no riparian vegetation, trees, or dense vegetation will be removed for the proposed project and construction will be limited to the existing access road and project footprint, which is regularly cleared of vegetation. Therefore, no direct impact to roosting or foraging bats is expected to occur. Indirect effects from additional noise and vibration associated with construction could have negative impacts on nearby roosting bats, including flushing of roosting bats, thereby exposing them to an increased risk from predation or abandonment of a maternity roost. However, with the implementation of recommended measures to mitigate these impacts, such as a pre-construction bat survey and consultation with CDFW if a maternity or colony roost is detected (**BIO-MIT 19**), the impacts from the project would be less than significant.

Nesting birds, including raptors, protected under the U.S. Migratory Bird Treaty Act (MBTA) and California Fish and Game Code are potentially present in the trees and shrubs in the project footprint. White-tailed kite and long-eared owl are both considered to have a high potential to be present in or adjacent to the project parcel. If construction activities occur during the avian breeding season (February 1 to September 15), injury to individuals or nest abandonment could occur. Noise and increased construction activity could temporarily disturb nesting or foraging activities, potentially resulting in the abandonment of nest sites. However, with the implementation of recommended measures to mitigate these impacts, such as a pre-construction nesting bird survey if construction is scheduled during the breeding season (**BIO-MIT 20**), consultation with CDFW if an active nest is discovered (**BIO-MIT 21**), and establishment of a buffer to protect the nest until the young have fledged (if a suitable buffer cannot be established there could be a delay in construction) (**BIO-MIT 21**), the impacts from the project would be less than significant.

Sensitive vegetation communities are defined as riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or designated by the USFWS and CDFW. The project footprint is within the Los Trancos Creek riparian corridor; therefore, project activities could impact a sensitive natural community. The proposed project includes the installation of a stormwater outfall within the riparian habitat of Los Trancos Creek. Most of the storm drain system, including trunk lines, mains, junction chambers, and catch basins will be installed outside riparian habitat. The only component of the system that will be installed within riparian habitat is a small biofiltration basin (approximately 30 feet long by 3 feet wide and 6 inches deep) constructed from biodegradable coir mat that will be planted with native riparian vegetation. However, no riparian vegetation, trees, or dense vegetation will be removed for the remainder of the proposed project and construction will be limited to the existing access road and project footprint, which has no existing vegetation. Therefore, with the implementation of recommended measures to delineate the limits of riparian vegetation in the field (**BIO-MIT 22**), utilize a certified arborist for any tree pruning (**BIO-MIT 23**), and restore any temporary riparian impacts (**BIO-MIT 24**), the overall impacts from the project would be less than significant.

Since the coir mat outfall is constructed within the Los Trancos riparian corridor, the project requires a Lake and Streambed Alteration Agreement (LSAA) from the CDFW with mitigation measures incorporated into the building permit to meet the LSAA permit conditions. These additional measures further reduces potential impacts to Los Trancos Creek and associated riparian habitat to less than significant.

Additionally, an arborist report prepared for the proposed project identified trees adjacent to the project footprint that could potentially be impacted by construction activities as well as measures for

protecting trees during construction (McClenahan Consulting, LLC 2019). However, with the implementation of recommended measures to mitigate these impacts, such as hand digging within Tree Protection Zones (TPZ) and regular construction monitoring from a qualified arborist, the impacts from the project would be less than significant (**BIO-MIT 5**).

The proposed project does not involve disturbance or placement of fill in Los Trancos Creek (a jurisdictional water) below the ordinary high-water mark; therefore, a Section 404/401 CWA permit from the USACE and the RWQCB is not likely required. However, the outfall will convey stormwater into Los Trancos Creek, a general permit from the RWQCB is required. The project will likely be permitted under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ Statewide General Waste Discharge Requirements for Dredged or Fill Discharges for Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction (General WDRS). Construction activities, such as grading and other soil disturbances could cause the degradation of surface or ground water quality in Los Trancos Creek due to erosion and transport of fine sediments or unintentional release of contaminants, thereby negatively impacting riparian and wetland habitats, and contributing to significant water quality impacts, which could adversely affect fish and wildlife species associated with these habitats. However, with the implementation of recommended measures to avoid aquatic habitat by using onsite fencing during construction (**BIO-MIT 25**) and the construction of the biofiltration system during the dry season (June 15 to October 15) (**BIO-MIT 26**), the impacts from the project would be less than significant.

Additional mitigation measures **BIO- MIT 3, 7 - 16, and 18** have been included to ensure that are no impacts as a result of the project.

MITIGATION:

- **BIO-MIT 1: Erosion and Sedimentation Control.** During construction, the project is required to employ standard construction best management practices (BMPs) to treat and minimize runoff including the following **which shall be included in the project plans prior to grading or building permit issuance**.
 - Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and water courses. Perform clearing and earth moving activities during dry weather to the maximum extent practical.
 - Remove spoils promptly and avoid stockpiling of fill materials when rain is forecast.
 - Cover soil stockpiles and other materials with a tarp or other waterproof material during qualifying rain events.
 - Fueling, washing, and maintenance of vehicles will occur in developed habitat, away from the riparian habitat and stream channel. Equipment shall be regularly maintained to avoid fluid leaks. Any leaks will be captured in containers until equipment is moved to a repair location. Hazardous materials will be stored only within the developed habitat.
 - Containment and cleanup plans will be prepared and put in place for immediate cleanup of fluid or hazardous materials spills.
 - Vehicles and equipment may only be driven within established roads and crossings.
 - Routes and boundaries will be clearly marked and will be located outside of driplines of preserved trees.

- Equipment staging and parking of vehicles shall occur on established access roads and flat surfaces.
 - No heavy equipment shall operate in the portion of the stream bed where flowing water is present.
 - The integrity and effectiveness of construction fencing, and erosion control measures shall be inspected on a daily basis. Corrective actions and repairs shall be carried out immediately for fence breaches and ineffective BMPs.
 - Prior to re-watering the site, all concrete installed during the course of project activities shall be allowed to fully dry and cure to maintain water quality and reduce the possibility of project failure.
 - All litter and construction debris will be disposed of off-site in accordance with state and local regulations. All trash and debris within the work area will be placed in containers with secure lids before the end of work each day in order to reduce the likelihood of predators being attracted to the site by discarded food wrappers and other rubbish that may be left on-site. If containers meeting these criteria are not available, all rubbish will be removed from the project site at the end of each workday.
 - Absorbent materials designated for spill containment and clean-up activities shall be available on site for use in an accidental spill.
 - In the event of rain, all grading work is to cease immediately.
 - Inlet protection will be installed at open inlets to prevent sediment from entering the storm drain system.
 - Straw rolls will be placed along the perimeter of the project area.
 - Silt fencing shall be installed between the creek and the work areas to minimize sedimentation into Los Trancos Creek or a silt barrier can be added to the wildlife exclusion barrier to minimize the amount of fencing installed within the project footprint (see Mitigation Measure below). During construction, the fence shall be checked every day for damage or breaks before construction activities commence. Any damage to the fence will be repaired in a timely manner.
- **BIO-MIT 2: Worker Environmental Awareness Program.** All construction personnel will participate in a worker environmental awareness program. These personnel will be informed about the possible presence of all special-status species and the habitats associated with these species and that unlawful take of the animal or destruction of its habitat is a violation of FESA and other applicable laws. Prior to construction activities, a qualified biologist is required instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; and (3) a list of measures being taken to reduce impacts on these species during project construction and implementation. A fact sheet conveying this information shall be prepared for distribution to the construction crew and anyone else who enters the project site. **Applicant shall provide a copy of the fact sheet to the County Planning Division to verify that the Worker Environmental Awareness Program was implemented prior to construction activities.**
 - **BIO-MIT 3: Receive Agency Approval of Qualified Biologist.** The qualifications of a biological monitor(s) experienced with the California red-legged frog, San Francisco garter snake, and other special-status species that have the potential to occur in the project site shall be submitted to the USFWS and CDFW for review and written approval at least 30 calendar days prior to the start of project activities. **Provide a copy of USFWS and CDFW's approval to the County Planning Division to verify agency approval was obtained prior to commencement of construction.**

- **BIO-MIT 4: Conduct Preconstruction Survey.** No more than 24 hours prior to the date of initial ground disturbance, a pre-construction survey for California red-legged frog, San Francisco garter snake, and other special-status species with the potential to occur in the project site shall be conducted within the impact area by the agency-approved qualified biologist (see BIO-MIT 3). The survey shall consist of walking the limits of impact to ascertain the possible presence of the species. The qualified biologist shall investigate all potential areas that could be used by California red-legged frog and San Francisco garter snake for feeding, sheltering, movement, and other essential behaviors. **The applicant is required to provide a copy of the preconstruction survey results to the County Planning Division to verify California red-legged frog, San Francisco garter snake, and other special-status species prior to the start of construction.**
- **BIO-MIT 5: Vegetation Removal.** All vegetation that requires removal in the project site shall be completely removed by hand in case special-status species are present. The qualified biologist shall monitor the vegetation removal.
- **BIO-MIT 6: Install Wildlife Exclusion Barrier.** Prior to any ground disturbance in the project site, a temporary wildlife exclusion barrier shall be installed along the limits of disturbance. A qualified biologist will inspect the area prior to installation of the barrier. The barrier shall be designed to allow the California red-legged frog and San Francisco garter snake to leave the work area and prevent them from entering the work area. The fence shall remain in place until all development activities have been completed. This barrier shall be inspected daily and maintained and repaired as necessary to ensure that it is functional and is not a hazard to red-legged frogs and garter snakes on the outer side of the barrier. **The applicant and/or qualified biologist shall provide the County Planning Division photos of the wildlife exclusion barrier prior to construction activities.**
- **BIO-MIT 7: Construction Monitoring.** A qualified biologist shall be onsite during all project activities that may result in take of any special-status species. **As required in BIO-MIT 3, said biologist is required to be approved by USFWS and CDFW prior to issuance of any grading or building permits.** The agency-approved biologist shall have oversight over implementation of all the mitigation measures and will have the authority and responsibility to stop project activities if they determine any of the associated requirements are not being fulfilled.
- **BIO- MIT 8: Relocation of California Red-legged Frog.** If a California red-legged frog is found during the implementation of mitigation measures above, the qualified biologist shall consult with USFWS to determine if moving any of the individuals is appropriate. In making this determination the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the project proponent will ensure the qualified biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists shall capture, handle, and move California red-legged frog. The agency-permitted biologist shall monitor any relocated frog until it is determined that it is not imperiled by predators or other dangers. **If a California red-legged frog is found, the Planning Division shall be notified immediately and any approval provided by the USFWS shall be forward to the Planning Division for record keeping purposes.**

- **BIO – MIT 9: Monitor San Francisco Garter Snake.** The agency-approved biologist shall monitor any individual of the San Francisco garter snake encountered within the impact area but allow it to leave the impact area on its own. If the agency-approved biologist determines that the snake cannot leave on its own then the USFWS and CDFW shall be consulted to determine if the snake can be captured and relocated to appropriate habitat outside of the impact area. **If a San Francisco farter snake is found, the Planning Division shall be notified immediately and any approval provided by the USFWS and CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 10: Daytime Restriction.** All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction. Additionally, all construction shall be restricted to daylight times and shall not extend after sunset.
- **BIO- MIT 11: Food and Trash.** To eliminate an attraction for the predators of the California red-legged frog and San Francisco garter snake, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the construction site.
- **BIO-MIT 12: Steep-walled Holes and Trenches.** To prevent inadvertent entrapment of the California red-legged frog, San Francisco garter snake, and other special status species, a qualified biologist and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the qualified biologist. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals by a qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in BIO-MIT 8 Relocation of California red-legged frog or BIO-MIT 9 Monitor San Francisco garter snake will be followed.
- **BIO-MIT 13: Uncovered Pipes.** All structures providing cavities such as pipes, all construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by a qualified biologist and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time, a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in BIO-MIT 8 Relocation of California red-legged frog or BIO-MIT 9 Monitor San Francisco garter snake shall be followed.
- **BIO-MIT 14: Prohibition of Plastic Mono-filament Netting.** To prevent trapping California red-legged frogs, San Francisco garter snakes, or other species, the use of plastic mono-filament netting (erosion control matting), rolled erosion control products wrapped in netting, or similar material shall not be used at the project site to prevent trapping California redlegged frogs, San Francisco garter snakes, or other species. **Prior to project construction, call the Planning Division to schedule an inspection to verify no plastic mono-filament netting is used.** Staff may determine that photographic evidence may suffice for meeting this requirement.

- **BIO-MIT 15: Prevent the Spread of Amphibian Diseases.** To prevent the introduction and spread of amphibian diseases, especially if an amphibian is handled by a permitted biologist, decontamination methods developed by the Declining Amphibian Populations Task Force shall be followed at all times, available at:
https://www.fws.gov/southwest/es/NewMexico/documents/SP/Declining_Amphibian_Task_Force_Fieldwork_Code_of_Practice.pdf.

Should any such findings occur, documentation shall be submitted to the County Planning Division for review and record keeping purposes.

- **BIO-MIT 16: Relocation of Western Pond Turtle and California Giant Salamander.** If a pond turtle is found during implementation of Mitigation Measures above (see section 6.3 above), an agency-approved biologist shall contact CDFW to determine if moving any of the individuals is appropriate. In making this determination CDFW shall consider if an appropriate relocation site exists. If CDFW approves moving animals, the project proponent shall ensure the agency-approved biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists shall capture, handle, and move the Western pond turtle and California giant salamander. The agency-approved biologist will monitor any relocated turtle or giant salamander until it is determined that it is not imperiled by predators or other dangers. **If a Western Pond Turtle and California Giant Salamander is found, the Planning Division shall be notified immediately, and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 17: Pre-construction Survey for Woodrat Houses.** Within 30 days prior to the start of construction activities, a qualified biologist will map all San Francisco dusky-footed woodrat houses within a 25-foot buffer around the project footprint. Environmentally sensitive habitat fencing will be placed to protect the houses with a minimum 25-foot buffer. If a 25-foot buffer is not feasible, a smaller buffer may be allowable based on advice from a qualified biologist with knowledge of woodrat ecology and behavior, or BIO-MIT 18 may be implemented. **Provide a copy of the preconstruction survey results to the Planning Division to verify San Francisco dusky-footed woodrat were not present on the property prior to construction activities.**
- **BIO – MIT 18: Relocation of Woodrat Houses.** In the unlikely event that one or more woodrat houses are determined to be present and physical disturbance or destruction of the houses cannot be avoided, then the woodrats will be evicted from their houses and the nest material relocated outside of the disturbance area, prior to onset of activities that would disturb the house, to avoid injury or mortality of the woodrats. The reproductive season for San Francisco dusky-footed woodrats typically starts in February or March and breeding activity usually continues to July but can extend into September. Thus, relocation efforts shall be completed in the fall to minimize the potential for impacts on young woodrats in the house. Additionally, the period between the completion of the relocation efforts and the start of construction activities shall be minimized to reduce the potential for woodrats to reconstruct houses in the project footprint prior to the start of construction activities. Relocation generally involves first choosing an alternate location for the house material based on the following criteria: 1) proximity to current nest location; 2) safe buffer distance from planned work; 3) availability of food resources; and 4) availability of cover. An alternate house structure will then be built at the chosen location. Subsequently, during the evening hours (i.e., within 1 hour prior to sunset),

a qualified biologist shall slowly dismantle the existing woodrat house to allow any woodrats to flee and seek cover. All sticks from the nest will be collected and spread over the alternate structure. However, alternative relocation measures can be employed as advised by a qualified wildlife biologist in consultation with CDFW. **If a woodrat house is found, the Planning Division shall be notified immediately and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**

- **BIO-MIT 19: Bat Protection.** If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW shall be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures. **If a bat occupied maternity or colony roost is found, the Planning Division shall be notified immediately and any approval provided by the CDFW shall be forward to the Planning Division for record keeping purposes.**
- **BIO-MIT 20: Avoidance or Pre-Construction/Pre-Disturbance Surveys for Nesting Birds.** Construction activities shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Mateo and Santa Clara Counties extends from February 1 through September 15.

If it is not possible to schedule construction activities between September 15 and January 31, then preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys shall be conducted no more than five days prior to the initiation of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all potential nesting habitats (e.g., trees, shrubs, structures, etc.) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented. **Provide a copy of the preconstruction survey results to the Planning Division to verify nesting birds were not present on the property prior to construction activities.**

- **BIO-MIT 21: Nesting Bird Protection.** If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist, in consultation with CDFW, shall determine the extent of a construction-free buffer zone to be established around the nest (typically up to 1000 feet for raptors and up to 250 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code shall be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading shall be permitted until the chicks have fledged. Monitoring shall be required to ensure compliance with MBTA and relevant California Fish and Game Code requirements. **Monitoring dates and findings shall be documented and provided to the Planning Division prior to construction activities.**
- **BIO-MIT 22: Avoidance of Riparian Habitat.** All riparian habitat to be avoided shall be shown on project design plans and prior to project activities these areas will be clearly delineated in

the field by a CDFW approved biologist. **Provide a copy of the plans to the Planning Division prior to grading or building permit issuance.** The project shall also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See BIO-MIT 1 above). If riparian vegetation is impacted, then BIO-MIT 24 or BIO-MIT 25 will be implemented.

- **BIO-MIT 23: Pruning of Riparian Trees.** If project activities require pruning of riparian trees or shrubs, a certified arborist shall be retained to perform any necessary pruning to minimize harm to vegetation and ensure rapid regeneration. Pruning shall be limited to the minimum area necessary. **Applicant shall not remove any trees without approval from the County.**
- **BIO-MIT 24: Restoration of Riparian Habitat.** Temporary impacts to riparian habitat shall be restored in place at a 1:1 ratio through re-establishment of original contours along banks, decompaction of compacted soils where necessary, and seeding with a native seed mix and native plantings, developed by a qualified restoration ecologist. The native seed mix shall contain grass and forb species that occur in the project vicinity. Temporarily impacted areas will be monitored for a minimum of two years and the criteria for success will be 75% vegetation cover or more compared to pre-project conditions and no more than 5% cover of invasive species rated as moderately or highly invasive by the California Invasive Plant Council (Cal-IPC) (excluding Cal-IPC-rated annual grasses). **The applicant shall provide to the County Planning Division a Riparian Restoration plan prior to issuance of grading or building permits. Additionally, the applicant shall provide to the County Planning Division photos of riparian habitats pre and post construction to verify the riparian habitat is restored.**
- **BIO-MIT 25: Avoidance of Jurisdictional Waters.** All aquatic habitat to be avoided, i.e. Los Trancos Creek, shall be shown on project design plan sets prior to project activities and shall be clearly delineated in the field with stakes or fencing by a CDFW approved biologist. **Provide a copy of the plans to the Planning Division prior to grading and building permit issuance.** The project shall also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See BIO-MIT 1 above). Travel and parking of vehicles and equipment shall be limited to pavement, existing roads, and previously disturbed areas. Ground disturbance and vegetation removal shall not exceed the minimum amount necessary to complete work at the site.
- **BIO-MIT 26: Seasonal Work Window.** The construction of the biofiltration basin shall be restricted to the dry season (June 15 to October 15) to minimize potential impacts on water quality resulting from erosion and sediment mobilization into the live stream channel.

E. CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 19, 40, 41

SETTING:

Total grading quantities for the proposed development are 439 cubic yards of cut and 192 cubic yards of fill with a maximum cut depth of 3.8 feet. The majority of the proposed grading is to establish a fire truck turn around, which connects the bridge to the proposed buildings site, and to establish the building foundation beneath the proposed residence. No existing structures are proposed to be demolished.

DISCUSSION:

a) No Impact – Pursuant to the Phase I Cultural Resources Report prepared by MIG, Inc (source 41), dated September 2018, two (2) historic resources were identified by the California Historical Resources Information System (CHRIS) search, the Bracewell Observatory and the Old Felt Dam. The Old Felt Dam is approximately 0.25 mile away from the project site, and it is not visible from its boundary. The proposed project would not affect the dam’s historic character or affect its eligibility for listing on the California Register of Historic Resources (CRHR). The antenna associated with the Bracewell Observatory is effectively hidden in the woods about 25 feet from the parcel boundary, on Stanford University property. Given the dense vegetation, the project would not be visible from the antenna’s location. Although the area surrounding the project site in Santa Clara County is mostly undeveloped, the surrounding land in San Mateo County is developed with residential properties and construction of a single-family residence on the parcel would not adversely affect the eligibility of the Bracewell Observatory site.

Additionally, the project does not include demolition of any existing structures. As such, the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources.

b & c) Less Than Significant with Mitigation Incorporated – According to Phase 1 Cultural Resources Report prepared by MIG, Inc. (source 41), although no surface archaeological resources were noted during the pedestrian survey, the area immediately surrounding the project site, and along Los Trancos creek likely contains Native American human burials and sites. There is a high potential of discovering Native American archaeological resources during ground moving operations. However, with the implementation of mitigation measures such as monitoring by an archeologist during construction work (**CR-MIT 1**) and immediate notification to the County of Santa Clara Department of Planning and Development, if archeological resources are unearthed (**CR-MIT 2, 3, 4, & 5**), impacts to archeological resources and human remains would be less than significant. As such, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines and would not disturb any human remains including, those interred outside of formal cemeteries.

MITIGATION:

- **CR-MIT 1:** Archaeological monitoring is required for all ground disturbing activities. An archaeologist meeting the Secretary of the Interior's Standards for Archaeology shall be present at the project site during any ground disturbing activities, such as machine or hand excavation, or vegetation grubbing, take place. No ground disturbing activities of any kind shall take place if the archaeologist is not present. **The applicant shall provide evidence of contact with an archeologist to conduct monitoring prior to grading and building permit issuance.**
- **CR-MIT 2:** If archaeological resources from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work within a 100' radius buffer of the discovery shall cease. The archaeologist shall assess the discovery before any additional ground disturbing work within the 100-foot buffer will be allowed to continue. No further ground disturbing work shall be allowed to continue until the archaeologist has fully evaluated the find and permits work to continue. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue. **If archeological resources are found, the Planning Division shall be notified immediately and any evaluations by the archeologist shall be forward to the Planning Division for record keeping purposes.**
- **CR-MIT 3:** If the newly discovered resources are determined, or suspected to be, Native American in origin, Native American Tribes/Representatives shall be contacted and consulted as directed by the NAHC and Native American construction monitoring shall be initiated. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) as directed by the NAHC. **If Native American resources are found, the Planning Division shall be notified immediately.**

- **CR-MIT 4:** If unrecorded paleontological resources are encountered during construction, all ground disturbing activities shall cease, and the developer will avoid altering the resource in any way. No work shall be carried out within the stratigraphic context that the resource was discovered in until a qualified paleontologist has evaluated, recorded, and determined appropriate treatment of the resource consistent with protocols of the Society for Vertebrate Paleontology. **If paleontological resources are found, the Planning Division shall be notified immediately and any evaluations by the paleontologist shall be forward to the Planning Division for record keeping purposes.**
- **CR-MIT 5:** **If human remains are unearthed during construction of the proposed project, the developer shall comply with State Health and Safety Code Section 7050.5 and shall cease work and immediately contact the County Planning Division.** The County shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD).

After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal of, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the NWIC. If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

F. ENERGY							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5

SETTING:

The proposed project includes construction of a new single-family residence with proposed sewer, water, gas and electric utility connections. No landscaping is proposed as a part of this project; therefore, the Santa Clara County Sustainable Landscaping Ordinance does not apply.

DISCUSSION:

a & b) No Impact – The new single-family residence is a relatively low-impact development and does not propose to utilize energy resources, such as gas, electricity and water, in an inefficient manner during construction or during its use as a residence. Additionally, the proposed residence and its associated energy resources does not conflict with local or state plans for energy efficiency. As such, the proposed project does will not result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

MITIGATION:

- None required

G. GEOLOGY AND SOILS							
WOULD THE PROJECT:	IMPACT						Source
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:							
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 42
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 18b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,4,41

SETTING:

A geotechnical engineering study (source 42) was prepared for the project, which identified the subsurface materials on the subject property as older alluvial fan deposits (Pleistocene), and Whiskey Hill Formation (middle and lower Eocene). The evaluation found no faults extending across the site area, locating the nearest fault trace approximately 3½ kilometers (km) southwest of site. The evaluation indicated that the subject site is situated within a seismic hazard zone associated with liquefaction; however, based on site-specific investigation which indicates very dense subsurface conditions immediately underlain by bedrock, the report estimates that the potential for liquefaction is very low to negligible.

Additionally, soils at the project site are moderately to highly expansive surface soils, which could experience large amounts of shrink and swell activity.

DISCUSSION:

a- i, iii, & iv, e & f) No Impact – The evaluation found no known faults located near the project area. As such, the proposed project will not directly or indirectly cause potential substantial adverse effects due to the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

The geotechnical engineering study indicated that the development site is situated within a seismic hazard zone associated with liquefaction; however, based on site-specific investigation which indicates very dense subsurface conditions immediately underlain by bedrock, the report estimates that the potential for liquefaction is very low to negligible. As such, the proposed project will not directly or indirectly cause potential substantial adverse effects due to seismic-related ground failure, including liquefaction.

The subject property is not within a Santa Clara County landslide hazard zone and therefore the proposed project does not directly or indirectly cause potential substantial adverse effects due to landslides. As such, there is no impact.

The subject property cannot accommodate a typical onsite wastewater treatment system (OWTS) due to County Ordinance requirements an OWTS is setback a minimum of 100' from a creek . Therefore, there is insufficient room for an OWTS at this property since the building site has a width of approximately 130 feet. Thus, the proposed project includes a Minor Sphere Amendment and Annexation to West Bay Sanitary District in order to provide a sewer connection to the site. As such, the proposed project will not have an impact regarding soils and their capability of supporting the use of septic tanks or alternative wastewater disposal systems.

a-ii, b, c, d & f) Less Than Significant Impact – As evaluated in the Geotechnical Engineering Investigation by BAGG Engineers, dated June 2019, the site area is not situated within an Alquist-Priolo Earthquake Zone, and no known faults have been mapped extending across the site area. Other faults are too distant and/or judged incapable of generating ground accelerations large enough to be considered significant threats to this site. As such, the proposed project will have a less than significant impact and will not directly or indirectly cause potential substantial adverse effects due to strong seismic ground shaking.

The proposed project includes minimal amounts of grading to accommodate a firetruck turn around (constructed with base rock) and foundation piers for the single-family residence. Additionally, the

required grading would also be carried out in accordance with the recommendations set forth by the County Grading Ordinance. At the time of construction, all graded areas would be reseeded to ensure that the project minimizes the potential for erosion on the site. All other land use and engineering aspects of this project will be conditioned by the recommendations set forth by the County Land Development Engineering Office, to prevent any impacts due to changes in topography, excavation, and grading for the construction of the access driveways, turnarounds, building pads, and related site improvements. As such, there is a less than significant impact that the project will result in substantial soil erosion or the loss of topsoil, or be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Additionally, soils at the project site are moderately to highly expansive surface soils, which could experience large amounts of shrink and swell activity. However, the project proposes to construct the single-family residence drilled pier foundations with an elevated floor slab and deepened grade beams for the proposed residence. Additionally, exterior flat work is proposed to be constructed on a layer of non- expansive fill, in accordance with the Geotechnical Engineering Investigation prepared on June 2019. As such, there is a less than significant impact that the proposed project would create a substantial direct or indirect risk to life or property due to its location on expansive soils.

Compliance with the geotechnical engineering conditions of approval and the County's Grading Ordinance Policies and Standards would reduce any potential impacts to less-than-significant.

MITIGATION:

- None required

H. GREENHOUSE GAS EMISSIONS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30

SETTING:

The proposed project includes the construction and use of the property as a single-family residence.

Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas emissions generated by a proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG associated with a development project is carbon dioxide, which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by use of electricity.

DISCUSSION:

a & b) No Impact – Due to the relatively small scale of the project (a single-family residence; a firetruck turnaround, drainage improvements and utility connections), and compliance with existing County and State requirements listed below, which will minimize greenhouse gas emissions, it is anticipated that the proposed project will not result in any cumulatively considerable greenhouse gas emissions.

The project is required to comply with the Cal Green, which applies mandatory green building requirements to new single-family dwellings. These measures include higher energy efficiency standards and requirements to minimize water usage and the use of natural resources. Implementation of these measures will act to reduce potential greenhouse gas emissions from the proposed project. The proposed use as a single-family residence would not conflict with any applicable plan, policy or regulation for reducing the emissions of greenhouse gases.

The single-family residence will have minimal greenhouse gas emission impacts and would involve GHG emissions through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The single-family residence would consume electricity; however, the amount would be minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. As such, the project would have no

impact on greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION:

- None required

I. HAZARDS & HAZARDOUS MATERIALS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 17g

SETTING:

The proposed project is located approximately 0.8 miles away from the nearest school which is northwest of the development site. The project site is not listed on the County of Santa Clara

Hazardous Waste and Substance Sites List, it is not located in the County Airport Land Use plan area and is located in the Wild Urban Interface Fire Area (WUI).

DISCUSSION:

a, b, c, d, e, & f) No Impact – The proposed project is residential and would not involve the use or transportation of any hazardous materials, and it is not located on site designated as hazardous under Section 65962.5, as verified on EnviroStor, accessed on December 30, 2019.

The project is located within a residential neighborhood, and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The access to the project site is from an existing public road, through a driveway and over an existing bridge. The development plans have been reviewed and conditionally approved by the County Fire Marshal's Office. The proposed project will not impair or physically interfere with any emergency response or evacuation plans.

Due to the project's location outside a ¼ mile from a school, its location outside of the County Airport Land Use plan area, and because its not listed on the Hazardous Waste and Substance Sites List, the proposed project does not have an impact on emitting hazardous substances within a ¼ mile of a school, creating a significant hazard to the public or the environment due to its listing as a hazardous materials site, or create a safety hazard, or excessive noise for people residing or working in the project area due to its proximity to an airport.

g) Less Than Significant Impact – The proposed project is conditioned by the recommendations set forth by the Santa Clara County Fire Marshal's Office, to prevent any impacts due to the proposed single-family residence's location within the Wilde Urban Interface area (WUI). As such, this project will not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

MITIGATION:

- None required

J. HYDROLOGY AND WATER QUALITY							
Would the project:	IMPACT						SOURCE
	Potential or Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34, 36, 55
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:							
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17n, 17p, 54, 55
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 35, 5, 55
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 54, 55
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 17p, 18b, 18d, 54, 55
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 18b, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 17p, 54, 55

SETTING:

The majority of the proposed development is within FEMA Flood Zone. The proposed development consists of new impervious surface of approximately 5,703 square feet, primarily due to the footprint of the proposed residence. As stated in the Bohley Consulting Hydrology Report (source 54), prepared by Craig Overboin in September of 2019, in order to ensure that the new development does not increase the stormwater runoff from the existing site, all impervious surfaces will drain into an underground drainage system. The entire driveway will drain to a catch basin, and the building downspouts will be spilled onto the landscaping in order to allow that water an opportunity to percolate into the ground. This water is eventually intercepted by earthen swales along the sides and rear of the structure and flows into a catch basin that is a part of the stormwater detention structure. The

hydromodification / detention structure contains a 6” outlet into Los Trancos Creek. This outfall has been designed to be as environmentally responsible as possible, using a coir mat (coconut husk) and hydroseeding to prevent erosion of the creek bank (source 55 – Bholey Consulting Hydrology Report Memorandum, Sept 2020).

The domestic and emergency water would be provided to the site by Cal Water Company (which is a private company and does not need approval from LAFCO), who has provided a will serve letter demonstrating they have adequate water supplies to support this development. A sewer connection is to be constructed to the proposed development by West Bay Sanitary District if the Minor Sphere Amendment is issued by both Santa Clara County and San Mateo County LAFCO’s. West Bay Sanitary District provided written correspondence demonstrating they have the capacity to serve the proposed development if the annexation is approved.

DISCUSSION:

a, d, & e) No Impact – The proposed project does not include a traditional septic system, and therefore the project does not impose impacts to groundwater. The proposed project does not include the continuous use of pollutants or hazardous materials. As such, if the project site was to flood, there is minimal risk of a release of pollutants from the area. The proposed project is conditioned to take place during the dry season. Therefore, it is unlikely that pollutants from construction would be released due to flooding. Additionally, the project and all associated improvements have been reviewed and conditioned by County Land Development Engineering, ensuring that drainage improvements have been designed and sized to meet all applicable water quality control plans or sustainable groundwater management plans.

Due to this, the proposed project does not substantially degrade surface or ground water quality, risk release of pollutants due to project inundation, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As such, the project does not impose impacts to items a, d & e, listed above.

c-i, c-ii, c-iii, c-iv) Less Than Significant with Mitigation Incorporated – The proposed project includes approximately 5,703 square feet of new impervious surface area for a single-family residence, which is relatively small and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Stormwater runoff will drain into an underground drainage system and will eventually be intercepted by earthen swales along the sides and rear of the structure into a catch basin. The drainage system includes a metered release outlet structure that has been sized to match the preconstruction flows for the 10 year storm event and 100-year storm event. The structure is designed to be slightly higher than required, so that storms in excess of the 100 year event are detained, until the stormwater flows over the top of the structure and out through the outlet pipe. As such, based on mitigation measures listed below, the proposed site will not result in substantial erosion or siltation on or off site due to implementation of BMPS (**HYD-MIT 1**). Additionally, the runoff from the proposed site will not exceed the pre-construction flows for the 10 year and 100 year storm events (**HYD-MIT 2**), and in order to avoid downstream flooding, the capacity of Los Trancos Creek will not be negatively impacted and flood flows will not be impeded or redirected (source 55) (**HYD-MIT 3**). Due to the design of the proposed drainage system, and the implementation of the mitigation measures below, the proposed project will have a less than significant impact on items c-i, c-ii, c-iii, c-iv listed above.

MITIGATION:

- **HYD – MIT 1: Best Management Practices (BMPs).** The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). **Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set prior to grading or building permit issuance.**
- **HYD – MIT 2: Flood Plain Management.** The project is in a Special Flood Hazard Area. All project improvements shall be in accordance with the County’s Floodplain Management Ordinance (SCC Code C12-800 to C12-826). **County Floodplain compliance shall be included in the Plans Set prior to grading or building permit issuance.**
- **HYD – MIT 3: Stormwater.** The applicant shall include one of the following site design measures in the project design:
 - a. direct hardscape and/or roof runoff onto vegetated areas,
 - b. collect roof runoff in cisterns or rain barrels for reuse, or
 - c. construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Include one of the design measures listed about in the Plan Set prior to grading or building permit issuance. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:
www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016).

K. LAND USE							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8, 9, 17

SETTING:

The western side of the property is boarded by Los Trancos Creek and is entirely with the County of Santa Clara. The surrounding land uses are a nursery to the east (within Stanford University), open space with a public trail to the north, south, and west. Single-family residences are located farther west, across Alpine Road, within the Town of Portola Valley. The development area has a General Plan Designation of Hillside with a Hillside zoning district.

DISCUSSION:

a & b) No Impact – The proposed development is over 300 feet from the nearest residence and over 200 feet from Alpine Road. Due to the proposed development’s distance from existing neighborhoods, the project does not physically divide an established community.

The Hillside’s General Plan intent is to support and enhance rural character, protect and promote wise management of natural resources, avoid risks associated with the natural hazards characteristic of those areas, and protect the quality of reservoir watersheds critical to the region’s water supply. Allowable land uses within a Hillside General Plan designation includes very low-density residential development, such as the proposed project. Additionally, the proposed project meets the Hillside development standards detailed under the County Zoning Ordinance. Due to the project’s conformance with County General Plan and Zoning policies, the project does not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION:

- None required

L. MINERAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 6, 17a
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 6, 8

SETTING:

The project consists of a single-family residence and does not include utilizing the subject property for mining. No known valuable mineral resources are located on the subject property, which are delineated on a local general plan, specific plan or other land use plan.

DISCUSSION:

a & b) No Impact – Due to the project’s use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, the project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

MITIGATION:

- None required

M. NOISE							
WOULD THE PROJECT RESULT IN:	IMPACTS						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	45
c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 22a

SETTING:

The project consists of the development of a new single-family residence and associated improvements including a firetruck turnaround and utility connections. Local ambient noise comes from the nearby residences and minor occasional traffic noise from the nearby public streets. The project is not located in an airport land use plan referral area.

DISCUSSION:

a, b, &c) No Impact – Construction of the proposed single-family residence will temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have an impact on the nearest sensitive (residential) uses. Implementation of noise abatement measures described below will reduce potential construction impacts to a less-than-significant level. Noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary.

The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency (EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three (3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (Ldn value in dBs).

County Noise Ordinance restricts exterior noise limits, for a cumulative period not to exceed more than 30 minutes in any hour, for one- and two- family residential land uses at 45 dBA between 10:00 p.m.

to 7:00 a.m., and 55 dBA between 7:00 a.m. to 10:00 p.m. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, between 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturday's hours from 7:00 p.m. to 7:00 a.m., or at any time on Sundays or holidays.

The noise levels created during the grading and demolition/construction of this project could create a temporary disturbance. The project is required to conform to the County Noise Ordinance at all times for construction. Construction noise (including noise generated by truck traffic to and from the project site) is regulated by time-of-work restrictions and decibel maximum specified in the County Noise Ordinance. Thus, it is anticipated that short-term noise resulting from the grading and demolition/construction will not present a significant impact to neighboring property owners. Therefore, the project would not create any noise impacts.

MITIGATION:

- None required

N. POPULATION AND HOUSING							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4

SETTING:

The proposed project includes the development of a single-family residence on a vacant lot and a Minor Sphere Amendment and Annexation to include the property within the West Bay Sanitary District and Woodside Fire District to provide the residence with a sewer connection and emergency services.

DISCUSSION:

a & b) No Impact – The proposed project is a new single-family residence. No commercial, industrial or institutional uses are proposed. Due to the size of the property and the building sites proximity to Los Trancos Creek, a traditional septic system is not feasible for the proposed residence and a connection West Bay Sanitary District is required in order to develop the property. However, the development of a single-family residence and the annexation of the subject property into applicable sanitation and fire protection districts would not induce excessive population growth or displace existing housing or people. There are no other adjacent or nearby parcels that would be able to access the proposed connections and create an increase in population growth. The eastern portion of the parcel is boarded by Stanford University and the remaining adjacent parcels are located within the Town of Portola Valley and not available for development. As such, the project does not induce substantial unplanned population growth in an area, either directly or indirectly, or displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

MITIGATION:

- None required

O. PUBLIC SERVICES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:							
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5

SETTING:

The project includes a Minor Sphere Amendment and Annexation into West Bay Sanitary District in order to provide the property with a sewer connection, and a Minor Sphere Amendment and Annexation into Woodside Fire District in order to provide the property with appropriate fire emergency services. Emergency calls would first go to the Santa Clara County Sheriff’s Office communications. If there is not a unit near the area, then Santa Clara County would then contact San Mateo County Communications to dispatch a San Mateo County unit. Cal Water will provide a water connection to the property. Gas and electric services will be provided by PG&E.

DISCUSSION:

a-i, a-ii, a-iii, a-iv, & a-v) No Impact – The proposed project includes a single-family residence, and no commercial, industrial, or institutional uses are proposed. The proposed single-family residence has a minimal increase in the overall neighborhood population and would not significantly increase the need for additional fire or police protection to the area if the Minor Sphere Amendment and Annexation to Woodside Fire District is approved by both Santa Clara County LAFCO and San Mateo County LAFCO. Other public services, such as those provided by schools or parks, would not be significantly impacted.

MITIGATION:

- None required

P. RECREATION							
WOULD THE PROJECT:	IMPACT						SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 5

SETTING:

The project, a single-family residence, is low-density and does not include the use of the project area for recreational purposes.

DISCUSSION:

a & b) No Impact – The proposed project is for a new single-family residence and will not result in an impact to existing parks or recreational facilities due to the minimal increase in population to the neighborhood. As such, the project would not cause a substantial physical deterioration of existing recreational facilities.

Additionally, the proposed single-family residence does not include any recreational uses or structures, nor does the addition of a new-single family residence require an expansion to existing recreational facilities. As such, the project does not have an impact on item b listed above.

MITIGATION:

- None required

Q. TRANSPORTATION							
WOULD THE PROJECT:	IMPACT						SOURCE
	YES			No Impact	Analyzed in the Prior EIR	NO	
	Potential v Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact			Substantially Mitigated by Uniformly Applicable Development Policies	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 4, 5, 6, 7, 49, 52
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 49, 50, 52
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 6, 7, 52
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 48, 52

SETTING:

The proposed single-family residence takes access from Alpine Road (a public road located within the Town of Portola Valley) by utilizing an existing driveway, which is constructed within a 30-foot wide access easement, across an existing and permitted bridge over Los Trancosa Creek to the proposed development site.

DISCUSSION:

a, b, c, & d) No Impact – The proposed project, consisting of a single-family residence will generate approximately 10 daily vehicle trips, according to the Institute of Traffic Engineers Trip Generation, 10th edition data (10 trips/day). According to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. Additionally, the project was reviewed and conditionally approved by the County Fire Marshal’s Office to ensure adequate fire safety access is proposed. Therefore, the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the number of trips would be temporary and small in number, and road use in the vicinity is relatively light, the proposed project would not have impacts on traffic and circulation. Onsite parking for the proposed single-family residence is in conformance with the County parking requirements.

MITIGATION:

- None required

¹ The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. The County of Santa Clara has elected not to be governed by the provisions of this section until they become effective statewide on July 1, 2020.

R. TRIBAL CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:							
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	41, 52

SETTING:

The subject property is not listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Additionally, the Phase I Cultural Resources Report prepared by MIG, Inc. in September 2018, submitted by the applicant (source 41), did not indicate that any known and significant Tribal Cultural Resources were located on the subject property.

DISCUSSION:

a-i & a-ii) No Impact – The County has not received any letters from Native American tribes requesting tribal consultation per Public Resources Code, Section 21080.3.1(b) regarding the potential for a Native American tribal cultural resource located on or near the project site. Hence, there is no evidence to indicate the presence of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or of significance pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the proposed single- family

residence would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary.

MITIGATION:

- None required.

S. UTILITIES AND SERVICE SYSTEMS							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6,70
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 6,24b
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3,6,70
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,5, 6

SETTING:

The proposed project, a new single-family residence, includes utility connections to Cal Water (a private water service company) for water, gas and electric connections with PG&E, and a sewer connection with West Bay Sanitary District which will require a Minor Sphere Amendment and Annexation to the West Bay Sanitary District service boundaries through both Santa Clara County and San Mateo County LAFCO's. The proposed utility connection will begin within the Alpine Road right-of-way and will require an encroachment permit with the Town of Portola Valley. The utilities will then run underground through the existing 30-foot wide easement and be hung on the downstream side of the existing bridge (all utilities will be installed at or above the soffit of the bridge), and will then be connected to the sanitary sewer pump station, as well as water, electric and gas connections at the proposed development site.

DISCUSSION:

a) Less Than Significant Impact – The proposed project includes the connection of existing utilities from Alpine Road right-of-way to the proposed development site. Due to the location of the utility connection running attached to the existing permitted free-span bridge, over Los Trancos Creek,

minimal environmental impacts to the riparian corridor and the creek are required for the construction of the connections. As such, the expansion of the utilities to connect to the proposed development site is less than significant.

b, c, d, & e) No Impact – Pursuant to a will serve letter submitted by the applicant in September of 2018, Cal Water has the capacity to service the subject property. Additionally (as indicated in an email from West Bay Sanitary District representatives), West Bay Sanitary District also has the capacity to service the subject property with a sewer connection, provided all other approvals are issued, such as the Minor Sphere Amendment and Annexation, as well as encroachment permits from the Town of Portola Valley. As such, there is no impact to items b and c listed above.

As a standard condition of approval for all projects within the County of Santa Clara, property owners are to provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory. As such, there is no impact to item d and e listed above.

MITIGATION:

- None required

T. WILDFIRE							
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 6, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 6,8a
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 5, 17h
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 5

SETTING:

The proposed project includes a new single-family residence located on a parcel that is within a Hillside zoning district and a Wild Urban Interface (WUI) fire protection area. The area of the proposed development is relatively flat, with a slope of approximately five percent (5%), and consist of several native trees (Bay Laurels, California Buckeyes, Coast Live Oaks and Valley Oaks) with the location of the proposed residence clear of vegetation.

DISCUSSION:

a, c, & d) No Impact – The project was reviewed and conditionally approved in accordance with the Santa Clara County Fire Marshal’s Office. The project includes adequate fire safety access and emergency evacuation, as such the project does not impair an adopted emergency response plan or emergency evacuation plan. The installation of a firetruck turnaround and a water connection to the proposed development site does not exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Additionally, the proposed development is on a relatively flat site and is therefore not at risk of downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. As such, the project imposes no impact to items a, c and d listed above.

b) Less Than Significant – The proposed project is located within the WUI area and therefore may be at risk of uncontrolled spread of a wildfire. However, due to the project’s location to a natural firebreak (Los Trancos Creek) and the installation of appropriate fire safety requirements such as adequate fire

access for emergency services, adequate water connections to hydrants for fire suppression, as well as a residential fire sprinkler system complying with CFMO-SP6 throughout the residence, the proposed project will have a less than significant impact to exposing the project occupants to the spread of wildfire. Additionally, the proposed residence shall have a class “A” roof, a ½ inch spark arrester for the chimney, and remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. The proposed development shall have appropriate separation of vegetative fuels in areas between 30 and 100 feet from the proposed residence.

MITIGATION:

- None required

U. MANDATORY FINDING OF SIGNIFICANCE							
WOULD THE PROJECT:	IMPACT						SOURCE
	YES			NO			
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 54
b) Have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 54
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 54

DISCUSSION:

a) **Less Than Significant Impact with Mitigation Incorporated.** As discussed in the Biological Resources section, impacts of the proposed project on special status species or habitat would either be less than significant or would be reduced to a less-than-significant level through incorporation of mitigation measures. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

b) **No Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No

cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and/or probable future projects. No cumulative impacts would occur.

c) **No Impact.** The proposed project is a new single-family residence. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:
 - Geologist
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
 - Fire Marshal
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
 - Roads & Airports
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
 - Environmental Health
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
 - Land Development Engineering
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
 - Parks & Recreation
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
 - Zoning Administration,
Comprehensive Planning,
Architectural & Site Approval Committee
Secretary
7. Agency Sources:
 - Santa Clara Valley Water District
<https://www.valleywater.org/>
 - Santa Clara Valley Transportation Authority
<http://www.vta.org/>
 - Midpeninsula Regional Open Space District
<https://openspace.org/>
 - U.S. Fish & Wildlife Service
<https://www.fws.gov/>
 - CA Dept. of Fish & Game
<https://www.wildlife.ca.gov/>
 - Caltrans
<https://dot.ca.gov/>
 - U.S. Army Corps of Engineers
<https://www.usace.army.mil/>
 - Regional Water Quality Control Board
<https://www.waterboards.ca.gov/>
 - Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
 - Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx>
 - The South County Joint Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf
9. SCC Zoning Regulations (Ordinance)
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. County Grading Ordinance
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. SCC Guidelines for Architecture and Site Approval
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. SCC Development Guidelines for Design Review
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. County Standards and Policies Manual (Vol. I - Land Development)
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf
15. SCC Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
 - a. SCC General Plan Land Use, and Zoning
 - b. USFWS Critical Habitat & Riparian Habitat
 - c. Geologic Hazards
 - d. Archaeological Resources
 - e. Water Resources
 - f. Viewshed and Scenic Roads
 - g. Fire Hazard
 - h. Parks, Public Open Space, and Trails
 - i. Heritage Resources - Trees
 - j. Topography, Contours, Average Slope
 - k. Soils
 - l. HCP Data (habitat models, land use coverage etc)
 - m. Air photos
 - n. USGS Topographic
 - o. Dept. of Fish & Game, Natural Diversity Data
 - p. FEMA Flood Zones
 - q. Williamson Act
 - r. Farmland monitoring program
 - s. Traffic Analysis Zones
 - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Locaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding

Initial Study Source List*

- e. Soils Overlay Air Photos
- f. "Future Width Line" map set

19. 2019 CEQA Statute Guidelines [Current Edition]
http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a. San Martin Integrated Design Guidelines
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_DesignGuidelines.pdf

20b. San Martin Water Quality Study

20c. Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

21b. Stanford Protocol and Land Use Policy Agreement
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

Other Areas

22a. South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]

22b. Los Gatos Hillside Specific Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.

<https://www.valleywater.org/contractors/doing-business-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>

22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.

22f. Monterey Highway Use Permit Area
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf

Soils

23. USDA, SCS, "Soils of Santa Clara County

24. USDA, SCS, "Soil Survey of Eastern Santa Clara County"

Agricultural Resources/Open Space

25. Right to Farm Ordinance

26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
<https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf>

27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]

28. Williamson Act Ordinance and Guidelines (current version)
<https://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>

Air Quality

29. BAAQMD Clean Air Plan
<http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a-proposed-final-cap-vol-1-pdf.pdf?la=en>

30. BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

31. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

**Biological Resources/
Water Quality & Hydrological Resources/
Utilities & Service Systems"**

32. Site-Specific Biological Report

33. Santa Clara County Tree Preservation Ordinance
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Tree_Ordinance.pdf

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf

Initial Study Source List*

Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Brochure_TreePreservation.pdf

33. **Clean Water Act, Section 404**
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
35. **CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]**
36. **Santa Clara Valley Water District, Private Well Water Testing Program [12-98]**
37. **SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]**
38. **County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"**
39. **County Environmental Health Department Tests and Reports**

Archaeological Resources

40. **Northwest Information Center, Sonoma State University**
41. **Site Specific Archaeological Reconnaissance Report**

Geological Resources

42. **Site Specific Geologic Report**
43. State Department of Mines and Geology, Special Report #42
44. State Department of Mines and Geology, Special Report #146

Greenhouse Gas Emissions

45. **BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baagmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en**

Hazards & Hazardous Materials

46. Section 21151.4 of California Public Resources Code
47. State Department of Toxic Substances, Hazardous Waste and Substances Sites List
48. County Office of Emergency Services Emergency Response Plan [1994 version]

Noise

49. **County Noise Ordinance**
https://www.sccgov.org/sites/cpd/programs/NP/Docuements/NP_Noise_Ordinance.pdf

Transportation/Traffic

50. Official County Road Book
51. **Site-specific Traffic Impact Analysis Report**

Tribal Cultural Resources

52. Office of Planning and Research. 2017. Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA

Wildfire

53. Office of Planning and Research. 2020. Fire Hazard Planning Technical Advisory

Additional Sources

54. Bholey Consulting Hydrology Report (September, 2019)
55. Bholey Consulting Hydrology Report Memorandum (September, 2020)

***Items listed in bold are the most important sources and should be referred to during the first review of the project, when they are available. The planner should refer to the other sources for a particular environmental factor if the former indicates a potential environmental impact.**

Project Description Continued

The proposed development includes a storm drain system throughout the building site with an outfall constructed with a coir mat to the north of the proposed residence to slow and purify the runoff prior to entering the Los Trancos Creek bed (**Attachment 2 – Plan Set**). Pursuant to a Hydrology Report prepared by Bohey Consulting in 2020 (**Attachment 7 – Hydrology Report Memorandum**) the hydromodification of the site will not negatively impact the capacity of Los Trancos Creek, and flood flows will not be impeded or redirected.

Lastly, the development includes a proposal to connect to an existing sewer system operated by West Bay Sanitary District along Alpine Road. The subject property cannot accommodate a traditional septic system due to a 100-foot septic system setback from Los Trancos Creek. In order to provide a sewer connection to the proposed site, the applicant must obtain approvals from both San Mateo County LAFCO and Santa Clara County LAFCO for a Minor Sphere Amendment and Annexation to West Bay Sanitary District prior to building or grading permit issuance. Additionally, to provide the site with adequate fire emergency access, a Minor Sphere Amendment and Annexation to Woodside Fire Protection District is required.

Total grading quantities for the proposed development include 443 cubic yards of cut and 192 cubic yards of fill, with a maximum cut depth of 3.8 feet. The majority of the proposed grading is to establish a fire truck turn around and to establish the pier foundation footings beneath the proposed residence. No trees are proposed for removal.

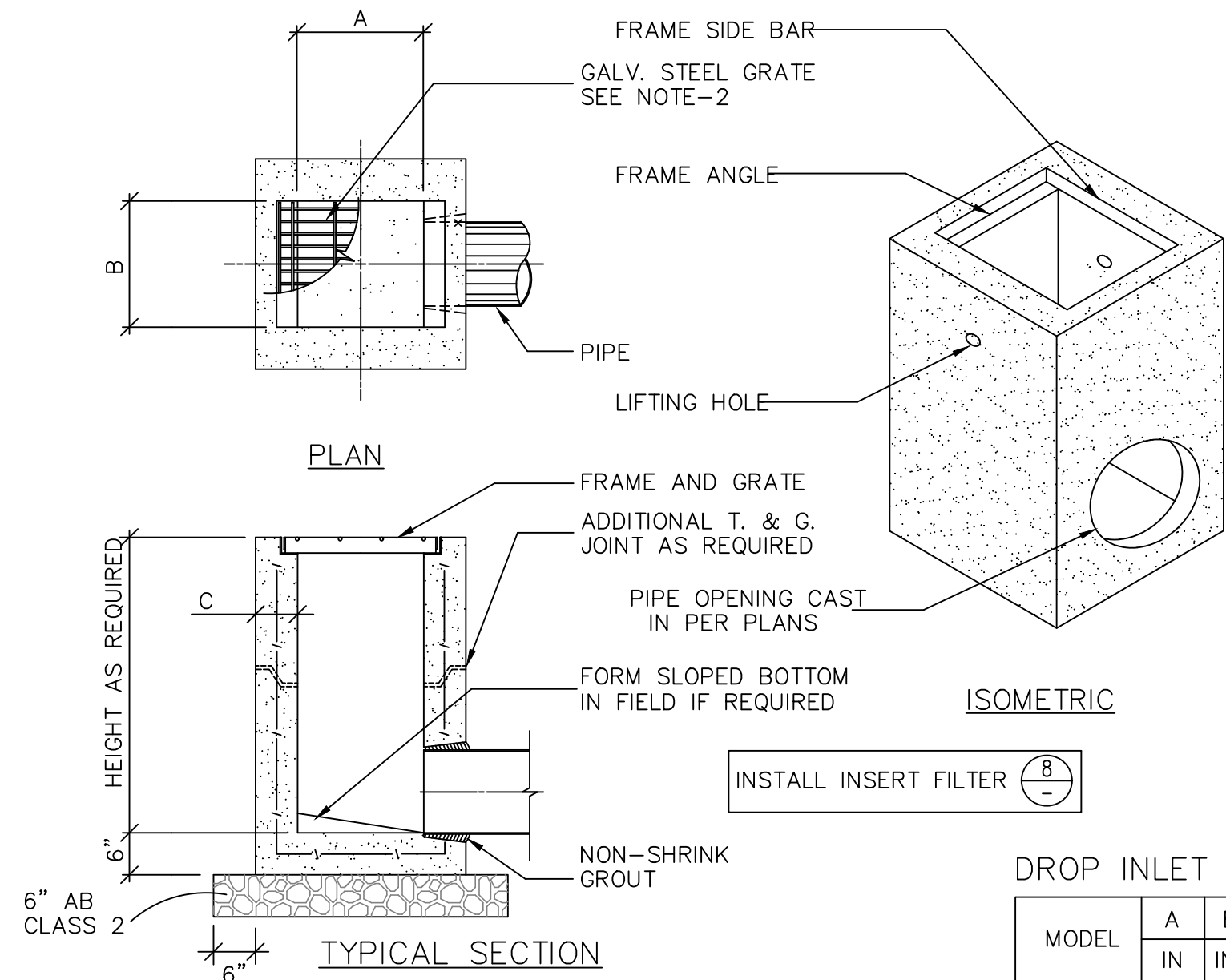
There is a Conservation Easement on the property held by the Town of Portola Valley (**Attachment 8 – Conservation Easement**). This easement consists of a 25-foot-wide strip of land, measured from the centerline of Los Trancos Creek, running along the length of Creek (see enclosed easement map). The Easement states approval is required from the Town Council of the Town of Portola Valley if any of the following development takes place within the easement boundaries:

- a. Removal of vegetation other than poison oak from more than twenty (20) percent of the area within said conservation easement;
- b. Removal of trees with a circumference of over twelve (12) inches measured four (4) feet above the surface of the ground;
- c. Excavating or filling or any combination thereof totaling in excess of five (5) cubic yards, providing that such excavating or filling does not result in disturbance of the surface of the ground exceeding twenty (20) percent of the area within the easement;
- d. Dumping of refuse; and
- e. Erection of barbed wire fences and/or buildings

The proposed project, as submitted on September 17, 2020 does not exceed any of the thresholds cited above (**Attachment 9 – Civil Response Letter**).

An encroachment permit is required from the Town of Portola Valley to connect utilities (gas, electric, water and sewer) located in the Alpine Road right-of-way, to the proposed building site. The proposed development requires a Streambed Alteration Agreement with the California Department of Fish and Game (CDFW), a 401 Water Quality Certification from the California

Regional Water Quality Control Board (RWQCB), and a Nationwide Permit from the U.S. Army Corp of Engineers (USACE) due to the proposed outfall with coir mat slope protection within the Los Trancos Creek top-of-bank. All of the aforementioned approvals are required prior to the building and grading permit issuance from the County of Santa Clara.



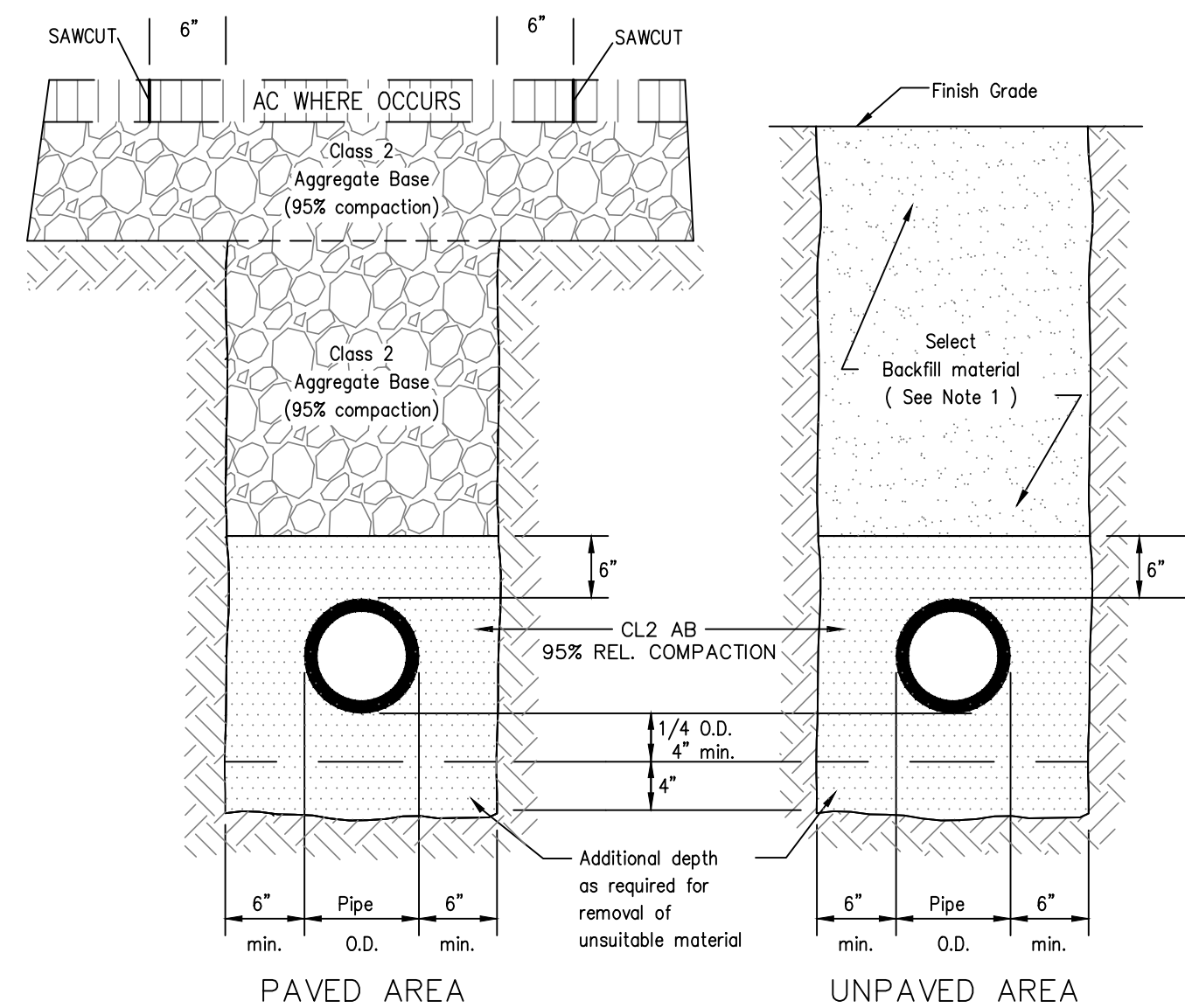
DROP INLET TABLE

MODEL	A IN	B IN	C IN
CB1212	12	12	4
CB2424	24	24	5
CB3636	36	36	6

- NOTES:
- FRAME AND GRATE IN DRIVEWAY SHALL BE H20 LOADING AND BICYCLE PROOF. FRAMES AND GRATES IN LANDSCAPING SHALL BE PEDESTRIAN LOADING. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
 - FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-SO" PAGE 1-4, 1-6 AND "DI-DO" PAGE 1-5.
 - FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10. CASTING 1-13, DROP-IN 1-14.
 - WALL THICKNESS ON SOME D.I.'S CAN BE CHANGED UPON REQUEST. CALL TO VERIFY REQUIRED THICKNESS.
 - 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.
 - FOR PIPE / HOLE SCHEDULE SEE DWG. DI-HS PAGE 1-16.
 - FOR DROP INLET SURFACE OPTIONS SEE DWG. DI-SO PAGE 1-6.
 - SUBMIT CUT SHEETS PER SPECIFICATIONS.

OLDCASTLE PRECAST
CONCRETE DROP INLETS
(SANTA ROSA CATCH BASINS)

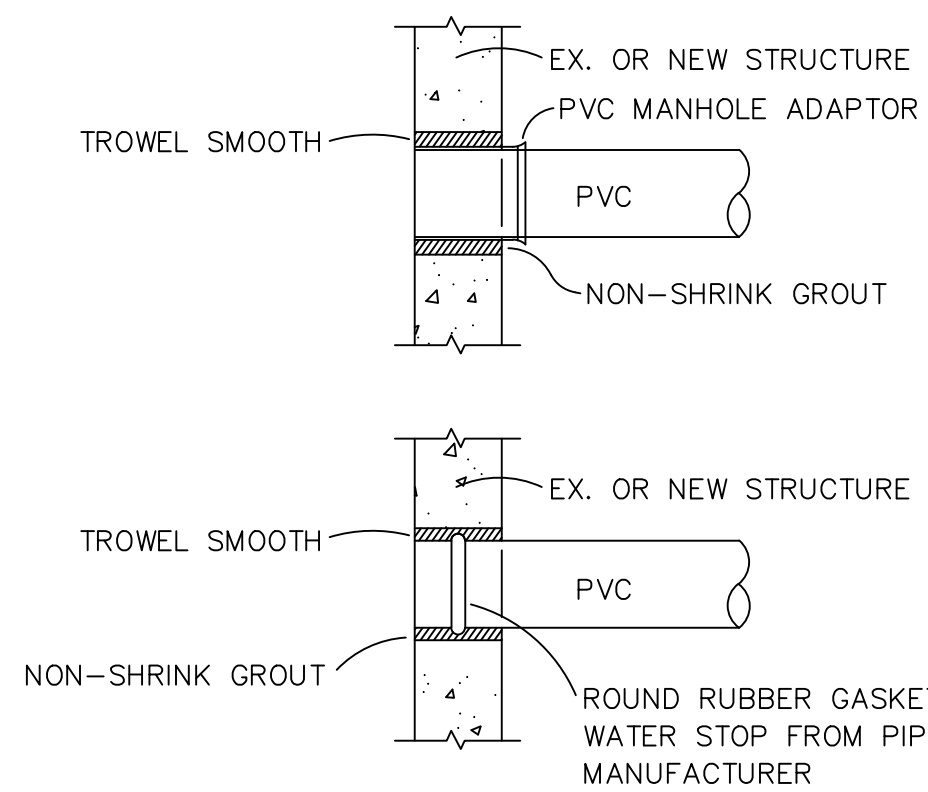
N.T.S.



- NOTES:
- Select backfill material - material from excavation, free from stones or lumps exceeding 4" in greatest dimension, vegetable matter, or unsatisfactory material. On-site soil with an organic content less than 3% by weight may be reused as general fill. (See Geotechnical report). Compaction per Geotechnical report.
 - Match ex. AC and AB thickness in kind.
 - See Geotechnical report and structural drawings for requirements where utility lines parallel footings.

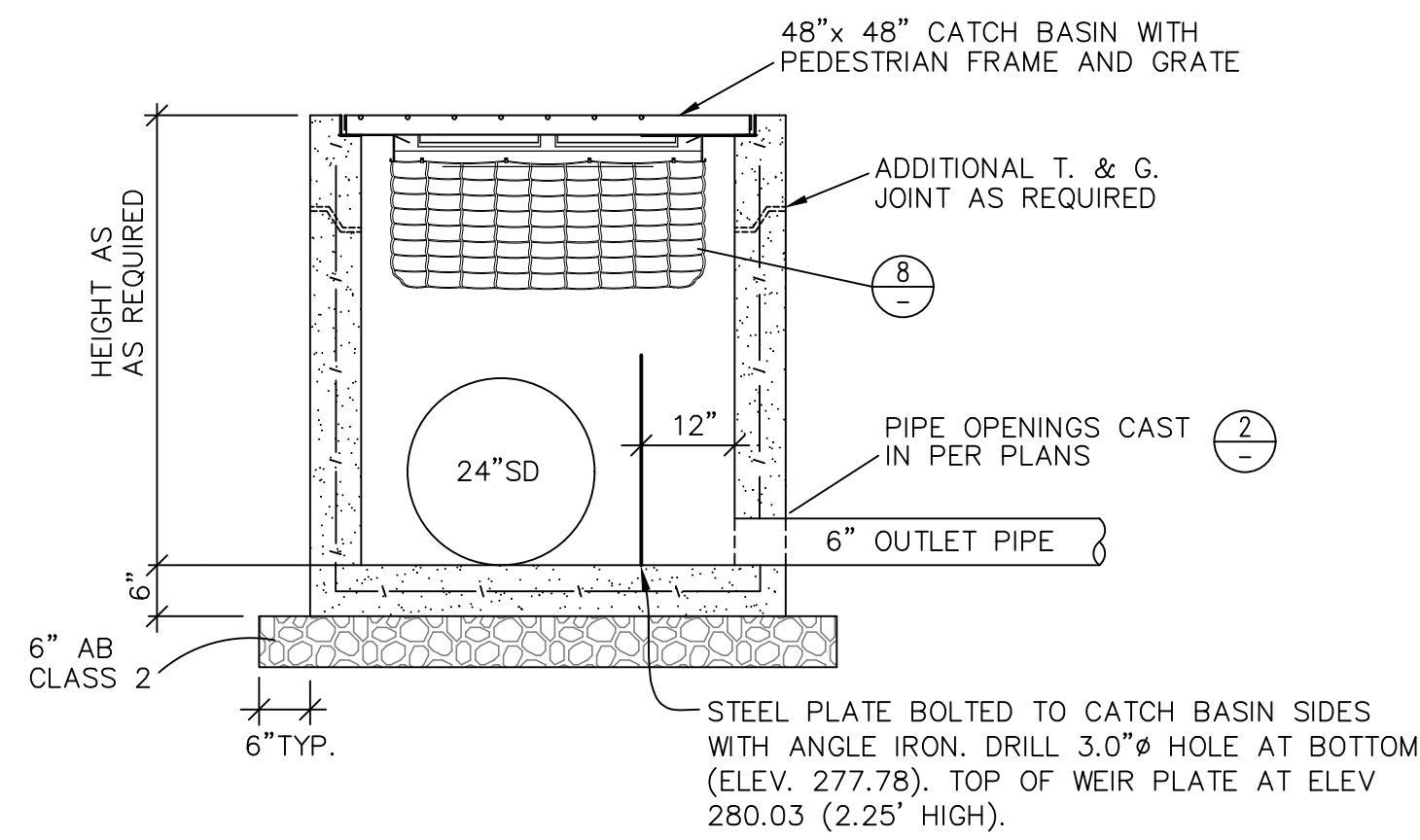
UTILITY TRENCH DETAIL

N.T.S.



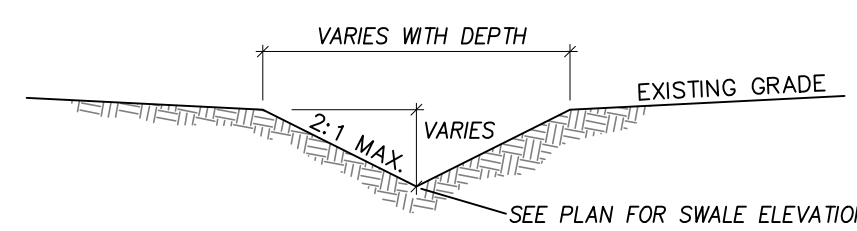
PLASTIC PIPE CONNECTION
TO DRAINAGE STRUCTURES

N.T.S.



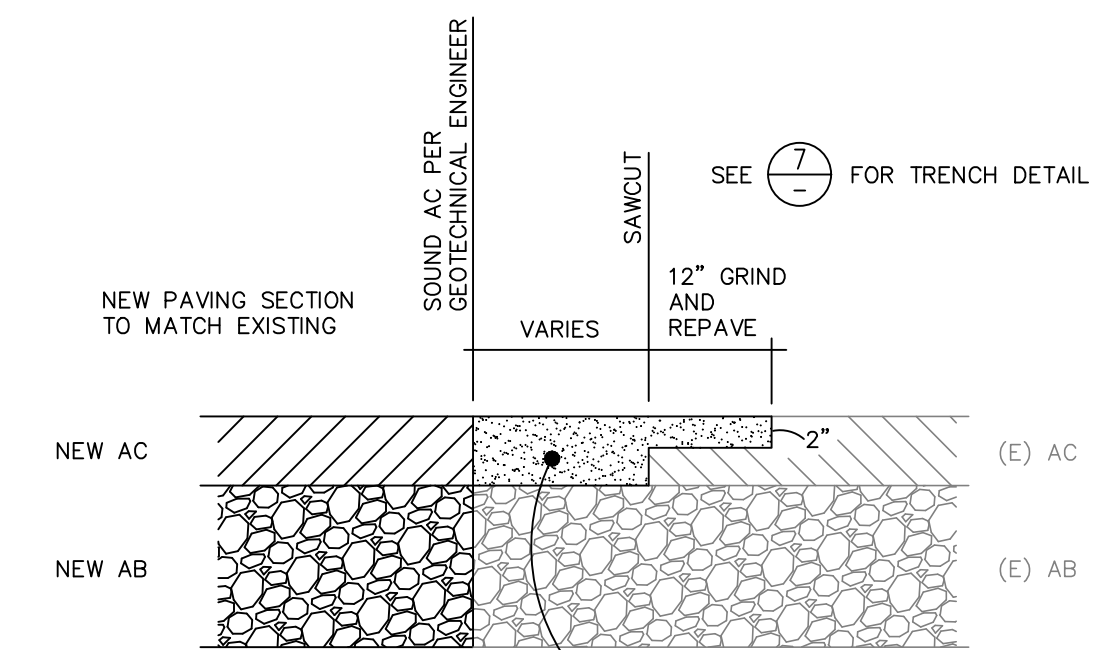
METERED RELEASE OUTLET STRUCTURE

N.T.S.



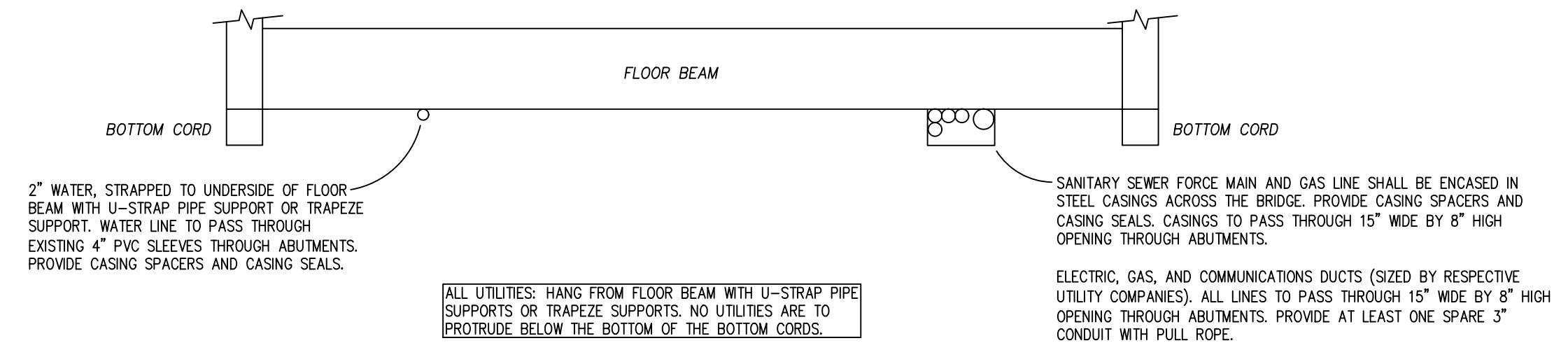
SWALE

N.T.S.



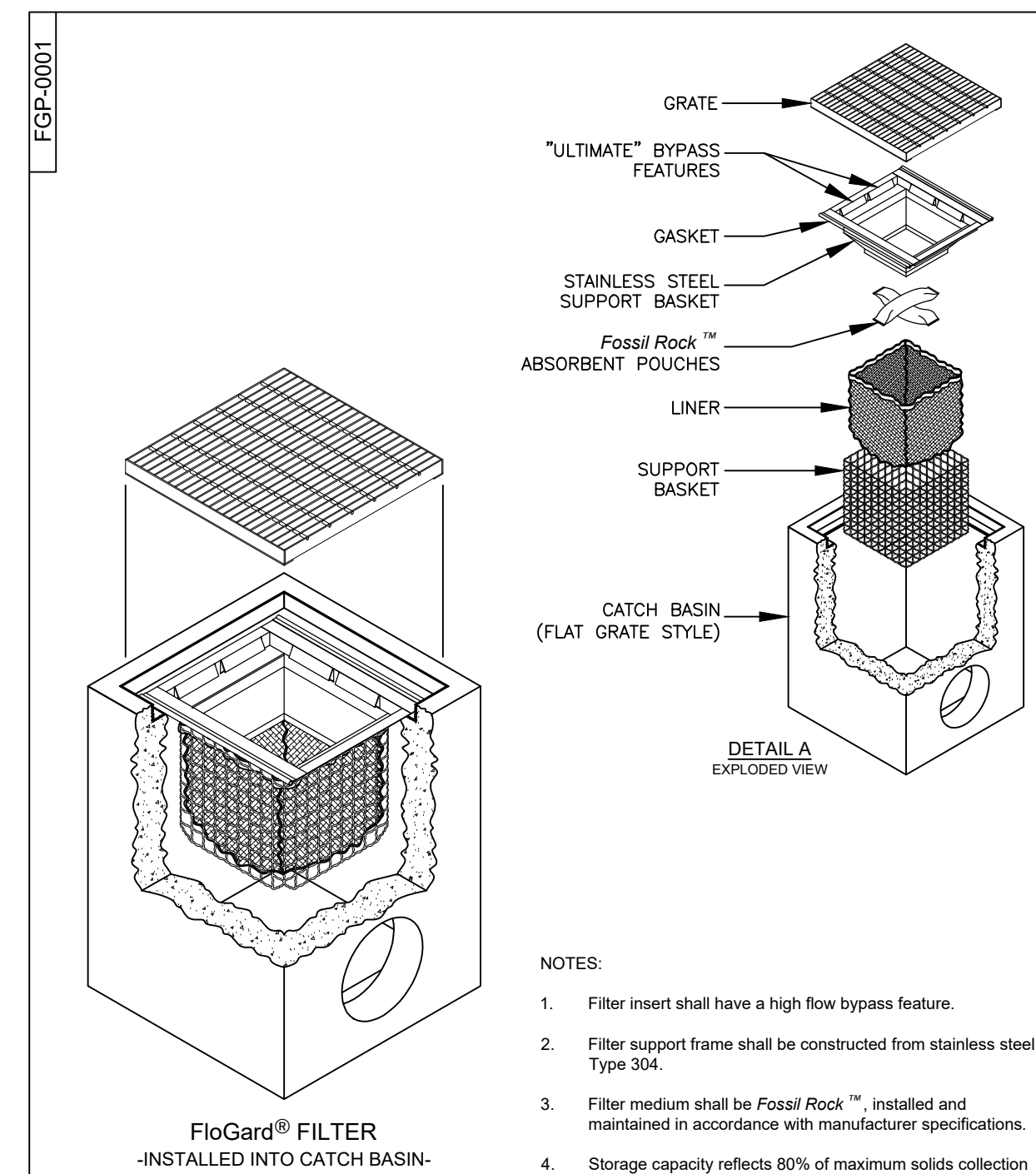
SAWCUT AND CONFORM

N.T.S.



UTILITIES UNDER BRIDGE

N.T.S.



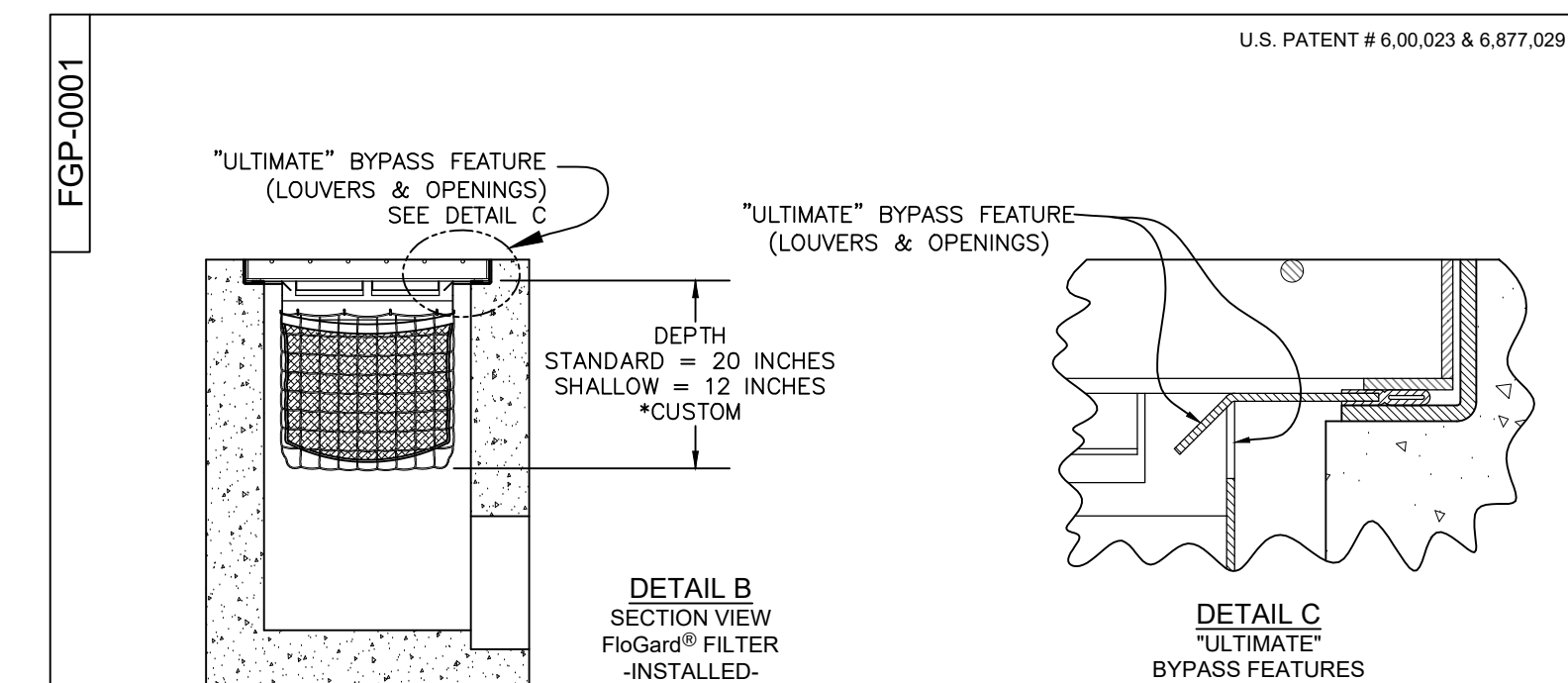
- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

U.S. PATENT # 6,000,023 & 6,877,029

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle®
Stormwater Solutions
1701 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8819 | oldcastletormwater.com

DRAWING NO. FGP-0001 | REV. G | ECD-0142 | DATE: APR 7/13/16 | SHEET 1 OF 2



* MANY OTHER STANDARD & CUSTOM SIZES & DEPTHS AVAILABLE UPON REQUEST.

MODEL NO.	STANDARD & SHALLOW DEPTH			STANDARD DEPTH			SHALLOW DEPTH		
	INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft./ sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./ sec.)	MODEL NO.	SHALLOW DEPTH	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft./ sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25	
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4	
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4	
FGP-1824F	16 X 22	18 X 24	5.0	1.5	1.2	FGP-1824F8	.85	.7	
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9	
FGP-2024F	18 X 22	20 X 24	5.9	1.2	1.0	FGP-2024F8	.7	.55	
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85	
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85	
FGP-2430F	24 X 30	26 X 30	7.0	2.8	1.8	FGP-2430F8	1.6	1.05	
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15	
FGP-2448F	24 X 48	26 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35	
FGP-28F	28 X 28	32 X 32	6.3	2.2	1.5	FGP-28F8	1.25	.85	
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30F8	2.05	1.15	
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35	
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85	
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25	
FGP-SD24F	24 X 24	28 X 28	6.1	2.2	1.5	FGP-SD24F8	1.25	.85	

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DRAWING NO. FGP-0001 | REV. G | ECD-0142 | DATE: APR 7/13/16 | SHEET 2 OF 2

CATCH BASIN INSERT FILTER

N.T.S.

BOHLEY CONSULTING
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SAN JOSE, CA 95118 (408) 265-1600
WWW.BOHLEYCONSULTING.COM

CUPAL
RESIDENCE

3343 ALPINE ROAD
PORTOLA VALLEY, CA

Scale NONE

Drawing C-DETAILS.DWG

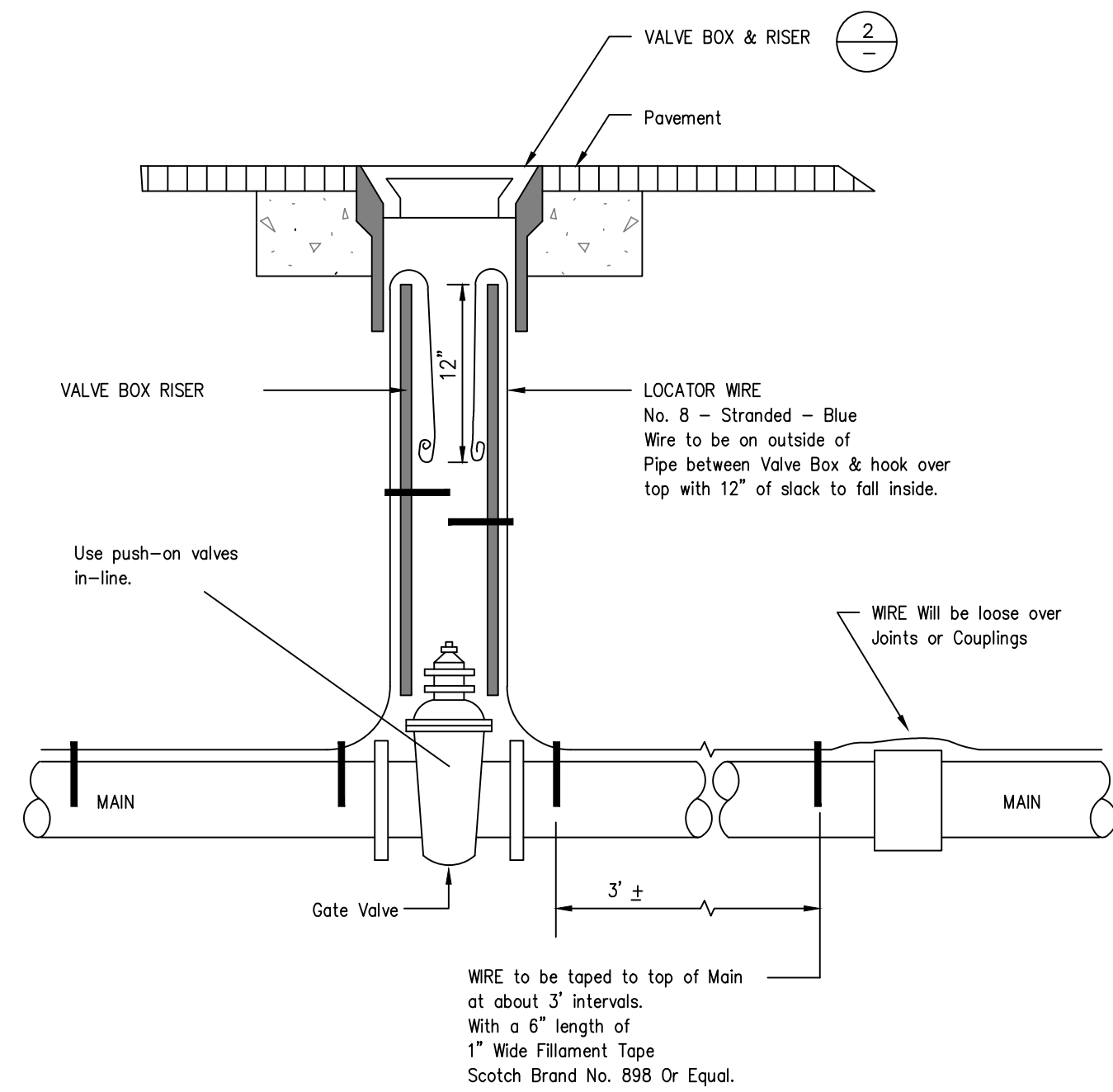
Job No 201718

Date 9/4/20 Description SUBMITTAL

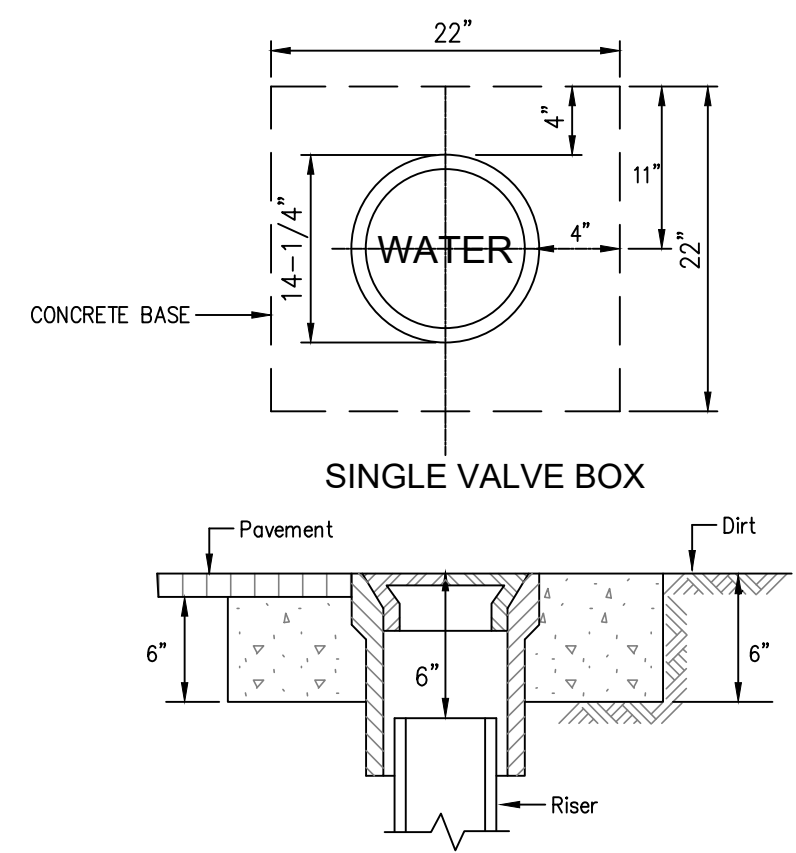


DETAILS

C1.1

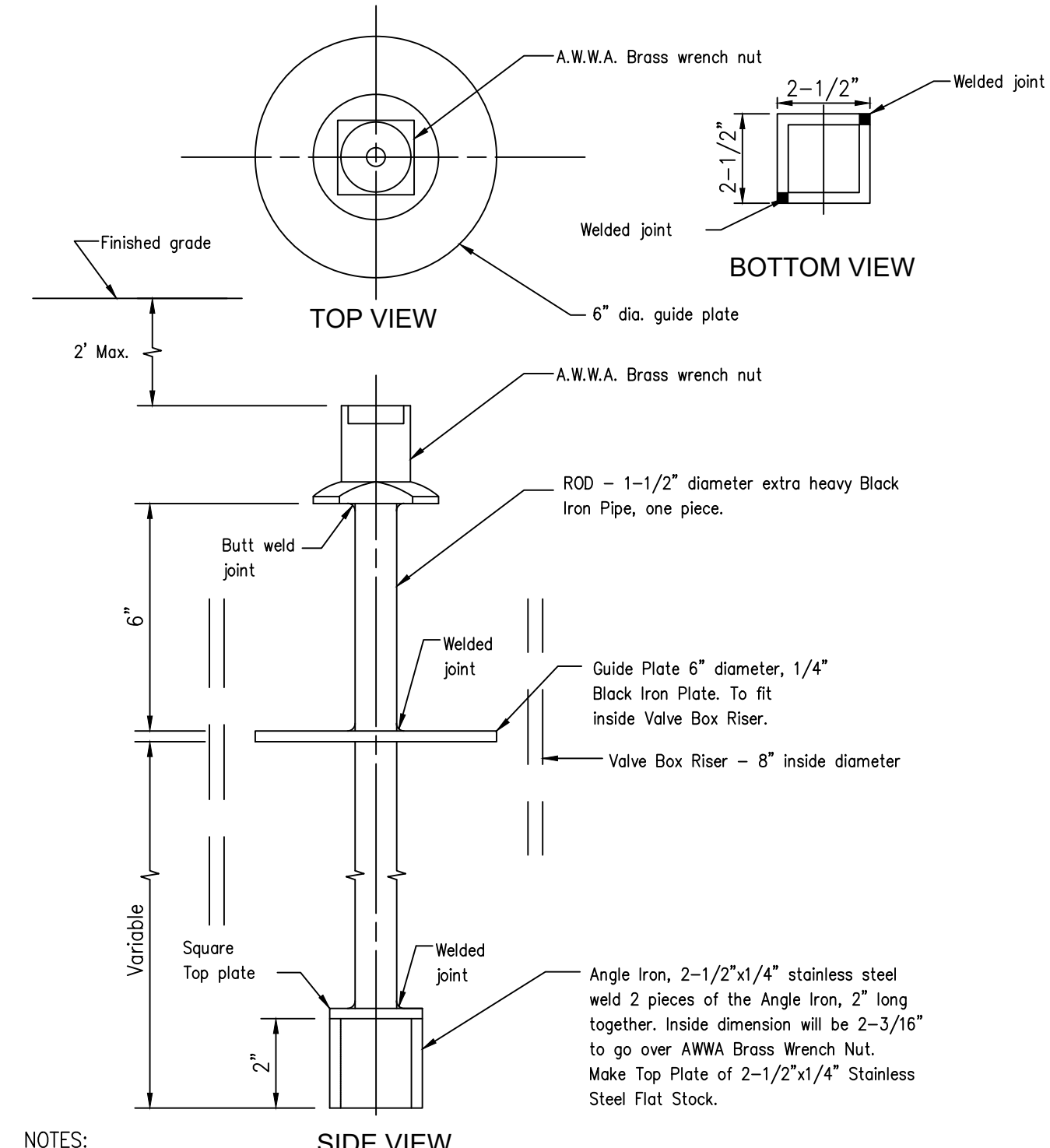


1 GATE VALVE
N.T.S.



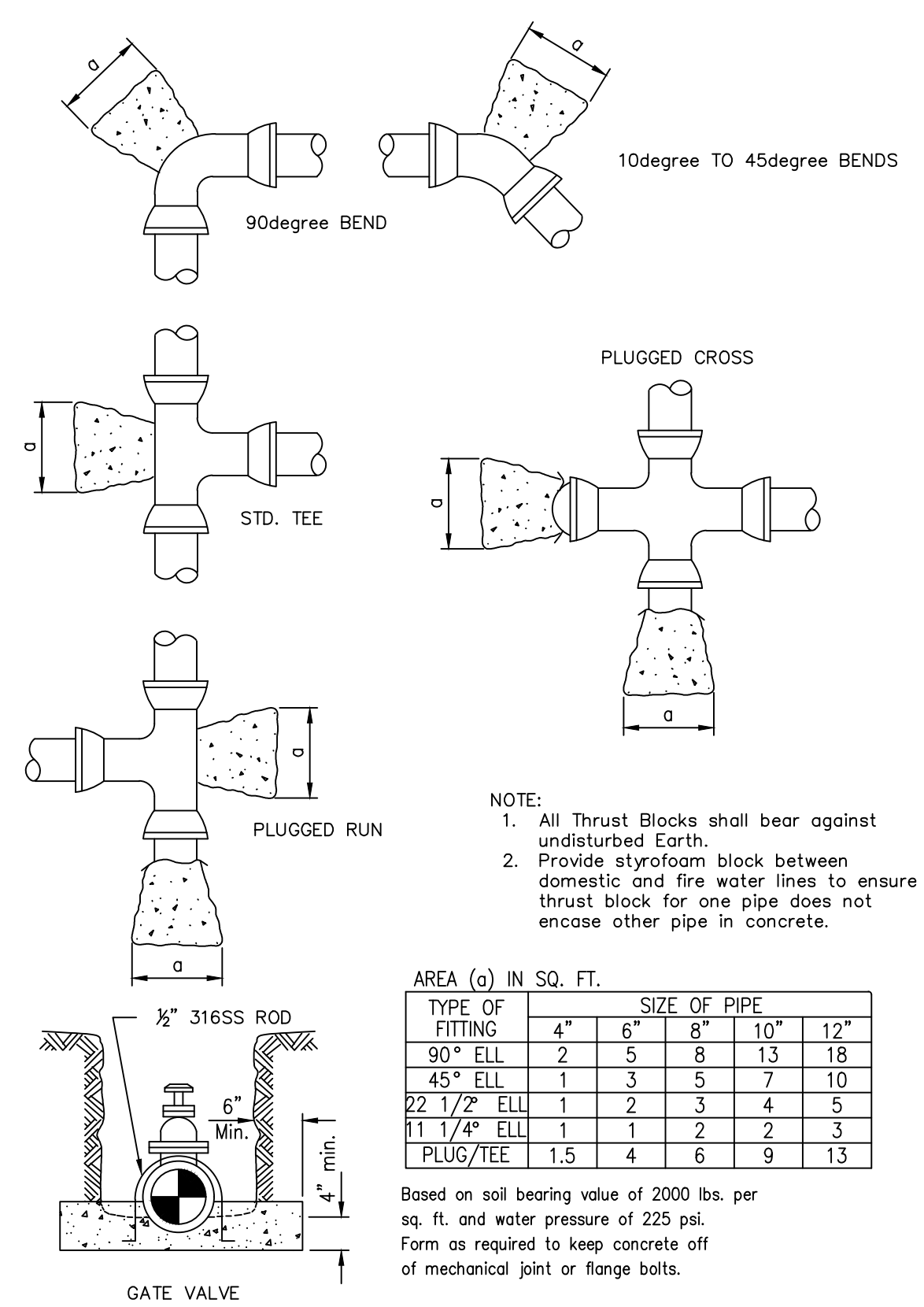
2 VALVE BOX AND RISER
N.T.S.

- NOTE:
 VALVE BOX - Christy Type GS Box or equal
 COVER - Each Cover shall have cast into it the letters "WATER"
 RISER - Will be of one piece 8" PVC Pipe
 CONCRETE - Class A
 VALVE BOX IN DIRT - Set Valve Box, install concrete base even with surface



3 VALVE STEM EXTENSION
N.T.S.

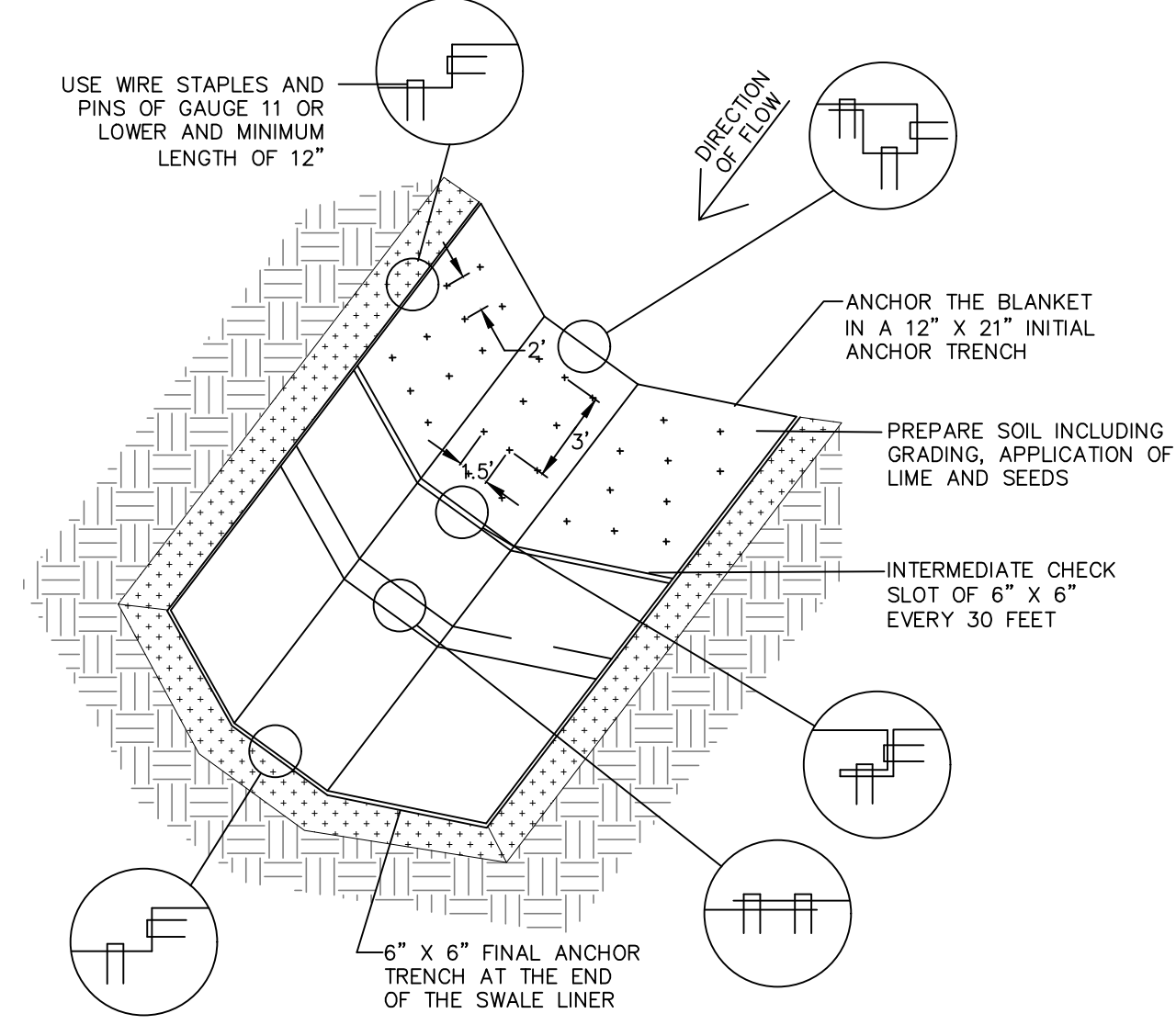
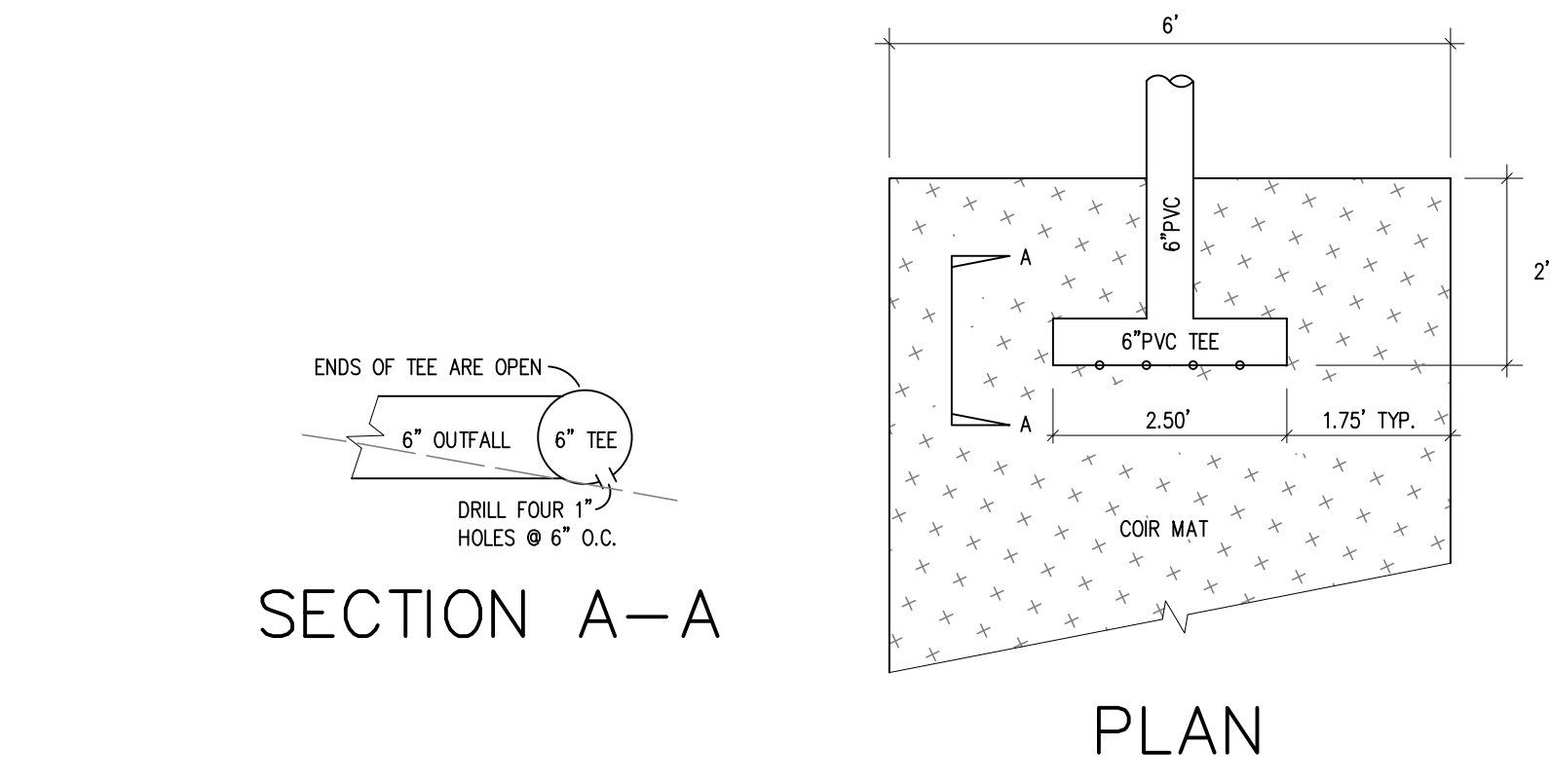
- NOTES:
 1. Extensions are required for valves extending for more than 4 feet below the surface.



4 THRUST BLOCKS
N.T.S.

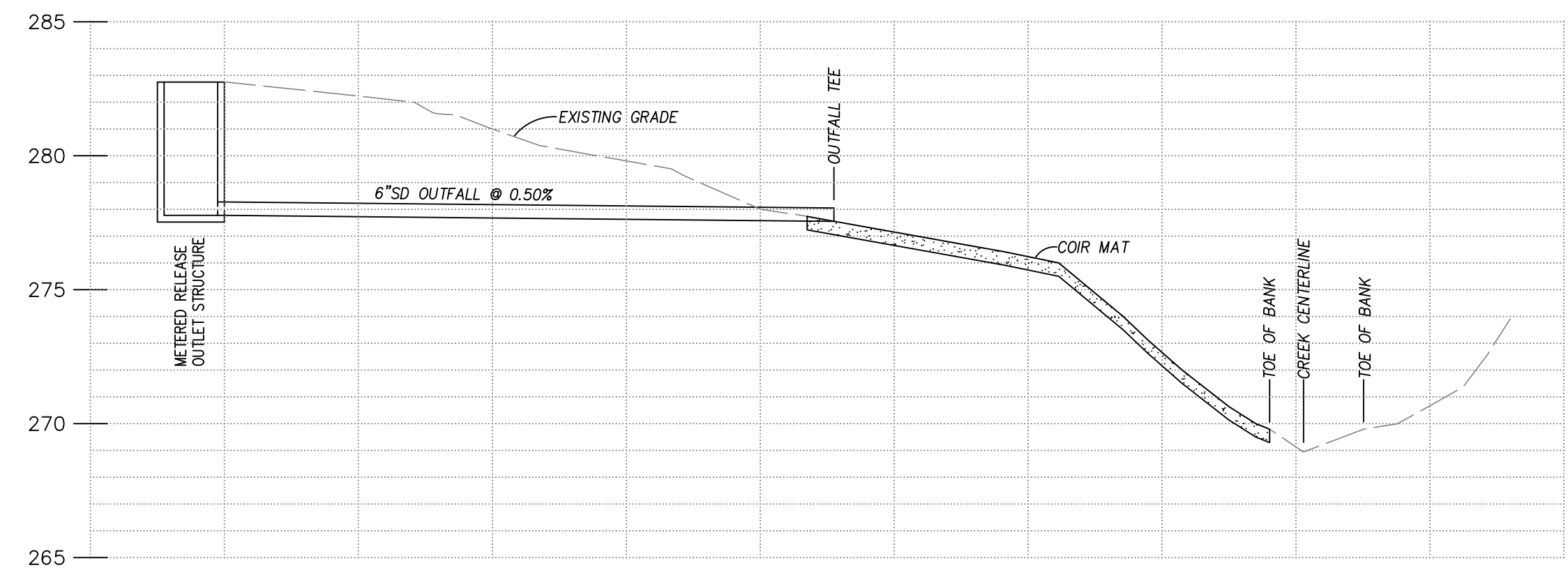
AREA (a) IN SQ. FT.

TYPE OF FITTING	SIZE OF PIPE			
	4"	6"	8"	10" 12"
90° ELL	2	5	8	13 18
45° ELL	1	3	5	7 10
22 1/2° ELL	1	2	3	4 5
11 1/4° ELL	1	1	2	2 3
PLUG/TEE	1.5	4	6	9 13



- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. CONTRACTOR'S NOTE: COIR MAT 40 OR APPROVED ALTERNATE.
 3. THE AREA WHERE THE MAT WILL BE PLACED SHALL FIRST BE HYDROSEEDED WITH THE NATIVE EROSION CONTROL MIX SHOWN.
 4. HYDROSEED ALL DISTURBED AREAS ADJACENT TO THE COIR MAT.

5 EROSION CONTROL COIR MAT AND NATIVE EROSION CONTROL HYDROSEED MIX
N.T.S.



6 STORM DRAIN OUTFALL PROFILE
HORIZ 1"=10'
VERT 1"=5'

Scientific Name	Common Name	Life Form	Hydroseeding Rate (lbs/acre) ¹	Percent Composition in Seed Mix
Herbaceous				
<i>Acmispn americanus</i>	American bird's foot trefoil	annual herb	29.0000	2%
<i>Calandrinia menziesii</i>	red maids	annual herb	0.5000	2%
<i>Trifolium albopurpureum</i>	Indian clover	annual herb	8.0000	2%
Graminoids				
<i>Bromus carinatus var. carinatus</i>	California brome	Perennial grass	10.0000	5%
<i>Danthonia californica</i>	California oat grass	Perennial grass	20.0000	15%
<i>Elymus glaucus subsp. glaucus</i>	blue wildrye	Perennial grass	22.6000	10%
<i>Festuca octoflora</i>	sixweeks grass	annual grass	2.6000	14%
<i>Melica californica</i>	California melic	Perennial grass	20.0000	25%
<i>Poa secunda subsp. secunda</i>	one-sided blue grass	Perennial grass	4.0000	25%

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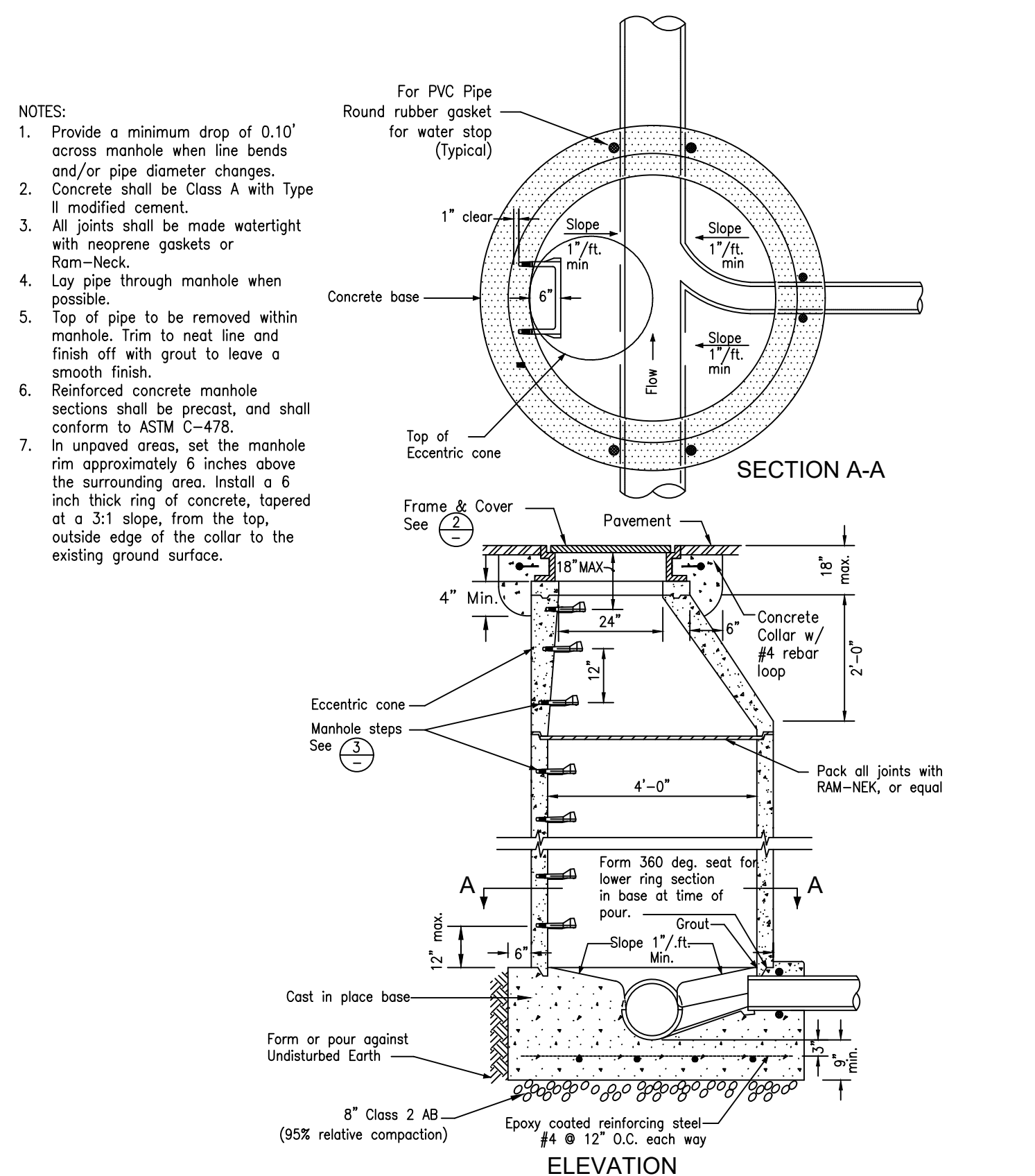
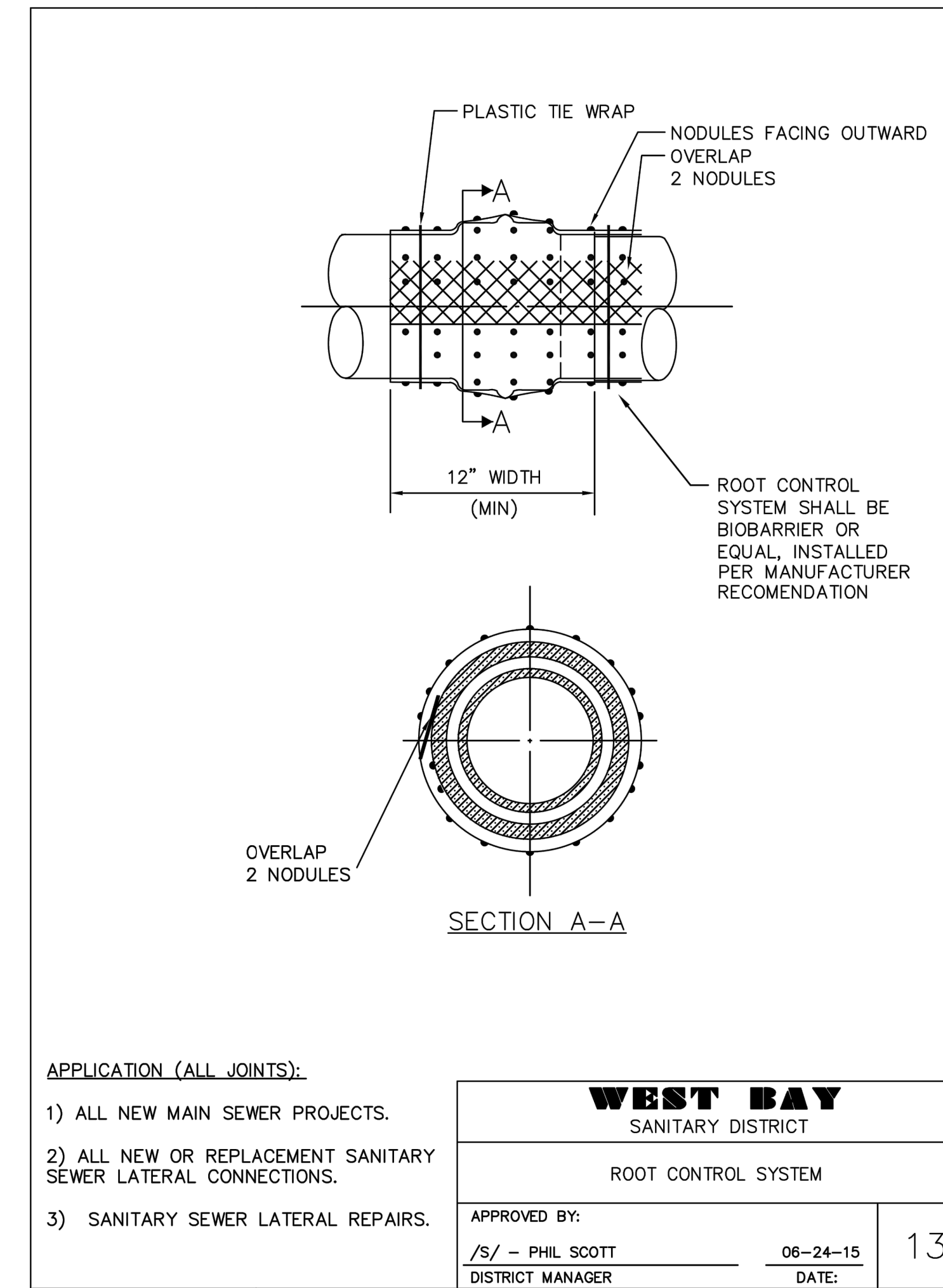
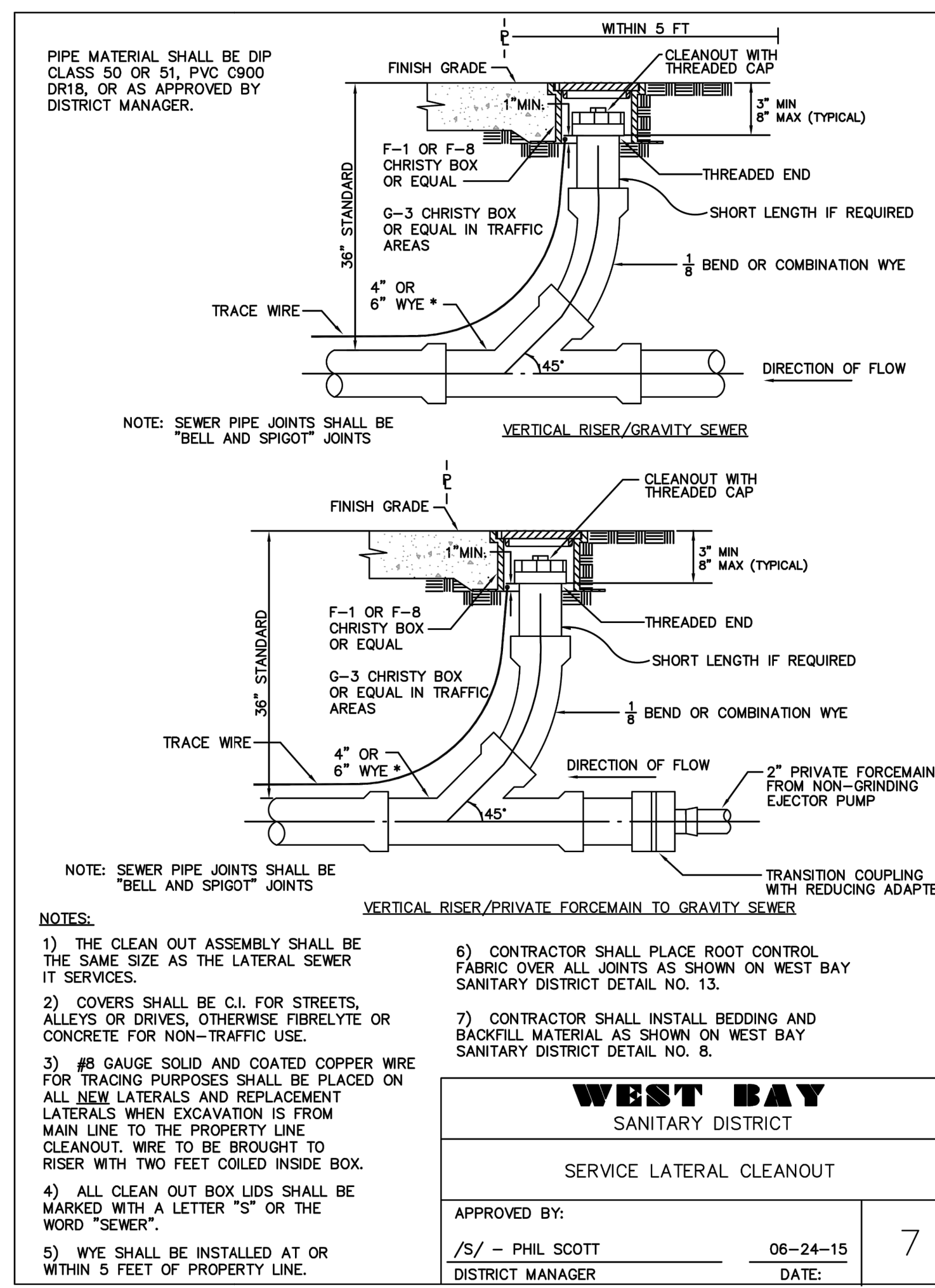
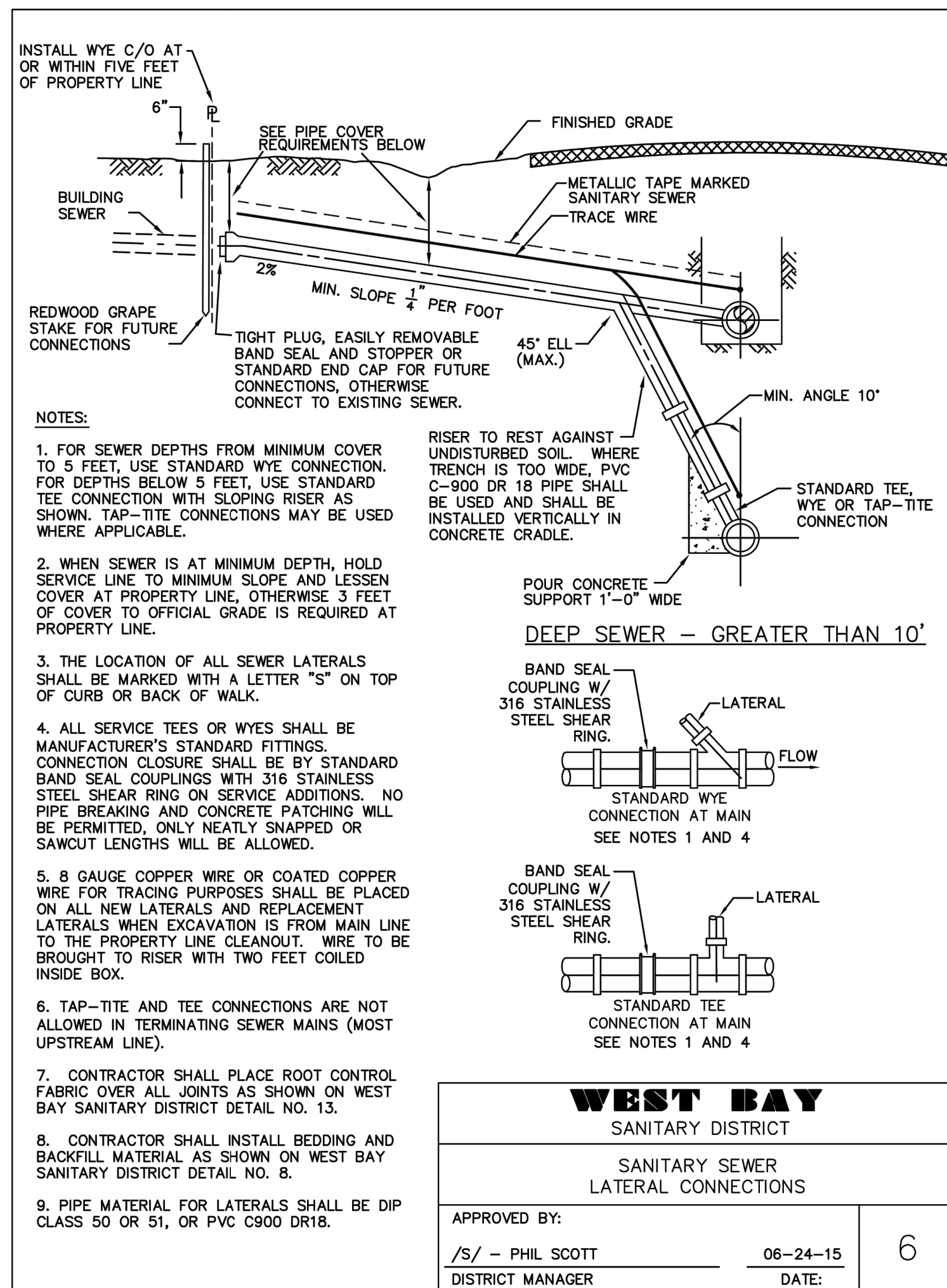
CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

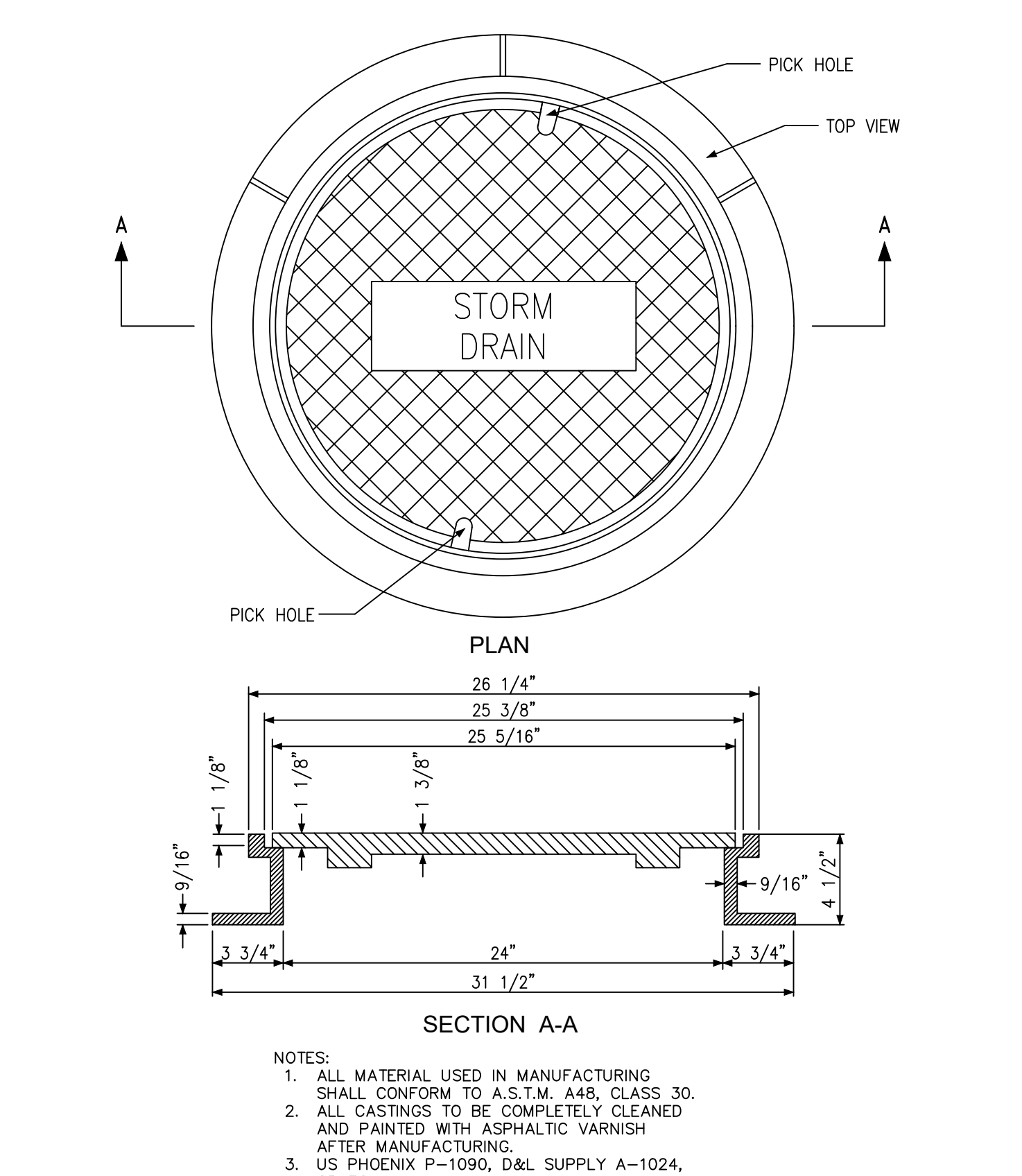
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Job No	201718
Date	9/4/20
Description	SUBMITTAL



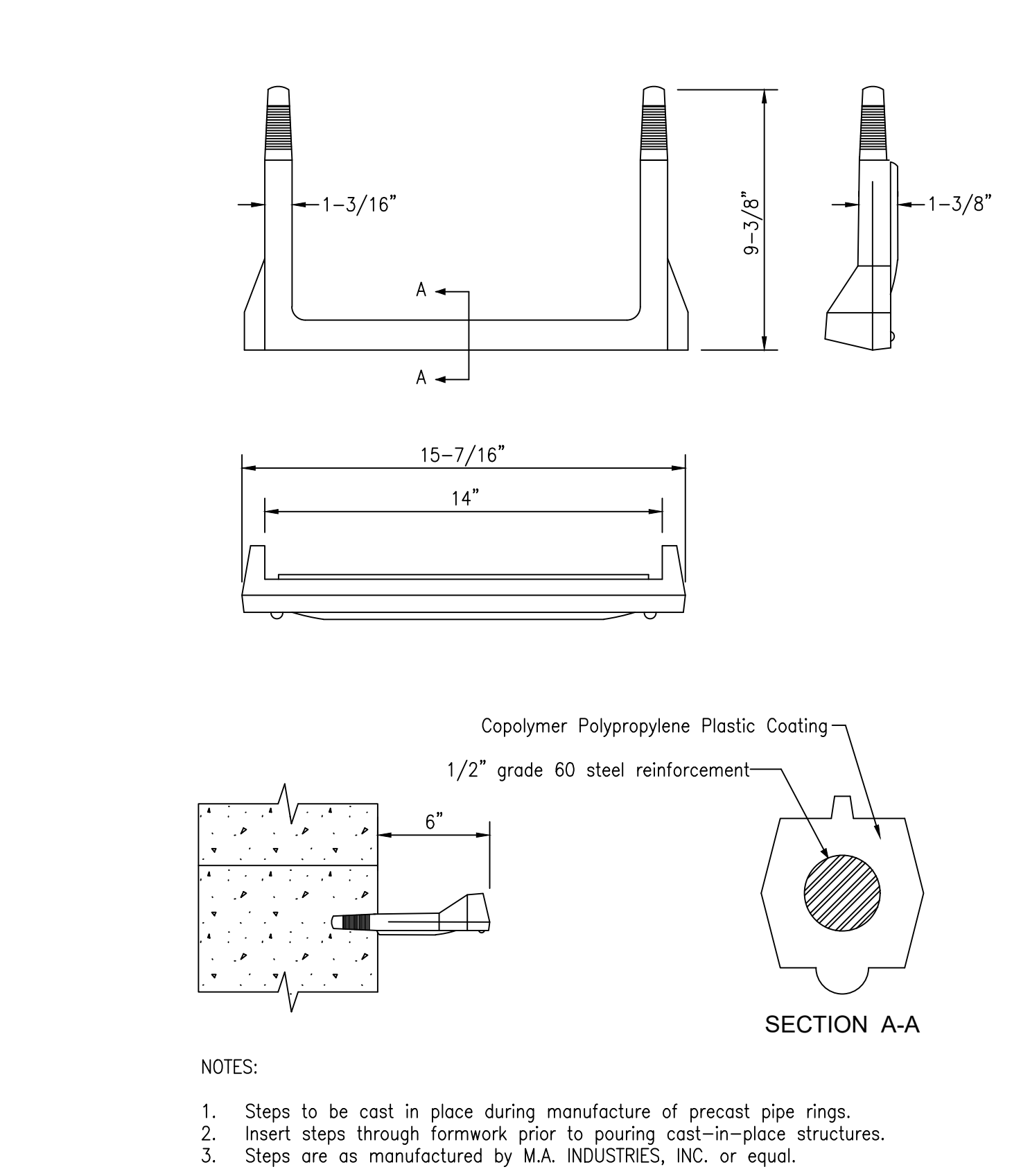
DETAILS



1 MANHOLE N.T.S.



2 MANHOLE FRAME AND COVER N.T.S.



3 MANHOLE STEP FOR PRECAST MANHOLE N.T.S.

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CUPAL RESIDENCE

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PORTOLA VALLEY, CA

Scale NONE

Drawing C-DETAILS.DWG

Job No 201718

Date 9/4/20 Description SUBMITTAL



DETAILS

CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale NONE

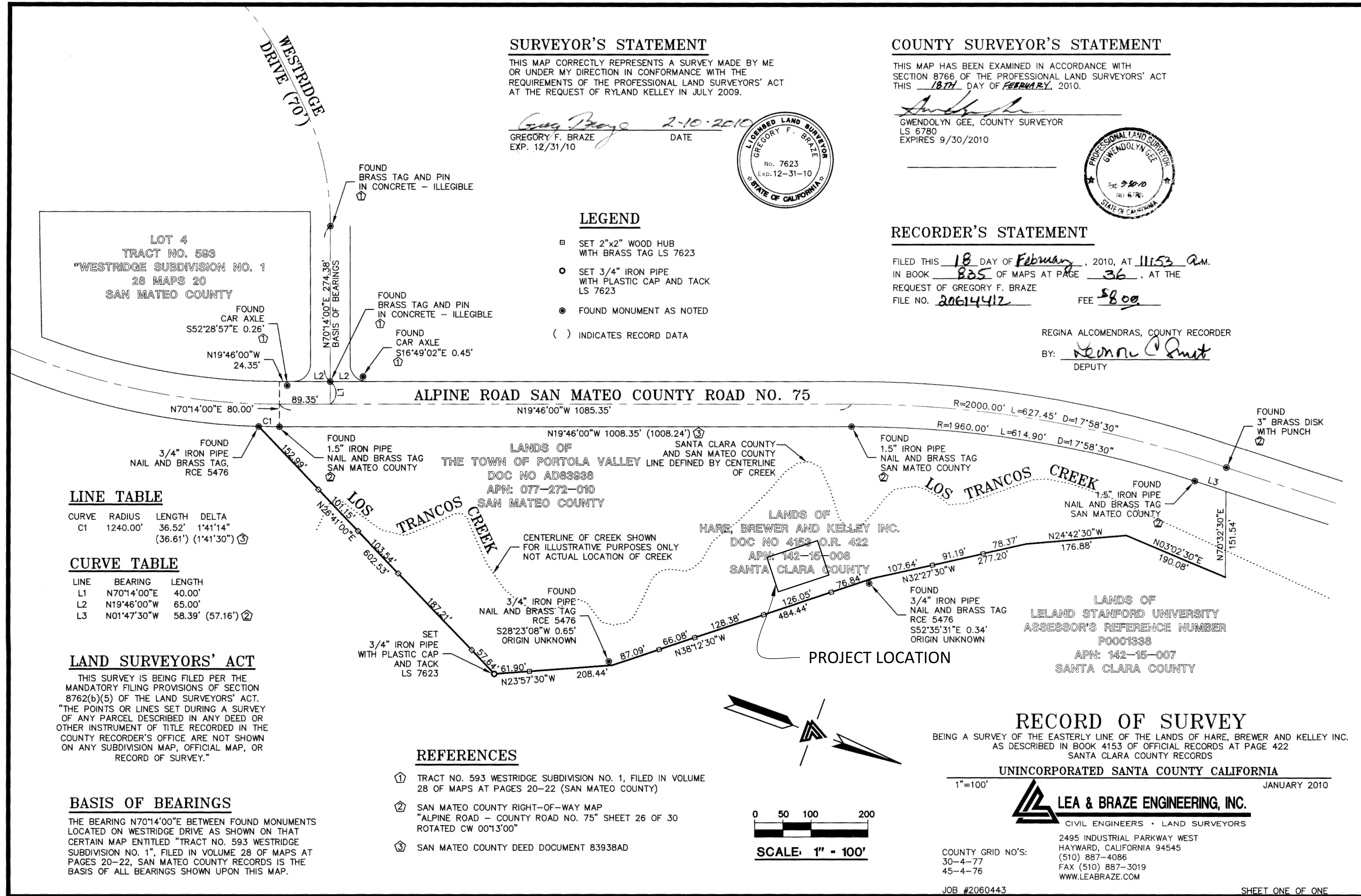
Drawing C-BASE.DWG

Job No 201718

Date 9/4/20 Description SUBMITTAL



RECORD OF SURVEY



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF RYLAND KELLEY IN JULY 2009.

Greg Braze 2-10-2010
 GREGORY F. BRAZE DATE
 EXP. 12/31/10
 (Professional Land Surveyor Seal: No. 7623, Exp. 12-31-10)

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 18TH DAY OF FEBRUARY, 2010.

Gwendolyn Gee
 GWENDOLYN GEE, COUNTY SURVEYOR
 LS 6780
 EXPIRES 9/30/2010
 (Professional Land Surveyor Seal: No. 6780, Exp. 9/30/2010)

LEGEND

- SET 2"x2" WOOD HUB WITH BRASS TAG LS 7623
- SET 3/4" IRON PIPE WITH PLASTIC CAP AND TACK LS 7623
- FOUND MONUMENT AS NOTED
- () INDICATES RECORD DATA

RECORDER'S STATEMENT

FILED THIS 18 DAY OF February, 2010, AT 11:53 AM.
 IN BOOK 835 OF MAPS AT PAGE 36, AT THE
 REQUEST OF GREGORY F. BRAZE
 FILE NO. 20614412 FEE \$800

REGINA ALCOMENDRAS, COUNTY RECORDER
 BY: *Regina Alcomendras*
 DEPUTY

LINE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	1240.00'	36.52'	1'41"14"
		(36.61')	(1'41"30")

CURVE TABLE

LINE	BEARING	LENGTH
L1	N70°14'00"E	40.00'
L2	N19°46'00"W	65.00'
L3	N01°47'30"W	58.39' (57.16')

LAND SURVEYORS' ACT

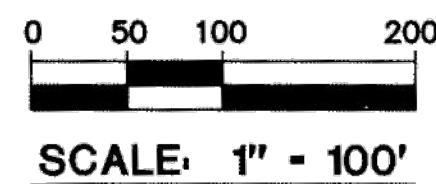
THIS SURVEY IS BEING FILED PER THE MANDATORY FILING PROVISIONS OF SECTION 8762(b)(5) OF THE LAND SURVEYORS' ACT. "THE POINTS OR LINES SET DURING A SURVEY OF ANY PARCEL DESCRIBED IN ANY DEED OR OTHER INSTRUMENT OF TITLE RECORDED IN THE COUNTY RECORDER'S OFFICE ARE NOT SHOWN ON ANY SUBDIVISION MAP, OFFICIAL MAP, OR RECORD OF SURVEY."

BASIS OF BEARINGS

THE BEARING N70°14'00"E BETWEEN FOUND MONUMENTS LOCATED ON WESTRIDGE DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 593 WESTRIDGE SUBDIVISION NO. 1", FILED IN VOLUME 28 OF MAPS AT PAGES 20-22, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

REFERENCES

- ① TRACT NO. 593 WESTRIDGE SUBDIVISION NO. 1, FILED IN VOLUME 28 OF MAPS AT PAGES 20-22 (SAN MATEO COUNTY)
- ② SAN MATEO COUNTY RIGHT-OF-WAY MAP "ALPINE ROAD - COUNTY ROAD NO. 75" SHEET 26 OF 30 ROTATED CW 001°3'00"
- ③ SAN MATEO COUNTY DEED DOCUMENT 83938AD



RECORD OF SURVEY

BEING A SURVEY OF THE EASTERLY LINE OF THE LANDS OF HARE, BREWER AND KELLEY INC. AS DESCRIBED IN BOOK 4153 OF OFFICIAL RECORDS AT PAGE 422 SANTA CLARA COUNTY RECORDS

UNINCORPORATED SANTA CLARA COUNTY CALIFORNIA

1"=100'

JANUARY 2010



CIVIL ENGINEERS • LAND SURVEYORS

2495 INDUSTRIAL PARKWAY WEST
 HAYWARD, CALIFORNIA 94545
 (510) 887-4086
 FAX (510) 887-3019
 WWW.LEABRAZE.COM

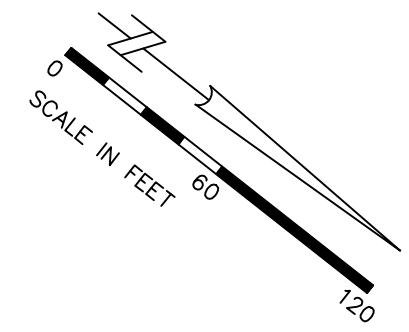
COUNTY GRID NO'S:
 30-4-77
 45-4-76

JOB #2060443

SHEET ONE OF ONE

20614412

36



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CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale 1"=60'

Drawing C-BASE.DWG

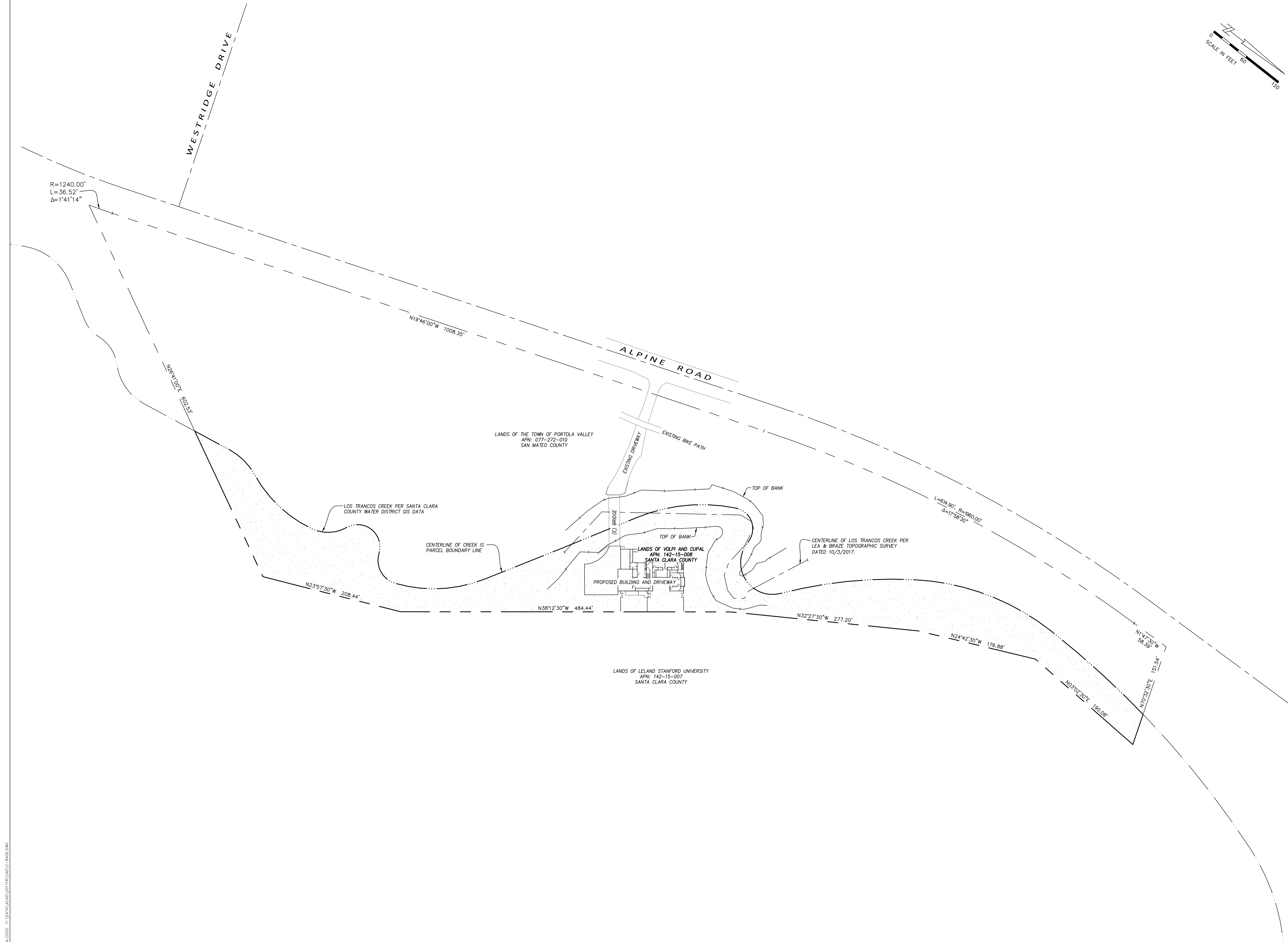
Job No. 201718

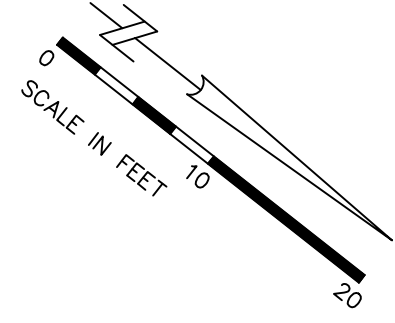
Date	Description
9/4/20	SUBMITTAL



OVERALL SITE PLAN

C2.2





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CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale 1"=10'

Drawing C-BASE.DWG

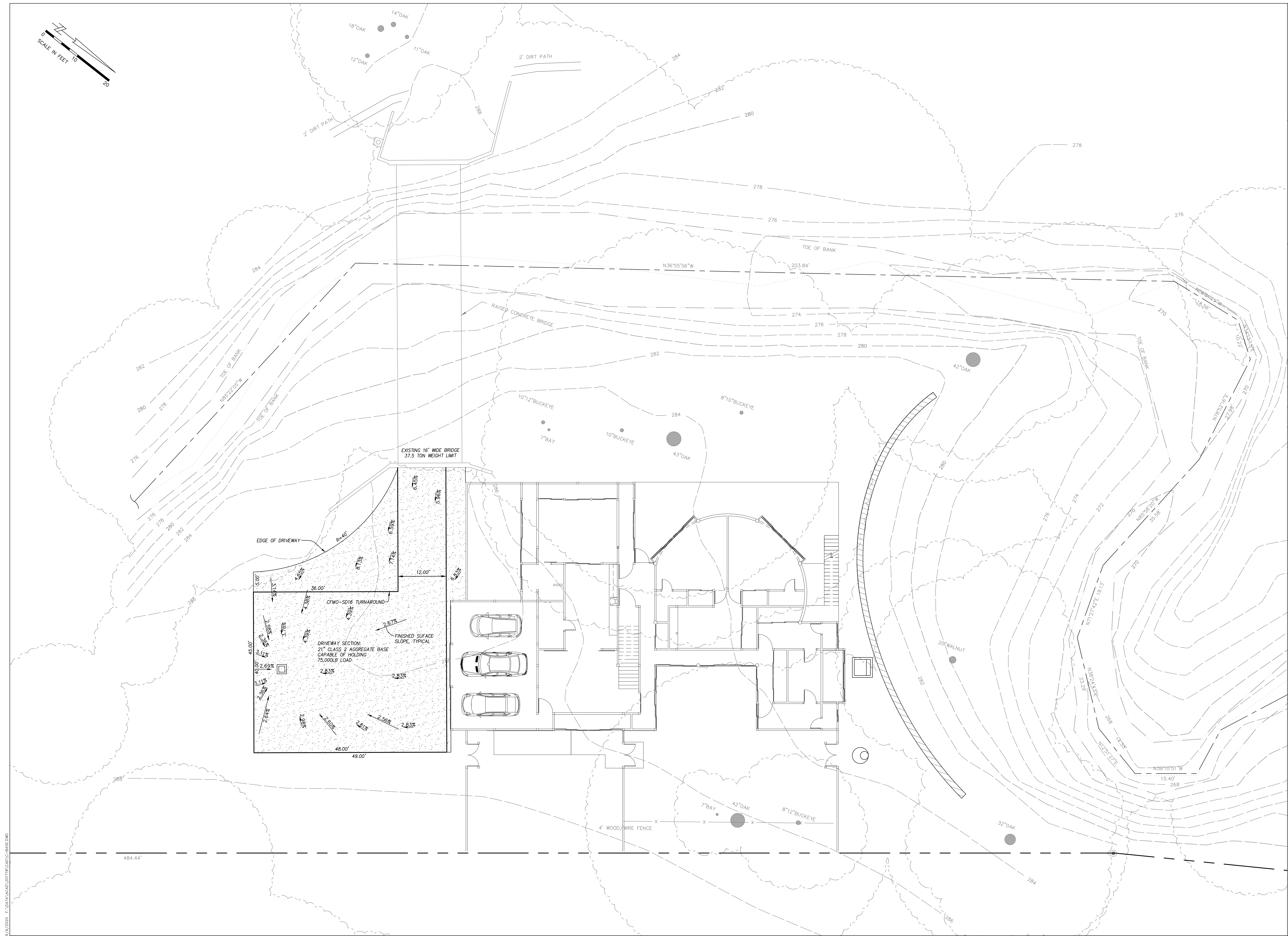
Job No. 201718

Date 9/4/20 Description SUBMITTAL



FIRE TRUCK TURNAROUND

C2.3



9/4/2020 P:\DATA\201718\CAD\C-BASE.DWG

NOTES:

NO GRADING IS TAKING PLACE ON SITE EXCEPT THAT WHICH IS REQUIRED FOR THE CONSTRUCTION OF THE HOUSE AND THE DRIVEWAY. CARE HAS BEEN TAKEN TO MINIMIZE THE DISTURBANCE TO THE SITE.

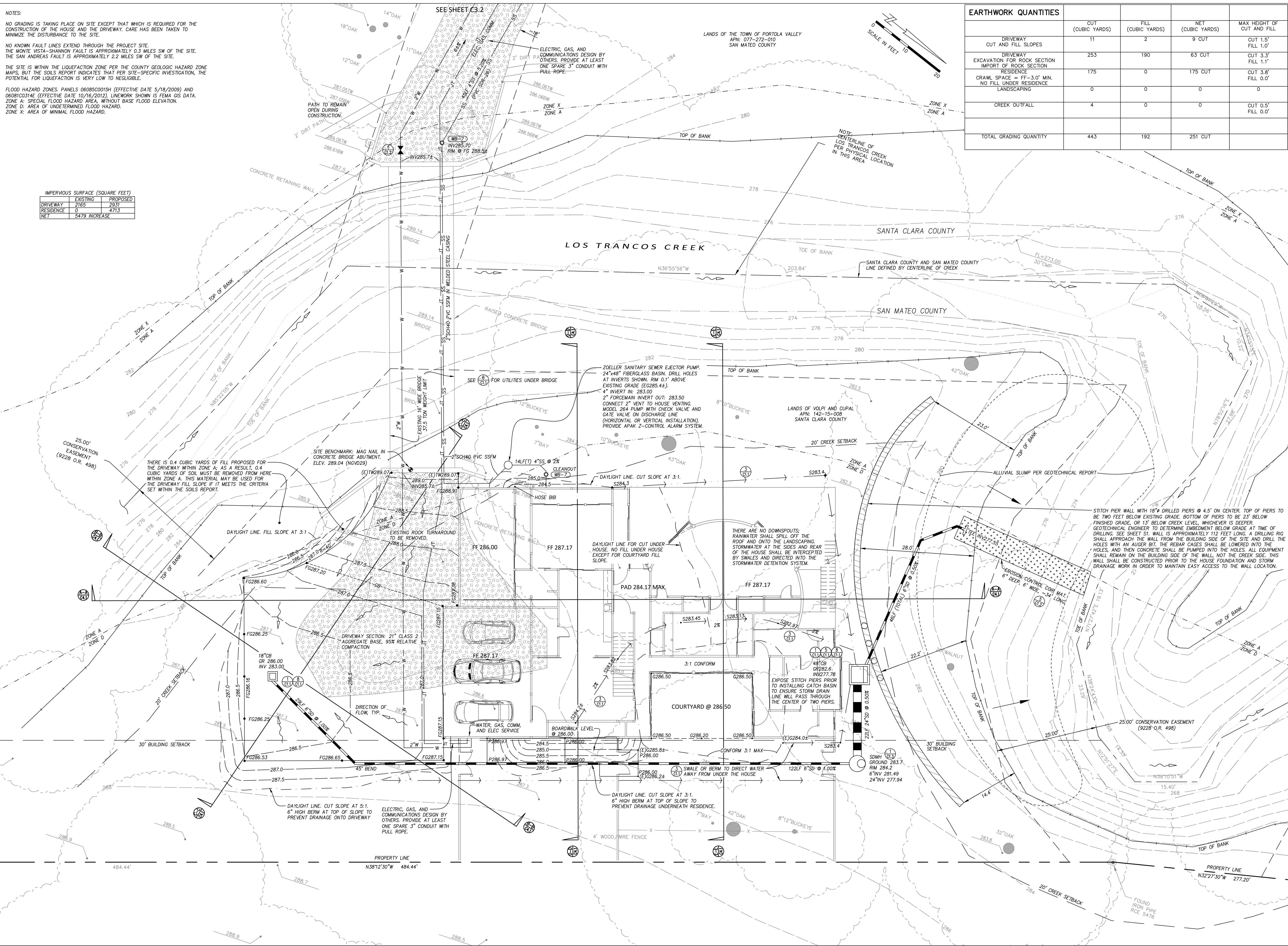
NO KNOWN FAULT LINES EXTEND THROUGH THE PROJECT SITE. THE MONTE VISTA-SHANNON FAULT IS APPROXIMATELY 0.3 MILES SW OF THE SITE. THE SAN ANDREAS FAULT IS APPROXIMATELY 2.2 MILES SW OF THE SITE.

THE SITE IS WITHIN THE LIQUEFACTION ZONE PER THE COUNTY GEOLOGIC HAZARD ZONE MAPS, BUT THE SOILS REPORT INDICATES THAT PER SITE-SPECIFIC INVESTIGATION, THE POTENTIAL FOR LIQUEFACTION IS VERY LOW TO NEGLIGIBLE.

FLOOD HAZARD ZONES. PANELS 06085C0015H (EFFECTIVE DATE 5/18/2009) AND 06081C0314E (EFFECTIVE DATE 10/16/2012). LINEWORK SHOWN IS FEMA GIS DATA. ZONE A: SPECIAL FLOOD HAZARD AREA, WITHOUT BASE FLOOD ELEVATION. ZONE D: AREA OF UNDETERMINED FLOOD HAZARD. ZONE X: AREA OF MINIMAL FLOOD HAZARD.

IMPERVIOUS SURFACE (SQUARE FEET)		
	EXISTING	PROPOSED
DRIVEWAY	2165	2931
RESIDENCE	0	4713
NET		5479 INCREASE

EARTHWORK QUANTITIES	CUT (CUBIC YARDS)		FILL (CUBIC YARDS)		NET (CUBIC YARDS)	MAX HEIGHT OF CUT AND FILL
	CUT	FILL	CUT	FILL		
DRIVEWAY CUT AND FILL SLOPES	11	2	9 CUT			CUT 1.5' FILL 1.0'
DRIVEWAY EXCAVATION FOR ROCK SECTION IMPORT OF ROCK SECTION	253	190	63 CUT			CUT 3.3' FILL 1.1'
RESIDENCE CRAWL SPACE = FF-3.0' MIN. NO FILL UNDER RESIDENCE	175	0	175 CUT			CUT 3.8' FILL 0.0'
LANDSCAPING	0	0	0	0	0	0
CREEK OUTFALL	4	0	0	0	0	CUT 0.5' FILL 0.0'
TOTAL GRADING QUANTITY	443	192	251 CUT			



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CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

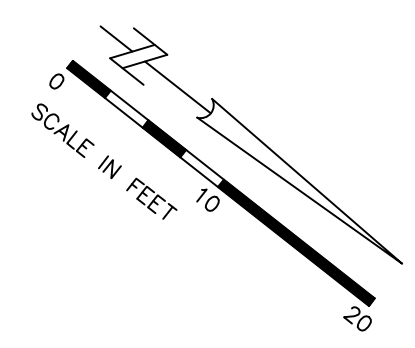
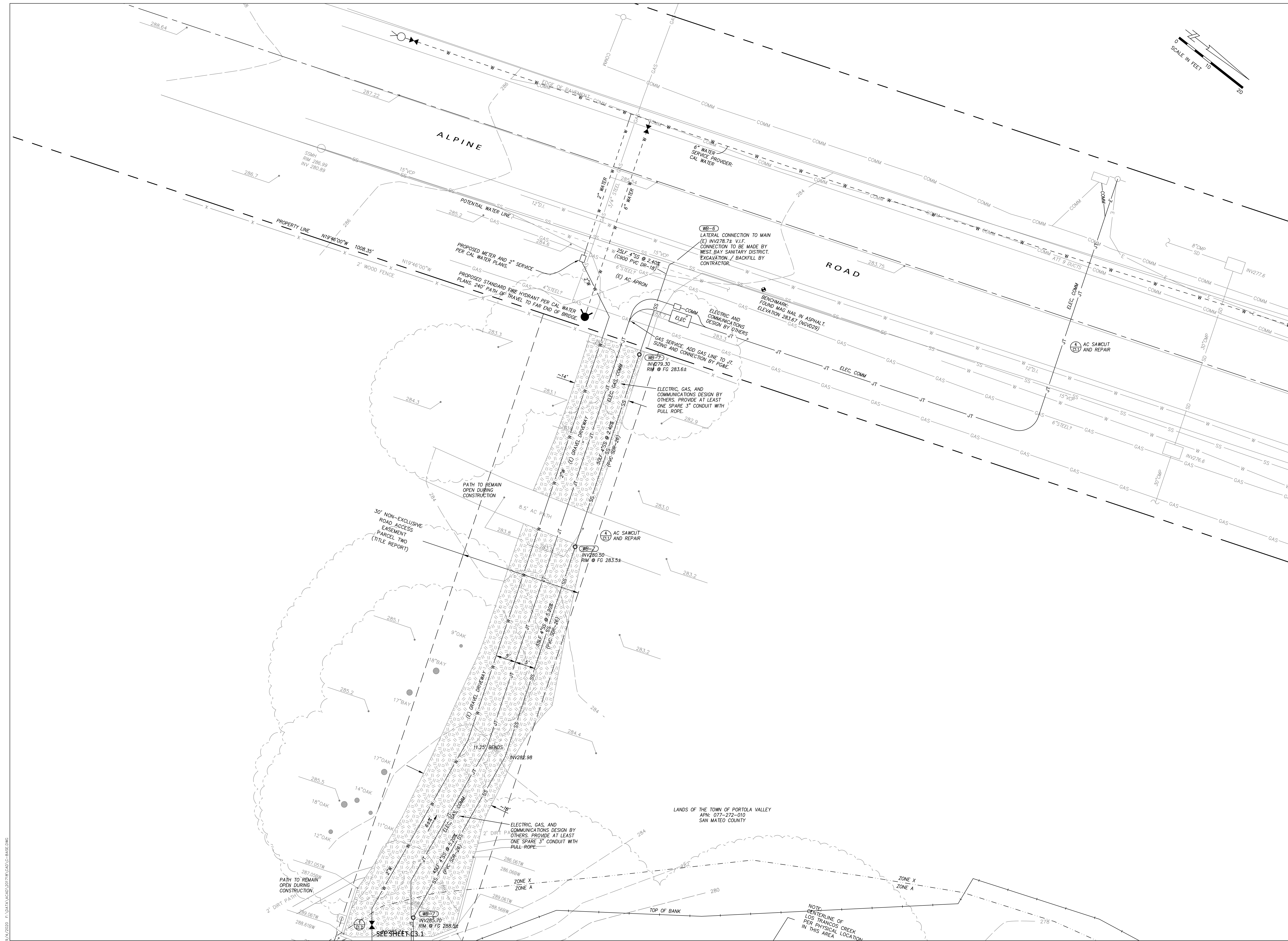
Scale	1"=10'
Drawing	C-BASE.DWG
Job No	201718
Date	9/4/20
Description	SUBMITTAL



GRADING AND UTILITY PLAN

C3.1

9/4/2020 P:\DATA\201718\CAD\C-BASE.DWG



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CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CA

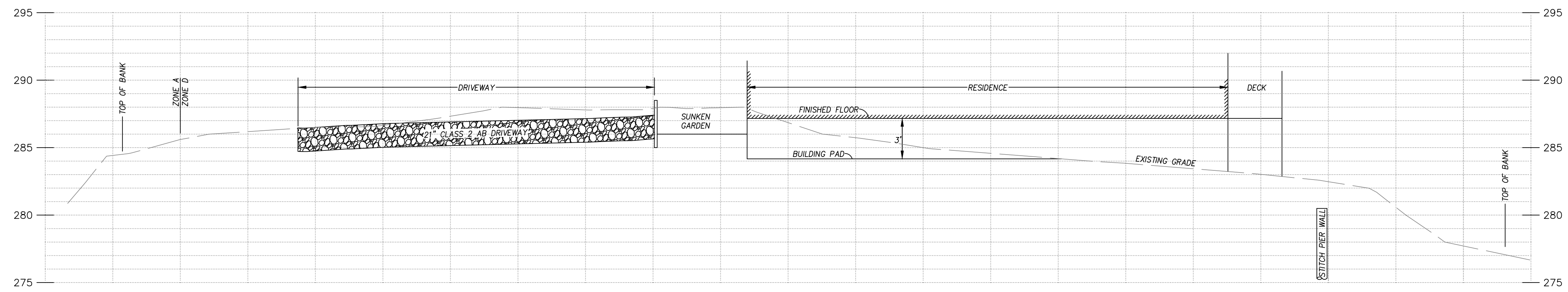
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Drawing	C-BASE.DWG
Job No	201718
Date	9/4/20
Description	SUBMITTAL



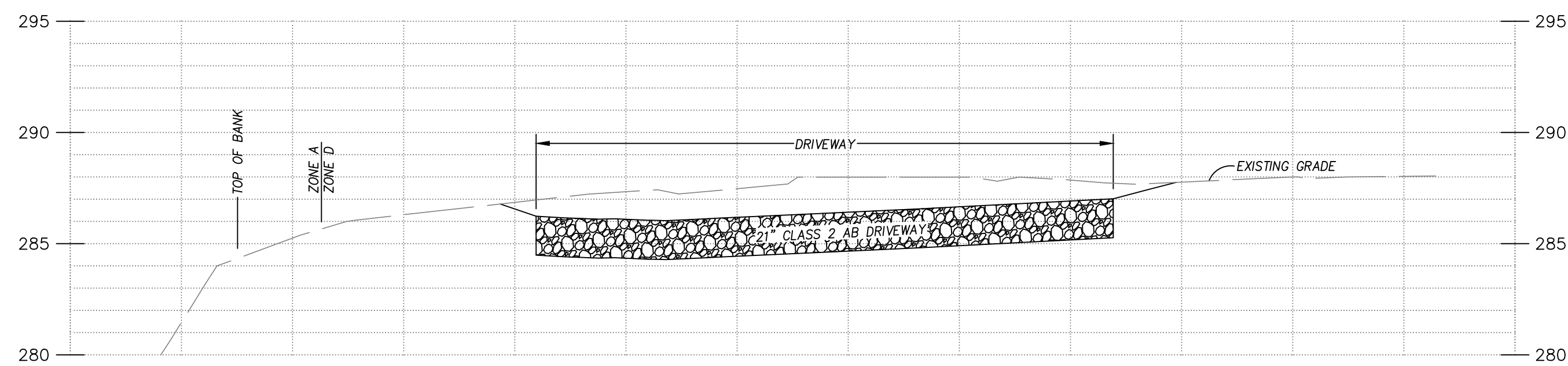
GRADING AND UTILITY PLAN

C3.2

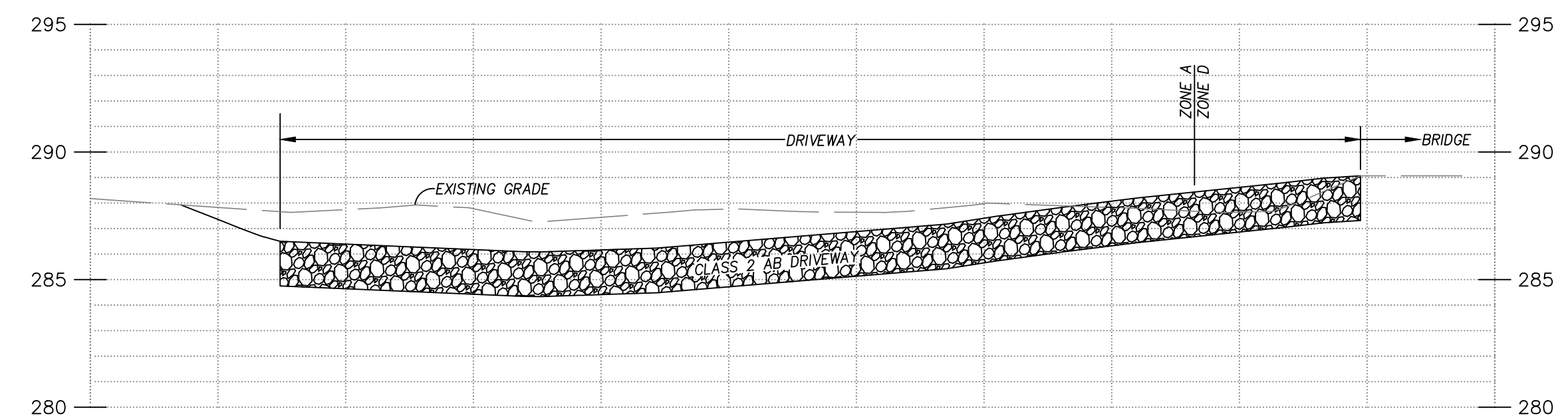
9/4/2020 F:\DATA\CAD\201718\CAD\C-BASE.DWG



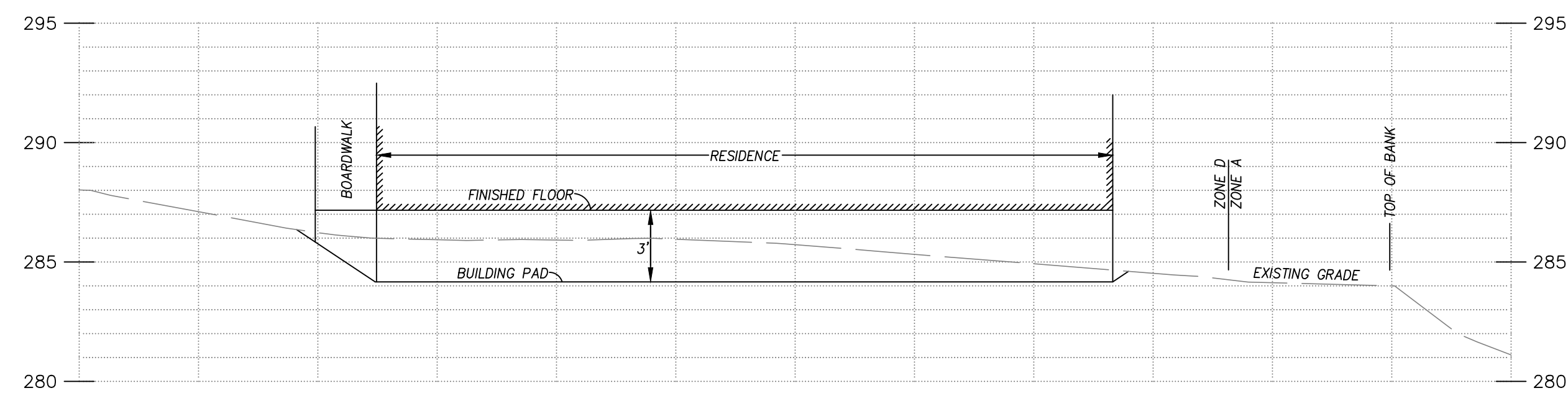
SECTION A-A
 HORIZ 1"=10'
 VERT 1"=5'



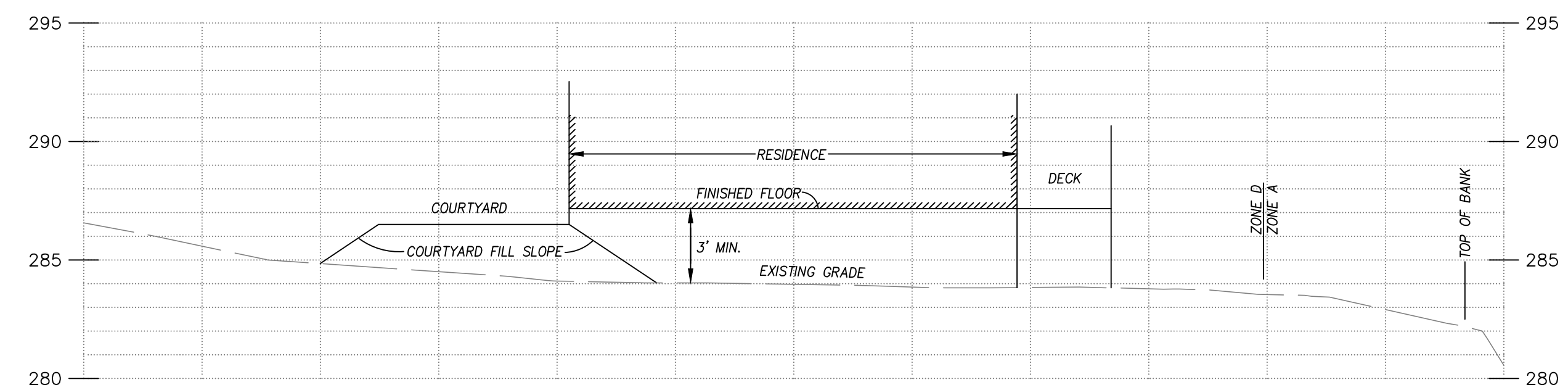
SECTION B-B
 HORIZ 1"=10'
 VERT 1"=5'



SECTION C-C
 HORIZ 1"=10'
 VERT 1"=5'



SECTION D-D
 HORIZ 1"=10'
 VERT 1"=5'



SECTION E-E
 HORIZ 1"=10'
 VERT 1"=5'

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CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale AS SHOWN

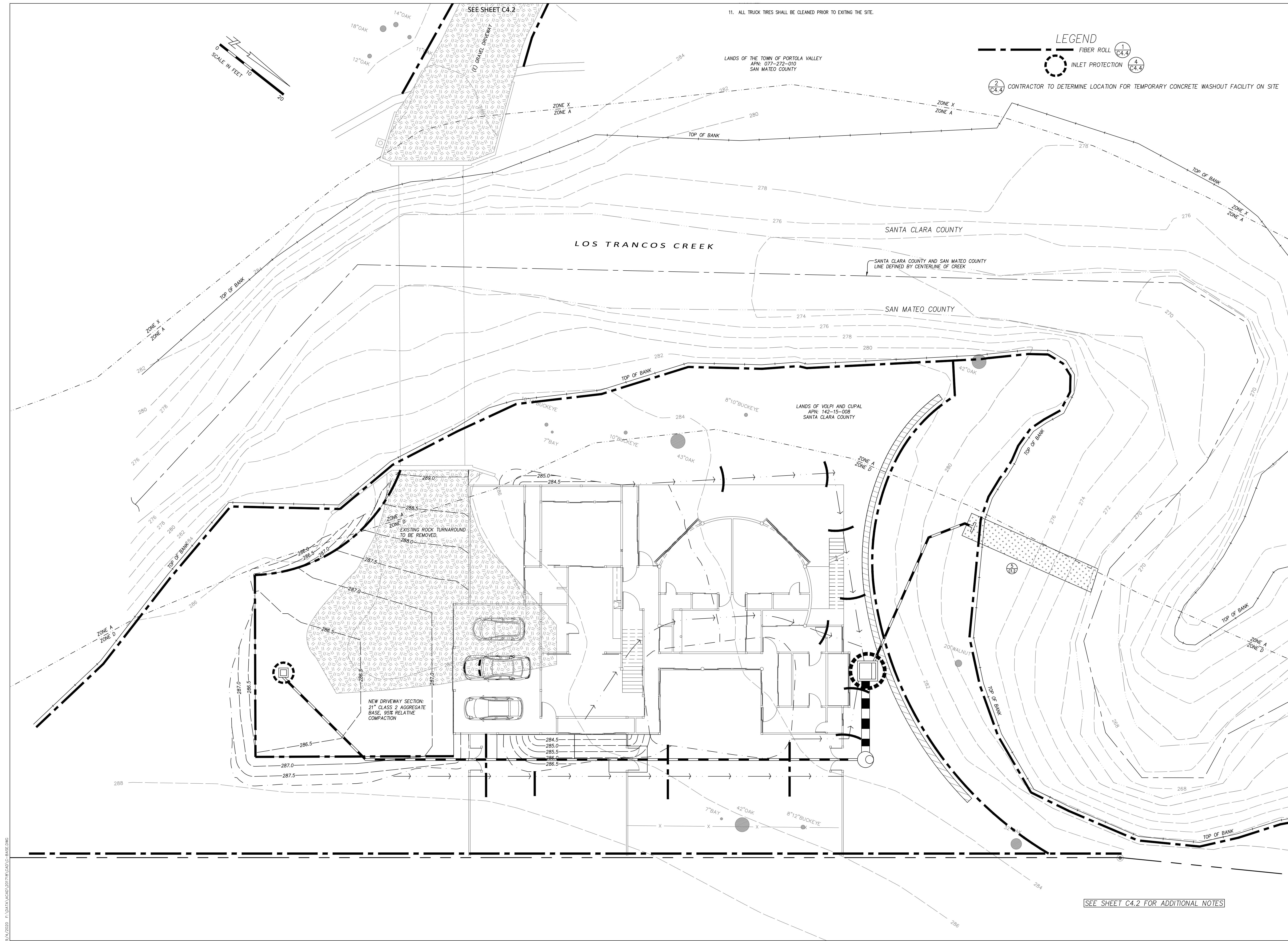
Drawing C-BASE.DWG

Job No 201718

Date 9/4/20 Description SUBMITTAL



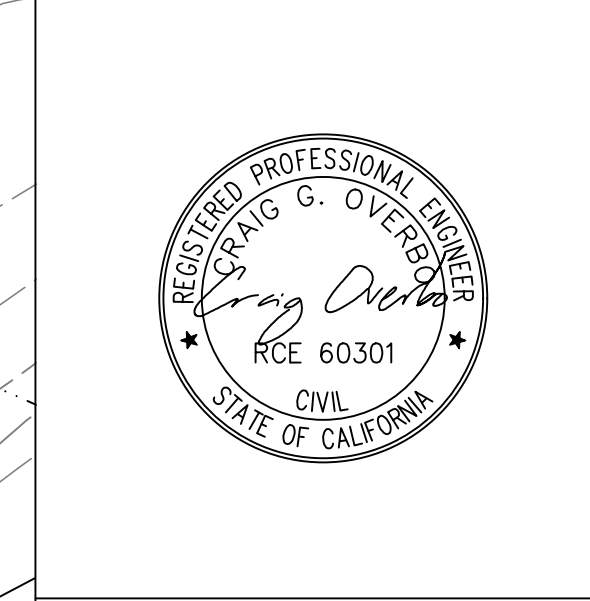
SECTIONS



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CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale	1"=10'
Drawing	C-BASE.DWG
Job No	201718
Date	9/4/20
Description	SUBMITTAL



EROSION CONTROL PLAN

C4.1

9/4/2020 P:\DATA\CAD\201718\CAD\C-BASE.DWG

SEE SHEET C4.2 FOR ADDITIONAL NOTES

CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale 1"=10'

Drawing C-BASE.DWG

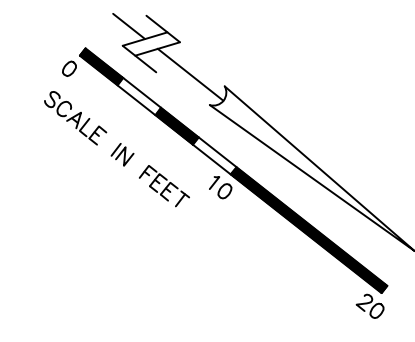
Job No 201718

Date 9/4/20 Description SUBMITTAL



EROSION CONTROL PLAN

C4.2



DUST CONTROL NOTES

TO REDUCE DUST LEVELS, EXPOSED EARTH SURFACES SHALL BE WATERED AS NECESSARY. THE APPLICATION OF WATER SHALL BE MONITORED TO PREVENT RUNOFF INTO THE STORM DRAIN SYSTEM. SPILLAGE RESULTING FROM HAULING OPERATIONS ALONG OR ACROSS ANY PUBLIC OR PRIVATE PROPERTY SHALL BE REMOVED IMMEDIATELY. DUST NUISANCES ORIGINATING FROM THE CONTRACTOR'S OPERATIONS, EITHER INSIDE OR OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONTROLLED. THE MEASURES SHALL ALSO INCLUDE:

- A) WATER ALL ACTIVE CONSTRUCTION SITES AT LEAST TWICE DAILY.
- B) COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
- C) PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
- D) SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
- E) SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- F) HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
- G) ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY NON-TOXIC SOIL BINDERS TO EXPOSED STOCKPILED MATERIALS.
- H) INSTALL SANDBAGS OR OTHER EROSION-CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
- I) REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
- J) WATERING SHOULD BE USED TO CONTROL DUST GENERATION DURING THE BREAK-UP OF PAVEMENT.
- K) COVER ALL TRUCKS HAULING DEMOLITION DEBRIS FROM THE SITE.
- L) USE DUST-PROOF CHUTES TO LOAD DEBRIS INTO TRUCKS WHENEVER FEASIBLE.
- M) WATER OR COVER STOCKPILES OF DEBRIS, SOIL, SAND OR OTHER MATERIALS THAT CAN BE BLOWN BY THE WIND.
- N) ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE IN PROPER RUNNING ORDER PRIOR TO OPERATION.
- O) DIESEL POWERED EQUIPMENT SHALL NOT BE LEFT INACTIVE AND IDLING FOR MORE THAN FIVE MINUTES, AND SHALL COMPLY WITH APPLICABLE BIOMASS RULES.
- P) USE ALTERNATIVE FUELED CONSTRUCTION EQUIPMENT, IF POSSIBLE.
- Q) ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH.
- R) POST A VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 24 HOURS. THE AIR DISTRICT PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

BMP NOTES

THE OWNER/APPLICANT SHALL ENSURE THAT ALL CONSTRUCTION PERSONNEL FOLLOW STANDARD BMPs FOR STORMWATER QUALITY PROTECTION DURING CONSTRUCTION OF PROJECT. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- A. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- B. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- C. USE SEDIMENT CONTROLS, FILTRATION, OR SETTLING TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- D. DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- E. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES, AND DRAINAGE COURSES WITH FIELD MARKERS OR FENCING.
- F. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
- G. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER (APRIL 15 THROUGH NOVEMBER 14).
- H. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- I. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- J. DO NOT TRACK DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- K. IF CONSTRUCTION IS NOT COMPLETE BY THE START OF THE WET SEASON (NOVEMBER 15 THROUGH APRIL 15), PRIOR TO NOVEMBER 15 THE DEVELOPER SHALL IMPLEMENT A WINTERIZATION PROGRAM TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION. AS APPROPRIATE TO THE SITE AND STATUS OF CONSTRUCTION, WINTERIZATION REQUIREMENTS SHALL INCLUDE INSPECTING/MAINTAINING/CLEANING ALL SOIL EROSION AND SEDIMENTATION CONTROLS PRIOR TO, DURING, AND IMMEDIATELY AFTER EACH STORM EVENT; STABILIZING DISTURBED SOILS THROUGH TEMPORARY OR PERMANENT SEEDING, MULCHING, MATTING, TARPING OR OTHER PHYSICAL MEANS; ROCKING UNPAVED VEHICLE ACCESS TO LIMIT DISPERSION OF MUD ONTO PUBLIC RIGHT-OF-WAY; COVERING/TARPING STORED CONSTRUCTION MATERIALS, FUELS, AND OTHER CHEMICALS. PLANS TO INCLUDE PROPOSED MEASURES TO PREVENT EROSION AND POLLUTED RUNOFF FROM ALL SITE CONDITIONS. AS SITE CONDITIONS WARRANT, THE DEPARTMENT OF PUBLIC WORKS MAY DIRECT THE DEVELOPER TO IMPLEMENT ADDITIONAL WINTERIZATION REQUIREMENTS.

EROSION CONTROL NOTES

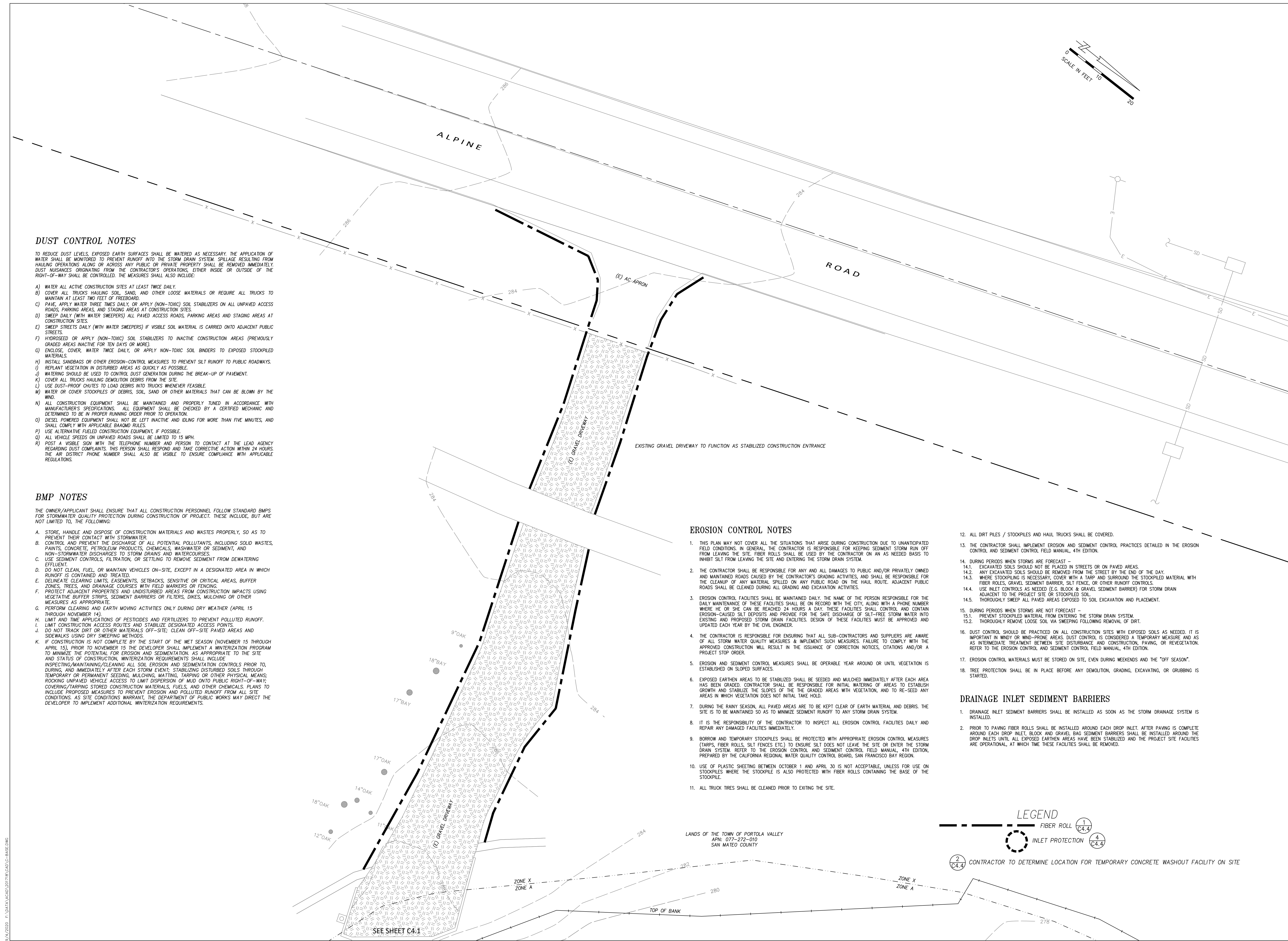
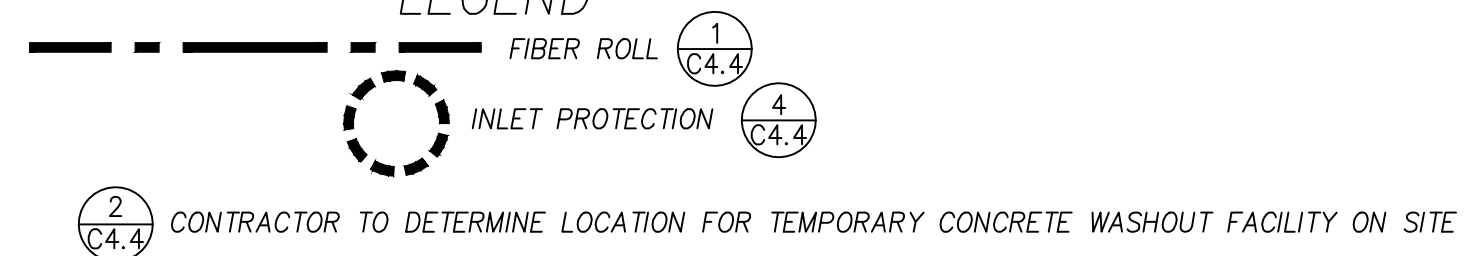
- 1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUN OFF FROM LEAVING THE SITE. FIBER ROLLS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED DURING ALL GRADING AND EXCAVATION ACTIVITIES.
- 3. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CITY, ALONG WITH A PHONE NUMBER WHERE HE OR SHE CAN BE REACHED 24 HOURS A DAY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE CIVIL ENGINEER.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS AND/OR A PROJECT STOP ORDER.
- 5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR AROUND OR UNTIL VEGETATION IS ESTABLISHED ON SLOPED SURFACES.
- 6. EXPOSED EARTHEN AREAS TO BE STABILIZED SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER EACH AREA HAS BEEN GRADED. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WATERING OF AREAS TO ESTABLISH GROWTH AND STABILIZE THE SLOPES OF THE GRADED AREAS WITH VEGETATION, AND TO RE-SEED ANY AREAS IN WHICH VEGETATION DOES NOT INITIAL TAKE HOLD.
- 7. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
- 8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT ALL EROSION CONTROL FACILITIES DAILY AND REPAIR ANY DAMAGED FACILITIES IMMEDIATELY.
- 9. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM. REFER TO THE EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.
- 10. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- 11. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE SITE.

- 12. ALL DIRT PILES / STOCKPILES AND HAUL TRUCKS SHALL BE COVERED.
- 13. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES DETAILED IN THE EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION.
- 14. DURING PERIODS WHEN STORMS ARE FORECAST -
 - 14.1. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - 14.2. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE STREET BY THE END OF THE DAY.
 - 14.3. WHERE STOCKPILING IS NECESSARY, COVER WITH A TARP AND SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - 14.4. USE INLET CONTROLS AS NEEDED (E.G. BLOCK & GRAVEL SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
 - 14.5. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- 15. DURING PERIODS WHEN STORMS ARE NOT FORECAST -
 - 15.1. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - 15.2. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
- 16. DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO THE EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION.
- 17. EROSION CONTROL MATERIALS MUST BE STORED ON SITE, EVEN DURING WEEKENDS AND THE "OFF SEASON".
- 18. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING, OR GRUBBING IS STARTED.

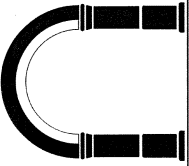
DRAINAGE INLET SEDIMENT BARRIERS

- 1. DRAINAGE INLET SEDIMENT BARRIERS SHALL BE INSTALLED AS SOON AS THE STORM DRAINAGE SYSTEM IS INSTALLED.
- 2. PRIOR TO PAVING FIBER ROLLS SHALL BE INSTALLED AROUND EACH DROP INLET. AFTER PAVING IS COMPLETE AROUND EACH DROP INLET, BLOCK AND GRAVEL BAG SEDIMENT BARRIERS SHALL BE INSTALLED AROUND THE DROP INLETS UNTIL ALL EXPOSED EARTHEN AREAS HAVE BEEN STABILIZED AND THE PROJECT SITE FACILITIES ARE OPERATIONAL, AT WHICH TIME THESE FACILITIES SHALL BE REMOVED.

LEGEND



9/4/2020 F:\DATA\ACAD\201718\CAD\C-BASE.DWG



R. KELLEY BRIDGE

ABBREVIATIONS	SYMBOLS LEGEND	PROJECT TEAM	DRAWING INDEX SHEETS																																																																																	
<p>AD ACCESS DOOR AG GUY WIRE AL ALUMINUM ALL ALL ALU ALUMINUM AN ANCHOR AP APPROXIMATE AR ARCHITECTURE AS ASBESTOS AST ASPHALT AT AIR TERMINAL AU AIR UNIT AV AVAILABILITY AZ AZURE BA BATHING BB BENCH MARK BC BENCH MARK BD BENCH MARK BE BENCH MARK BF BENCH MARK BG BENCH MARK BH BENCH MARK BI BENCH MARK BJ BENCH MARK BK BENCH MARK BL BENCH MARK BM BENCH MARK BN BENCH MARK BO BOILING BP BENCH MARK BR BRICK BS BRICK BT BENCH MARK BU BENCH MARK BV BENCH MARK BW BENCH MARK BX BENCH MARK BY BENCH MARK BZ BENCH MARK CA CALIFORNIA CB CONCRETE CC CONCRETE CD CONCRETE CE CONCRETE CF CONCRETE CG CONCRETE CH CHIMNEY CI CONCRETE CJ CONCRETE CK CONCRETE CL CONCRETE CM CONCRETE CN CONCRETE CO CONCRETE CP CONCRETE CQ CONCRETE CR CONCRETE CS CONCRETE CT CONCRETE CU CONCRETE CV CONCRETE CW CONCRETE CX CONCRETE CY CONCRETE CZ CONCRETE DA DAM DB DAM DC DAM DD DAM DE DAM DF DAM DG DAM DH DAM DI DAM DJ DAM DK DAM DL DAM DM DAM DN DAM DO DAM DP DAM DQ DAM DR DAM DS DAM DT DAM DU DAM DV DAM DW DAM DX DAM DY 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JV JA JW JA JX JA JY JA JZ JA KA KA KB KA KC KA KD KA KE KA KF KA KF KA KG KA KH KA KI KA KJ KA KK KA KL KA KM KA KN KA KO KA KP KA KQ KA KR KA KS KA KT KA KU KA KV KA KW KA KX KA KY KA KZ KA LA LA LB LA LC LA LD LA LE LA LF LA LF LA LG LA LH LA LI LA LJ LA LK LA LL LA LM LA LN LA LO LA LP LA LP LA LQ LA LR LA LS LA LT LA LU LA LV LA LW LA LX LA LY LA LZ LA MA MA MB MA MC MA MD MA ME MA MF MA MG MA MH MA MI MA MJ MA MK MA ML MA MM MA MN MA MO MA MP MA MQ MA MR MA MS MA MT MA MU MA MV MA MW MA MX MA MY MA MZ MA NA NA NB NA NC NA ND NA NE NA NF NA NG NA NH NA NI NA NJ NA NK NA NL NA NM NA NO NA NP NA NQ NA NR NA NS NA NT NA NU NA NV NA NW NA NX NA NY NA NZ NA OA OA OB OA OC OA OD OA OE OA OF OA OG OA OH OA OI OA OJ OA OK OA OL OA OM OA ON OA OO OA OP OA OQ OA OR OA OS OA OT OA OU OA OV OA OW OA OX OA OY OA OZ OA PA PA PB PA PC PA PD PA PE PA PF PA PG PA PH PA PI PA PJ PA PK PA PL PA PM PA PN PA PO PA PP PA PQ PA PR PA PS PA PT PA PU PA PV PA PW PA PX PA PY PA PZ PA QA QA QB QA QC QA QD QA QE QA QF QA QG QA QH QA QI QA QJ QA QK QA QL QA QM QA QN QA QO QA QP QA QQ QA QR QA QS QA QT QA QU QA QV QA QW QA QX QA QY QA QZ QA RA RA RB RA RC RA RD RA RE RA RF RA RF RA RG RA RH RA RI RA RJ RA RK RA RL RA RM RA RN RA RO RA RP RA RQ RA RR RA RS RA RT RA RU RA RV RA RW RA RX RA RY RA RZ RA SA SA SB SA SC SA SD SA SE SA SF SA SF SA SG SA SH SA SI SA SJ SA SK SA SL SA SM SA SN SA SO SA SP SA SQ SA SR SA SS SA ST SA SU SA SV SA SW SA SX SA SY SA SZ SA TA TA TB TA TC TA TD TA TE TA TF TA TF TA TG TA TH TA TI TA TJ TA TK TA TL TA TM TA TN TA TO TA TP TA TP TA TQ TA TR TA TS TA TT TA TU TA TV TA TW TA TX TA TY TA TZ TA UA UA UB UA UC UA UD UA UE UA UF UA UF UA UG UA UH UA UI UA UJ UA UK UA UL UA UM UA UN UA UO UA UP UA UQ UA UR UA US UA UT UA UU UA UV UA UW UA UX UA UY UA UZ UA VA VA VB VA VC VA VD VA VE VA VF VA VG VA VH VA VI VA VJ VA VK VA VL VA VM VA VN VA VO VA VP VA VQ VA VR VA VS VA VT VA VU VA VV VA VW VA VX VA VY VA VZ VA WA WA WB WA WC WA WD WA WE WA WF WA WG WA WH WA WI WA 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<td>GS</td> <td>GRAVEL</td> </tr> <tr> <td>8</td> <td>HS</td> <td>HAND</td> </tr> <tr> <td>9</td> <td>IS</td> <td>IRON</td> </tr> <tr> <td>10</td> <td>JS</td> <td>JOIST</td> </tr> <tr> <td>11</td> <td>KS</td> <td>KEROLITE</td> </tr> <tr> <td>12</td> <td>LS</td> <td>LEAD</td> </tr> <tr> <td>13</td> <td>MS</td> <td>MASONRY</td> </tr> <tr> <td>14</td> <td>NS</td> <td>NAIL</td> </tr> <tr> <td>15</td> <td>OS</td> <td>OSB</td> </tr> <tr> <td>16</td> <td>PS</td> <td>PIPE</td> </tr> <tr> <td>17</td> <td>QS</td> <td>QUARTZ</td> </tr> <tr> <td>18</td> <td>RS</td> <td>ROCK</td> </tr> <tr> <td>19</td> <td>SS</td> <td>STEEL</td> </tr> <tr> <td>20</td> <td>TS</td> <td>TILE</td> </tr> <tr> <td>21</td> <td>US</td> <td>UNIT</td> </tr> <tr> <td>22</td> <td>VS</td> <td>VENT</td> </tr> <tr> <td>23</td> <td>WS</td> <td>WOOD</td> </tr> <tr> <td>24</td> <td>XS</td> <td>XPS</td> </tr> <tr> <td>25</td> <td>YS</td> <td>YIELD</td> </tr> <tr> <td>26</td> <td>ZS</td> <td>ZINC</td> </tr> </table>	SECTION NO.	SYM.	DESCRIPTION	1	AS	ASBESTOS	2	BS	BRICK	3	CS	CONCRETE	4	DS	DAM	5	ES	EARTH	6	FS	FINISH	7	GS	GRAVEL	8	HS	HAND	9	IS	IRON	10	JS	JOIST	11	KS	KEROLITE	12	LS	LEAD	13	MS	MASONRY	14	NS	NAIL	15	OS	OSB	16	PS	PIPE	17	QS	QUARTZ	18	RS	ROCK	19	SS	STEEL	20	TS	TILE	21	US	UNIT	22	VS	VENT	23	WS	WOOD	24	XS	XPS	25	YS	YIELD	26	ZS	ZINC	<p>PROJECT TEAM</p> <p>ARCHITECT: CJ W ARCHITECTURE 130 Portola Road, Suite A Portola Valley, CA 94028 T: 650-851-9333 F: 650-851-9337 E-MAIL: cjar@cjwarchitecture.com</p> <p>CIVIL ENGINEER: LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS - LAND SURVEYORS 851 E. HIGHWAY 101 HAYWARD, CA 94545 T: 510-887-4086 F: 510-887-3019 E-MAIL: jleah@leabrazee.com</p> <p>STRUCTURAL ENGINEER: BCA STRUCTURAL ENGINEERING, INC. STRUCTURAL ENGINEERS SUITE 11 3610 SAN CARLOS AVE. SAN CARLOS, CA 94070 T: 650-504-2500 F: 650-617-8932 E-MAIL: gpratt@bcaseng.net</p> <p>BRIDGE ENGINEER: VECTOR ENGINEERS SUITE 101 38401 JEFFERSON ST. SAN RAY, CA 94570 T: 801-990-1775 F: 801-990-1776</p>	<p>DRAWING INDEX SHEETS</p> <p>T-0.1 Title Sheet A-1.1 Site Plan B-1.1 Grading C-1.1 Bridge Deck C-2.1 Drainage Plan & Profile C-3.1 Grading Specifications C-4.1 Details C-5.1 Details C-6.1 Details ER-1 Erosion Control Plan ER-2 Erosion Control Details ER-3 Bridge Deck ER-4 Bridge Deck ER-5 Bridge Deck ER-6 Bridge Deck ER-7 Bridge Deck ER-8 Bridge Deck ER-9 Bridge Deck ER-10 Bridge Deck ER-11 Bridge Deck ER-12 Bridge Deck ER-13 Bridge Deck ER-14 Bridge Deck ER-15 Bridge Deck ER-16 Bridge Deck ER-17 Bridge Deck ER-18 Bridge Deck ER-19 Bridge Deck ER-20 Bridge Deck ER-21 Bridge Deck ER-22 Bridge Deck ER-23 Bridge Deck ER-24 Bridge Deck ER-25 Bridge Deck ER-26 Bridge Deck ER-27 Bridge Deck ER-28 Bridge Deck ER-29 Bridge Deck ER-30 Bridge Deck ER-31 Bridge Deck ER-32 Bridge Deck ER-33 Bridge Deck ER-34 Bridge Deck ER-35 Bridge Deck ER-36 Bridge Deck ER-37 Bridge Deck ER-38 Bridge Deck ER-39 Bridge Deck ER-40 Bridge Deck ER-41 Bridge Deck ER-42 Bridge Deck ER-43 Bridge Deck ER-44 Bridge Deck ER-45 Bridge Deck ER-46 Bridge Deck ER-47 Bridge Deck ER-48 Bridge Deck ER-49 Bridge Deck ER-50 Bridge Deck ER-51 Bridge Deck ER-52 Bridge Deck ER-53 Bridge Deck ER-54 Bridge Deck ER-55 Bridge Deck ER-56 Bridge Deck ER-57 Bridge Deck ER-58 Bridge Deck ER-59 Bridge Deck ER-60 Bridge Deck ER-61 Bridge Deck ER-62 Bridge Deck ER-63 Bridge Deck ER-64 Bridge Deck ER-65 Bridge Deck ER-66 Bridge Deck ER-67 Bridge Deck ER-68 Bridge Deck ER-69 Bridge Deck ER-70 Bridge Deck ER-71 Bridge Deck ER-72 Bridge Deck ER-73 Bridge Deck ER-74 Bridge Deck ER-75 Bridge Deck ER-76 Bridge Deck ER-77 Bridge Deck ER-78 Bridge Deck ER-79 Bridge Deck ER-80 Bridge Deck ER-81 Bridge Deck ER-82 Bridge Deck ER-83 Bridge Deck ER-84 Bridge Deck ER-85 Bridge Deck ER-86 Bridge Deck ER-87 Bridge Deck ER-88 Bridge Deck ER-89 Bridge Deck ER-90 Bridge Deck ER-91 Bridge Deck ER-92 Bridge Deck ER-93 Bridge Deck ER-94 Bridge Deck ER-95 Bridge Deck ER-96 Bridge Deck ER-97 Bridge Deck ER-98 Bridge Deck ER-99 Bridge Deck ER-100 Bridge Deck</p>
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GENERAL NOTES

1. CONSTRUCTION:
 - 1.1. Contractor shall provide all labor, materials and equipment.
 - 1.2. All work to be performed in accordance with all governing codes, ordinances, and regulations.
2. UTILITIES AND Obstacles:
 - 2.1. General Contractor shall verify all underground utility locations with owner and other utility companies. Contractor shall verify the routing and depth of all utilities. All work shall be done in accordance with all governing codes, ordinances, and regulations.
 - 2.2. Construction Documents include the Geotechnical Investigation Report by:
3. Geotechnical Investigation and Soil Report:
 - 3.1. Geotechnical Investigation and Soil Report shall be prepared by a licensed Professional Engineer in the State of California. The report shall be stamped and produced to be in compliance with all governing codes, ordinances, and regulations.
4. EROSION CONTROL:
 - 4.1. Erosion control measures shall be installed and maintained throughout the construction process.
5. Work at stream crossings:
 - 5.1. Work at stream crossings shall be performed in accordance with all governing codes, ordinances, and regulations.

PROJECT DATA

PROJECT ADDRESS: 3343 Alpine Road, Portola Valley, CA
 PROJECT NO.: 2010-01-00
 DESIGNER: JEFFREY M. HAYES, CIVIL ENGINEER

SITE LOCATION MAP

3343 Alpine Rd, Portola Valley, CA 94028-7524

PROPOSED WORK:
 NEW BRIDGE TO SPAN ACROSS CREEK TO PROVIDE PROPERTY ACCESS FROM LEGAL, DEDICATED EASEMENT.

THE WORK INCLUDES:
 1. TREE REMOVAL AS REQUIRED FOR BRIDGE INSTALLATION.
 2. GRADING & BASE ROCK INSTALLATION FOR THE DRIVEWAY.
 3. CONCRETE ABUTMENT AND WING WALL INSTALLATION.
 4. BRIDGE INSTALLATION.

THERE ARE NO BUILDINGS OR OTHER IMPROVEMENTS PROPOSED AT THIS TIME.

RESTAMP

PLANNING OFFICE REVIEW

Submitted For: [Signature]
 Date: 10/17/14
 By: [Signature]

NO PROJECTING OR OTHER IMPROVEMENTS PROPOSED AT THIS TIME.

MATERIALS LEGEND

[Symbol]	ROUGH STRUCTURAL WOOD
[Symbol]	BLOCKING
[Symbol]	FINISH WOOD
[Symbol]	PLYWOOD
[Symbol]	GYP/SUM WALL BOARD
[Symbol]	CERAMIC TILE

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RESTAMP

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 Date: 10/17/14
 By: [Signature]

NO PROJECTING OR OTHER IMPROVEMENTS PROPOSED AT THIS TIME.

10-47 AM Thursday, January 22, 2015

PC 49237

REVISIONS

No.	Date	Notes
1	11/2/13	PC 000208
2	3/1/14	PC 000208

PROJECT

R. Kelley Bridge
 3343 Alpine Road
 APN: 0142-1-008
 Portola Valley, CA 94028

SHEET TITLE

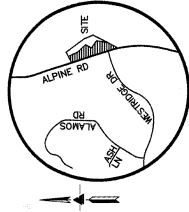
Title Sheet

JOB: 2010.0100
DATE: 9/16/2013
SHEET: T-01

PC 49237

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KELLY RESIDENCE ALPINE ROAD PORTOLA VALLEY, CALIFORNIA



OWNER'S INFORMATION
OWNER: RYLAND KELLY
3500 BAYVIEW STREET
WOODSIDE, CA 94092

VICINITY MAP
NO SCALE

REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPERSEDED BY THE GRADING AND DRAINAGE PLAN FOR THE KELLY RESIDENCE, PORTOLA VALLEY, CALIFORNIA, JOB # 200443
- THIS SITE PLAN BY C.W. ARCHITECTURE, ENTITLED: "THE KELLY RESIDENCE", ALPINE ROAD, PORTOLA VALLEY, CA 94028
- STRUCTURAL PLANS BY BOX STRUCTURAL ENGINEERS, ALPINE ROAD, PORTOLA VALLEY, CALIFORNIA, JOB # 13340

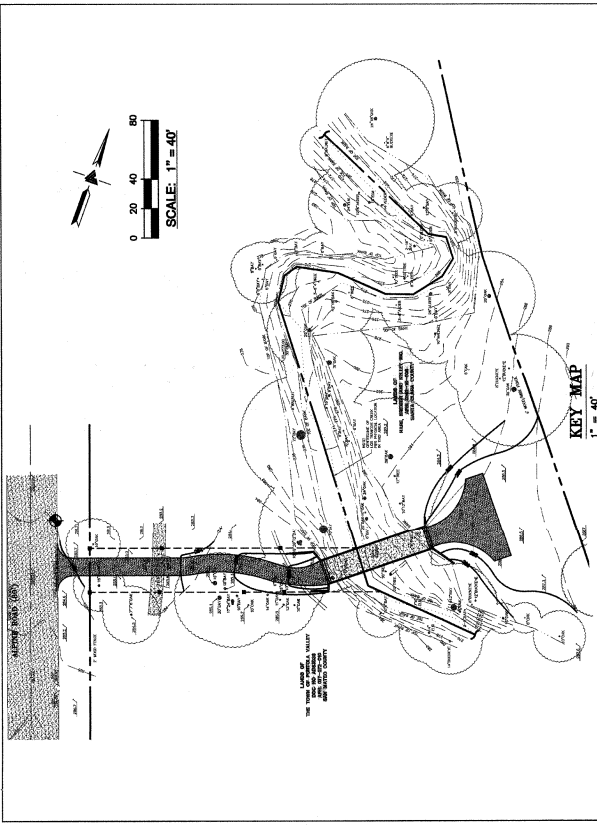
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY ITEMS ACCORDING TO THEM.

NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT OREG BRAZE
AT LEA & BRAZE ENGINEERING
(910)887-4086 EXT 106.
job@leabraze.com

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	0	200
FILL	0	200
EXPORT IMPORT	0	0

NOTE:
ALL QUANTITIES REPRESENT BANK VOLUME. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS, AND IS INTENDED TO REPRESENT THE QUANTITIES OF MATERIALS TO BE ORDERED OR PRODUCED ON THE FIELD AT THE TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



BOUNDARY NOTE

CONTRACTOR SHALL VERIFY DIMENSIONS TO EXISTING LOS TRANSCOS CREEK IDENTIFY THE PROPERTY LINE AS THE CENTERLINE OF THE CREEK. THIS SURVEY ADJUS TO THE EXISTING AVERAGE CENTERLINE OF CREEK.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BENCHMARK

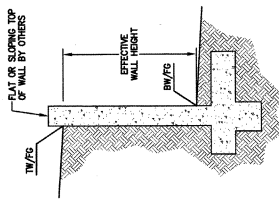
TOWN OF PORTOLA VALLEY BENCHMARK
BENCH MARK POINT IDENTIFY WELL
3.5" BRN. METAL BENCHMARK WELL
STAMPED "PV-07"
ELEVATION = 304.79'

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. LAND SURVEY RECORD MAP ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHAPER SET IN ASPHALT
ELEVATION = 263.67'



GEOTECHNICAL NOTES:

NEW BASEMENT EXCAVATION, RETAINING WALL BACKFILL, AND SLOPES SHALL BE CONFINED TO THE EXISTING FULL BENCH MARKS AND FINISH SURFACE DRAINAGE. ALL SLOPES SHALL BE CONFINED TO THE EXISTING FULL BENCH MARKS AND FINISH SURFACE DRAINAGE. ALL SLOPES SHALL BE CONFINED TO THE EXISTING FULL BENCH MARKS AND FINISH SURFACE DRAINAGE.

INSPECTIONS REQUIRED
THE TOWN OF PORTOLA VALLEY REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT THE CONTRACTOR'S RESPONSIBILITY TO BE INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN THE NECESSARY INSPECTIONS AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION PERFORMED BY LEA & BRAZE ENGINEERING, INC. OCCURS.
LEA & BRAZE ENGINEERING, INC.
JIM TOBY
(910)887-4086 job@leabraze.com

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL. NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL. GRADES INDICATED ON THESE PLANS REFER TO FINISH GRADES, EXCEPT WHERE NOTED OTHERWISE.
- DIAMETERS SHOWN IN BRACKETS SHOWN AS (DxH) INDICATE THE EXISTING WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL DRAWINGS FOR FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE EPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (NET SET INTO THE WALL).
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 10 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY	---	---
PROPERTY LINE	---	---
RETAINING WALL	---	---
LANDSCAPE RETAINING WALL	---	---
SUBIRRIAN LINE	---	---
TOPTLINE	---	---
STORM DRAIN LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
GAS LINE	---	---
PRESSURE LINE	---	---
JOINT TRENCH	---	---
SET BACK LINE	---	---
CONCRETE VALLEY GUTTER	---	---
EARTHEN SWALE	---	---
CATCH BASIN	---	---
JUNCTION BOX	---	---
AREA DRAIN	---	---
CURB INLET	---	---
STORM DRAIN MANHOLE	---	---
FIRE HYDRANT	---	---
SANITARY SEWER MANHOLE	---	---
STREET SIGN	---	---
SPOT ELEVATION	---	---
FLOW DIRECTION	---	---
DEMOLISH/REMOVE	---	---
BENCHMARK	---	---
CONTOURS	---	---
TREE TO BE REMOVED	---	---

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
AD	AREA DRAIN	MIN	MINIMUM
BE	BEGINNING OF CURVE	MON	MONUMENT
BL	BENCH MARK	NO	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	ON	ON CENTER
CB	CATCH BASIN	OR	OR
C&G	CENTER LINE	OVER	OVER
CPP	CORRUGATED PLASTIC PIPE	PER	PERCENT
CO	CORRUGATED (INTERIOR)	PIC	PICTURE
COTC	CLEANOUT TO GRADE	PIC	PICTURE
CONST	CONSTRUCT OF - TION	PVC	POLYVINYL CHLORIDE
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RM	RIGHT OF WAY
DIP	DITCH	R/W	RIGHT OF WAY
EA	EXISTING GRADE	S	SLOPE
EA	EXISTING GRADE	SAD	SANITARY
EB	EDGE OF PAVEMENT	SAN	SANITARY
ED	EQUIPMENT	SBM	STORM DRAIN MANHOLE
EF	EXISTING	SH	SHOULDER
EG	EXISTING GRADE	SP	SPREAD
EP	EXISTING PAVEMENT	SS	SANITARY SEWER
ES	EXISTING SURFACE	SSM	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STR	STRUCTURE
GA	GRADE OR GAUGE	STR	STRUCTURE
GA	GRADE OR GAUGE	STR	STRUCTURE
HORZ	HORIZONTAL	TEMP	TEMPORARY
HP	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
HT	HIGH POINT	TV	TOP OF WALL/FINISH GRADE
HT	HIGH POINT	VCP	VITRIFIED CLAY PIPE
HW	HEADWATER	W	WATER LINE
IT	INVERT ELEVATION	W	WATER LINE
JT	JOINT TRENCH	W	WATER LINE
LP	LANDING	W	WATER LINE
LNDG	LANDING	W	WATER LINE



SHEET INDEX

C-1	TITLE SHEET
C-2	DRAINAGE PLAN & PROFILE
C-3	UTILITIES
C-4	GRADING SPECIFICATIONS
C-5	DETAILS
C-6	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS

0-1

JOB NO.	21203003
DATE	10-21-13
SCALE	AS NOTED
DESIGN BY	JTR
DRAWN BY	SY
SHEET NO.	

1 OF 8 SHEETS

TITLE SHEET

KELLY RESIDENCE
ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
SACRAMENTO REGION
2825 HORTONWAY WEST
ROSEVILLE, CA 95668
(916) 777-7353
WWW.LEABRAZE.COM



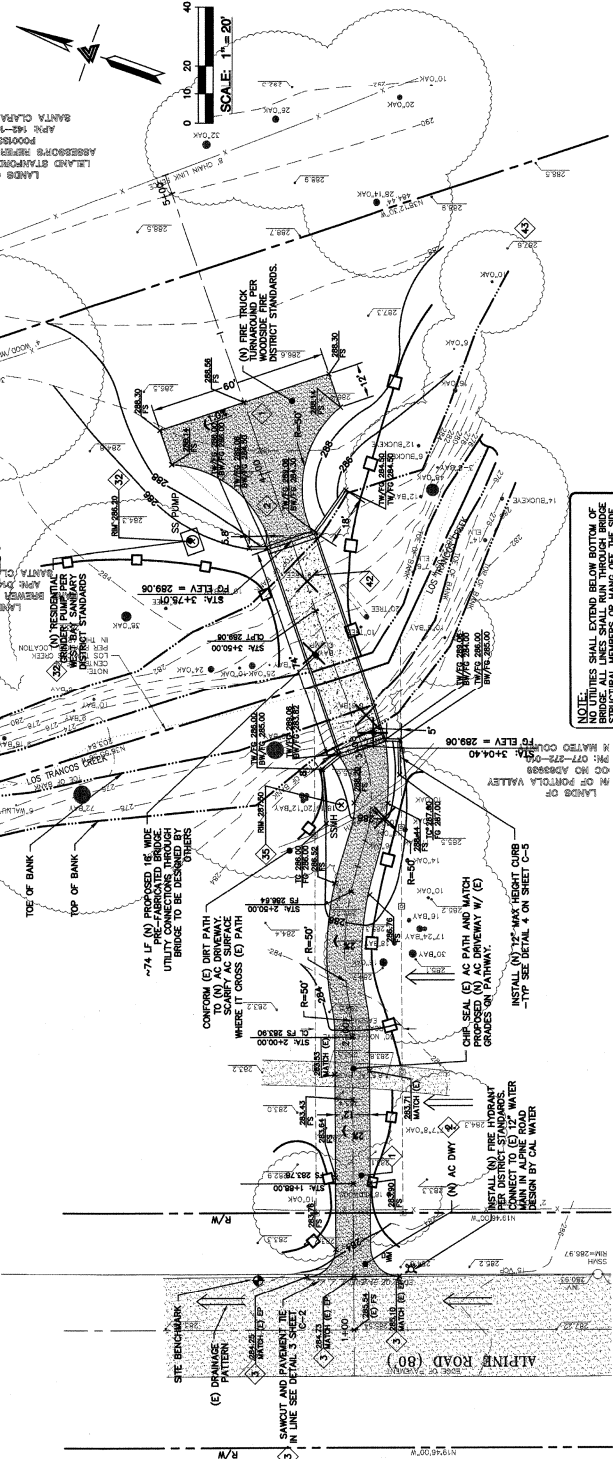
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 2077 DOUGLAS BLVD. # 200
 ROSSETTE, CA 95661
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KELLY RESIDENCE
 ALPINE ROAD
 PORTOLA VALLEY,
 CALIFORNIA
 SANTA CLARA COUNTY
 APR: 142-15-008

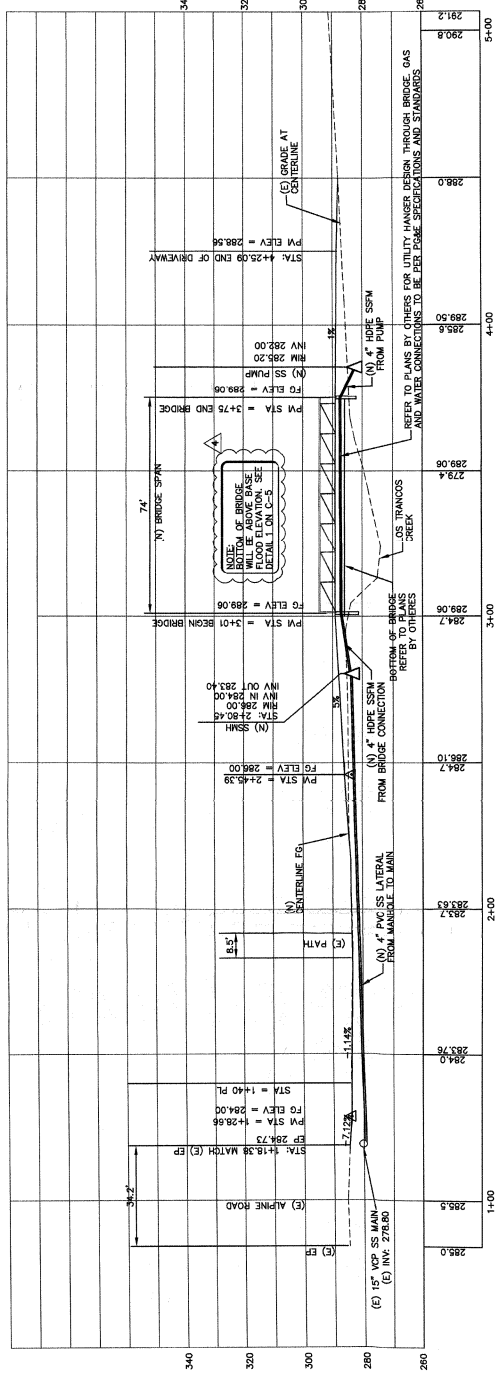
GRADING & PROFILE DRAINAGE PLAN & PROFILE

PLAN CHECK	BY	DATE
REVISED	BY	DATE
REVISIONS	BY	DATE
JOB NO.	2760303	
DATE	10-21-13	
SCALE		
DESIGN BY:	JT/RC	
DRAWN BY:	ST	
SHEET NO.		

C-2
 2 OF 8 SHEETS



PLAN VIEW
 SCALE: 1" = 20'



PROFILE
 SCALE: 1" = 20' HORIZ. & VERT



NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 CONTACT THE PROJECT MANAGER
 AT LEA & BRAZE ENGINEERING
 (916) 887-4086 EXT 103.
 gbraze@leabraze.com



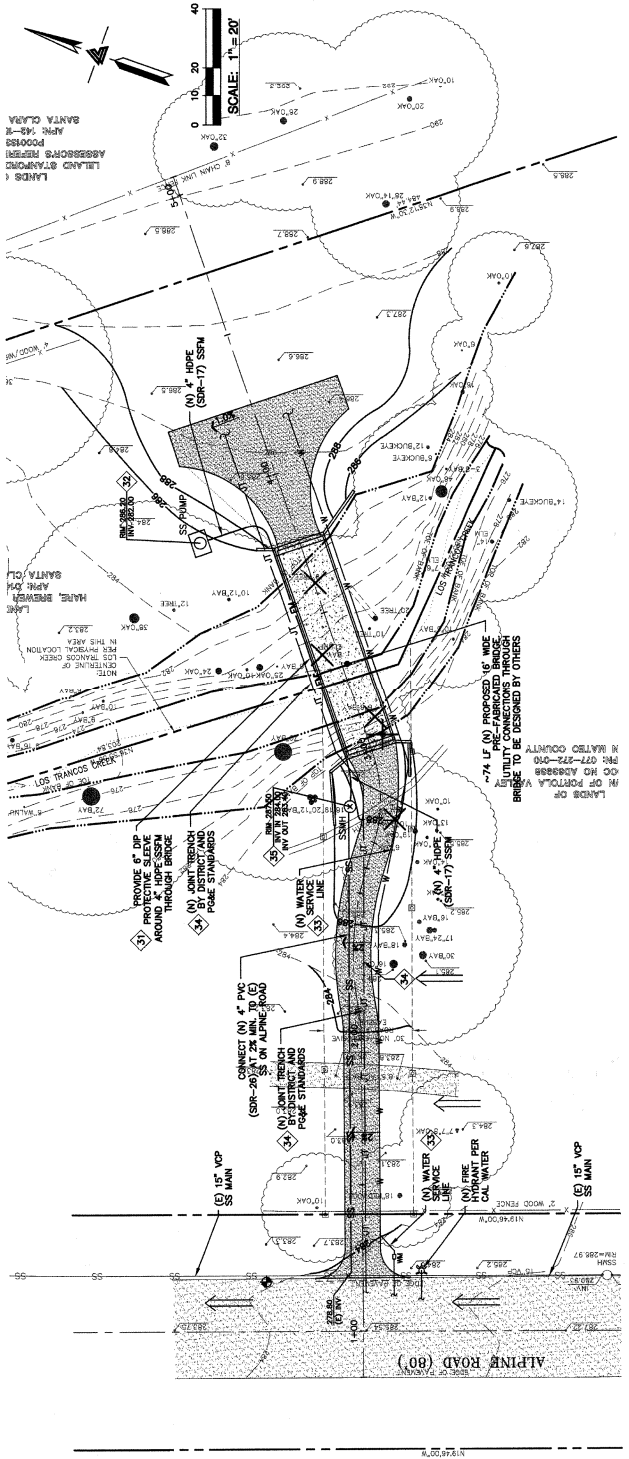
LEA & BRAZE ENGINEERING, INC.
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 2005 INDUSTRIAL PARK WEST
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ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA
 SANTA CLARA COUNTY
 APR. 142-15-008

UTILITY PLAN

PLAN CHECK	AW
DESIGN CHECK	AW
DATE	10-21-13
SCALE	10'-21'-13
DESIGN BY	AT/RC
DRAWN BY	SY
SHEET NO.	2702030
REVISIONS	BY
DATE	

C-3
 3 OF 8 SHEETS



PLAN VIEW
 SCALE: 1" = 20'

NOTE:
 NO UTILITIES SHALL EXTEND BELOW BOTTOM OF
 CONCRETE DRIVEWAY. ALL UTILITIES SHALL BE
 STRUCTURAL NUMBERED OR MARKED OFF THE SIDE.
 DESIGN SHALL BE BY OTHERS.

NOTE:
 VEGETATION ALONG DRIVEWAY MUST HAVE 13'6"
 VERTICAL CLEARANCE AND A 12' MINIMUM WIDTH
 CLEARANCE.

- 1 FLATWORK KEYNOTES 1 TO 3 TO PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 23A-11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
- 2 (N) AC DRIVEWAY. SEE DETAIL 2 SHEET C-5.
- 3 GRIND AC TO THE (N) AC INTO (E) AC PAVING. SEE DETAIL 3 SHEET C-5.
- 4 UTILITIES KEYNOTES 4 TO 8
- 5 INSTALL (N) SANITARY SEWER LATERALS USE 4" PVC (SRP-20) SLOPED TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (C) LATERAL IF POSSIBLE. CONSULT PER DISTRICT STANDARDS DETAIL 6 ON SHEET C-4.
- 6 DETAIL (N) NECESSARY ONE PUMP GRINDER ELECTOR SYSTEM. SEE DETAIL 7 ON SHEET C-5.
- 7 (C) WATER MAINS PER WATER DISTRICT STANDARDS. UPGRADE (C) WATER MAINS PER WATER DISTRICT STANDARDS AS APPLICABLE.
- 8 INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS SHOWN. REUSE (C) MAINS THROUGH BRIDGE TO BE PER POSE SPECIFICATIONS AND STANDARDS.
- 9 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CITY & ELECTRIC FROM NEAREST POINT OF CONNECTION PER DISTRICT AND POSE STANDARDS. DESIGN BY OTHERS.
- 10 INSTALL (N) SANITARY SEWER MANHOLE PER DISTRICT STANDARDS. SEE DETAIL 5 ON SHEET C-6.
- 11 DEMOLITION KEYNOTES 11 TO 13 TO DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) DEMOLITION PERMITS.
- 12 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- 13 PROVIDE TREE PROTECTION AROUND DRIP LINES OF (E) TREES. CAUTION SHALL BE TAKEN WHEN TRENCHING NEAR TREES AS TO NOT DAMAGE THE ROOTS. TREE PROTECTION FENCING SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. SEE DETAIL 2 SHEET EP-2.

NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT GREG BRINNE
 AT LEA & BRAZE ENGINEERING
 (916) 987-4088 EXT 103.
 gbrinne@leabraze.com





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PORTOLA VALLEY, CALIFORNIA
SANTA CLAY COUNTY
APN: 142-15-008
(916) 877-4066
(916) 496-1328

SPECIFICATIONS

PLAN CHECK	BY
AS BUILT CHECK	BY
FIELD CHECK	BY
REVISIONS	BY

JOB NO: 2102003
DATE: 10-21-13
SCALE: AS NOTED
DESIGN BY: JTR
DRAWN BY: SY
SHEET NO: 4 OF 8 SHEETS

9-4

12. GUARANTEE

WHETHER THE FINAL PAYMENT FOR THE WORKMANSHIP IN THE CONTRACTOR'S WORK SHALL BE MADE OR NOT, THE CONTRACTOR SHALL GUARANTEE THE WORKMANSHIP OF THE CONTRACTOR FOR THE PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TECHNICAL SHEET

OTHER THAN THE STANDARD SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS FILL. ALL FILL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 18 INCHES UNLESS APPROVED LARGER LIFTS ARE SPECIFICALLY NOTED ON THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT.

14. EROSION CONTROL

A. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

15. CLEANLINE

THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND IN USABLE CONDITION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND IN USABLE CONDITION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND IN USABLE CONDITION.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS
THE MATERIALS PROVIDED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER. THE MATERIALS PROVIDED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER. THE MATERIALS PROVIDED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER.

7. CUT-AND-FILL

A. CUT-AND-FILL
CUT-AND-FILL AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CUT-AND-FILL AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CUT-AND-FILL AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

A. SEASONAL LIMITS AND DRAINAGE CONTROL
SEASONAL LIMITS AND DRAINAGE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEASONAL LIMITS AND DRAINAGE CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

1. SCOPE OF WORK

THESE SPECIFICATIONS AND AFFORDABLE PLANS SHALL BE USED TO CONSTRUCT AND INSTALL ALL SITE GRADING AND ALL OTHER WORK NECESSARY FOR THE PROPER OPERATION OF THE PROJECT. THESE SPECIFICATIONS AND AFFORDABLE PLANS SHALL BE USED TO CONSTRUCT AND INSTALL ALL SITE GRADING AND ALL OTHER WORK NECESSARY FOR THE PROPER OPERATION OF THE PROJECT.

2. GENERAL

A. ALL SITE GRADING AND DRAINAGE SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. ALL SITE GRADING AND DRAINAGE SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. ALL SITE GRADING AND DRAINAGE SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS.

3. CLEARING AND GRUBBING

A. CLEARING AND GRUBBING
CLEARING AND GRUBBING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. CLEARING AND GRUBBING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. CLEARING AND GRUBBING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LISTED NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TO THIS PROJECT. ALL GENERAL NOTES, SHEET NOTES, AND LISTED NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TO THIS PROJECT. ALL GENERAL NOTES, SHEET NOTES, AND LISTED NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TO THIS PROJECT.

1. GENERAL NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT.

2. STORMWATER POLLUTION PREVENTION NOTES

A. STORMWATER POLLUTION PREVENTION NOTES
STORMWATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLACEMENT AND COMPACTED TO THE SPECIFIED DENSITY AND MOISTURE CONTENT.



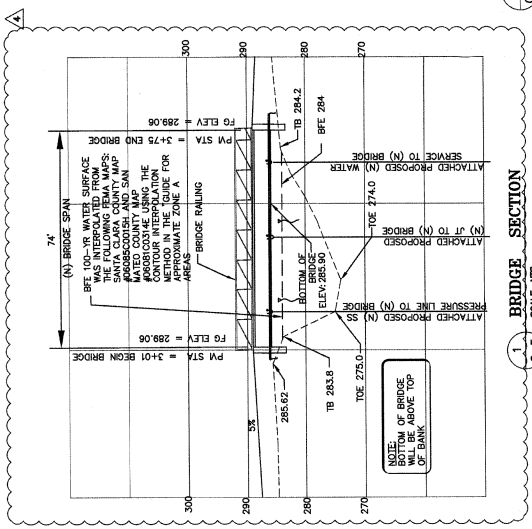
LEA & BRAZE ENGINEERING, INC.
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KELLY RESIDENCE
ALPINA ROAD
PORTOLA VALLEY,
CALIFORNIA
 SANTA CLARA COUNTY
 APN: 142-15-008

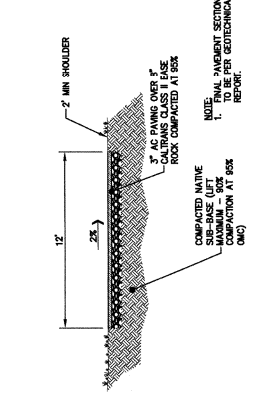
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PLAN CHECK	BY	DATE
DESIGNED	BY	DATE
CHECKED	BY	DATE
APPROVED	BY	DATE
REVISIONS	BY	DATE
JOB NO: 2103003		
DATE: 10-21-13		
SCALE: AS NOTED		
DESIGN BY: J7/RC		
DRAWN BY: SY		
SHEET NO:		

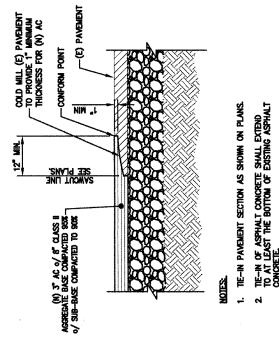
C-5
 5 OF 8 SHEETS



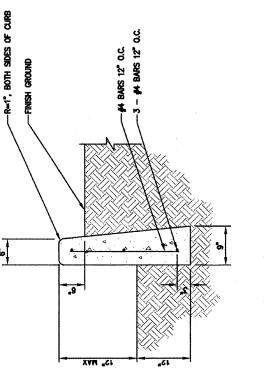
1. TYPICAL DRIVEWAY SECTION
 SCALE: NTS



2. PAVEMENT TIE-IN
 SCALE: NTS



3. DEEPEENED CURB
 SCALE: NTS



4. BRIDGE SECTION
 SCALE: NTS

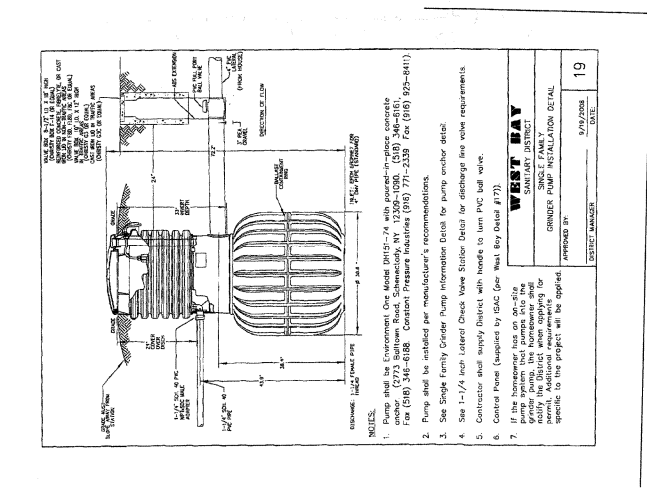
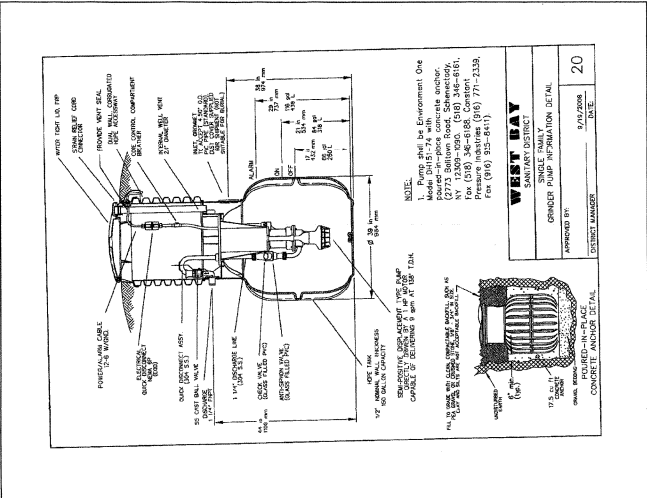
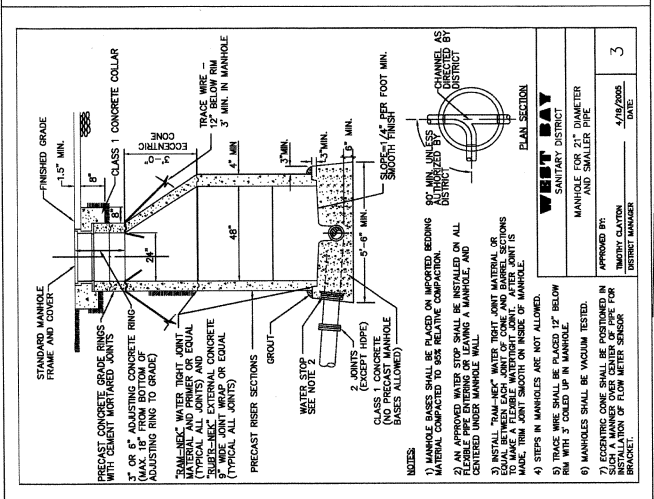
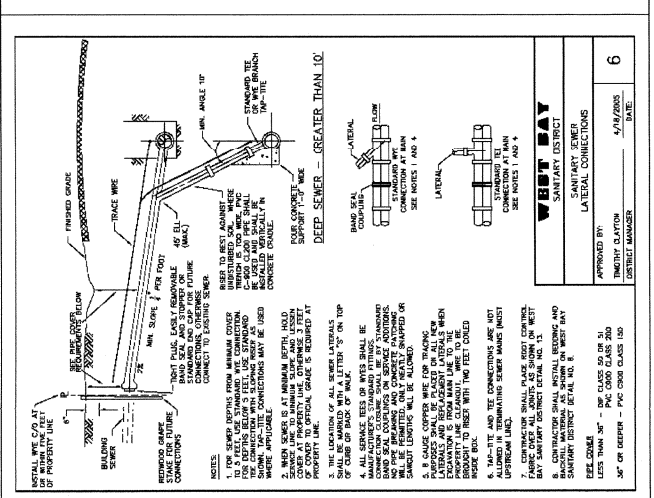
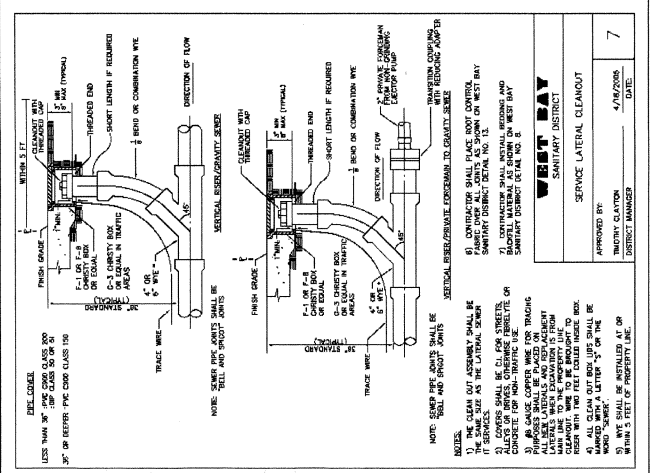


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KELLY RESIDENCE
 ALPINE ROAD
 PORTOLA VALLEY,
 CALIFORNIA
 SANJOAQUINO COUNTY
 APR. 14-15-2008

DETAILS

PLAN CHECK	AM
REVISIONS	BY
DATE	10-21-13
SCALE	AS NOTED
DESIGN BY	JT/PC
DRAWN BY	JT/PC
SHEET NO.	6 OF 8





LEA & BRAZE ENGINEERING, INC.
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KELLY RESIDENCE
 ALPINA ROAD
 PORTOLA VALLEY
 CALIFORNIA
 SANJOAQUIN COUNTY
 APR. 14-15-08

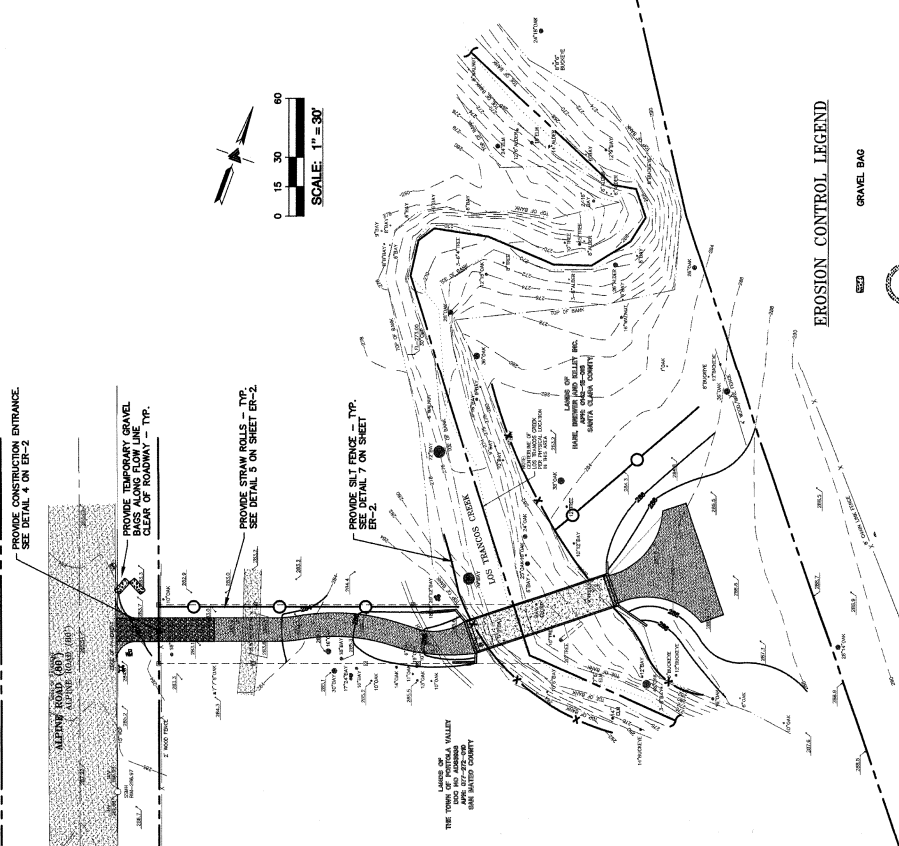
EROSION CONTROL PLAN

PLAN CHECK	BY	DATE
REVISIONS	BY	DATE
DESIGN BY	SY	10-21-13
SCALE	AS NOTED	
JOB NO.	2103003	
SHEET NO.	7	OF 8 SHEETS

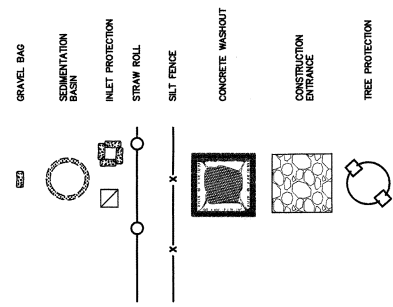
ER-1
 SHEET NO.

EROSION CONTROL MEASURES:

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADWAY SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ALL VEHICLES SHALL BE EQUIPPED WITH TYRE CLEANERS AS REQUIRED BY THE GOVERNING AGENCY.
2. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEDED, IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER, 2) BLOWN STRAW, 3) TACKIFIER AND MULCH, HYDROSEEDING CONTROL, AND HIGHWAY PLANTING OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED, SHALL BE INSTALLED AS PART OF THIS PLAN SET FOR FURTHER INFORMATION.
3. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT ENTRY OF SEDIMENT INTO THE INLET. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCED TO PREVENT ENTRY OF SEDIMENT INTO THE INLET. INLET PROTECTION SHALL CONSIST OF A TRAP, SAND AND GRAVEL, AND A SEDIMENTATION BASIN. INLET PROTECTION SHALL BE INSTALLED AT ALL OPEN INLETS TO PREVENT ENTRY OF SEDIMENT INTO THE INLET. INLET PROTECTION SHALL CONSIST OF A TRAP, SAND AND GRAVEL, AND A SEDIMENTATION BASIN. INLET PROTECTION SHALL BE INSTALLED AT ALL OPEN INLETS TO PREVENT ENTRY OF SEDIMENT INTO THE INLET. INLET PROTECTION SHALL CONSIST OF A TRAP, SAND AND GRAVEL, AND A SEDIMENTATION BASIN.
4. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.



EROSION CONTROL LEGEND



NOTE: SEAL ALL OTHER INLETS NOT INTENDED FOR CONSTRUCTION. TEMPORARILY TO FUNCTIONALITY. SEDIMENTATION BASIN INLETS - TYP.

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION AND TO CONTROL EROSION DURING THE RAINY SEASON. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADWAY SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ALL VEHICLES SHALL BE EQUIPPED WITH TYRE CLEANERS AS REQUIRED BY THE GOVERNING AGENCY.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF CONTROL MEASURES SHALL BE RESPONSIBLE FOR REPORTING AND ACTING APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENTATION ARE MINIMIZED. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL MEASURES PERIODICALLY AND MAINTAINING THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
12. INTERIM EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MULCH, SAND, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY. MEASURES SHALL BE TAKEN TO PREVENT WATER FROM BEING DEPOSITED ONTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THROUGH APRIL 15TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SWALES SHALL BE REPAIRED AND SWALES AS TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT TRAP SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
 - G. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
 - H. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND TO MAINTAIN THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
 - I. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
 - J. CONSTRUCTION ENTRANCE SHALL BE REPAIRED AS NECESSARY FOLLOWING SILT/SOIL BULDOZING.
 - K. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.



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 CIVIL ENGINEERS & LAND SURVEYORS
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 14400 CHILMARK BLVD.
 ROSELIE, CA 94568
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 (916) 887-4088
 (916) 887-3018
 WWW.LEABRAZE.COM

KELLY RESIDENCE
ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA
 SNTY CIVIL CLARK COUNTY
 APR. 142-15-008

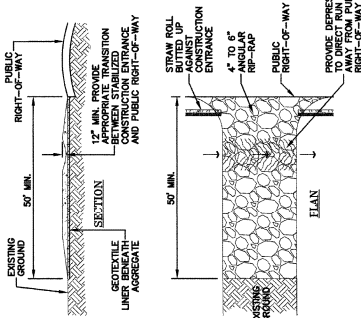
EROSION CONTROL
DETAILS

PLAN CHECK	BY	
DESIGN CHECK	BY	
PERMITS	BY	
REVISIONS	BY	
JOB NO.	21203003	
DATE	10-21-13	
SCALE	AS NOTED	
DESIGN BY:	JTR/C	
DRAWN BY:	SY	
SHEET NO.	ER-2	

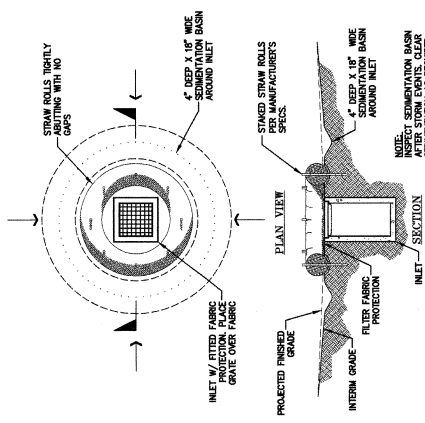
ER-2
 B OF 8 SHEETS

NOTES

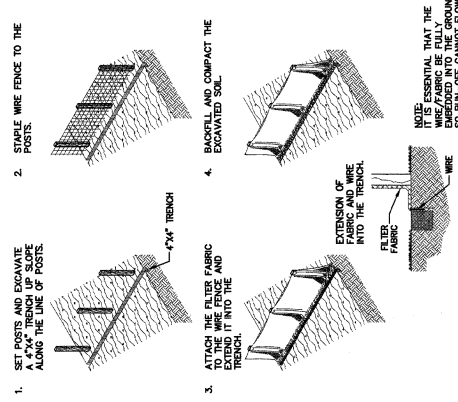
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED TO BE 4' WIDE, FINISHED WITH 1/2" GRADE, FURNISHED WITH 1/2" STONE AGGREGATE. MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". MINIMUM THICKNESS SHALL BE A MINIMUM OF 50'. WIDTH SHALL BE A MIN. OF 16' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR IMPRESS AND PROVIDE ADEQUATE TURNING RADIUS. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL WEEDING AND MAINTENANCE AS SPECIFIED IN ABOVE NOTE. ACCESS SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, AND AFTER EACH NORMAL RAINFALL WITH MAINTENANCE PROVIDED AS NECESSARY. PERMANENT WEEDING SHALL BE DONE AS NEEDED.



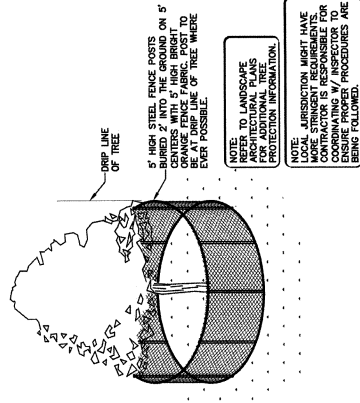
4 CONSTRUCTION ENTRANCE
 ER-2 NTS



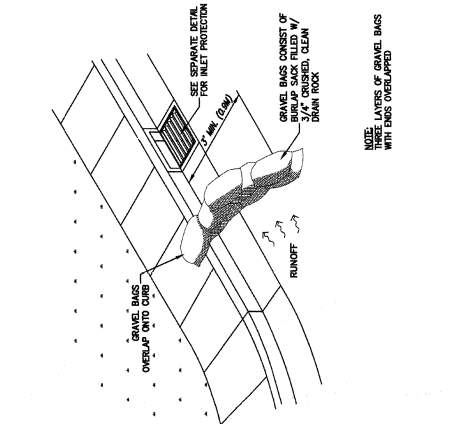
3 SEDIMENTATION BASIN
 ER-2 NTS



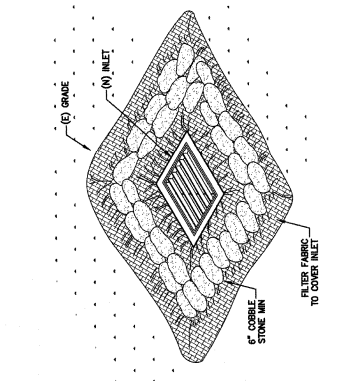
7 SILT FENCE
 ER-2 NTS



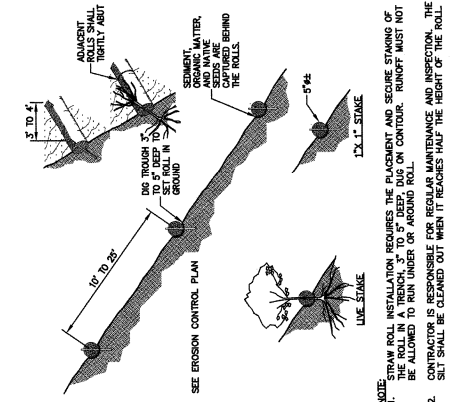
2 EXISTING TREE PROTECTION DETAIL
 ER-2 NTS



6 GRAVEL BAG DIKE
 ER-2 NTS



1 INLET PROTECTION
 ER-2 NTS



5 STRAW ROLLS
 ER-2 NTS

NOTE: STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAPLING OF THE ROLL IN A TRENCH, 3\"/>

ER-2



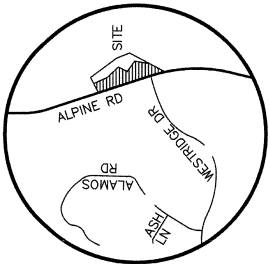
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5400 KENNEDY BLVD., SUITE 100
 ROCKVILLE, CA 94681
 2425 INDUSTRIAL PKWY. WEST
 ROSELAND, CA 94668
 (916) 937-4096
 (916) 937-2019
 WWW.LEABRAZE.COM

SANTA CLARA COUNTY
 PORTOLA VALLEY, CALIFORNIA
 APR. 14-15-008

BASE FLOODPLAIN DEVELOPMENT ELEVATION

PLAN CHECK	BY
APPROVED	UT/PC
REVISIONS	BY
DATE	02-21-13
JOB NO.	212003
DESIGN BY:	UT/PC
DRAWN BY:	SY
SHEET NO.:	

EX-1
 1 OF 1 SHEETS



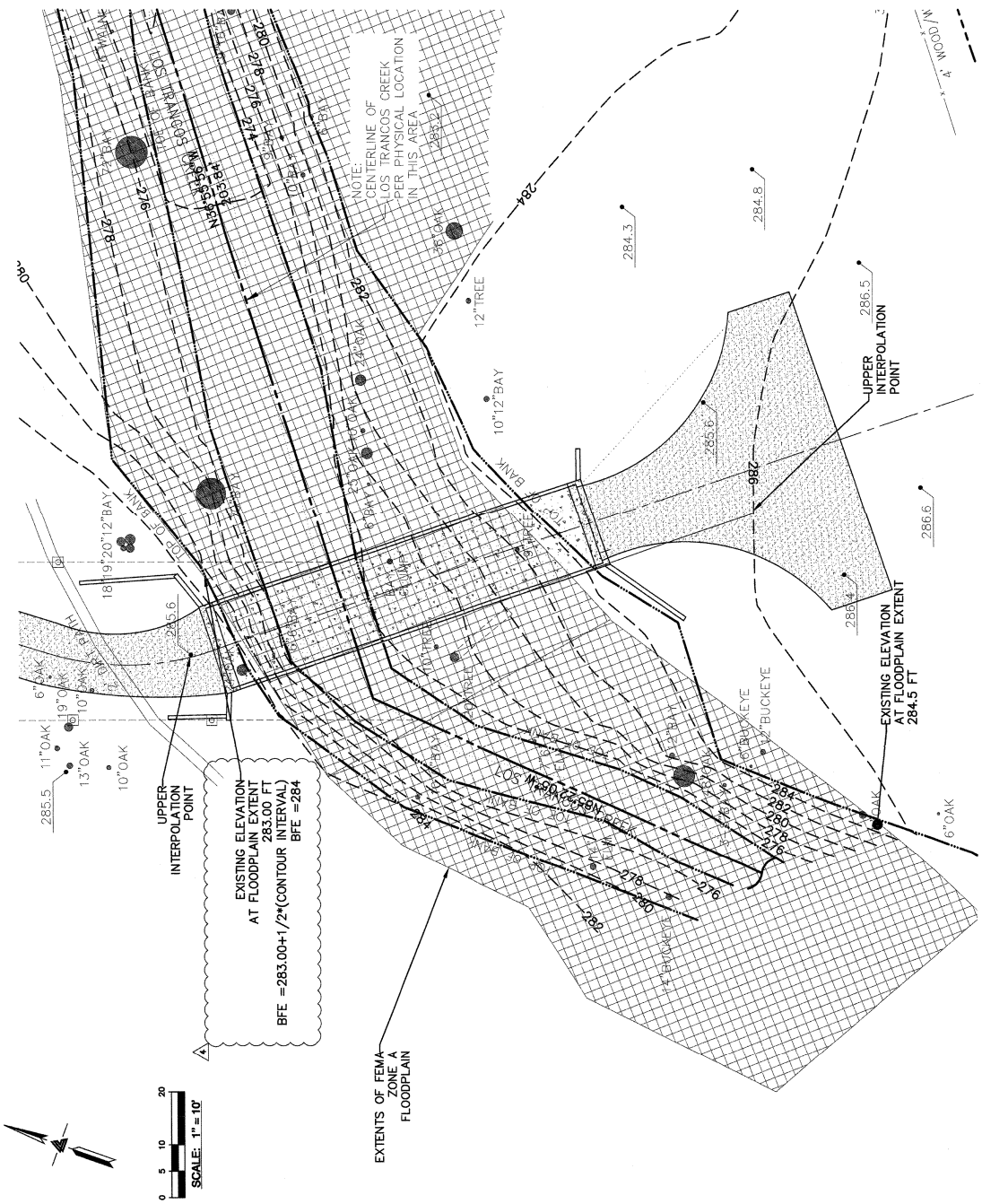
VICINITY MAP
 NO SCALE

BFE DEVELOPMENT
 FLOOD LEVEL ELEVATIONS WERE INTERPOLATED FROM THE FEMA FLOODPLAIN MAP FOR SANTA CLARA COUNTY MAP A99800007H AND DEVELOPED USING THE FOLLOWING METHOD: FOLLOWING THE CENTERLINE INTERPOLATION METHOD IN THE 'GUIDE FOR APPROXIMATE ZONE INTERPOLATED WATER SURFACE ELEVATIONS ON 283.00 AND 284.50 WERE FOUND AS THE INTERPOLATED WATER SURFACE ELEVATIONS ON 283.00 AND 284.50 WERE FOUND AS THE QUALIFIES THE USE OF THIS METHOD TO CALCULATE THE BFE IS CALCULATED AS 284.00 AFTER ADJUSTING FOR INTERPOLATED WATER SURFACE ELEVATION OF 283.00.

NOTE:
 UNADJUSTED ELEVATIONS MAY NOT BE USED BY ANY OTHER PARTY WITHOUT THE ORIGINAL CERTIFICATE USED FOR FLOOD INSURANCE RATES. THIS METHOD IS NOT AN APPROVED METHODOLOGIES DESCRIBED IN SECTION 17.04 'GUIDE FOR APPROXIMATE ZONE A AREAS'.

NOTE:
 ALL UTILITIES SHALL EXTEND BELOW BOTTOM OF BRIDGE. ALL LINES SHALL RUN THROUGH BRIDGE DESIGN SHALL BE BY OTHERS.

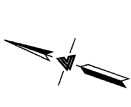
NOTE:
 FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS CONTACT LEA & BRAZE ENGINEERING AT LEA & BRAZE ENGINEERING (916)867-4096 EXT 103. lbrazee@leabrazee.com



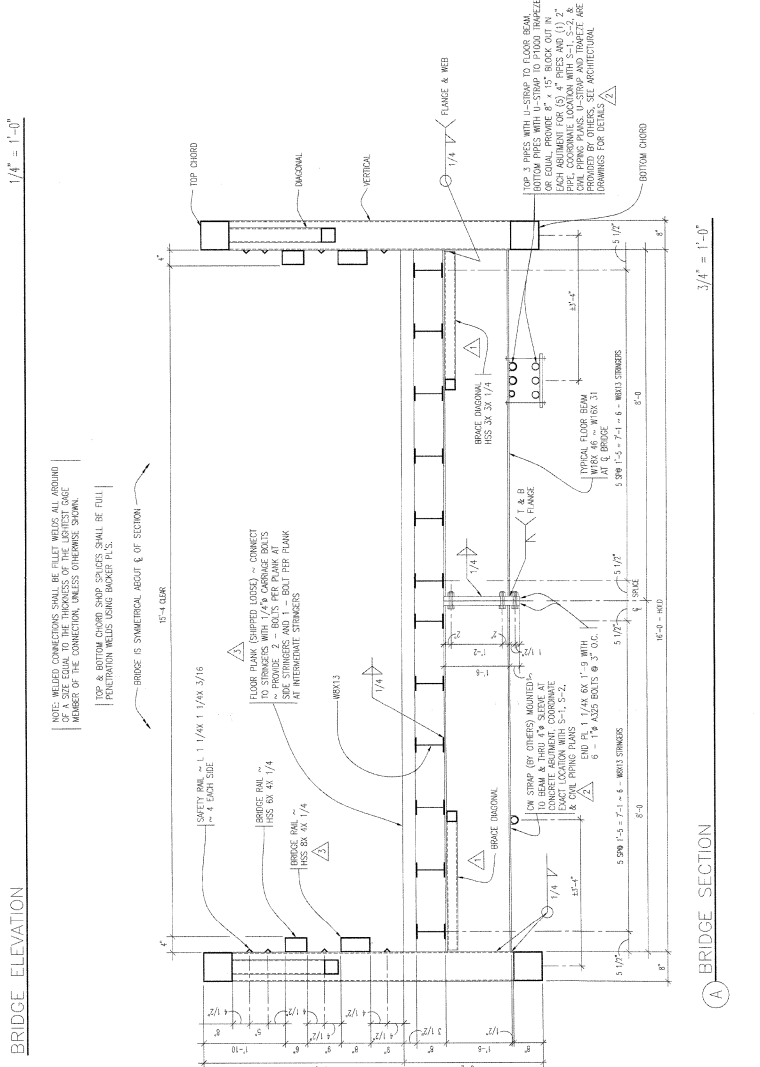
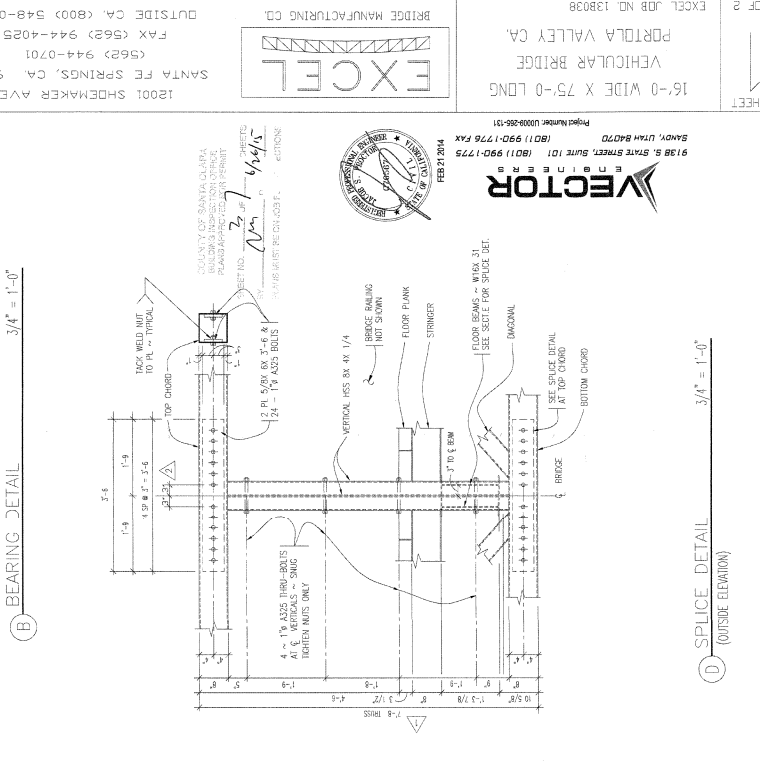
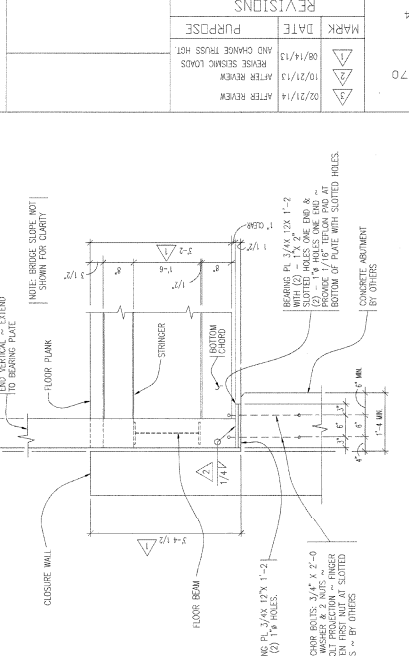
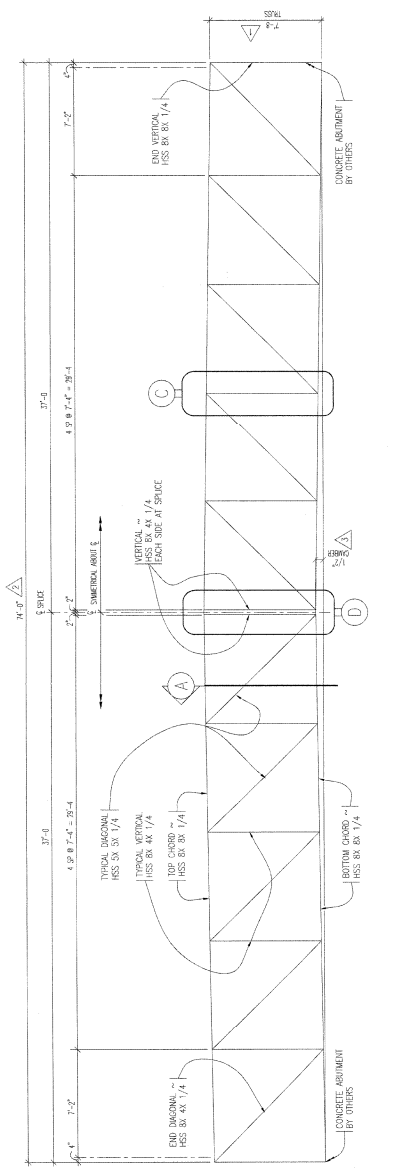
EXISTING ELEVATION AT FLOODPLAIN EXTENT 283.00 FT BFE = 284
 BFE = 283.00+1/2*(CONTOUR INTERVAL)

EXISTING ELEVATION AT FLOODPLAIN EXTENT 284.5 FT

EXTENTS OF FEMA ZONE A FLOODPLAIN



SCALE: 1" = 10'

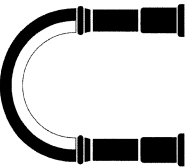


16'-0" WIDE X 75'-0" LONG
 VEHICULAR BRIDGE
 PORTOLA VALLEY CA.
 EXCEL JOB NO. 138038

9138 S. STATE STREET, SUITE 101 (801) 990-1775
 ENGINEERS
 SALT LAKE CITY, UT 84120
 (801) 990-1776 FAX

FEB 21 2014
 DESIGN NO. 4345
 ISSUE NO. 02

1. REVISIONS
 DATE: 02/21/14
 PURPOSE: AFTER REVIEW
 DATE: 10/21/13
 PURPOSE: AFTER REVIEW AND CHANGE CROSS HIGH
 DATE: 08/14/13
 PURPOSE: PURPOSE



CJW ARCHITECTURE
130 Portola Road Suite A
Portola Valley, CA 94028
(650) 851-9333 (Fax) (650) 851-9337

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Fax: (650) 962-2906
www.BCAEngineering.com



BCA No. 5/29/2015
No. 13340

PROJECT
R. Kelley Residence
APN: 0142-15-008
Alpine Road
Portola Valley, CA 94028
New Driveway & Bridge

NO.	DATE	REVISIONS
1.	08-11-13	PC COMMENTS
2.	03-14-13	CHANGES
3.	01-18-13	SCC LOADS

JOB: 2010.0100
DATE: 8/29/2013
DWG #: 81

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODES, FEDERAL, STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
 2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE ARCHITECTURE OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
 3. ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURE, THE ATTENTION OF THE ARCHITECT BEFORE ANY RELATED WORK IS STARTED.
 4. SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. ANY REVISIONS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.
 6. MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ALL MECHANICAL EQUIPMENT ATTACHED TO THE STRUCTURE SHALL BE SUBMITTED TO THE ARCHITECT FOR ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
 7. ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AND CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.
- B. FOUNDATION**
1. FOUNDATION DESIGN IS BASED ON 1/2" PENETRATION PER 1" OF CONCRETE. WITH PROTECTIVE 15% SULFURIC ACID TEST, 2013 DESIGN CRITERIA PER FOUNDATION DESIGN MANUAL 450 PSF MINOR THE TOP 6 FEET ACTIVE PRESSURE = 45 PSF AT REST PRESSURE 85 PSF PASSIVE PRESSURE = 300 OVER 1.5 PER DIAMETERS.
 2. PER DRILLING SHALL BE OBTAINED BY THE GEOTECHNICAL ENGINEER.
 3. FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE POURING OF ANY REINFORCING STEEL OR CONCRETE.
- C. CONCRETE**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 2. ALL CONCRETE SHALL BE CAST WITH REGULAR WEIGHT SAND ROOK TYPE (150#/CF).
 3. CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
 4. PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACI 318.
 5. CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ACI 318.
 6. PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS FOLLOWS:
 - A) AGAINST EXTERIOR FORM = 3 INCHES
 - B) AGAINST INTERIOR FORM = 1 1/2 INCHES
 7. ALL REINFORCING SHALL BE SET AND PLACED WITH ANCHOR BOLTS ONLY.
- D. REINFORCING STEEL**
1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND A618 FOR #3 AND #4.
 2. ALL REINFORCING STEEL SHALL BE LAPTED AS NOTED BELOW. SEE 7/51.2 UNLESS OTHERWISE NOTED IN PLANS. SPICES SHALL BE LOCATED AS SHOWN IN PLANS.
 3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A62 AND A185.
 4. ALL ANCHOR BOLTS SHALL BE SET AND PLACED WITH ANCHOR BOLTS ONLY.

SITE INFORMATION

SERIAL: 0350140A0000-E-E

F₂ = 1 F₁ = 1.3 S1 = 10653
S₂ = 25212 S₃ = 62812 S₄ = 16775 S₅ = 67621

SITE CLASS = C

SPECIAL INSPECTION

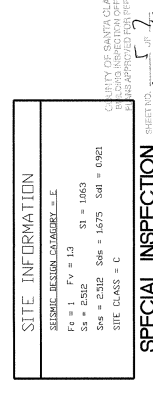
SHEET NO. 4

CONCRETE AND REINFORCING LAPS AND OFFSETS TO BE INSPECTED PRIOR TO CASTING AND BEFORE REINFORCEMENT IS PLACED IN PLACE AND BEFORE CONCRETE IS PLACED. USE CUT THREAD ANCHOR BOLTS ONLY.

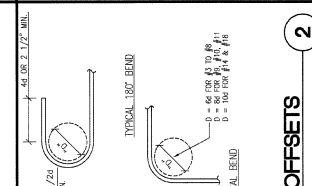
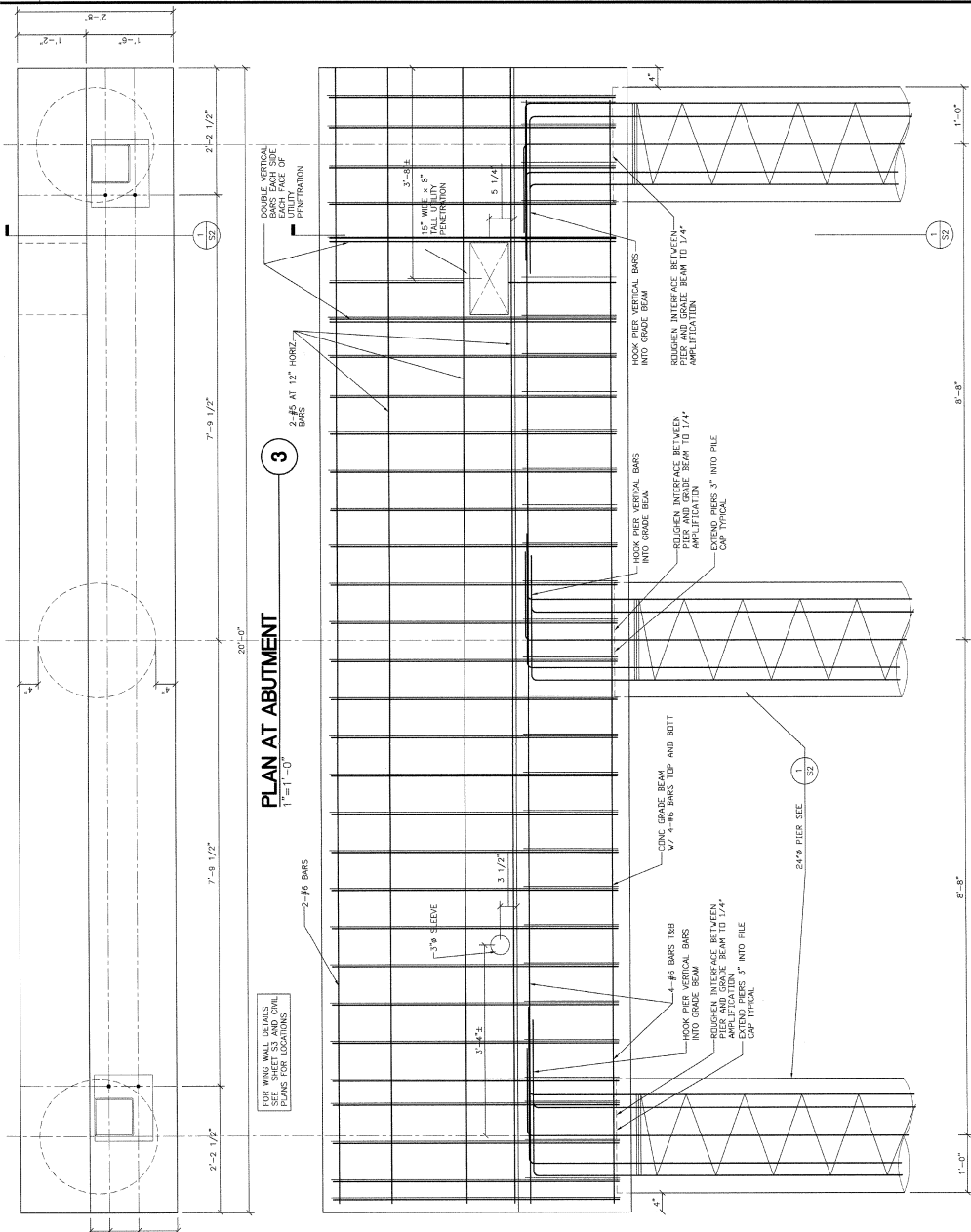
1. CONCRETE AND REINFORCING LAPS AND OFFSETS TO BE INSPECTED PRIOR TO CASTING AND BEFORE REINFORCEMENT IS PLACED IN PLACE AND BEFORE CONCRETE IS PLACED.

2. PREP FOUNDATION (OPEN FOUNDATION)

3. PREP FOUNDATION (OPEN FOUNDATION)

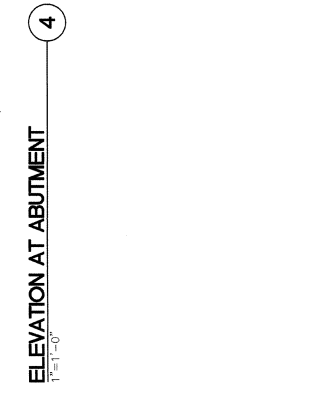


TYPICAL LAP SPLICES - CONC.
N.T.S.

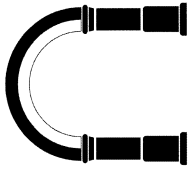


BAR SIZE	LAP LENGTH	OFFSET BAR DETAIL
#3	12"	1/2"
#4	16"	1/2"
#5	20"	1/2"
#6	24"	1/2"
#7	30"	1/2"
#8	36"	1/2"
#9	42"	1/2"
#10	48"	1/2"
#11	54"	1/2"
#12	60"	1/2"
#13	66"	1/2"
#14	72"	1/2"
#15	78"	1/2"
#16	84"	1/2"
#17	90"	1/2"
#18	96"	1/2"
#19	102"	1/2"
#20	108"	1/2"
#21	114"	1/2"
#22	120"	1/2"
#23	126"	1/2"
#24	132"	1/2"

TYP. BAR LAPS AND OFFSETS
1"=1'-0"
N.T.S.



ELEVATION AT ABUTMENT
1"=1'-0"
N.T.S.



CWJ ARCHITECTURE
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 (415) 896-2905
 www.BCIAeng.net



BCIA, L.L.C. No. 13340 5/29/2015

PROJECT

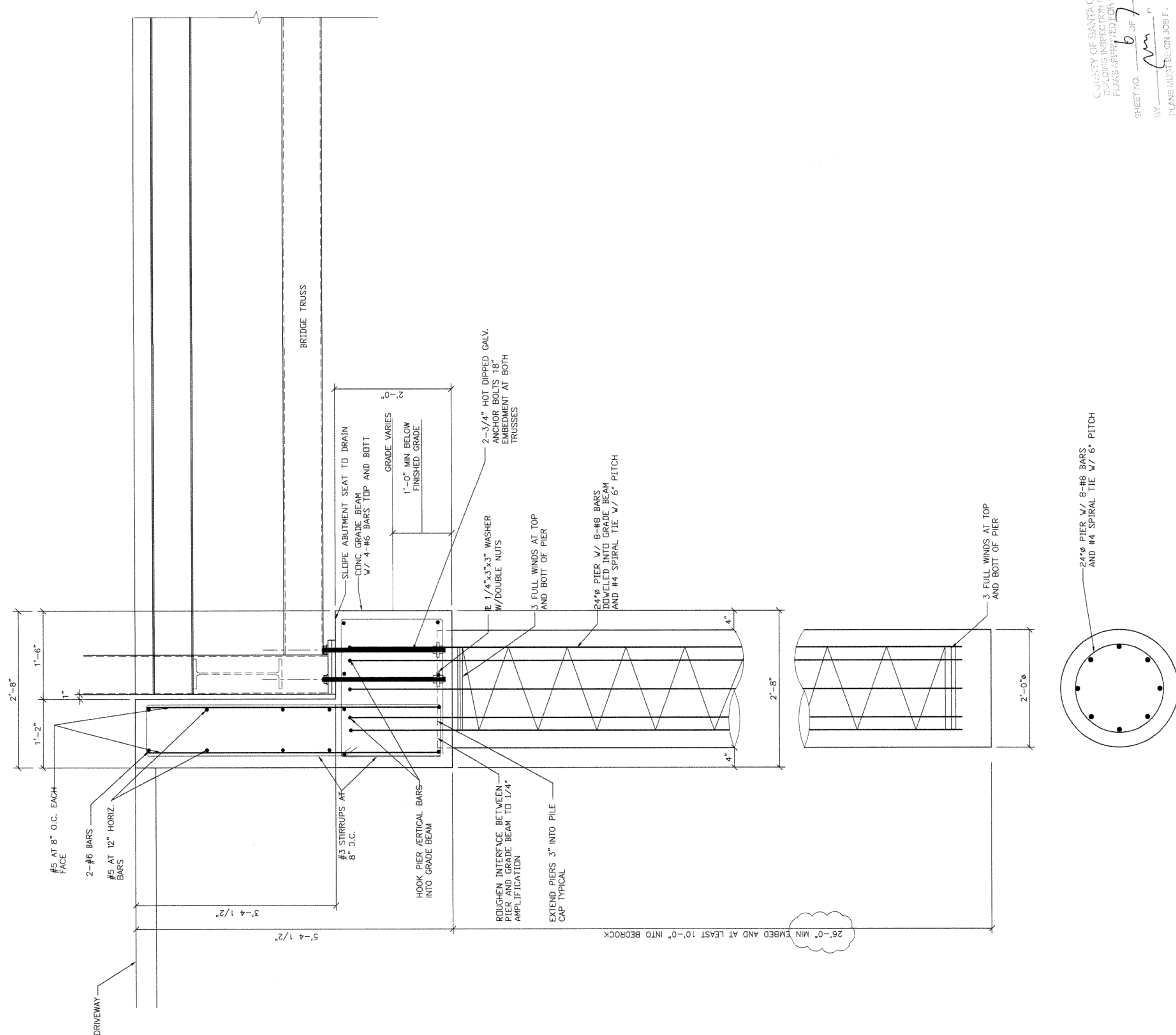
R. Kelley Residence
 APN: 0142-15-008
 Alpine Road
 Portola Valley, CA 94028
 New Driveway & Bridge

TITLE

REVISIONS

No.	Date	Name
1.	11.8.13	RC COMMENTS
2.	12.14	RC COMMENTS
3.	5.11.15	S.C.C. LDRS

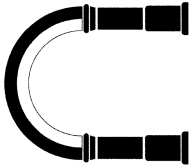
JOB: 2010.0100
DATE: 8/29/2013
DWG #: 82



COURTESY OF SANTA CLARA
 COUNTY PUBLIC WORKS
 PLANNING & DESIGN DEPARTMENT
 SHEET NO. 6-27
 DATE: 4/29/13
 BY: [Signature]
 TRANSMITTED TO CIVIL 05/11

1

SECTION AT ABUTMENT
 1"=1'-0"



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BCA, INC.
Rev. 10/24/10
5/29/2015

PROJECT
R. Kelley Residence
APN: 0142-15-008
Alpine Road
Portola Valley, CA 94028
New Driveway & Bridge

TITLE

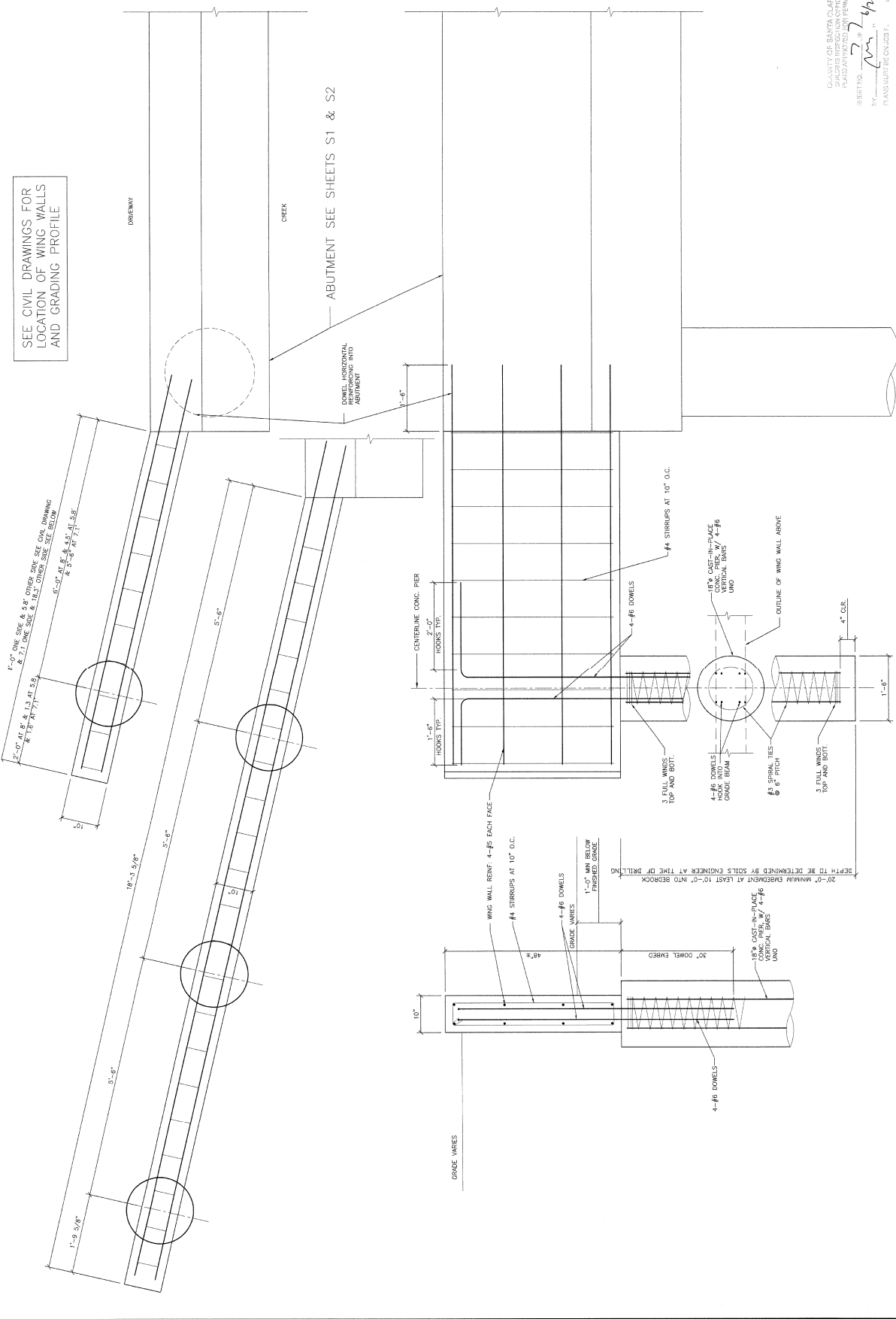
No.	Date	Notes
1.	11-14-13	P.C. COMMENTS
2.	12-24-13	P.C. COMMENTS
3.	01-13-14	S.C.C. LOADS

JOB: 2010.0100

DATE: 8/29/2013

DWG #: 88

SEE CIVIL DRAWINGS FOR LOCATION OF WING WALLS AND GRADING PROFILE



DESIGNED BY: R. KELLEY, P.E.
CHECKED BY: J. KELLEY, P.E.
DATE: 8/29/2013
PROJECT NO: 2010.0100
SHEET NO: 88



TECHNICAL MEMORANDUM

DATE: 5/29/2020

TO: TONI CUPAL

FROM: CHRIS LYLE, FLUVIAL GEOMORPHOLOGIST; STILLWATER SCIENCES

SUBJECT: RESPONSE TO CONCERNS OF ONGOING NATURAL EROSION OF THE
CREEK AND POTENTIAL INTERFACE WITH PROPOSED IMPROVEMENTS

At the request of Toni Cupal, Stillwater Sciences has reviewed input regarding the project from Regional Water Quality Control Board (RWQCB), shown in the Building Site Approval and Grading Approval Applications – Additional Information Needed for CEQA Preparation (File # PLN18-1145) received from Santa Clara County Building and Planning Department on May 14, 2020. Specifically, Stillwater Sciences was asked to respond to the following County comment:

“7. The County has received input regarding the project from Regional Water Quality Control Board (RWQCB) staff regarding the project and identified concerns regarding ongoing natural erosion of the Creek and potential interface with the proposed onsite improvements. The RWQCB requested additional analysis of this issue, prepared by a fluvial hydro geomorphologist that addresses the following:

- a. Whether or not the ongoing natural erosion of the creek will reach the proposed stitch-pier wall location.
- b. If the erosion reaches the stitch-pier wall, how will this impact the geomorphology, hydrology, and biological functions of the creek.
- c. If it does have impacts to the Creek, what mitigation measures are appropriate.

8. If the results of the study under #7 indicate that natural erosion of the creek will reach the proposed stitch pier wall, provide a report from a Geotechnical Engineer that specifies whether failure of the proposed stitch-pier wall is possible. If failure of the wall is possible, mitigation measures shall be proposed by the Geotechnical Engineer to reduce impacts to a less than significant level if/when failure occurs to: 1) the creek and 2) the residence. This information is required in order to continue processing the environmental assessment.”

Stillwater Sciences considered several approaches to quantify the likelihood of stream migration and associated erosion undermining the proposed stitch-pier wall. Although bank erosion potential or hydrodynamic modeling could provide results that would either be satisfactory or dismissive of the proposed project, an empirical approach seemed most reasonable given the very low likelihood of the necessary variables to coincide for this to occur.

Based on several years of site observations and an understanding of the channel hydraulics from previous modeling, erosion will be largely concentrated at the left bank, where oversteepening and slumping of bank material (fine-grained clayey sand) is actively occurring. The left bank is owned by the Town of Portola Valley and if left natural and unarmored, Los Trancos Creek will more than likely continue to erode and laterally migrate away from the channel centerline. This has the potential to increase channel capacity and reduce the velocity and shear stresses experienced along the right bank, further minimizing bank erosion potential.

The creek bank in question has erosion protection provided by several large trees along the toe, middle, and top of bank, and a well-established riparian understory (Figure 1). This bank shows no signs of surface failure, toe erosion, or any features indicative of instability.



Figure 1. Area of proposed stitch-pier wall looking upstream from right bank.

Although some continued erosion is expected to occur along the toe of the creek bank and along the face of the slope during storm event flows, “channel forming” 2-year events and above, the channel bed is very stable and no further incision is anticipated to occur under current conditions. Prior to construction of the stitch pier wall enhancement of salmonid habitat by large woody debris (LWD) features will decrease water velocities during high winter flows and increase scour to create pools with cover during summer low-flows. During the winter, the LWD will provide refuge for salmonids so that they are not flushed out of the system. During the summer, some of the LWD will increase the channel complexity with cover to provide summer rearing habitat in the vicinity of winter refuge habitat (aka habitat connectivity). Figure 2 is a representative image of the channel bed composition, which shows a

moderately embedded, coarse substrate that provides resistance to erosion and is largely immobile.



Figure 2. Typical bed composition looking from right bank to left bank along toe of channel.

Stillwater Sciences has reviewed BCA Structural Engineering's stitch pier wall details, as well as BAGG Engineers' Geotechnical reports and all associated calculations. Thereafter, methodology of assessments and final design variables were discussed with BAGG staff via teleconference on May 20th, 2020.

Ultimately, it is highly unlikely that the stitch-pier wall comes into contact with any waters associated with flows in Los Trancos Creek, although the design of the foundation for the stitch-pier wall is more than capable of withstanding expected water velocities and shear stress forces. This is mainly due to the distance of the wall from the creek (approximately 50 linear feet) and that the required sediment flux would take a series of recurrent 100-year flow events. This is beyond any consideration of studies that could be conducted with the knowledge of the system and potential future uses of the watershed.

In the unlikely event that land use downstream and/or upstream of the Project reach changes drastically to allow for Los Trancos Creek to reestablish its high sinuosity channel morphology, then the anticipated impacts should be reevaluated.

June 29, 2020
BAGG Project No. CUPAL-18-01

Toni Cupal
C/O McKenzie Brooks, Project Manager
mckenzie@healingculture.org

Memorandum Review
Geotechnical Engineering Consultation
Stillwater Sciences/ Stitch Pier Wall
3343 Alpine Road
Portola Valley, California

Dear Ms. Cupal:

This letter presents the result of our geotechnical review of the "Technical Memorandum" prepared by Stillwater Sciences with regard to the potential erosion of Los Trancos Creek and stability of the stitch pier wall located at the site of the proposed Cupal residence in Portola Valley, California. As part of our review, we referenced our geotechnical engineering report for the subject project, the project civil and structural drawings, and the noted memorandum, as listed below:

- "Report Revision 2, Geotechnical Engineering Investigation, Proposed Cupal Residence, 3343 Alpine Road, Portola Valley, California," by BAGG Engineers, dated June 28, 2019, BAGG Project No. CUPAL 18-01.
- Preliminary Grading Plans entitled, " Cupal Residence, 3343 Alpine Road, Portola Valley, California," prepared by Bohley Consulting, dated September 25, 2019, revised June 29, 2020. Bohley Job No. 201718
- Structural Drawings entitled, "Site Improvements at the Cupal Residence, Stitch Pier Retaining Wall Details," prepared by BCA Structural Engineer, dated September 9, 2019. BCA Job No. 19337.
- Technical Memorandum, "Response to Concerns of Ongoing Natural Erosion of the Creek and Potential Interface with Proposed Improvements," prepared by Stillwater Sciences, dated May 29, 2020.

Based on our knowledge of the site and our geotechnical review the referenced drawings and the recent Stillwater Sciences Memorandum, BAGG Engineers concurs with Stillwater Sciences' opinion that the erosion potential of the creek channel towards the proposed Cupal Residence and the Stitch Pier Wall is low for the following reasons:

- 1) The presence of a stable creek channel that bends around and away from the property,
- 2) The creek channel is rocky and resistant to downcutting by the creek which reduces the chance of under mining the row of drilled piers which form the below ground Stich Pier Wall.

- 3) The presence of several large trees, which help to stabilize the toe of the creek bank and the slope.
- 4) The proposed installation of Large Woody Debris (LWD) for fish habitat will slow the creek flow which will reduce erosion potential and the (LWD) will also help protect the creekbank from erosion.

We note that the proposed stich pier wall is located at least 22 feet away from the existing top of creek bank which will allow ample distance and time to monitor any potential erosion of the creek channel. In the unlikely event that significant erosion does occur, there would be ample opportunity to add additional (LWD) that would further enhance fish habitat and provide additional slope protection if needed. Additionally, the proposed drilled pier foundations for the stich pier wall will extend at least 13 feet deep below creek channel bed and into bedrock, so in the unlikely event that the creek channel encroaches on the Stich Pier Wall foundation, the Stich Pier Wall will remain stable.

Based on our review of the Stillwater Memorandum, we concur that the potential for creek bank erosion to advance all the way to the Stich Pier Wall during the lifetime of the project is very low. Per our June 28, 2019 geotechnical report, the referenced civil and structural drawings show the stich pier wall set back ample distance (at least 22 feet) from the current top of bank with drilled piers extending at least 13 feet below the creek channel bed and into bedrock. Therefore, from a geotechnical point of view, it is our opinion that the proposed below ground wall, is adequately designed and the current plans are suitable for construction of the Stich Pier wall as proposed.

This review is contingent upon the BAGG Engineers providing full time observation and inspection of the foundation drilling operation and geotechnical observation and testing of all pertinent aspects of the construction, including the site grading, foundation installation, including inspection of rebar, concrete and pertinent earthwork and erosion control installation measures, upon completion of work.

Sincerely,

BAGG Engineers


Alan O'Driscoll
Project Manager



Michael Matusich
Geotechnical Engineer



**REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CALIFORNIA**

Prepared for:

Toni Cupal



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June 28, 2019
BAGG Job No. CUPAL-18-01

Toni Cupal
C/O McKenzie Brooks, Project Manager
mckenzie@healingcultures.org

REPORT REVISION 2
Geotechnical Engineering Investigation
Proposed Cupal Residence
3343 Alpine Road
Portola Valley, CA
APN: 142-15-008

Dear Ms. Cupal:

Transmitted herewith is our geotechnical engineering investigation report for the subject proposed residential project in Portola Valley, California. This report presents a description of our investigative methods, the subsurface conditions encountered in the areas of the proposed residential structure and associated improvements, a discussion of the potential geologic and seismic hazards that could impact the site, the results of our laboratory testing in addition to our findings, conclusions and recommendations for site preparation, the support of the proposed house, and site drainage. As a part of these services, we advanced five borings at the site, and collected disturbed bulk and relatively undisturbed ring samples of the site earth materials for visual examination and laboratory testing, as discussed in detail in the report.

The first revision to this report, Dated October 10, 2018, was due to a change in the project plans. This second revision is in response to the County of Santa Clara's review comments, dated May 17, 2019, regarding the stability of the creek bank and the proposed home's impact on the creek. We had expanded Section 8.8, Creek Bank Protections, for added clarity on this matter. Additionally, we have included the County's review comments and our responses in a new section, Section 8.17, at the end of this report.

Thank you for the opportunity to be of service on this project. Please do not hesitate to contact us should you have any questions or comments.

Very truly yours,

BAGG Engineers



Jeannie Tran
Project Manager



Sadek M. Derrega
Certified Engineering Geologist



Mike Matusich
Senior Engineer



REPORT REVISION 2
Geotechnical Engineering Investigation
Proposed Cupal Residence
3343 Alpine Road
Portola Valley, CA
APN: 142-15-008

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Plate 1	Vicinity Map
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Plate 3	Idealized Subsurface Profiles
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ASFE document titled “Important Information About Your Geotechnical Engineering Report”

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA
APN: 142-15-008

1.0 INTRODUCTION

This report presents the results of our geotechnical engineering investigation performed to characterize the subsurface conditions at the site and assess the potential for geologic and geotechnical issues adversely impacting the design and construction of the proposed residence in Portola Valley, California. The attached Plate 1, Vicinity Map, shows the general location of the subject site. Plate 2, Site Plan and Geology, depicts the site layout, the results of our geologic mapping at the site, the approximate locations of the proposed structures, and the borings advanced for this investigation.

The following documents received from the design team provided the basis for this investigation, the attached site plan, and the recommendations contained herein:

- ❖ Site Plan, "Cupal Residence," Prepared by Paul Discoe Design in association with Irongrain, third revision issued September 2018.
- ❖ Topographic Survey Plan, titled, "New Topo Survey," prepared by Lea & Braze Engineering, dated October 3, 2017.
- ❖ Geotechnical Investigation Report, titled, "Geotech and Bridge Engineering Reports," prepared by JF Consulting, dated May 28, 2013.

The following sections of this report present the result of our reviews, research, site reconnaissance, findings, and geotechnical evaluations following the advancement of five (5) exploratory borings at the subject site and by collection of disturbed bulk and relatively undisturbed ring samples of the subsurface earth materials for visual examination and laboratory testing.

2.0 SITE CONDITIONS

The subject site is located immediately east of the Los Trancos Creek northward-flowing channel in Portola Valley, California, approximately 300 feet east-northeast of Alpine Road and roughly 800 feet directly north of the intersection of Alpine Road and Westridge Drive. The lot is bordered by undeveloped land to the north and south, Los Trancos creek to the west, and by the lands of Leland Stanford University to the east. The site is irregular in shape and encompasses a total approximate area of 4.2 acres. The most prominent site features consist of a bridge that crosses over Los Trancos Creek channel and provides access from Alpine Road to the proposed residence site as well as the meandering curvature of the creek channel along the northern edge of the project area. Otherwise, a gravel road connects Alpine Road with the western end of the bridge and a gravel-covered fire truck turn around is present along the south end of the project site.

The site surface is mostly unpaved, aside from the gravel road, and slopes down in a north and westerly direction with roughly 8 feet of relief. Several mature trees surround the footprint of the proposed residence.

3.0 PROJECT DESCRIPTION

As we understand, the project will consist of the construction of a single-family, two story residence with a total footprint of approximately 4,800 square feet. The main house will consist of six bedrooms with full baths, two half baths in addition to an indoor pool and sunken garden. As we also understand, the client would like to limit the amount of site grading.

4.0 PURPOSE AND SCOPE OF SERVICES

The purpose of our services was to conduct a geotechnical engineering investigation at the location of the proposed residence to characterize the existing conditions and assess the geologic and seismic hazards that could adversely impact the parcel and the planned improvements. To this end, our report addresses the following:

- Geologic site conditions and seismicity of the project site, including a review of the published geologic maps and reports pertinent to the site area, a discussion of the site geology and seismicity with distance to the active faults in the region, as well as the probability of a major earthquake on each fault,
- Seismic design parameters for the site per the 2016 edition of the California Building Code,
- Encountered subsurface conditions discovered by the borings such as expansive, loose, saturated, collapsible, or soft surface and subsurface soils that may require special mitigation measures or impose restrictions on the project, including the thickness and consistency of any existing fill soils and the type and consistency of the native bedrock materials, if encountered,
- Criteria for preparation of the building pad, if any, to receive the new improvements (foundations), placement of fills and backfills, and trench backfill requirements, including the suitability of the excavated soils from the site for use as fill and backfill material,
- Criteria for the support of the proposed residence, including conventional shallow foundations (mats, spread footings), and/or drilled pier foundations, as necessary,
- Earth pressures acting on any new site retaining walls, including the vertical and lateral support requirements,
- Estimate of the post-construction total and differential settlements for the new foundations,
- Criteria for the design of rigid and flexible pavements.

To fulfill the above purpose, we completed the following specific tasks as part of the scope of our investigation:

1. Reviewed available site-specific geotechnical reports and published geologic/seismic maps and reports pertinent to the site and the immediate vicinity, and had our Certified Engineering Geologist (CEG) performed a geologic site reconnaissance.
2. Marked the planned boring locations in the field, coordinated the field exploration with the client representatives, and notified Underground Service Alert (USA) at least 72 hours in advance.
3. Drilled, logged, and sampled three (3) borings to depths in the range of 19½ to 29 feet within the footprint of the proposed house, and two (2) borings to a depth of approximately 4½ feet within the fire truck turnaround using a truck-mounted drilling rig equipped with hollow-stem augers. Advanced the borings under the supervision of one of our engineers who also collected disturbed bulk and relatively undisturbed geotechnical

samples at 3- to 5-foot-intervals from the borings for visual examination and laboratory testing. Backfilled the borings with neat cement grout and left the drill cuttings at the site.

4. Performed a laboratory testing program on the collected soil samples to evaluate the geotechnical engineering characteristics of the subsurface soils. Tests included direct shear tests, Atterberg Limits, moisture-density measurements, and R-value tests, as judged appropriate.
5. Performed engineering analyses directed toward the above purpose of our investigation.
6. Prepared a geotechnical engineering report containing the investigation results, summarizing our findings and recommendations for the support of the proposed house and the related improvements, and including a vicinity map, a site plan, subsurface profile(s), the boring logs, and laboratory test results.

5.0 FIELD EXPLORATION AND LABORATORY TESTING

Subsurface conditions at the subject site were explored by drilling five (5) borings using a truck-mounted drilling rig with hollow-stem augers at the approximate locations depicted on the attached Plate 2, Site Plan and Geology. The borings were extended to depths ranging from approximately 4½ to 29 feet.

The borings were directed technically by one of our engineers who maintained a continuous log of the subsurface conditions encountered in the boreholes. Disturbed bulk and relatively undisturbed ring samples of the site materials were obtained for visual examination and laboratory testing.

The subsurface materials were visually classified in the field, checked by visual examination in the laboratory, and then reevaluated based on the results of the laboratory testing. In addition to sample classification, the boring logs contain interpretation of where stratum changes or gradational changes occur between samples. The boring logs depicts BAGG's interpretations of subsurface conditions only at the locations indicated on Plate 2, Site Plan and Geology, and only on the date noted on the logs. The boring logs are intended for use only in conjunction with this report, and only for the purpose outlined by this report.

The graphical representation of the materials encountered in the borings and the results of laboratory tests performed by BAGG Engineers as well as explanatory/illustrative data are attached, as follows:

- Plate 6, Unified Soil Classification System; illustrates the general features of the soil classification system used on the boring logs.
- Plate 7, Soil Terminology; lists and describes the soil engineering terms used on the boring logs.
- Plate 8, Rock Terminology; lists the terms used to describe the native bedrock materials on the boring logs.
- Plate 9, Boring Log Notes; describes general and specific conditions that apply to the boring logs.
- Plate 10, Key to Symbols; describes various symbols used on the boring logs.
- Plates 11 through 15, Boring Logs; describes the subsurface materials encountered, shows the depths and blow counts for the sample obtained, and summarizes the results of the strength tests and moisture-density data.
- Plate 16, Plasticity Data; presents the results of eight (8) Atterberg Limits tests performed on selected samples of the site materials.
- Plate 17, Gradation Test Data; presents the results of a gradation test performed on a sample of the site materials.
- Plate 18, R-Value Test Data; presents the results of a Caltrans Resistance Value (R-Value) test performed on a composite bulk soil sample obtained from Borings B-4 and B-5.

Strength tests, consisting of direct shear tests, were performed on the collected soil and bedrock samples to evaluate the strength parameters of the site materials. The tests were performed at both natural (field) and artificially increased moisture contents, and under various surcharge pressures. The moisture content and dry density of several undisturbed samples were measured to aid in correlating their engineering properties. Additionally, Atterberg Limits and gradation tests were performed on samples of the site soils to aid in their classification. Furthermore, an R-value test was performed to assist in designing the rigid and flexible pavements. The results of the noted tests are shown on the boring logs and on the plates described above.

6.0 GEOLOGY AND SEISMICITY

6.1 Regional and Site Geology

The San Francisco Bay Area lies within the Coast Ranges geomorphic province, a series of discontinuous northwest trending mountain ranges, ridges, and intervening valleys characterized by complex folding and faulting. Geologic and geomorphic structures within the San Francisco Bay Area are dominated by the San Andreas Fault (SAF), a right-lateral strike-slip fault that extends from the Gulf of California in Mexico, to Cape Mendocino, on the Coast of Humboldt County in northern California. It forms a portion of the boundary between two independent tectonic plates on the surface of the earth. To the west of the SAF is the Pacific plate, which moves north relative to the North American plate, located east of the fault. In the San Francisco Bay Area, movement across this plate boundary is concentrated on the SAF; however, it is also distributed, to a lesser extent across a number of other faults that include the Hayward, Calaveras, San Gregorio, and Concord among others. Together, these faults are referred to as the SAF system. Movement along the SAF system has been ongoing for about the last 25 million years. The northwest trend of the faults within this fault system is largely responsible for the strong northwest structural orientation of geologic and geomorphic features in the San Francisco Bay Area.

Basement rocks west of the SAF are generally granitic, while to the east they consist of a chaotic mixture of highly deformed marine sedimentary, submarine volcanic and metamorphic rocks of the Franciscan Complex. Both are typically Jurassic to Cretaceous in age (200-65.5 million years old [USGS, 2010]). Overlying the basement rocks are Cretaceous (about 145.5 to 65.5 million years old) marine, as well as Tertiary (about 65 to 2.6 million years old) marine and non-marine sedimentary rocks with some continental volcanic rock. These Cretaceous and Tertiary rocks have typically been extensively folded and faulted as a result of Late Tertiary and Quaternary regional compressional forces. The inland valleys as well as the structural depression within which the San Francisco Bay is located are filled with unconsolidated to semi-consolidated deposits of Quaternary age (about the last 2.6 million years). Continental surficial deposits (alluvium, colluvium, and landslide deposits) generally consist of unconsolidated to semi-consolidated deposits.

6.2 Site and Area Geology

The project site is located more than 6 miles to the southwest of the southwestern end of San Francisco Bay, on a portion of the northeast-facing foothills of the northwest-trending Santa Cruz Mountains in the Coast Range geomorphic province. The axis of the Santa Cruz Mountains and several broad-crested ridges are aligned roughly parallel to the prominent northwest trending San Andreas Fault zone. From the Santa Cruz Mountains, numerous creeks and small streams originate and flow into San Francisco Bay.

The Seismic Hazard Zone Report 111 for the Palo Alto quadrangle shows the site area to be underlain by Holocene age (younger than about 11,700 years) undifferentiated alluvium. A review of the " Geologic map and map database of the Palo Alto 30' x 60' quadrangle, California," by E.E. Brabb, R.W. Graymer, and D.L. Jones, 2000, indicates that the general site area is underlain by old alluvial fan deposits (Pleistocene) described as follows:

Older alluvial fan deposits (Pleistocene), (Qpoaf) - Brown, dense, gravelly and clayey sand or clayey gravel that fines upward to sandy clay. All Qpoaf deposits can be related to modern stream courses. They are distinguished from younger alluvial fans and fluvial deposits by higher topographic position, greater degree of dissection, and stronger profile development. They are less permeable than younger deposits, and locally contain fresh-water mollusks and extinct Pleistocene vertebrate fossils.

The material encountered beneath the site consisted of brown to reddish brown sandy clay underlain by a brown dense clayey sand which is similar to the description of the Pleistocene age alluvium. However, bedrock consisting of sandstone was encountered at relatively shallow depths. The portion of the Santa Cruz Mountains to the immediate west-southwest of the site is illustrated to be underlain by The Whiskey Hill Formation (middle and lower Eocene) by Brabb et al. (2000), which is described as follows:

Whiskey Hill Formation (middle and lower Eocene), (Tw) - light-gray to buff, coarse-grained arkosic sandstone, with light-gray to buff silty claystone, glauconitic sandstone, and tuffaceous siltstone.

This description generally agrees with the sandstone material encountered at the project site beneath the overlying soils. For more information involving the site geology, refer to a portion of the Brabb et al. (2000) geologic map presented as Plate 4, Local Geology Map.

6.3 Geologic Reconnaissance

Our CEG conducted a site reconnaissance of the site area on August 27, 2018 and walked the Los Trancos Creek channel. His observations are summarized below and also on Plate 2, Site Plan and Geology:

- The creek channel flows northward although, at the time of our reconnaissance, the creek was dry.
- The axis of the creek channel is blanketed with cobbles generally between the bridge and the prominent eastward bend in the creek situated to the north. The remainder of the creek channel is covered with loose sand and gravel.
- Both banks of the creek exposed a section of alluvial soils that appeared to consist of gravelly clayey soil with a concentration of gravels and cobbles along the base of the unit. In the vicinity of the bridge and farther south, the underlying buff sandstone bedrock was observed. The bedrock appeared highly weathered, oxide stained, and weak to friable.
- The alluvial section forming the bank immediately to the north of the proposed residential structure appeared to have slumped into the creek channel most likely due to the erosive action of the flowing creek along the toe of the creek bank. While future erosion, which can cause this alluvial wedge to mobilize again, cannot be ruled out, no fresh scarring indicative of recent erosion or movement was observed during our reconnaissance.
- The gradient of the creek banks to the north of the planned structure, within the prominent meander beyond the slumped alluvium section discussed above, appeared steep and relatively high. These banks are expected to experience future erosion and subsequent retreat and recession during the design life of the project due to their increased height, their unconsolidated and granular composition, weak cementation, and steep gradient. Such occurrences can lead to bank failure and possibly partially damming the creek channel and potentially causing localized flooding.

6.4 Seismicity

The site and the entire San Francisco Bay area, is located within a seismically active region at the contact between the Pacific Plate to the west and the North American tectonic plate to the east. The zone of faulting at the contact in this area stretches from the western side of the Central Valley to just offshore in the Pacific Ocean. The major fault in this system is the San Andreas fault located approximately 3½ kilometers (km) southwest of site. This fault generated an earthquake with an estimated Moment

Magnitude (Mw) of 7.0+ on the San Francisco peninsula in 1838, the 1906 Great San Francisco Earthquake with an estimated Mw of 7.8, and the 1989 Loma Prieta earthquake with an estimated Mw of 9.6.

The site area is not situated within an Alquist-Priolo Earthquake Zone which has been delineated by the CGS around faults they classify as active, and no known faults have been mapped extending across the site area. The distances to the major faults in the area from the site, and their estimated probability of generating a major earthquake ($M_w \geq 6.7$) are listed in the following table. Other faults are too distant and/or judged incapable of generating ground accelerations large enough to be considered significant threats to this site. The major active faults with the respect to the subject site are depicted on Plate 5, Regional Fault Map.

Table 1
Significant Earthquake Scenarios

Fault	Approximate Distance to Site (kilometers)¹	Location with Respect to Site	Probability of $M_w \geq 6.7$ within 30 Years²
Monte Vista – Shannon	½	SW	1%
San Andreas (Peninsula)	3½	SW	9%
San Andreas (Entire)	3½	SW	33%
Hayward – Rogers Creek	26	NE	32%
San Gregorio	30	SW	5%
Calaveras	33	NE	25%

¹ USGS Fault Files from Google Earth

² Working Group on California Earthquake Probabilities, 2014

6.5 CBC 2016 Seismic Design Parameters

The Structural Engineering Design Provisions in Chapter 16 of the California Building Code (CBC) have been revised in recent years to reflect the changing knowledge regarding earthquake shaking from major earthquakes. The new code uses mapped spectral acceleration values for periods of 0.2 and 1.0 seconds, to better represent the probabilistic shaking that can be expected for different structures at a given site. The “mapped” values generally represent “bedrock” shaking with a 2 percent probability of being exceeded in a 50-year period. The values are then modified for site-specific use based on classification of the soil profile at the site.

Based on the existing subsurface information, the soil profile is classified as type “C”, described as a very dense soil or soft bedrock site with an average blow count (standard penetration resistance) values of the soils above 50 blow per foot with an average shear wave velocity in the range of 1200 to 2500 feet per second and average undrained shear strength greater than 2,000 psf within the top 100 feet of the soil profile.

Using the site coordinates at the approximate center of the site and the web site for the Seismic Design Maps by the USGS, (<http://earthquake.usgs.gov/designmaps/us/application.php>), earthquake ground motion parameters were computed in accordance with the 2016 California Building Code and are listed in the table on the following page.

Table 2
Parameters for Seismic Design

2016 CBC Site Parameter	Value
Site Latitude	37.3956° N
Site Longitude	122.1909° W
Site Class, Chapter 20 of ASCE 7	Class C, Soft Rock
Risk Category	I, II, III
Mapped Spectral Acceleration for Short Periods S_s	2.73g
Mapped Spectral Acceleration for 1-second Period S_1	1.02g
Site Coefficient F_a	1.0
Site Coefficient F_v	1.3
Site-Modified Spectral Acceleration for short Periods S_{Ms}	2.73g
Site-Modified Spectral Acceleration for 1-second Period S_{M1}	1.33g
Design Spectral Acceleration for short Periods S_{Ds}	1.82g
Design Spectral Acceleration for 1-second Periods S_{D1}	0.89g

6.6 Liquefaction Potential

A review of the California Geologic Survey (CGS) publication, "Earthquake Zones of Required Investigation for the Palo Alto Quadrangle (2006a)," indicates that the subject site is situated within a seismic hazard zone associated with liquefaction; however, based on out site-specific investigation at the project site, which indicates very dense subsurface conditions immediately underlain by bedrock, we estimate that the potential for liquefaction is very low to negligible. Furthermore, the Seismic Hazard Zone report 111 (CGS, 2006b) for the Palo Alto quadrangle indicates that the depth to groundwater in the area of the site exceeds 30 feet bgs and the site area is underlain by Holocene age undifferentiated alluvium (map symbol

Qha). According to the noted CGS report, the potential for liquefaction for this geologic unit is low if the groundwater is 30 to 40 feet deep and very low if the depth to groundwater exceeds 40 feet bgs. No historic ground failures associated with historic earthquakes have been documented in the vicinity of the site by Youd and Hoose (1978).

7.0 SITE CONDITIONS

7.1 Surface Conditions

The project site is undeveloped and primarily covered in underbrush with several mature trees spread throughout the site. The site slopes down to the north and west with gradients as steep as 3½ feet horizontal to 1 foot vertical (3½:1 H:V).

7.2 Subsurface Conditions

7.2.1 Native Soils

An approximately 3-foot thick sandy lean clay layer with significant organics was encountered, blanketing the entire site. This material was typically brown, damp to moist, very stiff to hard. Measured volume changes in our laboratory-saturated direct shear tests indicated that these soils are moderately to highly expansive despite having Liquid Limits in the range of 26 to 37 and Plasticity Indices in the range of 10 to 22.

The sandy lean clay was underlain by yellow-brown clayey sand with fines contents of 25 percent; however, the fines portion also proved to be highly expansive. The material was very dense, consisting of primarily fine-grained sand with occasional hard cobble- and boulder-sized inclusions. The thickness of this layer varies from 2½ in Boring B-1 to 8 feet in Boring B-3, with the layer thinning as it approaches the creek to the north and west.

7.2.2 Native Bedrock Materials

Tertiary age sandstone bedrock was encountered all three (3) of the deeper borings advanced for this investigation. The bedrock consisted of yellow-brown and red-brown, completely to intensely weathered, closely to very closely fractured, and soft to moderately hard, fine-grained sandstone, most probably of

the Whiskey Hills Formation. The upper portion of the sandstone bedrock appeared reddish yellow to buff due to oxidation, and transitioned to a gray color with depth because of reduction.

For more information regarding our interpretation of the subsurface materials, we refer you to Plates 11 through 15, Borings Logs, and Plate 3, Idealized Subsurface Profiles.

7.3 Groundwater

Groundwater was not encountered in any of the five (5) borings drilled for this investigation and the creek channel appeared dry during our investigation. The Seismic Hazard Zone Report 111 for the Palo Alto quadrangle indicates that the groundwater depth in the area of the site is more than 30 feet bgs. There is a possibility that seepage and localized perched water zones may develop in the subsurface often in the interface between the native soils and bedrock, particularly if construction commences in the winter rainy months.

8.0 DISCUSSION AND RECOMMENDATIONS

8.1 General

Based on our review of the published geologic and geotechnical documents, the subsurface exploration conducted at the subject site, and the results obtained from our laboratory testing program, it is our opinion that the proposed residential project is geologically and geotechnically feasible, provided the recommendations presented in this report are incorporated into the project design and construction. When the final project plans become available, they should be reviewed by this office to confirm that they have been prepared in accordance with this report, and that our recommendations properly address the proposed project in its final form.

The primary geotechnical constraint for this project is the moderately to highly expansive near surface soils which could experience large amounts of shrink and swell activity that could cause differential movement of the building foundations or floor slabs unless precautions are taken. To mitigate these issues, we recommend drilled pier foundations with an elevated floor slab and deepened grade beams for

the proposed residence. Additionally, exterior flat work will need to be constructed on a layer of non-expansive fill.

A secondary concern for the project site is the slumping, recession, and retreat of the creek bank. During the geologic reconnaissance, our CEG observed a moderate size slump of the north-facing southern creek bank immediately to the north of the planned residential structure. The slump occurred in the alluvial soils comprising the entire bank/slope bank in that area and it resulted in decreasing the bank gradient in that area. This alluvial slump was most likely caused by the erosive forces of the flowing creek along the toe of the southern creek bank. Since additional erosion and subsequent mobilization of the alluvial slump cannot be ruled out during the design life of the project, we recommend that the slope face where the slump occurred be blanketed with rip rap or a stitch pile/pier wall be installed along the top of the southern bank of the Los Trancos Creek channel and where approximately delineated on the attached Plate 2, Site Plan and Geology.

Furthermore, an additional southern creek bank section located immediately beyond the mapped alluvial slump to the north and another to the northwest across the channel appeared relatively high and steep to nearly vertical (See Plate 2). Consideration should be given to protecting these creek bank sections with rip rap to lessen the potential of erosion and subsequent failure into the channel, which could result in partially damming the channel and causing localized flooding.

According to the FEMA Flood maps, the project site is located on the border of Zone X described as "areas determined to be outside of the 0.2% annual chance floodplain," and Zone A, described as a "special flood hazard area subject to inundation by the 1% annual chance flood without base flood elevation." The project civil engineer should assess if the pad grades need to be raised based on the assigned FEMA categories noted above.

Based on the above discussion, it will be imperative for the professional staff of the project geotechnical engineers to have an active role during the site grading and foundation construction.

The site could experience very strong ground shaking from future earthquakes during the anticipated lifetime of the project. The intensity of the ground shaking will depend on the magnitude of the earthquake, distance to the epicenter, and the response characteristics of the on-site soils. While it is not

possible to totally preclude damage to structures during major earthquakes, strict adherence to good engineering design and construction practices will help reduce the risk of damage. The 2016 California Building Code defines the minimum standards of good engineering practice.

8.2 Site Grading

Grading activities at the site are expected to be minimal and will likely involve removal and stripping of the topsoil, trees, and vegetation from the proposed construction areas. Subgrade preparation will need to be made for the proposed driveways and hardscape.

As used in this report, the term “compact” and its derivatives mean that all on-site soils should be compacted to a minimum of 95 percent of the maximum dry density, as determined by the latest ASTM Test Method D1557, within the top 12 inches of pavement subgrades, and to 90 percent elsewhere, while at a moisture content that is at least 3 percent above the optimum moisture content.

The following grading procedures should be followed during construction of proposed building pads and subgrade for and the associated improvements:

- Strip and remove all bushes, vegetation, roots, and organically contaminated topsoil, tanbark, and other debris from the proposed house footprint. Remove all organically-contaminated soils from the site and do not re-use as site fill. Where trees are to be removed, the removal should include all major root systems down to 1 inch in size.
- Where necessary, place fill on any over-excavated surfaces and in holes or depressions created by grading activities in uniformly moisture conditioned and compacted lifts not exceeding 8 inches in loose thickness. Rocks or cobbles larger than 4 inches in maximum dimensions should not be allowed to remain in the areas to be compacted, unless they can be crushed in-place by the construction equipment.
- Thoroughly moisture condition each layer of fill and backfill to a moisture content that is at least 3 percent over optimum, and re-compact as specified above.
- Where slab-on-grade floor slab subgrades expose highly expansive soils, the end result of grading must be to achieve a minimum of 18 inches of properly compacted imported non-expansive soils beneath the slab. The thickness of the non-expansive soils may be reduced to 12 inches under the walkways and exterior

flatwork (the recommended non-expansive thickness may include the gravel base).

The excavated on-site soils from the site are not suitable for use in the upper 18 inches of subgrade for floor slabs or pavements as structural fill due to its highly expansive nature. However, the on-site soils may be used elsewhere as fill. Imported fill soils if needed, should be predominantly granular in nature and should be free of organics, debris, or rocks over 4 inches in size, and should be approved by the Geotechnical Engineer before importing to the site. As a general guide to acceptance, imported soils should have a Plasticity Index less than 15, and R-value of at least 20, and fines content between 15 and 60 percent. All aspects of site grading including clearing/stripping, demolition and placement of fills or backfills should be performed under the observation of BAGG's field representatives.

It must be the Contractor's responsibility to select equipment and procedures that will accomplish the grading as described above. The Contractor must also organize his work in such a manner that one of our field representatives can observe and test the grading operations, including clearing, excavation, compaction of fill and backfill, and compaction of subgrade.

8.3 Drilled Pier Foundations

As discussed earlier, the residence should be supported on a drilled pier foundation with interconnecting grade beams and crawlspace to elevate the floor. The piers should be a minimum of 16 inches in diameter and should penetrate at least 6 feet into the bedrock formation. The piers can be designed for a skin friction support of 600 psf below 3 feet from finished grade for compressive loading and short-term uplift. Sustained uplift should be taken at 400 psf in bedrock only, disregarding embedment in soils.

Grade beams should be designed with the assumption that they obtain no vertical support from the underlying soils. In addition, due to the highly expansive nature of the on-site surficial soils, the grade beams should be founded at least 24-inches below the adjacent grade and a 1,500 psf uplift pressure should be assumed to act on the bottom of the grade beams for design purposes. Alternatively, if minimal earthwork is desired, grade beams may be raised above the existing grade; however, if the grade beams are raised, the supporting piers must be designed to take the additional vertical and all of the lateral loads for the residence. In addition, appropriate measures to ensure surficial runoff is diverted around the

foundation system and adequate drainage occurs beneath the house should be included in the design to limit the effects of ponding water against the foundation members or beneath the residence.

Actual depths and pier dimensions should be established by the design engineer. Final pier depths in the field should be approved by the geotechnical engineer during the drilling operations. Design of the beam reinforcement, depth, size, and spacing of the piers will depend upon actual building loads and should be determined by the engineer responsible for the foundation design.

It is imperative for the Geotechnical Engineer to have an active role during the foundation construction to identify the materials encountered and confirm that proper penetration into the native bedrock materials has been achieved. Therefore, full-time observation of the grading operations by the Geotechnical Engineer will be required as adjustments will need to be made during construction. The final foundation excavation depths should be determined under the geotechnical engineers' field representatives and expose the native bedrock materials.

8.4 Shallow Foundations

For ancillary structures, or if shallow foundations are preferred for the construction of the proposed residence despite expected differential movements, we recommend that the allowable bearing value should be taken as 2,000 pounds per square foot (psf) for dead loads, and 2,500 psf for total design loads. The latter value may be increased by one-third, when resisting transient and seismic loads. All footings should be properly established a minimum of 24 inches below the nearest adjacent grade and the minimum required width for the isolated and continuous shallow footings is 24 inches and 12 inches, respectively.

If a mat foundation is used, it may be designed using a modulus of subgrade reaction of 120 psi/in. Bearing value for the mat should be limited to 1,500 psf for total design loads. The entire mat should be established on a well compacted subgrade, as discussed under the Site Grading section above. Also, it is advisable for the mat to contain thickened (turned down) edges for proper support and for preventing from moisture seeping under the mat. We recommend that thickened edges extend to a depth of approximately 24 inches below the nearest adjacent edge.

The bottom of the footing and mat foundation excavations should be relatively clean, firm, and free of any loose cuttings before reinforcing steel and concrete are placed.

All foundations and concrete pads must be appropriately reinforced as deemed appropriate by the project structural engineers.

8.5 Settlement of House Foundations

We have estimated that the total post construction settlements of the proposed house supported on either shallow footings or drilled piers established in bedrock will be ½ inch or less; however, the estimated expansion of the near surface site materials when saturated may be 2 inches or greater, which could cause differential movements of up to 2½ inches across the site for shallow foundations.

8.6 Lateral Resistance

Lateral loads may be resisted by passive soil/bedrock pressures against the sides of the spread footings, grade beams, or drilled piers. The allowable passive resistance to wind or seismic loads can be taken as an equivalent fluid pressure of 350 pounds per cubic foot (pcf) in compacted fill and undisturbed native soil materials, and as 400 pcf in the native bedrock formation. A coefficient of friction may be used in conjunction with the passive pressure. This value may be assumed to be 0.30 between undisturbed native soil or compacted fill materials and concrete. The top 12 inches of the lateral capacity should be ignored, unless the footing or mat is laterally confined by a pavement or a concrete slab.

8.7 Retaining Walls

Retaining walls, such as those for the sunken garden or for the below-grade wall for creek bank protection as detailed in the section below, should be designed to resist lateral earth pressures from the adjoining soil and bedrock materials. Walls that are restrained from movement at the top should be designed to resist an equivalent fluid pressure of 65 pcf for level backfill. For sloping backfill, the above pressures should be increased by 4 pcf for every 5 degree increase in the slope angle up to a maximum gradient of 3:1 (H to V).

Free standing walls should be designed to resist active lateral pressures taken as an equivalent fluid pressure of 45 pounds per cubic foot (pcf) for level backfill. For sloping backfill, the above pressures should be increased by 4 pcf for every 5 degree increase in the slope angle up to a maximum gradient of 3:1 (H to V). Surcharge loads should be added to the above pressures at a rate of 33% and 50% percent of the applied surcharge load for cantilever and restrained walls, respectively.

Seismic pressures on the retaining walls may be simulated by a rectangular pressure distribution against the wall equal to $10H$, where H is the height of the wall.

The above lateral pressures do not include any hydrostatic pressures resulting from groundwater, seepage water, or infiltration of natural rainfall and/or irrigation water behind the walls. Therefore, all walls over 2 feet in height should be provided with a drainage blanket behind the wall. The drainage blanket should consist of a pre-manufactured drainage panel or a one-foot-thick blanket of either Caltrans Class 2 Permeable material or free-draining gravel encapsulated by a suitable filter fabric. A 12-inch cap of relatively impermeable soil should be placed at the top of the drainage blanket to minimize infiltration of surface water. The cap material should be compacted to a minimum of 90 percent relative compaction at a moisture content of at least 3 percent over optimum. A 4-inch diameter perforated PVC pipe should be installed at the base of the drainage layer to facilitate removal of water collected behind the wall.

General backfill behind the walls, excluding drainage materials, should conform to the fill requirements included under the "Site Grading" section of this report. Retaining walls should be supported as recommended under "Foundations."

8.8 Creek Bank Protections

As indicated on Plate 3, Idealized Subsurface Profiles, the proposed structures will not threaten the stability of the existing creek banks as the existing creek bank slopes closest to the project are less steep than a 2H:1V (horizontal to vertical) and, with the proposed structures to be set 20 feet or more away from the top of the slope, the creek bank will be well outside the zone of influence of the proposed structure.

However, as the slope itself has demonstrated instability in the past, we are concerned with the slumping, recession, and retreat of the creek bank. Our CEG mapped a relatively thin (less than 10 feet thick) alluvial slump along the southern creek bank immediately to the north of the proposed residence location. The slump occurred in the alluvial soils comprising the entire creek bank in that area and it resulted in decreasing the bank gradient. This alluvial slump was most likely caused by the erosive forces of the flowing creek along the toe of the southern creek bank. Since additional erosion and subsequent mobilization of the alluvial slump cannot be ruled out during the design life of the project, we recommend that the slope face where the slump occurred be blanketed with rip rap or have a below-grade wall (stitch pile/pier, sheetpile, or other as judged appropriate) be installed between the top of the Los Trancos Creek channel's southern bank and the proposed structure where approximately indicated on the attached Plate 2, Site Plan and Geology.

If rip rap slope protection is not used, a below-grade wall may be installed in its place. The location of the below-grade wall should be setback about between 5 and 10 feet from the top of the creek bank at that location. In addition, the top of the wall may be terminated about 2 feet below the final grade to prevent interference with daily activities or form obstacles. The wall should be designed to support 10 feet of active material using pressures noted in the "Retaining Walls" section above. If a stitch pier wall is used, piers should be spaced at center to center spacing of 3 diameters and designed using the parameters noted under the "Drilled Pier Foundations" section, and utilize the passive soil resistance as noted the "Lateral Design" section.

Furthermore, an additional southern creek bank section located immediately beyond the mapped alluvial slump to the northeast and another to the northwest across the channel appeared relatively high and steep to nearly vertical (See Plate 2). Consideration should be given to protecting these creek bank sections with rip rap to lessen the potential of erosion and subsequent failure into the channel, which could result in partially damming the channel and causing localized flooding.

8.9 Swimming Pool

The swimming pool walls should be designed to withstand the lateral earth pressures given above under "Retaining Walls" equal to an equivalent fluid pressure of 65 pcf plus the allowance for the sloping ground on the upslope edge, as well as the soil creep forces. The pool walls should also be designed as free-

standing walls, assuming the soil has shrunk away from the pool walls when it is filled (i.e., without soil support).

We recommend that flexible waterproofing be used between the pool and surrounding decks and walkways to minimize moisture intrusion into subsurface soils and bedrock.

Depending on the planned depth of the pool, much of the excavation is expected to expose firm soils and/or bedrock without any seepage layers or groundwater. Even if absent at the time of excavation, seepage layers may develop in the future. Therefore, we recommend a drainage layer below the pool shell. If possible, this drain should be connected to the back-drain behind other the other retaining walls or subdrains and discharged to a suitable outfall. Alternatively, the pool shell should be fitted with a hydro-relief valve at the deep end as a precaution against hydrostatic uplift. An appropriate drainage layer beneath the pool will consist of at least 8 inches of 3/4-inch crushed rock.

8.10 Slab-on-Grade Floors and Exterior Flatwork

As discussed under Site Grading, the floor for the house should be elevated through the use of a crawlspace to avoid issues caused by the highly expansive near surface soils. Additionally, any slabs on grade, such as that used for the garage or pool deck, must be structurally independent of the house foundation.

Exterior slabs, walkways, and pool decks should be underlain by a minimum of 12 inches of imported non-expansive soils as well as 4 inches of Caltrans Class 2 aggregate base. This recommendation is intended to isolate the slabs and walkways from the shrinking and swelling nature of the surficial soils covering the site.

8.11 Temporary Shoring

Vertical site excavations greater than 5 feet in depth should be properly shored as per the Cal-OSHA guidelines. Temporary shoring may consist of soldier-pile and wood lagging walls, soil-nail or tie-back walls with shotcrete, or other approved alternative. The temporary shoring should be designed to withstand an active earth pressure of 45 pcf (triangular distribution) with a backfill slope up to a gradient

of 3:1 (H to V). Construction equipment should not be allowed at the top of the excavation closer than a distance equal to the height of the excavation.

Where a temporary sloped excavation is desired, it may be opened at a gradient of 1:1 (horizontal to vertical) if the excavation exposes clayey soils and 1½:1 (H to V) if the excavation contains granular materials.

8.12 Utility Trench Backfill

Vertical trenches deeper than 5 feet will require temporary shoring. Where shoring is not used, the sides should be sloped or benched, with a maximum slope of 1:1 (horizontal: vertical) if the trench exposes clayey soils, and 1½:1 (H to V) if the material is granular and sandy in nature. The trench spoils should not be placed closer than 3 feet or one-half of the trench depth (whichever is greater) from the trench sidewalls. All work associated with trenching must conform to the State of California, Division of Industrial Safety requirements. Based on our boring and laboratory results, it is our opinion most of the fill soils at the site can be classified as a type “B” soil.

The utility trenches may be backfilled with on-site soils. Backfill soils should be free of debris, roots and other organic matter, and rocks or lumps exceeding 4 inches in greatest dimension. The fill material should be uniformly moisture conditioned to the proper moisture content and compacted as per the recommendations included in the “Site Grading” section of this report. The utility lines should be properly bedded and shaded with granular material, such as, sand or pea gravel. As a general rule, the bedding layer should be at least 4 inches thick. The bedding and shading layers should be compacted using a vibratory compactor. The contractor should use extreme caution with the vibratory compactor on the shading layer because excessive vibrations and/or imbalanced shading materials could result in dislodging the pipe and loosening of the joints.

Alternatively, the utility trenches may be backfilled with flowable fill, a cementitious slurry consisting of a mixture of fine aggregate or filler, water, and cementitious material(s) capable of filling all voids in irregular excavations and hard to reach places. The flowable fill is self-leveling material that hardens in a matter of hours without the need for compaction in layers. Flowable fill is sometimes referred to as controlled density fill (CDF), controlled low strength material (CLSM), and lean concrete slurry. A 2-sack flowable fill material is considered to be acceptable for the subject project.

8.13 Pavement Design

8.13.1 Flexible Pavements

A composite bulk sample of the shallow subsurface soils from approximately 1 to 4 feet was collected from Borings B-4 and B-5 and tested for its R-value. The resultant R-value was 12 at an expansion pressure of 28 psf. As the subgrade soils are expansive in nature, the pavement thickness and the strength of the cover must not only be sufficient to protect the subgrade soil from displacement due to traffic loads, but must also be of sufficient weight to prevent excessive expansion with the resulting loss of stability.

Using an R-value of 12, the calculated pavement sections for Traffic Indices of 5.0, 6.0, and 7.0 with aggregate base and subbase are tabulated below. Generally, a Traffic Index (TI) of 5.0 is appropriate for automobile parking stalls, whereas a Traffic Index of 6.0 would be appropriate for heavily-used automobile driveways with only occasional use by heavy trucks (such as once a week or so by garbage trucks), and Traffic Indices of 7.0 or higher are used where the pavement would be subject to more frequent truck traffic such as daily use by delivery trucks. However, for this project, given the expansive nature of the subgrade soils, and the requirement to maintain the driveway as a firetruck turn around, we recommend any flexible paving should be designed using a minimum TI of 6.0.

The pavement sections presented below have been calculated using the design method described in the Caltrans Highway Design Manual (Topic 633, May 2012) with the added safety factors. The method characterizes the subgrade soil conditions with laboratory R-value tests, and characterizes the traffic loading conditions with a Traffic Index. All materials and construction procedures, including placement and compaction of pavement components, should be performed in conformance with the latest edition of the Caltrans Standard Specifications, except that compaction should be performed in accordance with ASTM Test Method D1557, and at moisture contents specified under the Site Grading section of this report.

Table 3
Summary of Asphaltic Concrete Pavement Sections
 (Subgrade R-value=12 @ Expansion Pressure=28 psf)

Pavement Component	TI=5.0		TI=6.0		TI=7.0	
	Asphaltic Concrete (AC) in Inches	3	3	3½	3½	4
Class II Aggregate Base (R_{Min}=78)	9	4	11	4	14	5
Class II Aggregate Subbase or Recycled AB (R_{Min}=50)	--	5	--	8	--	10
Total Thickness in Inches	12	12	14½	15½	18	19

All pavement components should be compacted to at least 95 percent of maximum dry density at slightly above optimum moisture content.

8.13.2 Rigid Pavements

Where Portland Cement Concrete (rigid) Pavements are to be used, they should be supported on a subgrade that has been prepared as recommended under “Site Grading”. Concrete pavements exposed to regular automobiles and weekly use by a garbage truck (if applicable), should consist of 4.5 inches of concrete with a minimum compressive strength of 3,700 psi (MR=550 psi) supported on at least 6 inches of Class II Aggregate Base material compacted to a minimum of 95 percent relative compaction.

As a minimum, concrete pavements should be reinforced with deformed bars in both directions to control cracking, and joints should be provided in both directions within the pavement designed to prevent formation of irregular cracks.

Where traffic can drive over the edge of the concrete pavement, such as at transition to AC paving, the Portland Cement Association suggests the thickened edge should be increased by 20 percent, and tapered back to normal slab thickness over a distance of 10 times the slab thickness.

8.14 Drainage

Drainage measures to collect and control surface runoff are an integral considerations for sites with expansive soils or near slopes, and it is imperative that the drainage recommendations presented below are followed. Exterior grades which direct surface water away from all sides of the house, should be provided. The house should have roof gutters and downspouts, and all water from downspouts should be

drained away from the house in a manner that will not create erosion or over-saturation of the foundations soils and nearby slopes.

Surface waters should not be permitted to drain over slopes or under structures. The retaining walls should similarly contain back drainage and a lined gutter above them to the collected runoff from all swales/ditches, and subdrains should be discharged in a manner that will not cause erosion on the nearby slopes or undermine the foundations. The swales should be sized to provide adequate capacity per the local codes, and should contain appropriate erosion protection means (grass cover, concrete lining, etc.).

Roof downspouts and surface drains must be maintained entirely separate from subdrains and retaining wall back drains. The outlets should discharge into the local storm drainage system; otherwise, erosion protection should be provided at discharge points. Surface and subsurface drainage facilities and catchment areas should be protected from damage by construction equipment, and cleaned/maintained after the construction.

8.15 Plan Review

It is recommended that the Geotechnical Engineer (BAGG Engineers) be retained to review the final grading, drainage, and foundation plans. This review is intended to assess general suitability of the earthwork, and foundation recommendations contained in this report and to verify the appropriate implementation of our recommendations into the project plans and specifications.

8.16 Observation and Testing

It is recommended that the Geotechnical Engineer (BAGG Engineers) be retained to provide observation and testing services during the grading, excavation, backfilling, and foundation construction phases of work. This is intended to verify that the work in the field is performed as recommended and in accordance with the approved plans and specifications, as well as verify that subsurface conditions encountered during construction are similar to those anticipated during the design phase. Unanticipated soil conditions may warrant revised recommendations. For this reason, we cannot accept responsibility for the performance of the project, unless we are given the opportunity to oversee the construction activities.

8.17 County of Santa Clara Planning Review Comments and BAGG's Responses

Review comments were prepared by the County of Santa Clara are presented below in italics followed by our responses.

Planning Review Comment #2

Pursuant to the Santa Clara County Water Collaborative (SCCWC), stream/creek setbacks for a new single-family residence located near a stream on a lot over 10,000-square feet, as measured from top-of-the bank. Please revise the site plan to reflect the 25-foot setback.

Should you wish to locate the structure closer than 25 feet to the top of bank, please revise the geotechnical report so it clearly addresses:

- 1) Whether the location of a proposed structure may threaten bank stability, and*
- 2) Whether the bank is in an unstable or potentially unstable condition that may threaten structures and/or potentially cause health and safety hazard.*

BAGG's Response

- 1) The near-point of the proposed residential structure is located about 20 feet away from the southern top of creek bank, which is situated outside of and beyond the structure's foundations zone of influence. In addition, the location of the planned structure is situated beyond a 2H:1V (Horizontal to Vertical) imaginary line projected up from the southern creek bank towards the structure to the south. Furthermore, a below-grade retention structure separates the residential structure from creek bank and the noted retention structure will be designed to account for surcharge loads that will be applied by the residential structure. Based on this discussion, it is our opinion that the structure does not surcharge the creek bank and it will not adversely impact its stability.
- 2) The southern creek bank has experienced failure previously and Plate 2 delineates the lateral approximate limits of the slump while Cross Section A-A' on Plate 3 depicts its approximate thickness. As the slump occurred and the toe kicked out, the gradient of the creek bank in that vicinity has decreased in steepness. Since we cannot rule out future erosional episodes that could impact the slump and cause to reactivate, we have recommended a below-grade

structural retention wall that would prevent the bank from encroaching onto the residential structure if it were to reactivate and fail in the future.

In order to allow an encroachment into the 25-foot setback, the geotechnical report must demonstrate that:

- 1) *The development would not require introduction of hardscape in order to maintain a stable slope, and*
- 2) *Show how maintenance or repair of the stream could be provided should it become necessary.*

BAGG's Response

- 1) No hardscape is planned along the southern creek bank to help stabilize the slope. Rock slope protection (rip rap) is considered a viable geotechnical option to line the slope face with in order to decrease the creek's erosion potential and to help buttress the slope against additional future failure. Local, State and Federal agencies may not approve its use, however. We have provided alternative recommendations to construct a below-grade retention system for implementation in lieu of the rip rap. The planned retention structure will not encroach onto the creek bank nor will it be visible above ground.
- 2) As discussed throughout our report, we have provided a structural mitigation measure that would address the creek bank, if it were to fail in the future, without encroaching onto the actual creek bank. Two additional localized creek bank zones: one to the northeast of the residential structure along the southern creek bank and one to the northwest across the creek channel (colored green on Plate 2) appeared relatively steep and could experience failure in the future since they are situated along prominent bends in the creek channel where the erosive energy is focused and concentrated. Our report recommends that the two noted areas be blanketed with rock rip rap. If rip rap is not deemed acceptable for such use, the two noted areas may be covered with erosion matting that should be selected by the project hydrologist.

9.0 CLOSURE

This report has been prepared in accordance with generally accepted engineering practices for the strict use of Ms. Toni Cupal and other professionals associated with the specific project described in this report. The recommendations presented in this report are based on our understanding of the proposed construction as described herein, and upon the subsurface conditions encountered in the exploratory borings advanced for this project.

The conclusions and recommendations contained in this report are based on a review of various published documents and the subsurface conditions revealed at the locations shown on Plate 2, Site Plan. It is not uncommon for unanticipated conditions to be encountered during site grading and/or foundation installation and it is not possible for all such variations to be found by a field exploration program appropriate for this type of project. The recommendations contained in this report are therefore contingent upon the review of the final grading and foundation plans by this office, and upon geotechnical observation and testing by BAGG Engineers of all pertinent aspects of site grading, placement of fills and backfills, and foundation construction.

Subsurface conditions and standards of practice change with time. Therefore, we should be consulted to update this report, if the construction does not commence within 18 months from the date this report is submitted. Additionally, the recommendations of this report are only valid for the proposed development as described herein. If the proposed project is modified, our recommendations should be reviewed and either approved or modified by this office in writing.

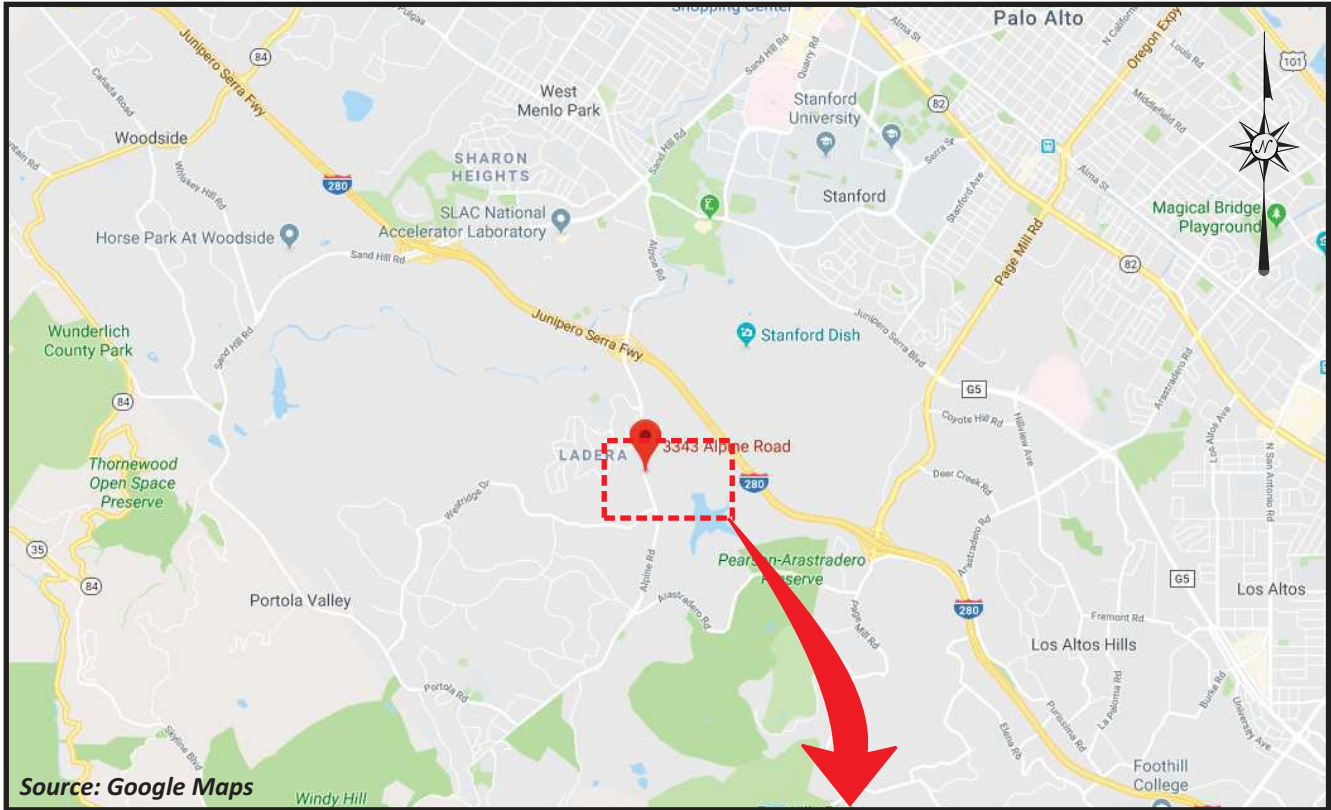
The following references and plates are attached and complete this report:

Plate 1	Vicinity Map
Plate 2	Site Plan
Plate 3	Idealized Subsurface Profiles
Plate 4	Local Geologic Map
Plate 5	Regional Fault Map
Plate 6	Unified Soil Classification System
Plate 7	Soil Terminology
Plate 8	Rock Terminology
Plate 9	Boring Log Notes
Plate 10	Key to Symbols
Plates 11 thr 15	Boring Logs
Plate 16	Plasticity Data
Plate 17	Gradation Test Data
Plate 18	R-Value Test Data
Plate 19	Example Stitch-Pier Wall Generalized Sketch

ASFE document titled "Important Information About Your Geotechnical Engineering Report"

10.0 REFERENCES

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- Working Group on California Earthquake Probabilities, 2013, *The Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3)*, U. S. Geological Survey Open File Report 2013-1165.
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REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

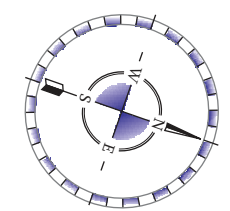
VICINITY MAP

DATE:
 JUNE 2019

JOB NO.:
 CUPAL-18-01

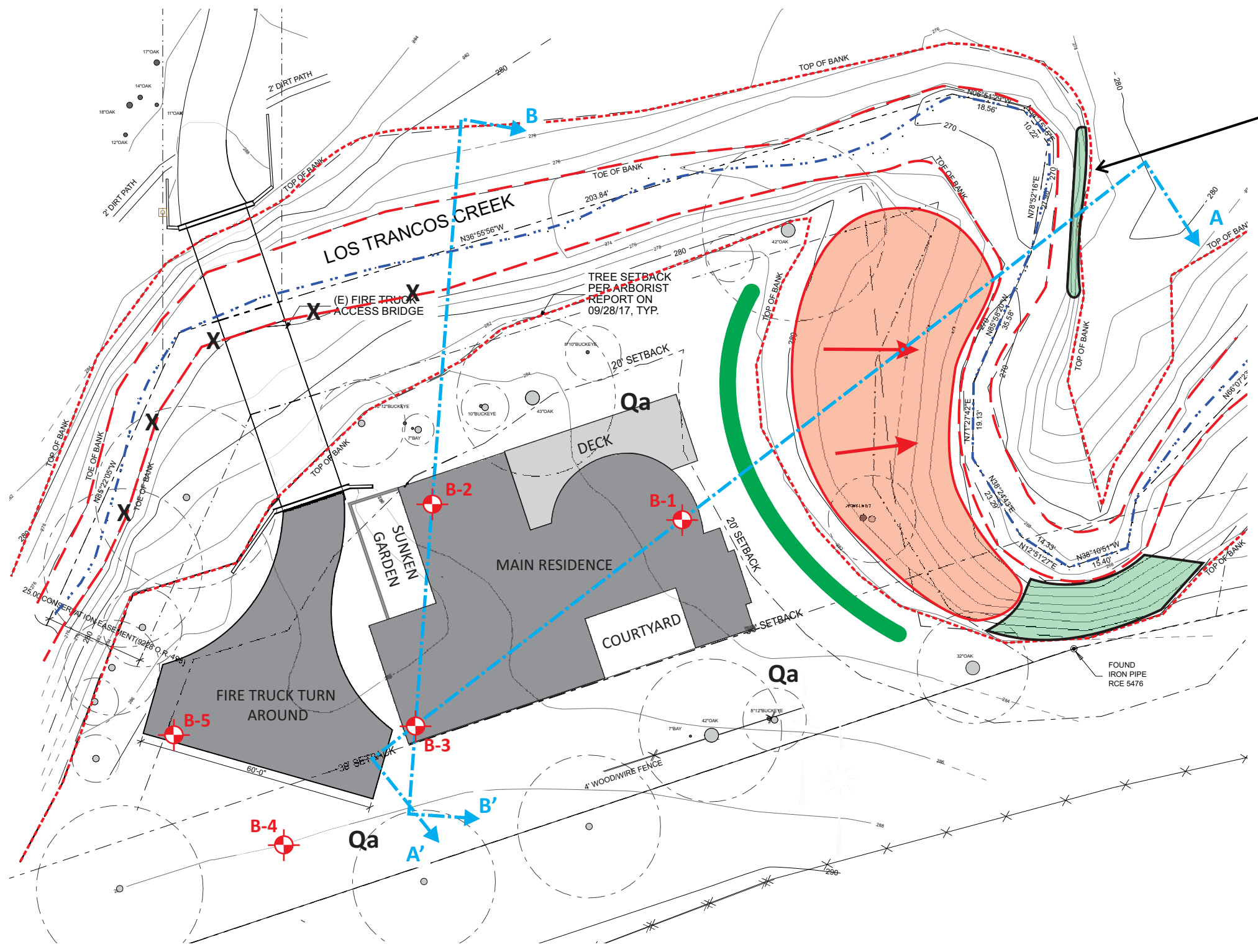
PLATE:
 1

Area of Concern, however, it is part of the Town of Portola Valley and outside of the scope of this project.



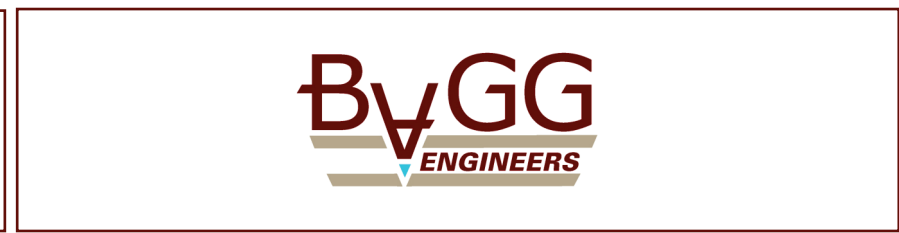
LEGEND

- B-1 APPROX. BORING LOCATION, TYP.
- APPROX. CROSS SECTION LOCATION, TYP.
- APPROX. TOP OF BANK
- APPROX. TOE OF BANK
- APPROX. CREEK CHANNEL FLOW LINE
- Qa** UNDIFFERENTIATED ALLUVIUM
- X** EXPOSED SANDSTONE BEDROCK
- ALLUVIAL SLUMP
- PROPOSED BELOW-GRADE WALL LOCATION
- PROPOSED RIP RAP BLANKET ON STEEP SLOPES

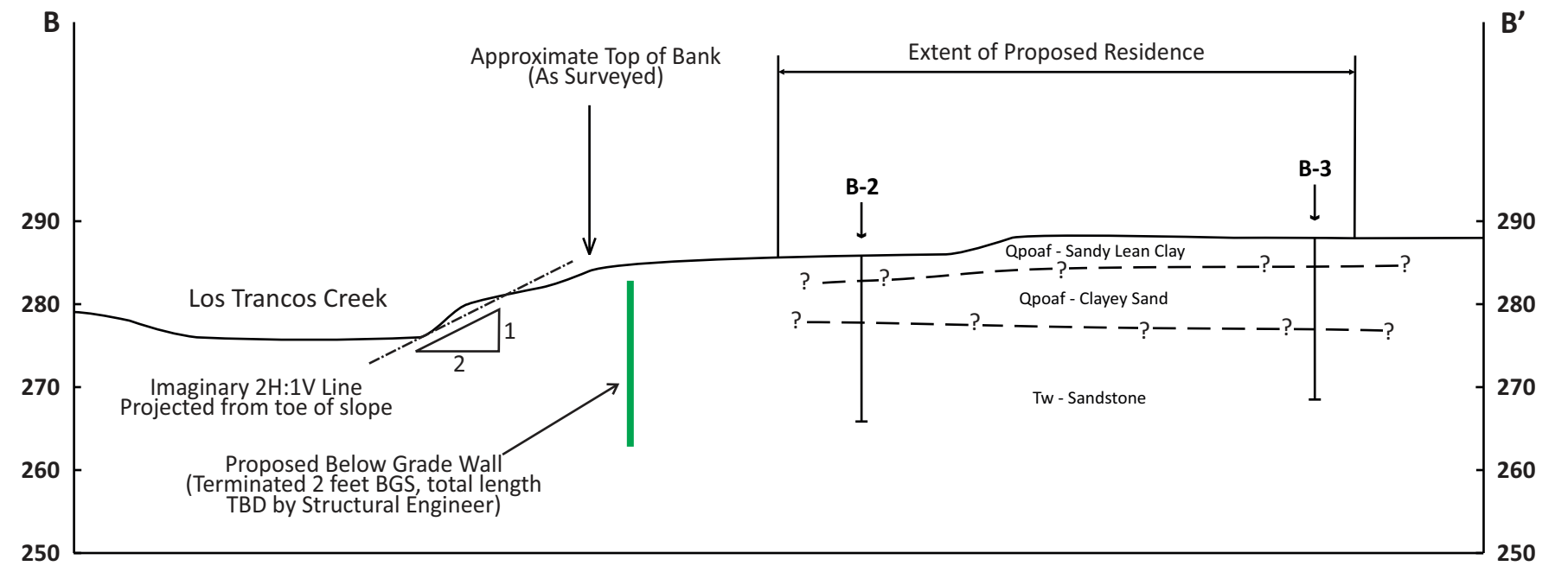
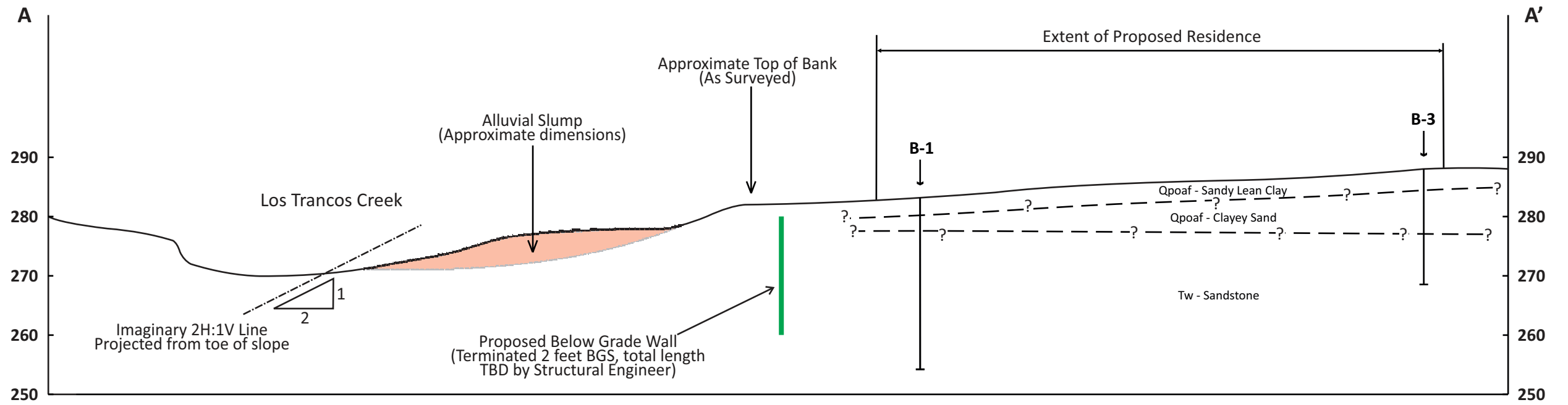


Base Map:
 "Cupal Residence," Prepared by Paul Discoe Design in association with Irongrain, third revision issued September 2018.

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CA



SITE PLAN & GEOLOGY			
DATE: JUNE 2019	SCALE: 1" = 30'	JOB NO: CUPAL-18-01	PLATE: 2



LEGEND

- Approximate Existing Ground
- - - Approximate Geologic Contact
- B-6 ↓ Boring Location
- Qpoaf** Older alluvial fan deposits (Pleistocene)
- Tw** Whiskey Hill Formation (middle and lower Eocene)

Base Map:
 "Healing Cultures Wellness Center,"
 Prepared by Paul Discoe Design in
 association with Irongrain, issued as
 preliminary site plan on 11/15/17.

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CA



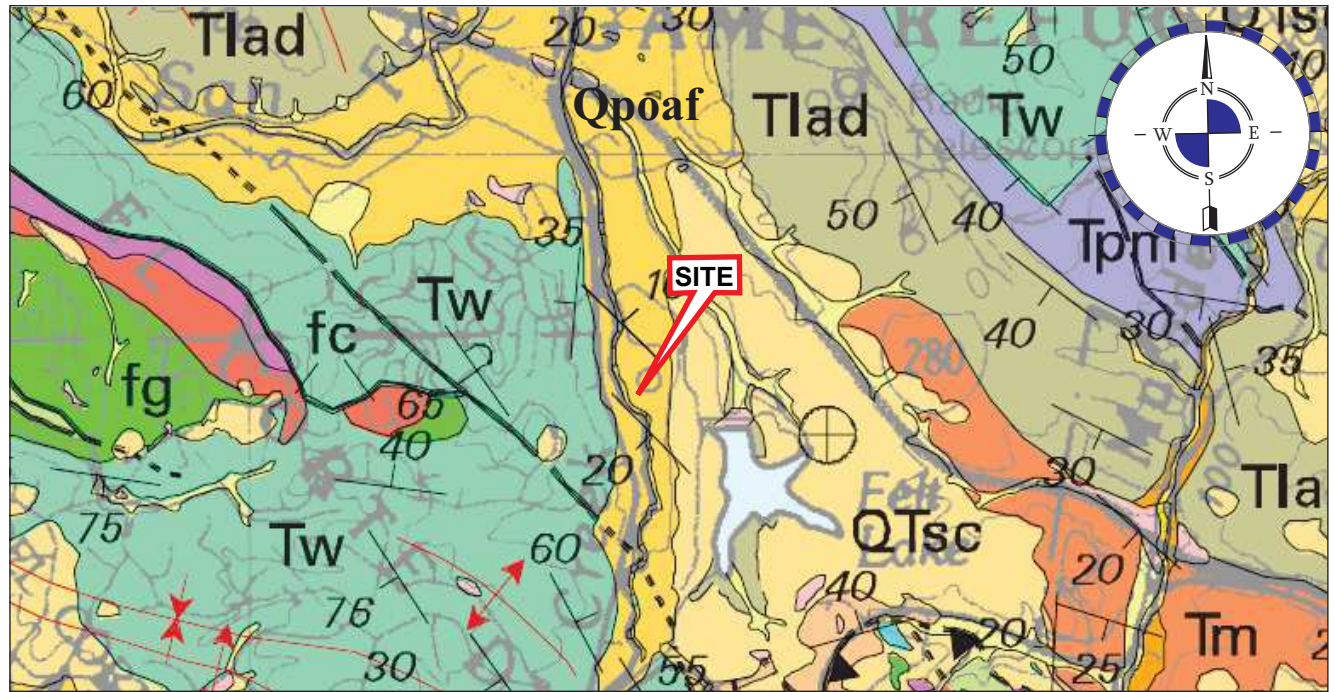
IDEALIZED SUBSURFACE PROFILES

DATE:
JUNE 2019

SCALE:
1" = 20'

JOB NO:
CUPAL-18-01

PLATE:
3



LEGEND

- Qpoaf** Older alluvial fan deposits (Pleistocene) – Brown, dense, gravelly and clayey sand or clayey gravel that fines upward to sandy clay. All Qpoaf deposits can be related to modern stream courses.
- Qtsc** Santa Clara Formation (lower Pleistocene and upper Pliocene) – Gray to red-brown poorly indurated conglomerate, sandstone, and mudstone in irregular and lenticular beds.
- Tw** Whiskey Hill Formation (middle and lower Eocene) - Light-gray to buff, coarse-grained arkosic sandstone, with light-gray to buff silty claystone, glauconitic sandstone, and tuffaceous siltstone.
- Tlad** Ladera Sandstone (upper(?) and middle Miocene) - Medium- to light-gray to yellowish-gray and buff, fine-grained, poorly cemented sandstone and siltstone, with minor amounts of coarse-grained sandstone, yellow-brown dolomitic claystone, and white to light-gray porcelaneous shale and porcelanite.
- Tm** Monterey Formation (middle Miocene) - Grayish-brown and brownish-black to very pale orange and white, porcelaneous shale with chert, porcelaneous mudstone, impure diatomite, calcareous claystone, and with small amounts of siltstone and sandstone near base.
- Tpm** Page Mill Basalt (middle Miocene) - Interlayered, columnar-jointed basaltic flows and agglomerate.
- fg** Greenstone - Dark-green to red, altered basaltic rocks, including flows, pillow lavas, breccias, tuff breccias, tuffs, and minor related intrusive rocks, in unknown proportions.
- fc** Chert - White, green, red, and orange chert, in places interbedded with reddish-brown shale.

Reference: "Geologic map and map database of the Palo Alto 30' X 60' quadrangle, California," by Brabb et al., 2000.

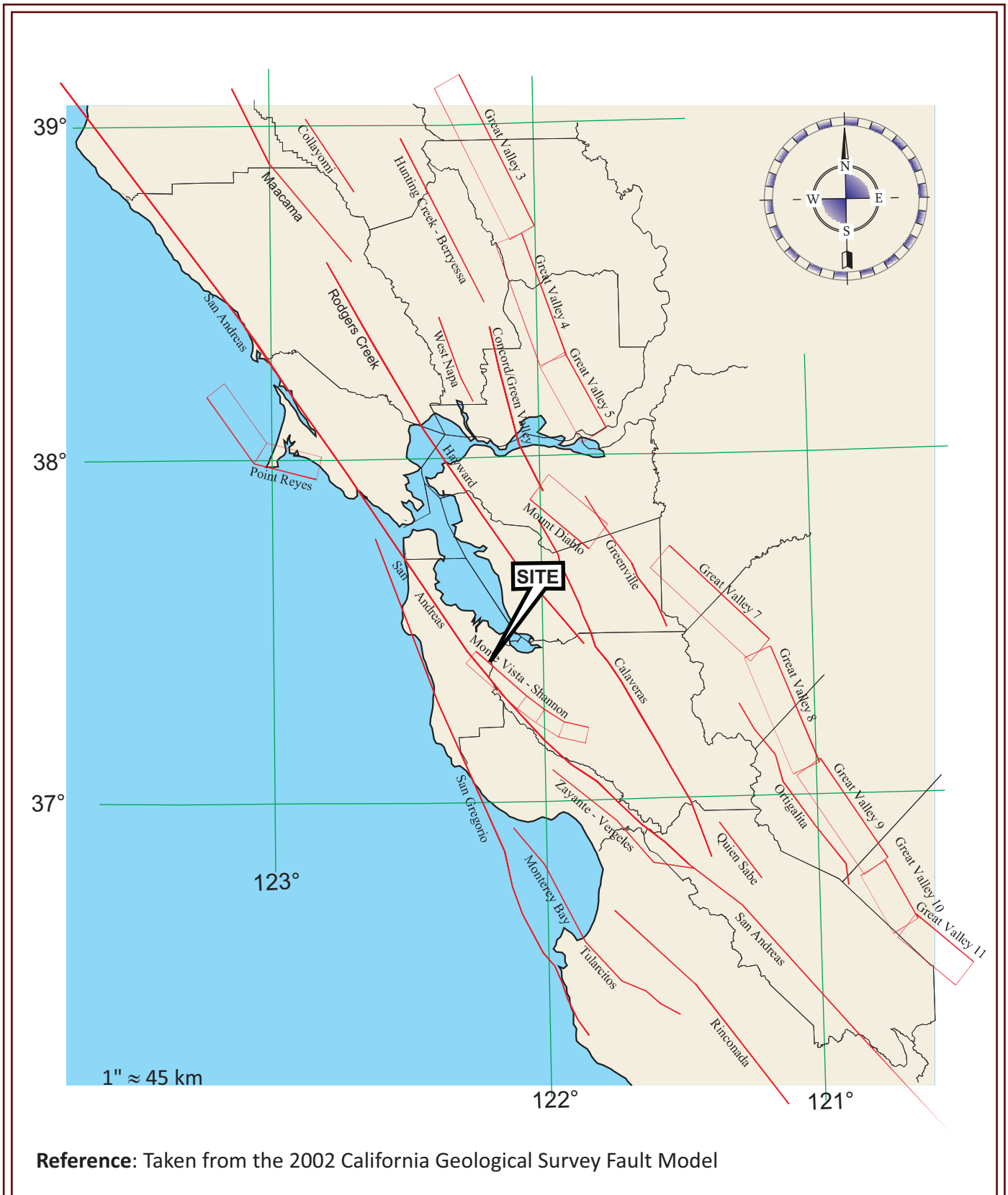
REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

LOCAL GEOLOGY MAP

DATE:
JUNE 2019

JOB NUMBER:
CUPAL-18-01

PLATE:
4



Reference: Taken from the 2002 California Geological Survey Fault Model

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

REGIONAL FAULT MAP

DATE:
 JUNE 2019

JOB NUMBER:
 CUPAL-18-01

PLATE
 5

COARSE-GRAINED SOILS

LESS THAN 50% FINES*

GROUP SYMBOLS	ILLUSTRATIVE GROUP NAMES	MAJOR DIVISIONS
GW	Well graded gravel Well graded gravel with sand	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size
GP	Poorly graded gravel Poorly graded gravel with sand	
GM	Silty gravel Silty gravel with sand	
GC	Clayey gravel Clayey gravel with sand	
SW	Well graded sand Well graded sand with gravel	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
SP	Poorly graded sand Poorly graded sand with gravel	
SM	Silty sand Silty sand with gravel	
SC	Clayey sand Clayey sand with gravel	

NOTE: Coarse-grained soils receive dual symbols if:
 (1) their fines are CL-ML (e.g. SC-SM or GC-GM) or
 (2) they contain 5-12% fines (e.g. SW-SM, GP-GC, etc.)

FINE-GRAINED SOILS

MORE THAN 50% FINES*

GROUP SYMBOLS	ILLUSTRATIVE GROUP NAMES	MAJOR DIVISIONS
CL	Lean clay Sandy lean clay with gravel	SILTS AND CLAYS liquid limit less than 50
ML	Silt Sandy silt with gravel	
OL	Organic clay Sandy organic clay with gravel	
CH	Fat clay Sandy fat clay with gravel	SILTS AND CLAYS liquid limit more than 50
MH	Elastic silt Sandy elastic silt with gravel	
OH	Organic clay Sandy organic clay with gravel	
PT	Peat Highly organic silt	HIGHLY ORGANIC SOIL

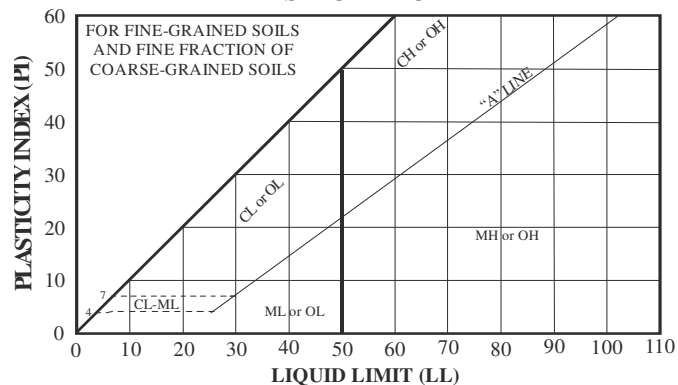
NOTE: Fine-grained soils receive dual symbols if their limits in the hatched zone on the Plasticity Chart(L-M)

SOIL SIZES

COMPONENT	SIZE RANGE
BOULDERS	ABOVE 12 in.
COBBLES	3 in. to 12 in.
GRAVEL	No. 4 to 3 in.
Coarse	¾ in to 3 in.
Fine	No. 4 to ¾ in.
SAND	No. 200 to No.4
Coarse	No. 10 to No. 4
Medium	No. 40 to No. 10
Fine	No. 200 to No. 40
*FINES:	BELOW No. 200

NOTE: Classification is based on the portion of a sample that passes the 3-inch sieve.

PLASTICITY CHART



Reference: ASTM D 2487-06, Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System).

GENERAL NOTES: The tables list 30 out of a possible 110 Group Names, all of which are assigned to unique proportions of constituent soils. Flow charts in ASTM D 2487-06 aid assignment of the Group Names. Some general rules for fine grained soils are: less than 15% sand or gravel is not mentioned; 15% to 25% sand or gravel is termed "with sand" or "with gravel", and 30% to 49% sand or gravel is termed "sandy" or "gravelly". Some general rules for coarse-grained soils are: uniformly-graded or gap-graded soils are "Poorly" graded (SP or GP); 15% or more sand or gravel is termed "with sand" or "with gravel", 15% to 25% clay and silt is termed clayey and silty and any cobbles or boulders are termed "with cobbles" or "with boulders".

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL TYPES (Ref 1)

- Boulders:** particles of rock that will not pass a 12-inch screen.
- Cobbles:** particles of rock that will pass a 12-inch screen, but not a 3-inch sieve.
- Gravel:** particles of rock that will pass a 3-inch sieve, but not a #4 sieve.
- Sand:** particles of rock that will pass a #4 sieve, but not a #200 sieve.
- Silt:** soil that will pass a #200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
- Clay:** soil that will pass a #200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

MOISTURE AND DENSITY

- Moisture Condition:** an observational term; dry, moist, wet, or saturated.
- Moisture Content:** the weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
- Dry Density:** the pounds of dry soil in a cubic foot of soil.

DESCRIPTORS OF CONSISTENCY (Ref 3)

- Liquid Limit:** the water content at which a soil that will pass a #40 sieve is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
- Plastic Limit:** the water content at which a soil that will pass a #40 sieve is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
- Plasticity Index:** the difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's 2 & 3)

Very Soft	N=0-1*	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

*N=blows per foot in the Standard Penetration Test. In cohesive soils, with the 3-inch-diameter ring sampler, 140-pound weight, divide the blow count by 1.2 to get N (Ref 4).

MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS, AND SILTS) (Ref's 2 & 3)

Very Loose	N=0-4**	RD=0-30	Easily push a ½-inch reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a ½-inch reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a ½-inch reinforcing rod
Dense	N=31-50	RD=70-90	Drive a ½-inch reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a ½-inch reinforcing rod a few inches

**N=Blows per foot in the Standard Penetration Test. In granular soils, with the 3-inch-diameter ring sampler, 140-pound weight, divide the blow count by 2 to get N (Ref 4).

XX

- Ref 1: ASTM Designation: D 2487-06, **Standard Classification of Soils for Engineering Purposes** (Unified Soil Classification System).
- Ref 2: Terzaghi, Karl, and Peck, Ralph B., **Soil Mechanics in Engineering Practice**, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, and 347.
- Ref 3: Sowers, George F., **Introductory Soil Mechanics and Foundations: Geotechnical Engineering**, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80, 81, and 312.
- Ref 4: Lowe, John III, and Zaccheo, Phillip F., **Subsurface Explorations and Sampling**, Chapter 1 in "Foundation Engineering Handbook," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed, 1991, p. 39.

SOIL TERMINOLOGY



GENERAL NOTES FOR BORING LOGS:

The boring logs are intended for use only in conjunction with the text, and for only the purposes the text outlines for our services. The Plate "Soil Terminology" defines common terms used on the boring logs.

The plate "Unified Soil Classification System," illustrates the method used to classify the soils. The soils were visually classified in the field; the classifications were modified by visual examination of samples in the laboratory, supported, where indicated on the logs, by tests of liquid limit, plasticity index, and/or gradation. In addition to the interpretations for sample classification, there are interpretations of where stratum changes occur between samples, where gradational changes substantively occur, and where minor changes within a stratum are significant enough to log.

There may be variations in subsurface conditions between borings. Soil characteristics change with variations in moisture content, with exchange of ions, with loosening and densifying, and for other reasons. Groundwater levels change with seasons, with pumping, from leaks, and for other reasons. Thus boring logs depict interpretations of subsurface conditions only at the locations indicated, and only on the date(s) noted.

SPECIAL FIELD NOTES FOR THIS REPORT:

1. The boring for this investigation was advanced on August 14, 2018, with a truck-mounted drilling rig using 8-inch diameter hollow stem augers. The borings were backfilled with cement grout immediately after the last soil sample was retrieved.
2. The boring locations were approximately located with a measuring tape from the existing site features such as trees, bridge retaining walls, etc. Boring elevations were estimated from the elevations shown on the topographic drawing of the site.
3. The soils' Group Names [e.g. LEAN CLAY] and Group Symbols [e.g. (CL)] were determined or estimated per ASTM D 2487, Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System, see Plate 6). Other engineering terms used on the boring logs are defined on Plate 7, Soil Terminology and Plate 8, Rock Terminology.
4. Groundwater was not encountered in any of the borings advanced for this investigation.
5. The undisturbed soil samples were obtained using the sampler types noted on the boring logs and described on Plate 10, Key to Symbols.
6. The "Blow Count" Column on the boring logs indicates the number of blows required to drive the Modified California and Standard Penetration Test samplers below the bottom of the boring, with the blow counts given for each 6 inches of sampler penetration.
7. The tabulated strength values on the boring logs are peak strength values.



KEY TO SYMBOLS

Symbol Description

Strata symbols



Description not given for:
"OG:"



Clayey sand



Sandstone



Sandy lean clay

Misc. Symbols



Boring continues

Soil Samplers



Modified California Sampler:
2.375" ID by 3" OD, split-barrel
sampler driven w/ 140-pound
hammer falling 30 inches



Standard Penetration Test:
1 3/8" ID by 2" OD, split-spoon
sampler driven with 140-pound
hammer falling 30" (ASTM D 1586-99)

Line Types



Denotes a sudden, or well
identified strata change



Denotes a gradual, or poorly
identified strata change

Laboratory Data

DS Direct shear test performed
on a sample at natural moisture
content (ASTM D3080).

DSX Direct shear test performed
on a sample at an artificially
increased moisture content
(ASTM D3080).

bgs Below the Ground Surface

Symbol Description

LL Liquid Limit (ASTM D4318).

PI Plasticity Index (ASTM D4318)

NAT Natural Water Content

%Fines Percent of material that
passes through a #200 sieve
(ASTM C117).

%Sand Percent of material that
passes through a #4 sieve
but is retained on a #200
sieve
(ASTM D136).

%Gravel Percent of material that
is retained on a #4 sieve
(ASTM C136).

%Swell Percentage the sample swelled
while being saturated for the
saturated direct shear test
(ASTM D6080)



BORING LOG

Boring No. B-1
Page 1 of 2

JOB NAME: Proposed Cupal Residence
CLIENT: Ms. Toni Cupal
LOCATION: 3343 Alpine Road, Portola Valley, CA
DRILLER: HEW Drilling Company
DRILL METHOD: Truck-mounted 8-inch Hollow-stem Auger

JOB NO.: CUPAL-18-01
DATE DRILLED: 8/14/2018
ELEVATION: 283±
LOGGED BY: JKT

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DS	600	NAT	5101	12.1	117	0		CL	SANDY CLAY with GRAVEL: brown, damp, very stiff to hard, fine-grained sands, trace coarse sand, trace fine subrounded gravels, trace angular sandstone and shale cobbles.	LL=27, PI=14
						3		SC	CLAYEY SAND: yellow-brown to red-yellow, damp, dense, fine-grained sands. ... cobbles encountered at 3.5-feet.	%Fines=25
DS	1000	NAT	3866	20.1	107	6		ROCK	SANDSTONE: yellow-brown, damp, highly weathered to completely weathered, firm, weak to friable.	LL=36, PI=18
DS	1600	NAT	1858	12.4	101	15			... moist.	
						18			... gray-brown, damp to moist, highly weathered, firm, weak to friable.	



BORING LOG

Boring No. B-1
Page 2 of 2

JOB NAME: Proposed Cupal Residence

JOB NO.: CUPAL-18-01

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				15.1	102	21			... color changes to gray, damp to moist, less cemented.	LL=34, PI=12
						30			The boring was terminated at approximately 29-feet bgs. Groundwater was not encountered. Immediately after the last sample was retrieved, the borehole was backfilled with neat cement grout and capped with soil cuttings.	
						33				
						36				
						39				



BORING LOG

Boring No. B-2
Page 1 of 2

JOB NAME: Proposed Cupal Residence
CLIENT: Ms. Toni Cupal
LOCATION: 3343 Alpine Road, Portola Valley, CA
DRILLER: HEW Drilling Company
DRILL METHOD: Truck-mounted 8-inch Hollow-stem Auger

JOB NO.: CUPAL-18-01
DATE DRILLED: 8/14/2018
ELEVATION: 286±
LOGGED BY: JKT

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DSX	320	16.2	945	9.2	129	0		CL	SANDY LEAN CLAY: brown, damp, very stiff to hard, fine-grained sands, trace coarse sands, trace fine subrounded to subangular gravel, trace organics (roots) .	%Swell=2%
						3		SC	CLAYEY SAND: yellow-brown, damp, very dense, fine-grained sand. Cobbles or boulder encountered at 3-feet.	LL=37, PI=22 %Gravel=34 %Sand=41 %Fines=25
DS	1000	NAT	2000	13.7 15.5	105	9		ROCK	SANDSTONE: yellow-brown and red-yellow, damp, highly weathered to completely weathered, firm, weak to friable.	LL=35, PI=13 %Fines=76
						15			... gray, damp to moist, highly weathered, firm, weak to friable.	
						18				



BORING LOG

Boring No. B-2
Page 2 of 2

JOB NAME: Proposed Cupal Residence

JOB NO.: CUPAL-18-01

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DS	2300	NAT	4419	12.8	119	21			The boring was terminated at approximately 20-feet bgs. Groundwater was not encountered. Immediately after the last sample was retrieved, the borehole was backfilled with neat cement grout and capped with soil cuttings.	
						24				
						27				
						30				
						33				
						36				
						39				



BORING LOG

Boring No. B-3
Page 1 of 2

JOB NAME: Proposed Cupal Residence
CLIENT: Ms. Toni Cupal
LOCATION: 3343 Alpine Road, Portola Valley, CA
DRILLER: HEW Drilling Company
DRILL METHOD: Truck-mounted 8-inch Hollow-stem Auger

JOB NO.: CUPAL-18-01
DATE DRILLED: 8/14/2018
ELEVATION: 288±
LOGGED BY: JKT

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DSX DS	500 500	19.8 NAT	1745 5428	13.1 12.6	115 116	0		CL	SANDY LEAN CLAY: brown, damp to moist, very stiff to hard, fine-grained sands, trace fine angular gravel, trace organics.	LL=26, PI=10 %Swell=5%
						SC		CLAYEY SAND: yellow-brown, dry to damp, dense, fine-grained sands, trace coarse sand, trace subrounded fine gravel, trace organics, cemented. ... red-brown, dry to damp, very dense, fine to coarse sands, trace subangular fine gravel.		
DS	1600	NAT	2312	13.7	113	12		ROCK	SANDSTONE: yellow-brown, damp to moist, highly weathered to completely weathered, firm, weak to friable. ... cobbles discovered in samples. ... gray, damp to moist, highly weathered, firm, weak to friable.	




BORING LOG

Boring No. B-3
Page 2 of 2

JOB NAME: Proposed Cupal Residence

JOB NO.: CUPAL-18-01

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DSX DS	2200 2200	20.9 NAT	1773 2426	15.3 14.8 13.7	103 104		 50/6"			Non-Plastic %Fines=37
						21			The boring was terminated at approximately 19.5-feet bgs. Groundwater was not encountered. Immediately after the last sample was retrieved, the borehole was backfilled with neat cement grout and capped with soil cuttings.	
						24				
						27				
						30				
						33				
						36				
						39				



BORING LOG

Boring No. B-4
Page 1 of 1

JOB NAME: Proposed Cupal Residence
CLIENT: Ms. Toni Cupal
LOCATION: 3343 Alpine Road, Portola Valley, CA
DRILLER: HEW Drilling Company
DRILL METHOD: Truck-mounted 8-inch Hollow-stem Auger

JOB NO.: CUPAL-18-01
DATE DRILLED: 8/14/2018
ELEVATION: 288±
LOGGED BY: JKT

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
DS	320	NAT	489	7.9	103	0		CL	SANDY LEAN CLAY: brown, damp to moist, very stiff to hard, trace angular fine gravel, trace organics.	%Swell=4%
DSX DS	500 500	18.9 NAT	1802 6805	13.1 14.2	115 115	3		SC	CLAYEY SAND: brown, dry to damp, very dense, well-graded sands, trace subrounded to rounded fine gravel.	
						6			The boring was terminated at approximately 4.5-feet bgs. Groundwater was not encountered. Immediately after the last sample was retrieved, the borehole was backfilled with neat cement grout and capped with soil cuttings.	
						9				
						12				
						15				
						18				



BORING LOG

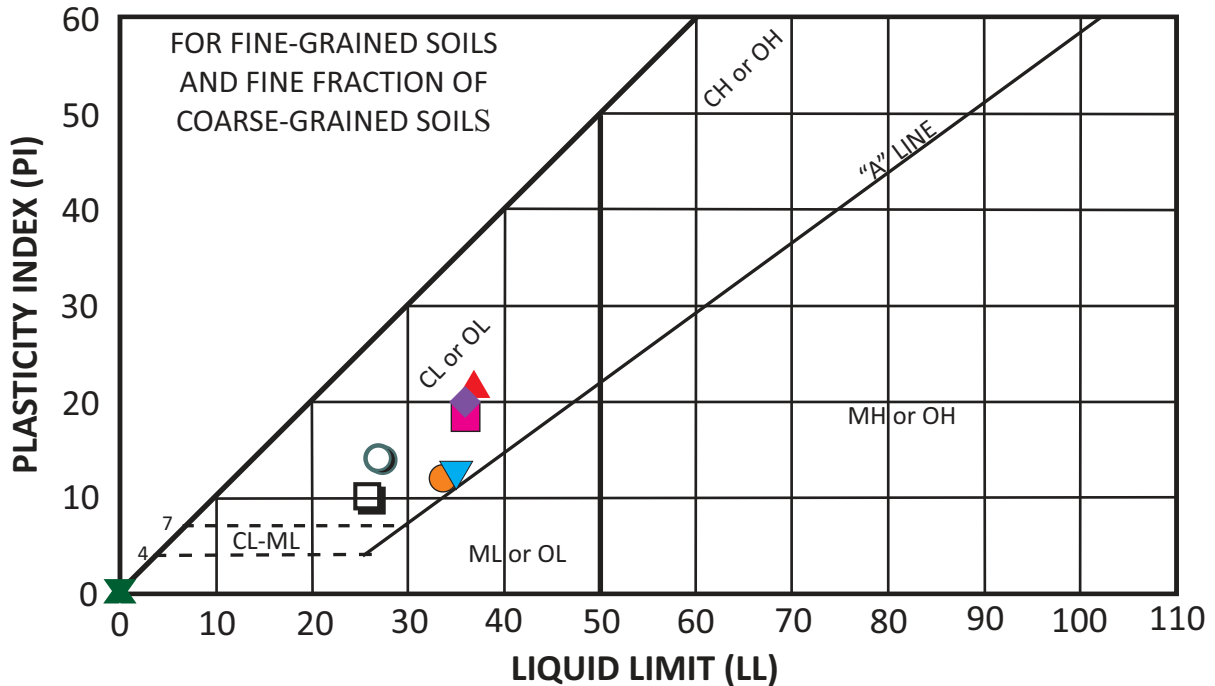
Boring No. B-5
Page 1 of 1

JOB NAME: Proposed Cupal Residence
CLIENT: Ms. Toni Cupal
LOCATION: 3343 Alpine Road, Portola Valley, CA
DRILLER: HEW Drilling Company
DRILL METHOD: Truck-mounted 8-inch Hollow-stem Auger

JOB NO.: CUPAL-18-01
DATE DRILLED: 8/14/2018
ELEVATION: 287±
LOGGED BY: JKT

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
						0		CL	SANDY LEAN CLAY: brown, dry to damp, very stiff to hard, trace coarse sands, trace organics.	LL=39, PI=20
						3		SC	CLAYEY SAND: yellow-brown, dry to damp, very dense, well-graded sands, trace subrounded to rounded fine gravel.	
						6			The boring was terminated at approximately 4.5-feet bgs. Groundwater was not encountered. Immediately after the last sample was retrieved, the borehole was backfilled with neat cement grout and capped with soil cuttings.	
						9				
						12				
						15				
						18				

PLASTICITY CHART



SYMBOL	SAMPLE SOURCE	DEPTH (FEET)	NATURAL WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	SOIL DESCRIPTION
○	Boring B-1	1.3	N/A	27	13	14	Brown Sandy Lean Clay (CL)
■	Boring B-1	5.8	12.1	36	18	18	Red-Brown Clayey Sand (SC)
●	Boring B-1	28.5	N/A	34	22	12	Gray-Brown Sandstone
▲	Boring B-2	4	N/A	37	15	22	Yellow-Brown Clayey Sand (SC)
▼	Boring B-2	8.5	15.5	35	22	13	Yellow-Brown Sandstone
□	Boring B-3	1	9.2	26	16	10	Brown Sandy Lean Clay (CL)
✕	Boring B-3	19	15.3		Non-plastic		Gray Sandstone
◆	Boring B-5	3.8	N/A	36	16	20	Yellow-Brown Clayey Sand (SC)

Note: "NP" denotes non-plastic.

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

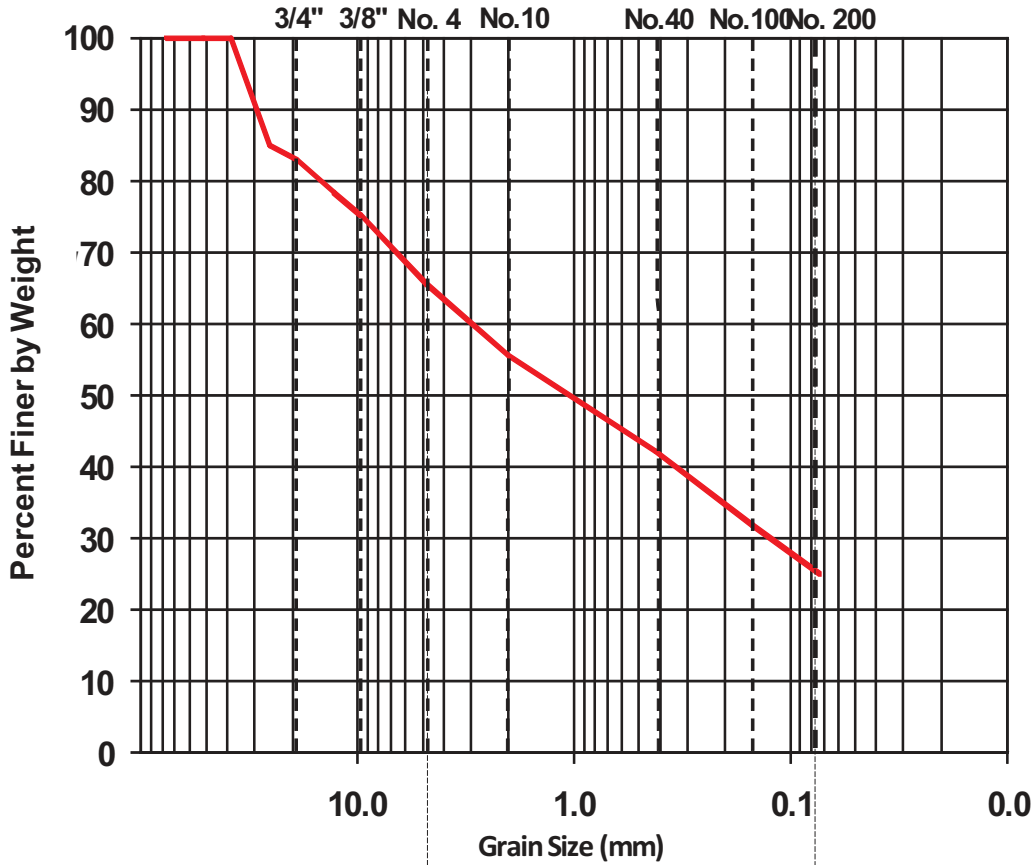
PLASTICITY DATA

DATE:
JUNE 2019

JOB NUMBER:
CUPAL-18-01

PLATE
19

U.S. Standard Sieve Size



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	COARSE	

LEGEND	—			
SAMPLE NUMBER	B-2-2			
DEPTH (FEET)	4			
SOIL DESCRIPTION	Clayey Sand with Gravel (SC)			

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

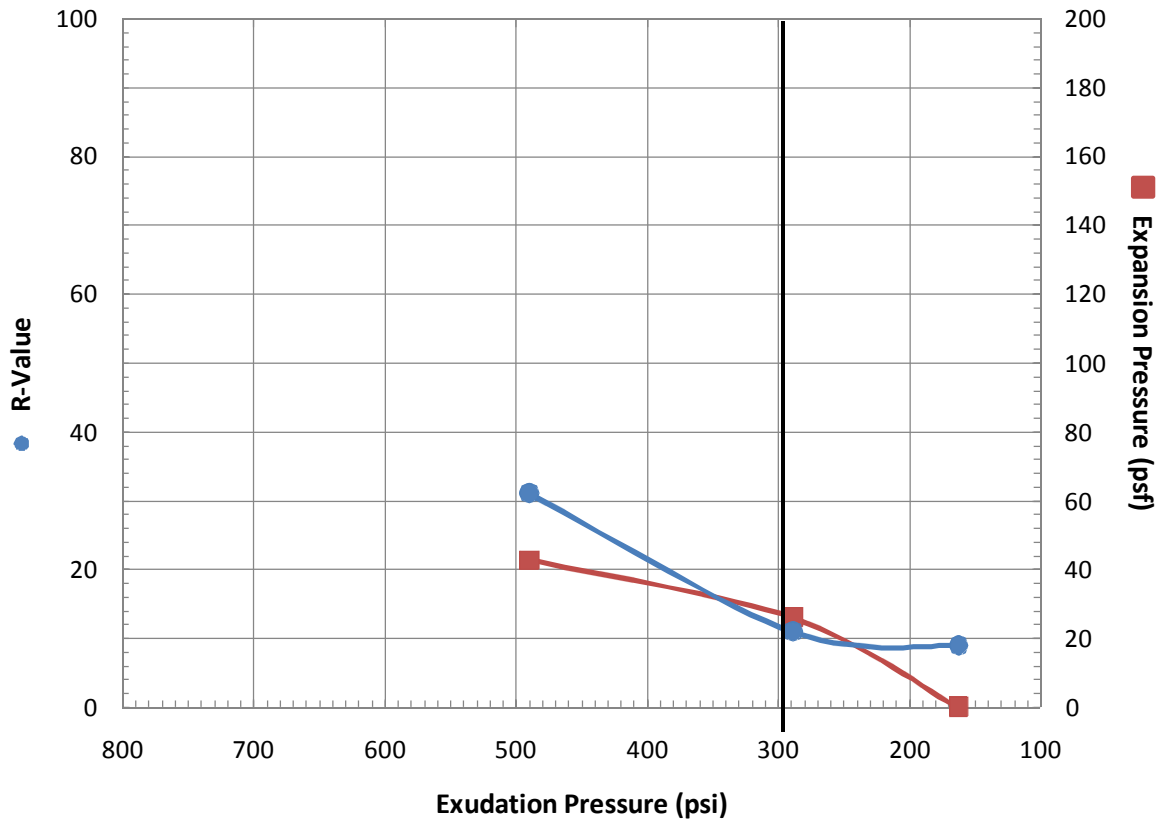
GRADATION TEST DATA

DATE:
JUNE 2019

JOB NUMBER:
CUPAL-18-01

PLATE:
17

B-4 Bulk Sample



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. Psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	250	118.6	13.5	43	102	2.62	489	29	31
2	120	113.1	14.9	26	134	2.69	288	10	11
3	100	110.7	16.6	0	135	2.62	163	9	9

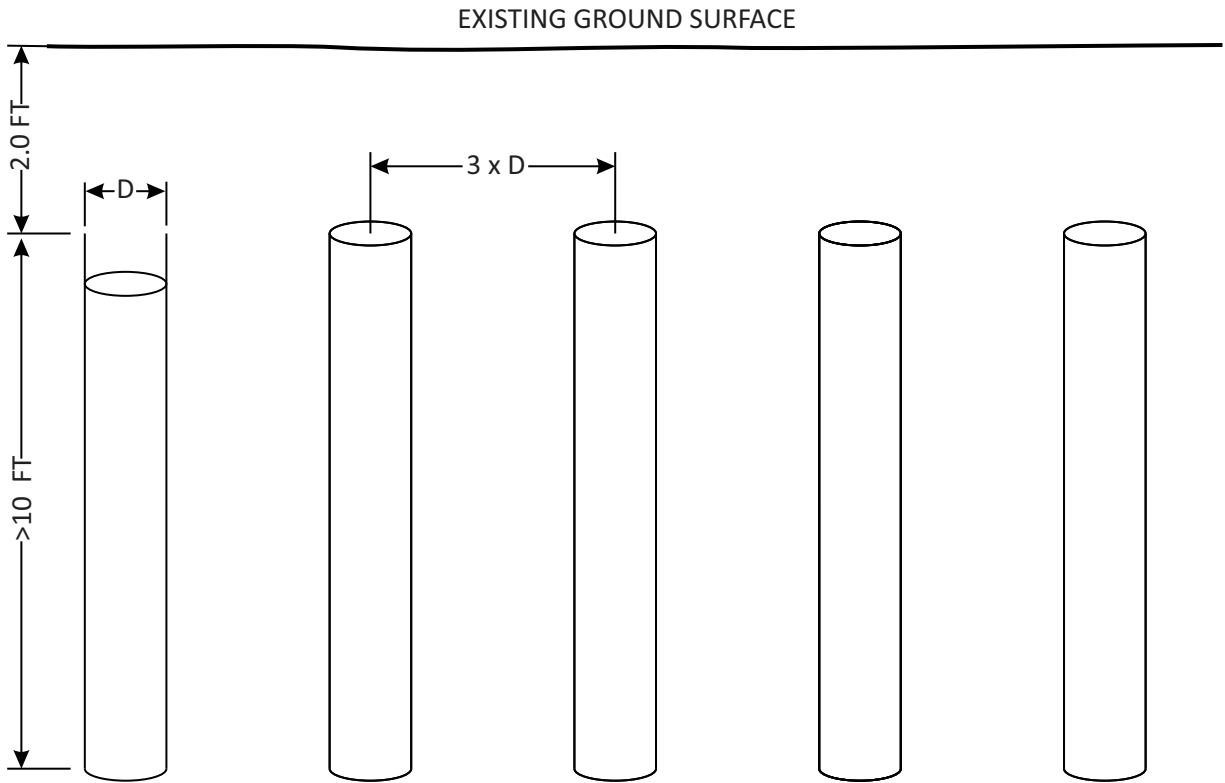
R-value at 300 psi exudation pressure = **12**

Exp. Pressure at 300 psi exudation pressure = **28**

REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

R-VALUE TEST DATA

DATE: JUNE 2019	JOB NUMBER: CUPAL-18-01	PLATE 18
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Note: The stitch pier wall should be designed to retain at least 10 feet of earth. The wall may be cut-off 2 feet below the existing ground surface to prevent conflicts with surface activities. The diameter of the piles (D) and total length will be determined by the structural engineer using the following design criteria:

Active lateral pressures: 45 lb/ft/ft (Equivalent fluid pressure) + 4 lb/ft/ft for every 5 degrees of retained slope

Allowable passive resistance: 350 or 400 lb/ft/ft (Equivalent fluid pressure), in undisturbed native soil or bedrock, respectively.



Example of a Stitch Pier Wall under construction

**REPORT REVISION 2
 GEOTECHNICAL ENGINEERING INVESTIGATION
 PROPOSED CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CALIFORNIA**

EXAMPLE STITCH PIER WALL GENERALIZED SKETCH

DATE:
 JUNE 2019

JOB NUMBER:
 CUPAL-18-01

PLATE:
 19

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled.* No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be, and, in general, if you are the least bit uncertain about the continued reliability of this report, contact your geotechnical engineer before applying it.* A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may

perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old*.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration*. Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists*.



Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org



TECHNICAL MEMORANDUM

DATE: 5/29/2020

TO: TONI CUPAL

FROM: CHRIS LYLE, FLUVIAL GEOMORPHOLOGIST; STILLWATER SCIENCES

SUBJECT: RESPONSE TO CONCERNS OF ONGOING NATURAL EROSION OF THE
CREEK AND POTENTIAL INTERFACE WITH PROPOSED IMPROVEMENTS

At the request of Toni Cupal, Stillwater Sciences has reviewed input regarding the project from Regional Water Quality Control Board (RWQCB), shown in the Building Site Approval and Grading Approval Applications – Additional Information Needed for CEQA Preparation (File # PLN18-1145) received from Santa Clara County Building and Planning Department on May 14, 2020. Specifically, Stillwater Sciences was asked to respond to the following County comment:

“7. The County has received input regarding the project from Regional Water Quality Control Board (RWQCB) staff regarding the project and identified concerns regarding ongoing natural erosion of the Creek and potential interface with the proposed onsite improvements. The RWQCB requested additional analysis of this issue, prepared by a fluvial hydro geomorphologist that addresses the following:

- a. Whether or not the ongoing natural erosion of the creek will reach the proposed stitch-pier wall location.
- b. If the erosion reaches the stitch-pier wall, how will this impact the geomorphology, hydrology, and biological functions of the creek.
- c. If it does have impacts to the Creek, what mitigation measures are appropriate.

8. If the results of the study under #7 indicate that natural erosion of the creek will reach the proposed stitch pier wall, provide a report from a Geotechnical Engineer that specifies whether failure of the proposed stitch-pier wall is possible. If failure of the wall is possible, mitigation measures shall be proposed by the Geotechnical Engineer to reduce impacts to a less than significant level if/when failure occurs to: 1) the creek and 2) the residence. This information is required in order to continue processing the environmental assessment.”

Stillwater Sciences considered several approaches to quantify the likelihood of stream migration and associated erosion undermining the proposed stitch-pier wall. Although bank erosion potential or hydrodynamic modeling could provide results that would either be satisfactory or dismissive of the proposed project, an empirical approach seemed most reasonable given the very low likelihood of the necessary variables to coincide for this to occur.

Based on several years of site observations and an understanding of the channel hydraulics from previous modeling, erosion will be largely concentrated at the left bank, where oversteepening and slumping of bank material (fine-grained clayey sand) is actively occurring. The left bank is owned by the Town of Portola Valley and if left natural and unarmored, Los Trancos Creek will more than likely continue to erode and laterally migrate away from the channel centerline. This has the potential to increase channel capacity and reduce the velocity and shear stresses experienced along the right bank, further minimizing bank erosion potential.

The creek bank in question has erosion protection provided by several large trees along the toe, middle, and top of bank, and a well-established riparian understory (Figure 1). This bank shows no signs of surface failure, toe erosion, or any features indicative of instability.



Figure 1. Area of proposed stitch-pier wall looking upstream from right bank.

Although some continued erosion is expected to occur along the toe of the creek bank and along the face of the slope during storm event flows, “channel forming” 2-year events and above, the channel bed is very stable and no further incision is anticipated to occur under current conditions. Prior to construction of the stitch pier wall enhancement of salmonid habitat by large woody debris (LWD) features will decrease water velocities during high winter flows and increase scour to create pools with cover during summer low-flows. During the winter, the LWD will provide refuge for salmonids so that they are not flushed out of the system. During the summer, some of the LWD will increase the channel complexity with cover to provide summer rearing habitat in the vicinity of winter refuge habitat (aka habitat connectivity). Figure 2 is a representative image of the channel bed composition, which shows a

moderately embedded, coarse substrate that provides resistance to erosion and is largely immobile.



Figure 2. Typical bed composition looking from right bank to left bank along toe of channel.

Stillwater Sciences has reviewed BCA Structural Engineering's stitch pier wall details, as well as BAGG Engineers' Geotechnical reports and all associated calculations. Thereafter, methodology of assessments and final design variables were discussed with BAGG staff via teleconference on May 20th, 2020.

Ultimately, it is highly unlikely that the stitch-pier wall comes into contact with any waters associated with flows in Los Trancos Creek, although the design of the foundation for the stitch-pier wall is more than capable of withstanding expected water velocities and shear stress forces. This is mainly due to the distance of the wall from the creek (approximately 50 linear feet) and that the required sediment flux would take a series of recurrent 100-year flow events. This is beyond any consideration of studies that could be conducted with the knowledge of the system and potential future uses of the watershed.

In the unlikely event that land use downstream and/or upstream of the Project reach changes drastically to allow for Los Trancos Creek to reestablish its high sinuosity channel morphology, then the anticipated impacts should be reevaluated.

Memorandum

September 1, 2020

Page 1 of 5

To: County of Santa Clara

From: Craig Overbo

**Subject: Hydrology Report
3433 Alpine Road, Portola Valley, CA**

The proposed project at 3433 Alpine Road in Portola Valley consists of a new structure and a gravel driveway and fire apparatus turnaround area. Aside from an existing gravel area on the east side of the existing bridge, the existing site is undeveloped and therefore consists primarily of pervious surface. The proposed development will result in an increased impervious surface of 5,479 square feet. In order to ensure that the new development does not increase the stormwater runoff from the existing site, all impervious surfaces will drain into an underground hydromodification system. The entire driveway will drain to a catch basin, and the building downspouts will be spilled onto the landscaping in order to allow that water an opportunity to percolate into the ground. This water is eventually intercepted by earthen swales along the sides and rear of the structure and flows into a catch basin that is a part of the stormwater detention structure.

Calculations have been prepared (see attached) which show that the stormwater runoff for the 10 year and 100 year storm events do not exceed the pre-construction stormwater flows. This is achieved by detaining the stormwater in a 24" PVC pipe and associated structures. The metered release outlet structure contains a weir with a lower opening that has been sized to match the pre-construction flows for the 10 year storm event. This lower opening also serves as the outlet for the 100-year storm event. The weir is designed to be slightly higher than required, so that storms in excess of the 100 year event are detained, until the stormwater flows over the top of the weir and out through the outlet pipe.

The hydromodification / detention structure contains a 6" outlet into Los Trancos Creek. This outfall has been designed to be as environmentally responsible as possible, using a coir mat (coconut husk) and hydroseeding to prevent erosion of the creek bank.

As a result of the hydromodification steps shown above, the proposed site will not result in substantial erosion or siltation on or off site. The runoff from the proposed site will not exceed the pre-construction flows for the 10 year and 100 year storm events, in order to avoid downstream flooding. As a result of the hydromodification of the site, the capacity of Los Trancos Creek is not negatively impacted, and flood flows will not be impeded or redirected.



Storm Drainage Calculations

3343 Alpine Road, Portola Valley, CA

Prepared by Bohley Consulting

9/1/2020

Mean Annual Precipitation: 24"

Figure A-2, Santa Clara County Drainage Manual

Existing Tc

100' @ 6%

Figure A-1 (Woodland) → 1.25 ft/sec

$$T_c = (100\text{ft}) / (1.25\text{ft/sec}) = 80 \text{ sec.}$$

Use Tc = 5 minutes per 3.4.2.1 of the Drainage Manual.

Proposed Tc will also be small; use Tc = 5 minutes

See attached sheets for intensity calculations.

10-year, 5-minute storm: $i = 3.02$ in/hr

100-year, 5-minute storm: $i = 4.27$ in/hr

Pre-Development

2165 ft² impervious C=0.85

6201 ft² pervious C=0.35

Combined C = 0.48

A = 0.19 Acre

$$Q = CiA$$

$$Q_{10} = 0.28 \text{ cfs}$$

$$Q_{100} = 0.39 \text{ cfs}$$

Post-Development

4713 ft² impervious - house (excludes deck) C=0.85

2931 ft² impervious - driveway C=0.85

722 ft² pervious C=0.35

Combined C = 0.81

A = 0.19 Acre

$$Q = CiA$$

$$Q_{10} = 0.47 \text{ cfs}$$

$$Q_{100} = 0.66 \text{ cfs}$$

Storage Calculations

10-year Storm Event

Q ₁₀ Pre-development =	0.28 cfs
Release rate from orifice =	0.28 cfs
Post Development Area =	0.19 acres
C _{post} (Post Development) =	0.81

10-year return period

Duration (minutes)	Intensity (in/hr)	Q (cfs)	Runoff Volume (ft ³)	Release Volume (ft ³)	Initial Storage (ft ³)
5	3.02	0.46	139.28	84.00	55
10	2.07	0.32	190.78	168.00	23
15	1.63	0.25	225.96	252.00	-26
30	1.11	0.17	308.58	504.00	-195
60	0.78	0.12	433.80	1008.00	-574
120	0.59	0.09	654.64	2016.00	-1361
180	0.51	0.08	845.64	3024.00	-2178

Required Storage = **55 ft³**

100-year Storm Event

Q ₁₀₀ Pre-development =	0.39 cfs
Release rate from orifice =	0.39 cfs
Post Development Area =	0.19 acres
C _{post} (Post Development) =	0.81

100-year return period

Duration (minutes)	Intensity (in/hr)	Q (cfs)	Runoff Volume (ft ³)	Release Volume (ft ³)	Initial Storage (ft ³)
5	4.27	0.66	197.19	117.00	80
10	2.94	0.45	271.90	234.00	38
15	2.35	0.36	325.96	351.00	-25
30	1.58	0.24	437.97	702.00	-264
60	1.09	0.17	602.48	1404.00	-802
120	0.80	0.12	887.34	2808.00	-1921
180	0.69	0.11	1143.55	4212.00	-3068

Required Storage = **80 ft³**

Pipeline Storage Provided

SD pipe size	Length	Storage (CF)
24	26	82

(Pipe length includes inside catch basin and manhole)

Orifice Calculations

General equation for flow through an orifice:

$$A = Q / (C_d * (2 * g * h)^{0.5})$$

Where:

$C_d = 0.62$ (coefficient of contraction)

$g = 32.2 \text{ ft/s}^2$ (gravitational acceleration)

10-year Storm Event

$Q = 0.28 \text{ cfs}$ (allowable release for 5 minute T_c for 10-year event)

$h = 1.35 \text{ ft}$ (head at 10-year storage elevation)

$$A = 0.28 / (0.62 * (2 * 32.2 * 1.35)^{0.5})$$

$$A = 6.97 \text{ in}^2$$

Lower orifice diameter = 3.0"

100-year Storm Event

$Q = 0.39 \text{ cfs}$ (allowable release for 5 minute T_c for 100-year event)

$h = 2.00 \text{ ft}$ (head at 100-year storage elevation above lower orifice)

Flow through lower orifice at $h = 2.00 \text{ ft} = 0.35 \text{ cfs}$

This is close enough to the 0.39 cfs allowed that we won't add an upper orifice. All stormwater will pass through the lower orifice.

We will effectively detain storms larger than the 100 year event, plus we are making the plate 3" higher than the 100 year storage requirement.

Eventually, very large storms may pass over the top of the weir plate.

Velocity at outfall

10-year event:

$Q = 0.28 \text{ cfs}$ (126 GPM)

Velocity = 2.9 ft/sec

100-year event:

$Q = 0.39 \text{ cfs}$ (175 GPM)

Velocity = 3.1 ft/sec

Velocity in both cases is approximately 2 miles per hour.

(Human walking speed is 3 to 4 miles per hour).

These velocities are further reduced by the perforated tee at the end of the outfall.

Intensity Calculations

$$X_{T,D} = A_{T,D} + (B_{T,D} \text{MAP})$$

$$i_{T,D} = X_{T,D} / D_{\text{hrs}}$$

$$\text{MAP} = 24$$

10-year return period

T_C	$A_{T,D}$	$B_{T,D}$	$i_{T,D}$
5	0.201876	0.002063	3.016656
10	0.258682	0.003569	2.066028
15	0.294808	0.004710	1.631392
30	0.367861	0.007879	1.113914
60	0.427723	0.014802	0.782971
120	0.522608	0.027457	0.590788
180	0.591660	0.038944	0.508772
360	0.625054	0.070715	0.387036
720	0.641638	0.111660	0.276790
1440	0.567017	0.162550	0.186176
2880	0.832445	0.221820	0.128253
4320	0.810509	0.265469	0.099747

100-year return period

T_C	$A_{T,D}$	$B_{T,D}$	$i_{T,D}$
5	0.26999	0.00358	4.27096
10	0.31526	0.00731	2.94451
15	0.42136	0.00696	2.35331
30	0.55393	0.00986	1.58100
60	0.62661	0.01920	1.08743
120	0.73294	0.03619	0.80079
180	0.81647	0.05198	0.68801
360	0.77668	0.10105	0.53366
720	0.82186	0.16218	0.39286
1440	0.81405	0.24339	0.27731
2880	1.21090	0.32594	0.18820
4320	1.17500	0.38904	0.14600

3958733

BOOK 9228 PAGE 498

Governmental entity acquiring title
Tax exempt effective November 10, 1969

DH.

CONSERVATION EASEMENT

HARE, BREWER & KELLEY, INC.,

a Corporation organized under the laws of the State of California, does hereby Grant to

THE TOWN OF PORTOLA VALLEY

a Municipal Corporation of the County of San Mateo, State of California

A conservation easement over the real property described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD that certain real property described in Exhibits "A" and "B", and more particularly described herein, as a Conservation Easement for the purposes of protecting vegetation, terrain, natural waters, drainage and wildlife. In order to serve the purposes for which said easement is dedicated, the following uses of the lands within said easement are prohibited:

- (a) Removal of vegetation other than poison oak from more than twenty (20) per cent of the area within said conservation easement;
- (b) Removal of trees with a circumference of over twelve (12) inches measured four (4) feet above the surface of the ground;
- (c) Excavating or filling or any combination thereof totaling in excess of five (5) cubic yards, providing that such excavating or filling does not result in disturbance of the surface of the ground exceeding twenty (20) per cent of the area within the easement;
- (d) Dumping of refuse; and
- (e) Erection of barbed wire fences and/or buildings;

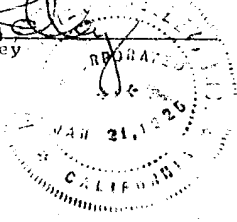
provided, however, that exceptions to the prohibitions stated herein may be granted by the Town Council of the Town of Portola Valley.

IN WITNESS WHEREOF, said HARE, BREWER & KELLEY, INC., has caused these presents to be executed this 19th day of February, 1971

HARE, BREWER & KELLEY, INC.

BY: *William K. Kelley*
William K. Kelley
Secretary

BY: *Ryland Kelley*
Ryland Kelley
President



VOL 5899 PAGE 221

83940AD

RECORDED AT REQUEST OF

SAN MATEO COUNTY TITLE COMPANY

FEB 15 4 31 PM 1971

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

83940AD

COMPARED - STANDARD

sw

VOL 5899 PAGE 222

STATE OF CALIFORNIA

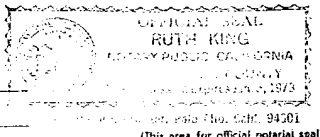
COUNTY OF Santa Clara

9228 499 839-10AD

On July 1, 1971, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard King known to me to be the President and Richard King known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Richard King



Name (Typed or Printed)

(This area for official notarial seal)

Form 3002—(Corporation) First American Title Company

BOOK 9228 PAGE 500

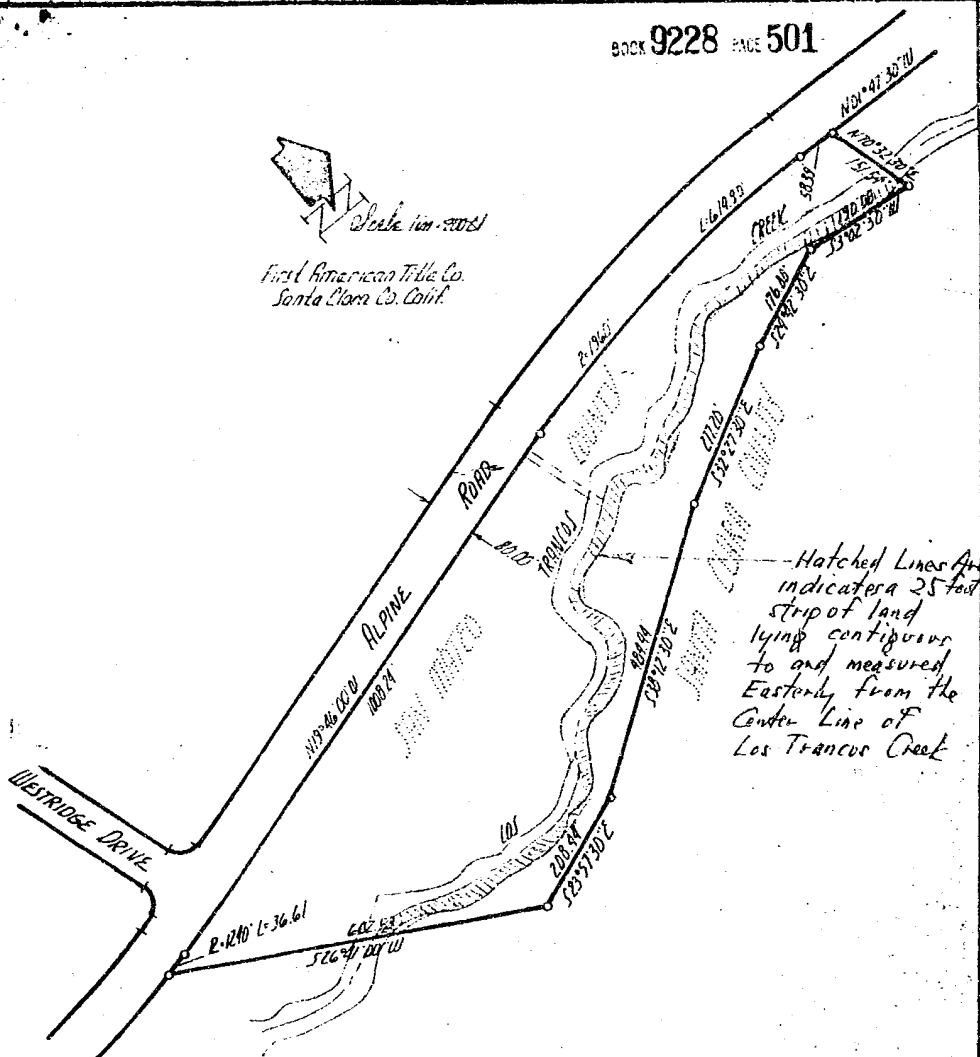
EXHIBIT "A"

A conservation easement over a strip of land 25 feet in width lying contiguous to and measured Easterly from the centerline of Los Trancos Creek and extending Northerly from the Southerly boundary of lands conveyed to Hare-Brewer and Kelley Inc., a corporation by deed recorded August 19, 1958 in volume 4153 of Official Records at Page 422, Santa Clara County Records to the Southerly boundary of lands described in deed to the Ladera Recreation Association recorded October 31, 1958 in Volume 4219 of Official Records at page 104, Santa Clara County Records.

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First American Title Co.
Santa Clara Co. Calif.



Hatched Lines Area
indicates a 25 foot
strip of land
lying contiguous
to and measured
Easterly from the
Center Line of
Los Trancos Creek

EXHIBIT "B" *WJK*
ARK

PA: 18284 SM: 220734

Return to: First American Title Co.
P. O. Box 168, Palo Alto, Calif.

3958733

BOOK 9228 PAGE 502

TOWN of PORTOLA VALLEY

Town Hall and Offices, 4141 Alpine Road, Portola Valley, Calif. 94025 Tel. (415) 948-1788

COUNCIL:
CLEANOR B. BOUSHEY
Mayor
ROBERT H. ANDERSON
Vice Mayor
ROBERT H. ALWAY
NAIN K. HESER
MILTON F. JOHNSON

TOWN OFFICERS:
Clerk
MILDRED WHITAKER
Attorney
JAMES T. MORTON

CERTIFICATE OF ACCEPTANCE

of Deed or Grant to

The Town of Portola Valley
San Mateo County
California

This is to certify that the interest in real property conveyed by the deed or grant dated February 19 1971 from HARE, BREWER & KELLEY, INC. to the TOWN OF PORTOLA VALLEY, a municipal corporation, is hereby accepted by the undersigned officer of the Town of Portola Valley on behalf of the Town Council, pursuant to authority conferred by Resolution No. 34-1965 of the Town Council, adopted on March 1, 1965, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: February 19, 1971

TOWN OF PORTOLA VALLEY, a municipal corporation

3958733

BOOK 9228 PAGE 498

By Mildred Whitaker
Mildred Whitaker, Town Clerk

83940AD

RECORDED AT THE REQUEST OF
First American Title
Guaranty Company
FEB 24 1971 8:00 AM
GEORGE E. FOWLES, Recorder
SANTA CLARA COUNTY, OFFICIAL RECORDS



8.H.
VOL 5899 PAGE 221

Memorandum

June 29, 2020

Page 1 of 3

To: Joanna Wilk

From: Craig Overbo

Subject: PLN18-1145
3343 Alpine Road (APN: 142-15-008)
Plan check comment responses

Below are our responses to the May 14, 2020 plan check comment letter. Only the Civil-related items are addressed here.

1. Please revise the overall site plan (Sheet C2.2) to correctly show the location of the property boundaries. It has come to Staff's attention while conducting the environmental assessment that property line designations were not accurately/consistently illustrated on the project plans. This information is required to avoid complications with the final published/posted environmental document.

Response: Sheet C2.2 has been revised to more clearly indicate the subject parcel, using hatching, differing line weights, and additional notations.

2. The submitted site plan (Sheet C3.1) shows two different delineations of Flood Zone A and Flood Zone D. One is located along the top-of-bank on the eastern portion of Los Trancos Creek, while the other is located along the western side of Los Trancos Creek, north of the proposed development. Please clarify which delineation shows the correct location of Flood Zone A and Flood Zone D, as this is required to complete the environmental assessment project description and the Hydrology/Water Quality section.

Response: There are three different zones in this area: the creek itself is Zone A, while Zone X is west of the creek, and Zone D is east of the creek. See the attached flood map from FEMA.

4. There is a Conservation Easement on the property held by the Town of Portola Valley (enclosed). This easement consists of a 25-foot-wide strip of land, measured from the centerline of Los Trancos Creek, running along the length of Creek (see enclosed easement map). The Easement states approval is required from the Town Council of the Town of Portola Valley if any of the following development takes place within the easement boundaries:

- a) Removal of vegetation other than poison oak from more than twenty (20) percent of the area within said conservation easement;
- b) Removal of trees with a circumference of over twelve (12) inches measured four (4) feet above the surface of the ground;
- c) Excavating or filling or any combination thereof totaling in excess of five (5) cubic yards, providing that such excavating or filling does not result in disturbance of the surface of the ground exceeding twenty (20) percent of the area within the easement;

Memorandum

June 29, 2020

Page 2 of 3

- d) Dumping of refuse; and
- e) Erection of barbed wire fences and/or buildings.

The proposed plan shows improvements within the boundaries of the easement. Please provide documentation which verifies if the proposed improvement exceeds any of the development thresholds listed above.

If the proposed development exceeds the threshold listed above, the owner shall obtain approval from the Town Council of the Town or Portola Valley prior to continuing to process the Initial Study/ environmental assessment.

NOTE: Upon discovery of the Easement, County Staff contacted the Town of Portola Valley, however Staff has not received additional information regarding the easement and this requirement needs to be satisfied by the property owner.

Response:

- a) The creek is on the order of 1700 feet long, while the outfall is three feet wide. So if any vegetation does need to be removed, it will be *well* under the 20% limit. As part of the coir mat installation (this is the new outfall, see additional comments below), the disturbed area will be hydroseeded with a native planting mix.
- b) No trees will be removed for the construction of the outfall.
- c) Installing the 36" wide by 32' long coir mat 6" into the slope results in a cut of just under 2 cubic yards. There is no fill associated with this outfall.
- d) No dumping of refuse will take place anywhere on the project site.
- e) No fences or buildings will occur within the conservation easement.

5. Page 35 of the geotechnical report submitted by the applicant (dated June 2019) shows the top of bank location outside of the alluvial slump, along contour elevation 282, to the north of the proposed residence. However, the proposed site plan shows the top of bank location within the alluvial slump, along contour elevation 278. Please address this discrepancy as an accurate depiction of the top of bank is necessary to determine the location of the required slope stability protection area.

Response: The geotechnical report was initially prepared early in the project timeline (with later updates), and used the top of bank location shown on the topographic survey. Subsequent to that, Stillwater Sciences prepared a Top of Bank Determination report. This report defines the actual top of bank location by incorporating information from their site visit, topographic data, and modeled flood inundation boundaries using USACE's HEC-RAS system and USGS's StreamStats. The top of bank shown on this report has been incorporated into the design plans and should be considered the true top of bank.

Memorandum

June 29, 2020

Page 3 of 3

9. Please provide a design table for the proposed outfall located in Los Trancos Creek and detail how the riprap will be installed specifically for the site. This information is needed to complete the Hydrology and Water Quality section of the Initial Study, and to determine the steepness of the slope that the outfall emits to. Santa Clara Valley Water District guidelines require a slope no steeper than a 1.5:1 ratio.

Response:

The outfall has been relocated to the west to avoid the steep slope as much as possible. After consultation with Stillwater Sciences, we have also changed the design of the outfall so that we're no longer using rip-rap. The outfall will now consist of a Coir Mat and hydroseeding, and will be using a smaller outlet pipe. This will be much less intrusive for the creek, and will result in a substantial reduction of grading required. The grading quantity for the outfall has been added to the grading table on C3.1, with the result being 2 cubic yards of cut.

National Flood Hazard Layer FIRMette



37°23'58.03"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed October 2017.

37°23'29.45"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/24/2018 at 9:00:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



122°11'6.01"W



**3343 Alpine Road, Portola Valley, CA
Biological Resources Evaluation**



Prepared for:
Toni Cupal
2 Cedar lane
Woodside, CA 94062

Prepared by:
MIG
2055 Junction Avenue, Suite 205
San Jose, CA 95131
(650) 327-0429

September 2018 (updated December 2020)

Project Number: 16124

PLANNING | DESIGN | COMMUNICATIONS | MANAGEMENT | SCIENCE | TECHNOLOGY

2055 Junction Avenue, Suite 205 • San Jose, CA 95131 • USA • 650-327-0429 • www.migcom.com

Offices in: California • Colorado • Oregon • Texas • Washington

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List of Abbreviated Terms

AMM	Avoidance and Minimization Measures
BMP	Best Management Practice
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFP	California Fully Protected Species
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRLF	California Red-legged Frog
CSSC	California Species of Special Concern
CWA	Clean Water Act
FESA	Federal Endangered Species Act
HCP	Habitat Conservation Plan
LSAA	Lake and Streambed Alteration Agreement
MBTA	Migratory Bird Treaty Act
NCCP	Natural Community Conservation Plan
NOAA Fisheries Service	National Oceanic and Atmospheric Administrations' National Marine Fisheries Service
NPPA	Native Plant Protection Act
RWQCB	Regional Water Quality Control Board
SFGS	San Francisco garter snake
U.S.	United States
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service

1 Introduction and Summary

This report presents an evaluation of biological resources for the construction of a single-family residence at 3343 Alpine Road in Santa Clara County, California (project). The purpose of this evaluation is to identify potential sensitive biological resources within or near the project site and potential impacts to those resources resulting from the project. The project could impact sensitive biological resources. This report provides:

- an overview of the project
- a list of the federal, state, and local regulations that pertain to the project
- a description of the environmental conditions at the project site, including vegetation communities and associated wildlife habitats present
- a discussion of special-status plant and animal species and sensitive communities that are known to occur or that could potentially occur at the project site
- an evaluation of the potential impacts to biological resources that may occur due to the project
- recommendations to avoid or minimize impacts to biological resources as needed to ensure that the project remains in compliance with all applicable federal, state, and local regulatory requirements
- responses to the California Environmental Quality Act (CEQA) Guidelines Appendix G questions related to biological resources

2 Project Location and Description

The proposed project is the construction of a single-family residence that includes parking area/fire truck hammerhead, a stormwater outfall to Los Trancos Creek, and installation of utilities. The project is on a 0.48-acre area (project footprint) of a 4.2-acre parcel adjacent to Los Trancos Creek in unincorporated Santa Clara County (APN 142-15-008; Appendix A, Figure 1). The parcel is accessed via a bridge that spans Los Trancos Creek and is accessed by an easement off Alpine Road in Portola Valley, San Mateo County, California. Los Trancos Creek defines the boundary between San Mateo and Santa Clara County.

3 Regulatory Setting

Biological resources in California are protected under federal, state, and local laws. The laws that may pertain to the biological resources found on the project site include the following:

3.1 Federal Endangered Species Act

The Federal Endangered Species Act of 1973 (FESA), as amended, provides the regulatory framework for the protection of plant and animal species (and their associated critical habitats), which are formally listed, proposed for listing, or candidates for listing as endangered or threatened under FESA. FESA has the following four major components: (1) provisions for listing species, (2) requirements for consultation with the United States (U.S.) Fish and Wildlife

Service (USFWS) and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NOAA Fisheries Service), (3) prohibitions against "taking" (i.e., harassing, harming, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or attempting to engage in any such conduct) of listed species, and (4) provisions for permits that allow incidental "take". FESA also discusses recovery plans and the designation of critical habitat for listed species. Both the USFWS and NOAA Fisheries Service share the responsibility for administration of FESA. During the NEPA review process, each agency is given the opportunity to comment on the potential of a proposed project to affect plants and animals listed, proposed for listing, or candidate for listing.

3.2 U.S. Migratory Bird Treaty Act

The U.S. Migratory Bird Treaty Act (MBTA; 16 USC §§ 703 et seq., Title 50 Code of Federal Regulations [CFR] Part 10) states it is "unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill; attempt to take, capture or kill; possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or in part, of any such bird or any part, nest or egg thereof..." In short, under MBTA it is illegal to disturb a nest that is in active use, since this could result in killing a bird, destroying a nest, or destroying an egg. The USFWS enforces MBTA. The MBTA does not protect some birds that are non-native or human-introduced or that belong to families that are not covered by any of the conventions implemented by MBTA. In 2017, the USFWS issued a memorandum stating that the MBTA does not prohibit incidental take; therefore, the MBTA is currently limited to purposeful actions, such as directly and knowingly removing a nest to construct a project, hunting, and poaching.

3.3 Clean Water Act

The Clean Water Act (CWA) is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401.

3.3.1 Section 404

As part of its mandate under Section 404 of the CWA, the EPA regulates the discharge of dredged or fill material into "waters of the U.S.". "Waters of the U.S." include territorial seas, tidal waters, and non-tidal waters in addition to wetlands and drainages that support wetland vegetation, exhibit ponding or scouring, show obvious signs of channeling, or have discernible banks and high-water marks. Wetlands are defined as those areas "that are inundated or

saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3(b)). The discharge of dredged or fill material into waters of the U.S. is prohibited under the CWA except when it is in compliance with Section 404 of the CWA. Enforcement authority for Section 404 was given to the USACE, which it accomplishes under its regulatory branch. The EPA has veto authority over the USACE’s administration of the Section 404 program and may override a USACE decision with respect to permitting.

Substantial impacts to waters of the U.S. may require an Individual Permit. Projects that only minimally affect waters of the U.S. may meet the conditions of one of the existing Nationwide Permits, provided that such permits’ other respective conditions are satisfied. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions.

3.3.2 Section 401

Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a certification or waiver from the State of California. The “401 Certification” is provided by the State Water Resources Control Board through the local Regional Water Quality Control Board (RWQCB).

The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities and wastewater recycling. The RWQCB recommends the “401 Certification” application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under the CEQA. The application to the RWQCB is similar to the pre-construction notification that is required by the USACE. It must include a description of the habitat that is being impacted, a description of how the impact is proposed to be minimized and proposed mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland at a minimum ratio of 2:1, or twice as many acres of wetlands provided as are removed. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

3.4 California Environmental Quality Act

The California Environmental Quality Act (Public Resources Code Sections 21000 et. seq.) requires public agencies to review activities which may affect the quality of the environment so that consideration is given to preventing damage to the environment. When a lead agency issues a permit for development that could affect the environment, it must disclose the potential environmental effects of the project. This is done with an “Initial Study and Negative Declaration” (or Mitigated Negative Declaration) or with an “Environmental Impact Report”. Certain classes of projects are exempt from detailed analysis under CEQA.

CEQA Guidelines Section 15380 defines endangered, threatened, and rare species for purposes of CEQA and clarifies that CEQA review extends to other species that are not formally listed under the state or federal ESAs but that meet specified criteria. The state maintains a list of sensitive, or “special-status”, biological resources, including those listed by the state or federal government or the California Native Plant Society (CNPS) as endangered, threatened, rare or of special concern due to declining populations. During CEQA analysis for a proposed project, the California Natural Diversity Data Base (CNDDDB) is usually consulted. CNDDDB relies on information provided by the California Department of Fish and Wildlife (CDFW), USFWS, and CNPS, among others. Under CEQA, the lists kept by these and any other widely recognized organizations are considered when determining the impact of a project.

3.5 California Fish and Game Code

3.5.1 California Endangered Species Act

The California Endangered Species Act (CESA; Fish and Game Code 2050 et seq.) generally parallels the federal Endangered Species Act. It establishes the policy of the State to conserve, protect, restore, and enhance threatened or endangered species and their habitats. Section 2080 of the California Fish and Game Code prohibits the take, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or by the regulations. “Take” is defined in Section 86 of the California Fish and Game Code as to “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” This definition differs from the definition of “take” under FESA. CESA is administered by CDFW. CESA allows for take incidental to otherwise lawful projects but mandates that State lead agencies consult with the CDFW to ensure that a project would not jeopardize the continued existence of threatened or endangered species.

3.5.2 California Fish and Game Code Sections 1600-1607

Sections 1600-1607 of the California Fish and Game Code require that a Notification of Lake or Streambed Alteration Agreement (LSAA) application be submitted to CDFW for “any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake.” CDFW reviews the proposed actions in the application and, if necessary, prepares a Lake or Streambed Alteration Agreement that includes measures to protect affected fish and wildlife resources, including mitigation for impacts to bats and bat habitat.

3.5.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA) was created in 1977 with the intent to preserve, protect, and enhance rare and endangered plants in California (California Fish and Game Code sections 1900 to 1913). The NPPA is administered by CDFW, which has the authority to designate native plants as endangered or rare and to protect them from “take.” CDFW maintains a list of plant species that have been officially classified as endangered, threatened or rare. These special-status plants have special protection under California law and projects that directly impact them may not qualify for a categorical exemption under CEQA guidelines.

3.5.4 Fully Protected Species and Species of Special Concern

The classification of California fully protected (CFP) species was the CDFW's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (§5515 for fish, §5050 for amphibian and reptiles, §3511 for birds, §4700 for mammals) deal with CFP species and state that these species "...may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected species" (CDFW Fish and Game Commission 1998). "Take" of these species may be authorized for necessary scientific research. This language makes the CFP designation the strongest and most restrictive regarding the "take" of these species. In 2003, the code sections dealing with CFP species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

California species of special concern (CSSC) are broadly defined as animals not listed under the FESA or CESA, but which are nonetheless of concern to the CDFW because they are declining at a rate that could result in listing, or historically occurred in low numbers and known threats to their persistence currently exist. This designation is intended to result in special consideration for these animals by the CDFW, land managers, consulting biologists, and others, and is intended to focus attention on the species to help avert the need for costly listing under FESA and CESA and cumbersome recovery efforts that might ultimately be required. This designation also is intended to stimulate collection of additional information on the biology, distribution, and status of poorly known at-risk species, and focus research and management attention on them. Although these species generally have no special legal status, they are given special consideration under CEQA during project review.

3.5.5 California Migratory Bird Protection Act

Fish & Game Code section 3513 states that Federal authorization of take or possession is no longer lawful under the state Fish & Game Code if the Federal rules or regulations are inconsistent with state law. The California Migratory Bird Protection Act (MBPA) was passed in September 2019 to provide a level of protection to migratory birds in California consistent with the U.S. MBTA prior to the 2017 rule change limiting protection of migratory birds under the U.S. MBTA to purposeful actions (i.e., directly and knowingly removing a nest to construct a project, hunting, and poaching). Thus, under the MBPA protections for migratory birds in California are consistent with rules and regulations adopted by the United States Secretary of the Interior under the U.S. MBTA before January 1, 2017. The MBPA reverts to existing provisions of the U.S. MBTA on January 20, 2025.

3.5.6 Nesting Birds

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto." In

addition, under California Fish and Game Code Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities.

Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “take” by CDFW.

3.5.7 Non-Game Mammals

Sections 4150-4155 of the California Fish and Game Code protects non-game mammals, including bats. Section 4150 states “A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission”. The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under California Fish and Game Code.

3.6 Sensitive Vegetation Communities

Sensitive vegetation communities are natural communities and habitats that are either unique in constituent components, of relatively limited distribution in the region, or of particularly high wildlife value. These communities may or may not necessarily contain special-status species. Sensitive natural communities are usually identified in local or regional plans, policies or regulations, or by the CDFW (i.e., CNDDDB) or the USFWS. The CNDDDB identifies a number of natural communities as rare, which are given the highest inventory priority (Holland 1986; CDFW 2016). Impacts to sensitive natural communities and habitats must be considered and evaluated under the CEQA (CCR: Title 14, Div. 6, Chap. 3, Appendix G).

3.7 Porter-Cologne Water Quality Control Act

The intent of the Porter-Cologne Water Quality Control Act is to protect water quality and the beneficial uses of water, and it applies to both surface and ground water. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the Regional Water Quality Control boards develop basin plans, which identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of both statewide and basin plans. Waters regulated under Porter-Cologne, referred to as “waters of the State,” include isolated waters that are not regulated by the USACE. Any person discharging, or proposing to discharge, waste (e.g. dirt) to waters of the State must file a Report of Waste Discharge and receive either waste discharge requirements (WDRs) or a waiver to WDRs before beginning the discharge.

3.8 Santa Clara County General Plan

The Resource Conservation chapter of the Santa Clara County General Plan addresses several conservation areas, including water supply and quality, habitat and biodiversity, agricultural resources, mineral resources, heritage resources (including heritage trees) scenic resources, solid waste management, and energy resources. With regard to habitat and biodiversity, the General Plan identifies habitat conservation as key to protecting water supply, and specifically the importance of protecting riparian habitat because it has the greatest diversity of species, minimizes the effects of erosion, and protects water quality.

The General Plan outlines policies and implementation for overall resource management. Under C-RC 1 the Plan states, “Natural and heritage resources shall be protected and conserved for their ecological, functional, economic, aesthetic, and recreational values.” Policy C-RC 4 provides the following five strategies for resource management, conservation, and preservation:

- a. Improve and update current knowledge
- b. Emphasize pro-active, preventative measures
- c. Minimize or compensate for adverse human impacts
- d. restore resources where possible
- e. monitor the effectiveness of mitigations

These strategies are also reflected in the strategies, policy and implementation identified for habitat and biodiversity in Santa Clara County.

3.9 Santa Clara County Zoning Ordinance

The parcel is located within the Hillside (HS) District of unincorporated Santa Clara County. The Hillside District is classified as a Rural Base District (Chapter 2.20 Rural Base Districts). The purpose of rural base districts is to maintain and preserve the predominantly rural character of lands to which they are applied. The base districts further regulate the type of land uses and intensity of development permitted in rural areas in a manner that implements the general plan, and which protects natural resources and maintains compatibility between uses.

The purpose of the HS District, is to preserve mountainous lands unplanned or unsuited for urban development primarily in open space and to promote those uses which support and enhance a rural character, which protect and promote wise use of natural resources, and which avoid the risks imposed by natural hazards found in these areas. These lands are watersheds and may also provide such important resources as minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeological sites, scenic beauty, grazing lands, and recreational areas. Additionally, lands zoned Hillside define the setting or viewshed for the urban area of the county.

Allowable uses in the HS District include agriculture and grazing; very low density residential; low density and low intensity recreation, mineral and other resource extraction; land in its natural state; and low-intensity commercial, industrial and institutional uses meeting certain

criteria. Supplemental development standards are also identified in the zoning ordinance for this district.

3.10 Santa Clara County Fire Code

Structures in the Wildland Urban Interface are required to be surrounded with a 30 to 100-foot defensible space where flammable vegetation is reduced. The area needs to be kept free of dead vegetation, and brush and trees need to be limbed up to reduce ladder fuels where fire can rapidly spread. Highly flammable vegetation, such as eucalyptus and scotch broom, should be removed/replaced.

4 Methods

This section describes the methods used to complete the biological resources evaluation, which included a database and literature review, field survey, an assessment of plant communities and wildlife habitats and corridors, an assessment of sensitive habitats and aquatic features, and a habitat evaluation for special-status species.

4.1 Database and Literature Review

Available background information pertaining to the biological resources on and in the vicinity of the project was reviewed prior to conducting field surveys. Information was compiled and subsequently compared against site conditions during field surveys. The following sources were consulted:

- CDFW California Natural Diversity Database (CNDDDB) record search within a five 5-mile radius of the parcel (CDFW 2017, 2020)
- CNPS Rare Plant Program *Inventory of Rare and Endangered Plants of California* record search within a 5-mile radius of parcel (CNPS 2017)
- USFWS list of endangered and threatened species and Critical Habitat record search for the property (IPac; USFWS 2017)
- Aerial photographs of the parcel (Google Earth Pro 2017)
- University of California, California Fish Website (University of California 2017)
- California Herps, A Guide to the Amphibians and Reptiles in California (California Herps 2017)
- eBird: An online database of bird distribution and abundance (eBird 2017)
- The Jepson Manual: Vascular Plants of California, Second Edition (Baldwin et al. 2012)
- Stanford University Habitat Conservation Plan (Stanford University 2013)

4.2 Field Survey

A reconnaissance-level biological survey of the parcel was conducted on September 1, 2017 by MIG biologist David Gallagher. The parcel was surveyed on foot from approximately 0830 to 1030. During the visit, signs (e.g., tracks, scat, and feathers) of wildlife and habitats present within the parcel were documented. The parcel was also searched for any obvious burrows or dens that could provide habitat for some wildlife species. Data were collected using a tablet with

a Garmin GLO GPS receiver, a geo-spatial mobile-device application for recording data points and photographs.

4.3 Plant Communities and Wildlife Habitats

Plant communities were classified based on existing descriptions in “A Manual of California Vegetation, Second Edition” (Sawyer et. al. 2009). However, in some cases it is necessary to identify variants of plant community types or to describe non-vegetated areas that are not described in the literature.

4.4 Sensitive Habitats and Aquatic Features

The parcel was inspected for the presence of wetlands, drainages, streams, and other aquatic features, including those that support stream-dependent (i.e., riparian) plant species that could be subject to jurisdiction by the USACE, RWCQB, or CDFW. Wetlands are defined for regulatory purposes in the 33 CFR 328.3 and 40 CFR 230.3 as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” To be considered subject to federal jurisdiction, a wetland must normally exhibit positive indicators for hydrophytic vegetation, hydric soil, and wetland hydrology.

All plant communities observed on the parcel were evaluated to determine if they are considered sensitive. Sensitive natural communities are communities that are especially diverse; regionally uncommon; or of special concern to local, state, and federal agencies. Elimination or substantial degradation of these communities would constitute a significant impact under CEQA.

4.5 Special-Status Species Habitat Evaluation

During the field survey, the biologist evaluated the suitability of the habitat to support special-status species documented in and within the vicinity of the project footprint. For the purposes of this assessment, special-status species include those plant and animals listed, proposed for listing or candidates for listing as threatened or endangered by the USFWS or NOAA Fisheries Service under the FESA, those listed or proposed for listing as rare, threatened or endangered by the CDFW under the CESA, animals designated as CFP or CSSC by the CDFW, birds protected by the USFWS under the MTBA and/or by the CDFW under Fish and Game Code Sections 3503 and 3513, and plants listed as Rank 1A, 1B, and 2 of the CNPS Inventory.

The potential occurrence of special-status plant and animal species within the project footprint was evaluated by developing a list of special-status species that are known to or have the potential to occur in or in the vicinity of the project footprint based on a search of the CNDDDB, CNPS, and USFWS databases. The potential for occurrence of those species included on the list were then evaluated based on the habitat requirements of each species relative to the conditions observed during the field survey. Each species was evaluated for its potential to occur in the project footprint according to the following criteria:

No Potential or Not Expected: There is no suitable habitat present (i.e., habitats are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover,

substrate, elevation, hydrology, plant community, disturbance regime]). Additionally, there are no, or few historical records known records of occurrence in the vicinity of the project footprint. The species has no potential of being found.

Low Potential: Limited suitable habitat is present (i.e., few of the habitat components meeting the species requirements are present and/or the majority of habitat is unsuitable or of very low quality). Additionally, there are no or few historical records of occurrence in the vicinity of the project footprint. The species has a low probability of being found.

Moderate Potential: Suitable habitat is present (i.e., some of the habitat components meeting the species requirements are present and/or the majority of the habitat is suitable or of marginal quality). Additionally, there are few to many modern records of occurrences in the vicinity of the project footprint. The species has a moderate probability of being found.

High Potential: Highly suitable habitat is present (i.e., all habitat components meeting the species requirements are present and/or the habitat is highly suitable or of high quality). Additionally, there are few to many records of occurrences within the last ten years in the vicinity of the project footprint. This species has a high probability of being found.

Present or Assumed Present: Species was observed at the site or has a recent (within five years) recorded observation in the CNDDDB or literature at the project footprint.

5 Environmental Setting

5.1 Project Site Description

The parcel is situated in a rural-residential area near Portola Valley, California and is bordered on the west by Los Trancos Creek and a commercial nursery to the east. Undeveloped private property is to the north and south. Los Trancos Creek is a perennial creek that flows northerly from the northeast slope of the Santa Cruz Mountains to its confluence with San Francisquito Creek at Stanford University. Los Trancos Creek drains an area of about seven square miles and consists of about 6.6 miles of channel. At the project site, the creek is un-channelized and free flowing.

5.2 Plant Communities and Associated Wildlife Habitats

Vegetative communities are assemblages of plant species that occur together in the same area, which are defined by species composition and relative abundance. The plant communities in the parcel were classified using A Manual of California Vegetation (Sawyer et. al. 2009), if applicable.

The parcel contains riparian habitat, developed habitat, and disturbed habitat (Appendix A, Figure 2). Vegetation and habitat type are prime factors in determining the suitability for use by certain wildlife species and the occurrence of certain plant species. Each habitat type and/or vegetation community is described as follows.

5.2.1 Riparian Habitat

The entire parcel is situated within the riparian corridor of Los Trancos Creek. Riparian habitats provide an important transition zone between water (aquatic) and land (terrestrial) habitats. Because riparian habitats contain both aquatic and terrestrial plant and animal species, they have unusually high species diversity. Riparian areas provide essential breeding, nesting, feeding and refuge habitats for many forms of waterfowl, other birds, mammals, amphibians, and reptiles (Appendix B Photos).

Trees observed in the riparian habitat include California buckeye (*Aesculus californica*), valley oak (*Quercus lobata*), California bay laurel (*Umbellularia californica*), coast live oak (*Quercus agrifolia*), black walnut (*Juglans nigra*), Oregon ash (*Fraxinus latifolia*), red willow (*Salix laevigata*), and white alder (*Alnus rhombifolia*). Shrubs observed include toyon (*Heteromeles arbutifolia*), beaked hazelnut (*Corylus cornuta*), common snowberry (*Symphoricarpos albus*), poison oak (*Toxicodendron diversilobum*), gooseberry (*Ribes sp.*), mulefat (*Baccharis salicifolia*), California blackberry (*Rubus ursinus*), California wild rose (*Rosa californica*), and the non-native French broom (*Genista monspessulana*). Herbaceous plants observed include stinging nettle (*Urtica dioica*), fringed willowherb (*Epilobium ciliatum*), California hedge nettle (*Stachys bullata*), tall flatsedge (*Cyperus eragrostis*), watercress (*Nasturtium officinale*), and non-native hairy beggarticks (*Bidens pilosa*).

The trees in the vicinity of the project footprint provide suitable nesting habitat for birds and may provide suitable roosting habitat for cavity and leaf roosting bats.

Birds observed during the visit were black phoebe (*Sayornis nigricans*), oak titmouse (*Baeolophus inornatus*), western scrub jay (*Aphelocoma californica*), Chestnut-backed chickadee (*Poecile rufescens*), brown creeper (*Certhia americana*) and Bewick's wren (*Thryomanes bewicki*). Many small fish (unknown species) were observed in the creek. The creek provides suitable habitat for amphibians and reptiles, although none were observed. Animals observed include California ground squirrel (*Otospermophilus beecheyi*). San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) houses were observed within the riparian habitat.

5.2.2 Developed Habitat

Developed land includes areas where permanent structures and/or pavement, gravel, etc. have been placed, which prevents the growth of vegetation, or where landscaping is cleared, tended, and maintained. Developed habitat within the parcel includes a gravel pad adjacent to the access bridge designated as a fire apparatus turnaround area, which is mapped as part of project footprint (Appendix B Photos).

5.2.3 Disturbed Habitat

Disturbed habitat includes land cleared or partially cleared of vegetation (e.g. mowed fields), that generally contains a preponderance of non-native plant species, including invasive species, and is generally subject to regular disturbance. Disturbed habitat within the parcel includes the project footprint, which was cleared of vegetation at the time of the site visit. Vegetation is

removed from this area on a regular basis to maintain a defensible space for the future structure.

Plants observed within the disturbed habitat include the non-native herbaceous yellow star thistle (*Centaurea solstitialis*), wild oat (*Avena sp.*), black mustard (*Brassica nigra*), and Harding grass (*Phalaris aquatica*); the native herbaceous Canada horseweed (*Erigeron canadensis*) and tarweed (*Madia sp.*). Woody species include coast live oak saplings, and western poison oak (Appendix B Photos).

5.2.4 Aquatic Features, Wildlife Movement Corridors, and Sensitive Habitats

The USFWS National Wetland Inventory (NWI) map data were reviewed as part of the evaluation for the presence of Waters of the U.S., including wetlands. NWI maps are based on interpretation of aerial photography, limited verification of mapped units, and/or classification of wetland types using the classification system developed by Cowardin et al. 1979. Los Trancos Creek, which is adjacent to the project footprint is mapped as Waters of the U.S. Creeks are perennial and seasonal linear water features (i.e., features that flow year-round or during the wet season). Additionally, the NWI documents Los Trancos Creek flowing into Francisquito Creek, which is also mapped as Waters of the U.S.

The proposed project includes a stormwater outfall to Los Trancos Creek. However, the outfall will not require work below the OHWM of Los Trancos Creek. Most of the storm drain system, including trunk lines, mains, junction chambers, and catch basins will be installed outside riparian corridor of Los Trancos Creek. The only component of the system that will be installed within the riparian corridor is a small biofiltration basin.

Los Trancos Creek is designated as critical habitat for the federal Threatened Central California Coast steelhead (*Oncorhynchus mykiss irideus*) Distinct Population Segment (DPS; Appendix A, Figure 2).

Critical habitat for the Central California Coast steelhead DPS was designated on September 2, 2005 and includes all river reaches and estuarine areas accessible to listed steelhead in coastal river basins from the Russian River in Sonoma County to Aptos Creek in Santa Cruz County. The San Mateo Hydrologic Unit includes the coastal streams in San Mateo County from San Pedro Creek near Pacifica to Butano Creek near Año Nuevo and the Santa Clara Hydrologic Unit includes South Bay creeks from San Francisquito Creek in Palo Alto eastward to Coyote Creek in San Jose (NOAA 2005).

All ecological systems associated with natural drainages (i.e., riparian vegetation) and drainage and pond features with bed and bank topography may be regulated by Sections 1600-1616 of the California Fish and Game Code. The project footprint contains riparian habitat associated with Los Trancos Creek, as defined by sections 1600-1603 of California Fish and Game Code and may be subject to jurisdiction by CDFW.

Continuous riparian buffers also provide important wildlife migration corridors, which are critical “movement highways” for terrestrial species such as mammals and reptiles as well as for water dependent species such as amphibians and waterfowl. Wildlife corridors play an important role

in countering habitat fragmentation. A wildlife corridor is a landscape element which serves as a linkage between historically connected habitats or landscapes that are otherwise separated and is meant to provide avenues along which wildlife can travel, migrate, and meet mates; plants can propagate; genetic interchange can occur; populations can move in response to environmental changes and natural disasters; and individuals can re-colonize habitats from which populations have been locally extirpated. Corridors can consist of a sequence of stepping-stones across the landscape (i.e., discontinuous areas of habitat such as isolated wetlands and roadside vegetation), continuous lineal strips of vegetation and habitat (e.g., riparian strips and ridge lines), or they may be parts of larger habitat areas of known or likely importance to local wildlife.

No other sensitive natural community types, as defined by CDFW or CNPS, are present on or in the vicinity of the project footprint.

5.3 Special-Status Species

Based on a review of the USFWS, CNDDDB, and CNPS databases, the biologist's knowledge of sensitive species, and an assessment of the types of habitats within the project footprint, it was determined that seven special-status species (six animals and one plant) have a high to moderate potential to occur within or near the project footprint. The CNDDDB database was queried again in September 2020 to update any new occurrences of special-status species in the project area. There were no new occurrences of special-status species in the project vicinity. This determination was made due to the presence of essential habitat requirements for the species, the presence of known occurrences within 5 miles of the project footprint, and/or the project site is within the species known range of distribution. Two special-status animal species are present or assumed present in habitats adjacent to the project footprint: San Francisco dusky-footed woodrat and steelhead. One special-status species, San Francisco garter snake was determined to have a low potential to occur in the project site, but is included in this analysis since it is federally listed as endangered, state listed as endangered and fully protected, and the extent of the San Francisco garter snake population in the project region is uncertain, as few focused surveys have been performed in the area.

A list of other special-status species with occurrences within five miles of the project site which were determined to have no potential or low potential to occur within the project site is provided in Appendix C (Tables 1 and 2). Special-status species whose habitat requirements are clearly not met within or adjacent to the project footprint were excluded from the list (e.g. vernal pool obligate plants or animals).

5.3.1 Special-Status Plants

Western leatherwood

Western leatherwood (*Dirca occidentalis*) is a perennial deciduous shrub/tree and is listed by the CNPS as a 1B.2 (rare, threatened or endangered in California and elsewhere; fairly endangered in California). It is found in mesic habitats in a variety of woodland types, including riparian forest and woodland. It blooms from January to April. There is suitable habitat for this species within the project site. Based on the presence of suitable habitat and on recent and

nearby CNDDDB occurrences, Western leatherwood is considered to have a moderate potential to occur within the riparian corridor of Los Trancos Creek. However, western leatherwood was not observed during the field survey.

5.3.2 Special-Status Fish

Steelhead

The Central California Coast Distinct Population Segment of steelhead is a population of fish that is federally listed as threatened. Adult steelhead migrate from the ocean into streams in the late fall, winter, or early spring seeking out deep pools within fast moving water to rest prior to spawning. Steelhead spawn in shallow-water gravel beds and the young typically spend the first one to two years of their lives in their natal stream. The San Francisquito Creek watershed winter-run steelhead population represents one of only a few known remaining runs in South San Francisco Bay.

The most important spawning and rearing habitat for steelhead in the San Francisquito Creek watershed includes Los Trancos Creek, San Francisquito Creek (from Searsville Reservoir to Junipero Serra Boulevard, and Bear Creek and its tributaries). Based on the presence of suitable habitat and known occurrences of steelhead in Los Trancos Creek, steelhead is assumed to be present in the creek adjacent to the project parcel.

5.3.3 Special-Status Amphibians and Reptiles

California giant salamander

California Giant Salamander (*Dicamptodon ensatus*). Federal Listing Status: None; State Listing Status: Species of Special Concern. California giant salamander is one of the largest terrestrial salamanders in North America and can grow up to one foot in length. It is endemic to California, found in two or three isolated regions from Mendocino County to southern Santa Cruz County, and does not occur east of the San Francisco Bay. It occurs in wet coastal forests in or near clear, cold permanent or semi-permanent streams and seepages. The California giant salamander is light reddish brown with copper-colored marbling on the upper body. Larvae are born in the water where they swim using an enlarged tail fin and breathe with filamentous external gills. The aquatic larvae transform into terrestrial four-legged salamanders that breathe air with lungs. They are active on rainy nights and during daylight in wet periods during winter. They will eat other salamanders, small rodents, slugs, and lizards.

California giant salamander have been observed in upper Bear Creek. There is suitable aquatic breeding habitat in Los Trancos Creek and suitable upland habitat in the riparian corridor of the creek. Based on the habitat requirements of California giant salamander and its known occurrence in nearby Bear Creek, it is assumed to be present in Los Trancos Creek. While suitable habitat is limited to the Los Trancos Creek corridor, giant salamander has a low potential to move out of the creek and onto the project parcel, especially during wet weather. No California giant salamander were observed during the field survey.

California red-legged frog

California red-legged frog (*Rana draytonii*, CRLF) is federally listed as threatened and is designated by the state as a Species of Special Concern. CRLF occurs in different habitats depending on life stage, season, and weather conditions. CRLF typically uses a variety of aquatic habitats (e.g., ephemeral ponds, intermittent streams, seasonal wetlands, springs, seeps, perennial creeks, artificial ponds, marshes, dune ponds, and lagoons), as well as riparian and upland habitats. The common factor among habitats where CRLF occurs is the association with a permanent water source. California red-legged frog is thought to disperse widely during autumn, winter, and spring rains. Juveniles use the wet periods to expand outward from their pond of origin and adults may move between aquatic areas. These frogs disperse through many types of upland vegetation and use a broader range of habitats outside of breeding season. CRLF are known to occur in San Francisquito and Los Trancos Creeks.

Several CNDDDB occurrences for CRLF have been documented within 5 miles of the project site. Los Trancos Creek provides breeding and dispersal habitat for CRLF. Based on the presence of suitable dispersal and breeding habitat as well as recent and nearby occurrences, CRLF is considered to have a high potential to occur within Los Trancos Creek and associated riparian habitat. While breeding habitat is limited to the creek, frogs could move out of the creek and onto the project parcel when dispersing to estivation sites or another aquatic habitat. No CRLF were observed during the field survey.

San Francisco garter snake

San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*) is federally listed as endangered and state listed as both endangered and fully protected. The San Francisco garter snake was one of the first reptiles to be listed under the FESA by the USFWS in 1967 (USFWS 1967). The San Francisco garter snake also was listed under the CESA in 1971, and it is a fully protected species under the California Fish and Game Code. San Francisco garter snake remains threatened by continued habitat loss and degradation, as well as by illegal collecting. Historically, San Francisco garter snakes occurred in scattered wetlands on the San Francisco Peninsula from approximately the San Francisco County line south along the eastern and western bases of the Santa Cruz Mountains (USFWS 1985). Currently, the species has been reduced to only 13 population complexes in San Mateo County and northern Santa Cruz County (USFWS 2020). Two significant components of San Francisco garter snake habitat are ponds that support California red-legged frogs and Sierran chorus frogs (garter snakes' primary prey items) and surrounding uplands that support burrowing mammals, the burrows of which are important as cover and hibernation sites for garter snakes.

Preferred habitat is vegetated ponds with an open water component near open hillsides where they can sun themselves, feed, and find cover in rodent burrows (USFWS 2020). However, they can occupy a number of aquatic and terrestrial habitats, such as ponds, pools in or next to streams, streams, lakes, and reservoirs. The species prefers a dense cover of vegetation, such as willows (*Salix* spp.), bulrushes (*Schoenoplectus* spp.), and cattails (*Typha* spp). Adults mate during the spring and fall, and young are usually born alive during late July to early August. Snakes also require open, grassy uplands adjacent to aquatic habitat for breeding (USFWS 2020).

The closest CNDDDB occurrence is the Woodside Population Complex near Searsville Lake, approximately 4 miles northwest of the project site (CNDDDB 2020, USFWS 2020). However, the abundance of garter snakes in that population complex is low although the overall habitat value for that site is classified as high (USFWS 2020). There are no documented occurrences of San Francisco garter snake in Los Trancos Creek. Also, the project site is in an intergrade zone composed of hybrids between the San Francisco garter snake and the non-special-status red-sided garter snake (*Thamnophis sirtalis sirtalis*).

However, the project site contains suitable foraging and dispersal habitat for San Francisco garter snake. Los Trancos Creek provides suitable habitat for garter snake since it supports water year-round and provides dense cover. Further, as described above, suitable habitat for the California red-legged frog, one of the primary prey items for the San Francisco garter snake, is also present, and this species has a high potential to occur on the project site. However, the project site does not support suitable breeding habitat for San Francisco garter snake since the grassy upland areas are highly disturbed from human activities. Based on the lack of known occurrences in the project vicinity and the project site's location in an intergrade zone, San Francisco garter snake is considered to have a low potential to occur in the project site even though suitable foraging and dispersal habitat is present.

Western pond turtle

Western pond turtle (WPT; *Emys marmorata*) is designated as a California Species of Special Concern. WPT is often seen basking above the water and will quickly slide into the water when it feels threatened. The species is active from around February to November and may be active during warm periods in winter. Western pond turtle hibernates underwater, often in the muddy bottom of a pool and may estivate during summer droughts by burying itself in soft bottom mud. When creeks and ponds dry up in summer, some turtles that inhabit creeks will travel along the creek until they find an isolated deep pool, others stay within moist mats of algae in shallow pools while many turtles move to woodlands above the creek or pond and bury themselves in loose soil where they will overwinter.

Pond turtles are normally found in and along riparian areas, although gravid females have been reported up to a mile away from water in search of appropriate nest sites. The preferred habitat for these turtles includes ponds or slow-moving water with numerous basking sites (logs, rocks, etc.), food sources (plants, aquatic invertebrates, and carrion), and few predators (raccoons, introduced fishes, and bullfrogs). Typically, the female excavates a nest in hard-packed clay soil in open habitats (usually on south-facing slopes) within a few hundred yards of a watercourse.

WPT is known from San Francisquito Creek and could occur in Los Trancos Creek. Based on a field assessment, Los Trancos Creek and adjacent upland areas could provide suitable habitat for WPT. However, WPT has not been documented within Los Trancos Creek; therefore, WPT is considered to have a moderate potential to occur in Los Trancos Creek as well as adjacent upland areas. The project parcel may provide dispersal habitat but does not provide the open, sunny habitat preferred for nesting. No WPT were observed during the field survey.

5.3.4 Special-Status Mammals

San Francisco dusky-footed woodrat

San Francisco dusky-footed woodrat is designated by the state as a Species of Special Concern. Wood rats occupy forest habitats of moderate canopy and moderate to dense understory. Dusky-footed woodrats are known for their large terrestrial stick houses, some of which are maintained by successive generations for twenty or more years. Houses typically are placed on the ground against or straddling a log or exposed roots of a standing tree and are often located in dense brush. Nests are also placed in the crotches and cavities of trees and in hollow logs. Sometimes arboreal nests are constructed but this behavior seems to be more common in habitat with evergreen trees such as live oak.

San Francisco dusky-footed woodrat is present within the riparian corridor of Los Trancos Creek and several woodrat houses were observed on the project parcel outside of the project footprint.

Townsend's big-eared bat

Townsend's big-eared bat (*Corynorhinus townsendii*) is designated as a California Species of Special Concern. It is a medium-sized bat with extremely long, flexible ears, and small yet noticeable lumps on each side of the snout. It is found in a variety of habitats from forests to desert scrub. It prefers to roost in open caves; however, it will use a variety of other roost types, particularly abandoned buildings, mines, and tunnels. When roosting it does not tuck into cracks and crevices like many bat species but prefers large open areas. This species is sensitive to disturbance and it has been documented to abandon roost sites after human disturbance.

Townsend's big-eared bat hibernates throughout its range during winter months when temperatures are between 0°C and 11.5 degrees Celsius (32-53 degrees Fahrenheit). While hibernating, it hangs alone or in small groups in the open, with fur erect to provide maximum insulation and with ears coiled back. These bats emerge late in the evening to forage and are swift, highly maneuverable fliers. Prey items include small moths, flies, lacewings, dung beetles, and sawflies.

Townsend's big-eared bat has been documented within the San Francisquito Creek system. This species may roost within large tree cavities in both riparian and upland habitats. Based on the presence of recent documented occurrences and suitable roosting habitat within the riparian habitat, Townsend's big-eared bat is considered to have a high potential to occur within the riparian habitat of Los Trancos Creek, and could forage or roost on the project parcel.

Western red bat

Western red bat (*Lasiurus blossevillii*) is a California Species of Special Concern. The western red bat roosts primarily in tree foliage, especially in cottonwood, sycamore, and other riparian trees, or in orchards. The bat prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging, including grasslands, shrublands, and open woodlands. They are solitary by nature but will gather in larger nursery roosts during the summer.

Western red bat has been documented within the San Francisquito Creek system. This species may roost in the riparian vegetation within the Los Trancos Creek riparian corridor. Based on the presence of recent documented occurrences and suitable roosting habitat within the riparian habitat, western red bat is considered to have a high potential to occur within the riparian habitat of Los Trancos Creek, and may forage or roost on the project parcel.

Other bat species

Bats tend to forage and roost near water sources. Therefore, bat species have the potential to roost and forage within the riparian corridor of Los Trancos Creek. A number of bat species are known from the riparian corridors of the San Francisquito Creek system (Stanford University 2013), including hoary bat (*Lasiurus cinereus*), California myotis (*Myotis californicus*), Yuma myotis (*Myotis yumanensis*), long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), long-legged myotis (*Myotis volans*), big brown bat (*Eptesicus fuscus*), and western pipistrelle (*Pipistrellus hesperus*).

Disturbance of maternity colonies (April to August) of any species of bat could be considered significant under CEQA guidelines.

5.3.5 Birds

Migratory birds and raptors

Nesting birds likely inhabit the dense shrub and tree cover surrounding the project footprint as well as the riparian corridor of Los Trancos Creek. Numerous passerines were noted during the field survey and ample nesting materials and nesting sites occur adjacent to and within the project footprint. The majority of bird species are protected under the MBTA and all bird species are protected under California Fish and Game code.

White-tailed kite

The white-tailed kite (*Elanus leucurus*; WTKI) is a medium-sized raptor that is found throughout the United States and is a year-round breeding resident in California. It is a fully protected species under §5050 of the California Fish and Game Code. WTKI is common to uncommon and a yearlong resident in coastal and valley lowlands. It is found year-round in San Mateo and Santa Clara Counties. It is known to nest within the San Francisquito riparian corridor and forage in the open fields near the SLAC National Accelerator Laboratory, west of Interstate 280. This species forages in undisturbed, open grasslands, meadows, farmlands and emergent wetlands and uses trees with dense canopies for cover. It makes a nest of loosely piled sticks and twigs and lined with grass, straw, or rootlets. Nests are placed near the top of a tree in a dense canopy of oak, willow, or other tree stands and are usually located near an open foraging area.

Based on the presence of recent documented nearby occurrences and suitable nesting habitat within and adjacent to the project footprint, WTKI are considered to have a high potential to nest within the project footprint.

Long-eared owl

The long-eared owl (*Asio otus*) is a strictly nocturnal owl that is widely distributed throughout the Northern Hemisphere. It is a California Species of Special Concern. In California, it is known to breed along the western foothills of the Sierra Nevada and in the Coast Ranges from Sonoma County south to Santa Barbara County. It is a rare breeding resident in Santa Clara County. It is known to breed in Foothills Preserve and Monte Bello Open Space Preserve.

Within Santa Clara County, long-eared owls generally nest along streams and creeks with dense canopies. This species also requires open uncultivated lands near their riparian nest sites for forage.

Based on the presence of recent documented nearby occurrences and suitable nesting and foraging habitat within and adjacent to the project footprint, long-eared owl is considered to have a high potential to nest within the riparian corridor of Los Trancos Creek and may occur on the project parcel.

6 Biological Impact Assessment and Avoidance Measures

This section describes potential impacts to sensitive biological resources—including special-status plants and animals, and waters of the U.S. and the state—that may occur in or near the project site. Each impact discussion includes measures to minimize, or mitigate impacts (also known as avoidance, minimization, and mitigation measures, or AMMs). These AMMs should be implemented during the project to avoid and/or reduce the potential for and/or level of impacts to each resource. With the implementation of AMMs, all impacts to biological resources are anticipated to be reduced to less than significant under CEQA.

The CEQA Guidelines define which impacts are considered significant. The Act defines “significant effect on the environment” as “a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” Potential impacts to biological resources were determined in accordance with Appendix G of the CEQA Guidelines. Impacts would be considered potentially significant if the proposed project will:

- A. "have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service"
- B. "have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service"
- C. "have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means"
- D. "interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites"

- E. "conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance"
- F. "conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan"

Direct take of a federally or state listed species is considered a significant impact. Temporary and/or permanent habitat loss is not considered a significant impact to sensitive species (other than for listed or candidate species under the FESA and CESA), unless a significant percentage of total suitable habitat throughout the species' range is degraded or somehow made unsuitable, or areas supporting a large proportion of the species' population are substantially and adversely impacted. Potential impacts to nesting bird species would be considered significant due to their protection under California Fish and Game Code. Such impacts will need to be avoided through AMMs incorporated into the project.

6.1 Impacts to Special-Status Plant Species – No Impact

Western leatherwood has the potential to occur within the vicinity of the project footprint. However, no riparian vegetation, trees, or dense vegetation will be removed for the proposed project and construction will be limited to the existing access road and project footprint, which is regularly cleared of vegetation. Therefore, the project will have no impacts on western leatherwood.

6.2 Impacts to Central California Coast Steelhead – Less than Significant Impact with Mitigation

Steelhead is assumed to be present in Los Trancos Creek. Additionally, Los Trancos Creek is designated as Critical Habitat for steelhead. Since the project will not occur within Los Trancos Creek, direct impacts of construction related activities on steelhead are not expected. However, project activities may result in minor and temporary increases in turbidity or steelhead might be killed or injured as a result of the spill of petrochemicals, hydraulic fluids, or solvents into Los Trancos Creek. Implementation of BMPs will minimize potential impacts on steelhead as a result of increased turbidity and spills of hazardous materials into Los Trancos Creek. Project-related impacts on Critical Habitat or individual steelhead, would be significant under CEQA. However, implementation of Mitigation Measure 1A and 1B will reduce impacts on steelhead to less than significant levels.

Mitigation Measure 1A. Erosion and Sedimentation Control. During construction, the project will employ standard construction best management practices (BMPs) to treat and minimize runoff.

- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and water courses.

- Perform clearing and earth moving activities during dry weather to the maximum extent practical.
- Remove spoils promptly and avoid stockpiling of fill materials when rain is forecast. Cover soil stockpiles and other materials with a tarp or other waterproof material during qualifying rain events.
- Fueling, washing, and maintenance of vehicles will occur in developed habitat, away from the riparian habitat and stream channel. Equipment shall be regularly maintained to avoid fluid leaks. Any leaks will be captured in containers until equipment is moved to a repair location. Hazardous materials will be stored only within the developed habitat. Containment and cleanup plans will be prepared and put in place for immediate cleanup of fluid or hazardous materials spills.
- Vehicles and equipment may only be driven within established roads and crossings. Routes and boundaries will be clearly marked and will be located outside of driplines of preserved trees.
- Equipment staging and parking of vehicles shall occur on established access roads and flat surfaces.
- No heavy equipment shall operate in the portion of the stream bed where flowing water is present.
- The integrity and effectiveness of construction fencing, and erosion control measures shall be inspected on a daily basis. Corrective actions and repairs shall be carried out immediately for fence breaches and ineffective BMPs.
- Prior to re-watering the site, all concrete installed during the course of project activities shall be allowed to fully dry and cure to maintain water quality and reduce the possibility of project failure.
- All litter and construction debris will be disposed of off-site in accordance with state and local regulations. All trash and debris within the work area will be placed in containers with secure lids before the end of work each day in order to reduce the likelihood of predators being attracted to the site by discarded food wrappers and other rubbish that may be left on-site. If containers meeting these criteria are not available, all rubbish will be removed from the project site at the end of each workday.
- Absorbent materials designated for spill containment and clean-up activities shall be available on site for use in an accidental spill.
- In the event of rain, all grading work is to cease immediately.
- Inlet protection will be installed at open inlets to prevent sediment from entering the storm drain system.
- Straw rolls will be placed along the perimeter of the project area.
- Silt fencing shall be installed between the creek and the work areas to minimize sedimentation into Los Trancos Creek or a silt barrier can be added to the wildlife exclusion barrier to minimize the amount of fencing installed within the project footprint (see Mitigation Measure 2B below). During construction, the fence shall be checked

every day for damage or breaks before construction activities commence. Any damage to the fence will be repaired in a timely manner.

Mitigation Measure 1B. Worker Environmental Awareness Program. All construction personnel will participate in a worker environmental awareness program. These personnel will be informed about the possible presence of all special-status species and the habitats associated with these species and that unlawful take of the animal or destruction of its habitat is a violation of FESA and other applicable laws. Prior to construction activities, a qualified biologist will instruct all construction personnel about (1) the description and status of the species; (2) the importance of their associated habitats; and (3) a list of measures being taken to reduce impacts on these species during project construction and implementation. A fact sheet conveying this information will be prepared for distribution to the construction crew and anyone else who enters the project site.

6.3 Impacts on the California Red-Legged Frog and San Francisco Garter Snake – Less than Significant Impact with Mitigation

California red-legged frog and San Francisco garter snake may be present in Los Trancos Creek and associated riparian habitat. The project will not result in the loss of aquatic or riparian habitat for either species, but red-legged frog and garter snake may move through the project site. Direct impacts to California red-legged frog and San Francisco garter snake could occur if individuals move into work areas and become trapped or crushed. In addition, the project could result in temporary impacts to these species by increasing sediment and erosion in Los Trancos Creek. Due to the rarity of both species, project-related impacts on individual California red-legged frogs and San Francisco garter snakes would be significant under CEQA. For example,

- project activities may result in the injury or mortality of individuals as a result of worker foot traffic or equipment use
- disturbance from project activities may disrupt foraging and dispersal behavior of both species
- seasonal movements may be temporarily affected during project activities because of disturbance, and substrate vibrations may cause individuals to move out of refugia, exposing them to a greater risk of predation or desiccation
- petrochemicals, hydraulic fluids, and solvents that are spilled or leaked from construction vehicles or equipment may kill individuals, although BMPs to control releases of such chemicals make this unlikely
- increases in human concentration and activity in the vicinity of suitable habitat may result in an increase in native and non-native predators that would be attracted to trash left at the work site and that would prey opportunistically on California red-legged frog and San Francisco garter snake
- movement of project personnel within the site, and between on-site and off-site areas, could also spread pathogens such as chytrid fungus, which can impair the health of amphibians, including the California red-legged frog

However, the implementation of Mitigation Measures 1A and 1B (see Section 6.2 above), and 2A through 2L will reduce impacts on California red-legged frog and San Francisco garter snake to less than significant levels. These measures will also fully avoid take of San Francisco garter snake, a full protected species.

Mitigation Measure 2A. Receive Agency Approval of Qualified Biologist. The qualifications of a biological monitor(s) experienced with the California red-legged frog, San Francisco garter snake, and other special-status species that have the potential to occur in the project site will be submitted to the USFWS and CDFW for review and written approval at least 30 calendar days prior to the start of project activities.

Mitigation Measure 2B. Conduct Preconstruction Survey. No more than 24 hours prior to the date of initial ground disturbance, a pre-construction survey for California red-legged frog, San Francisco garter snake, and other special-status species with the potential to occur in the project site will be conducted within the impact area by an agency-approved qualified biologist. The survey will consist of walking the limits of impact to ascertain the possible presence of the species. The qualified biologist will investigate all potential areas that could be used by California red-legged frog and San Francisco garter snake for feeding, sheltering, movement, and other essential behaviors.

Mitigation Measure 2C. Vegetation Removal. All vegetation that requires removal in the project site will be completely removed by hand in case special-status species are present. The qualified biologist will monitor the vegetation removal.

Mitigation Measure 2D. Install Wildlife Exclusion Barrier. Prior to any ground disturbance in the project site, a temporary wildlife exclusion barrier will be installed along the limits of disturbance. A qualified biologist will inspect the area prior to installation of the barrier. The barrier will be designed to allow the California red-legged frog and San Francisco garter snake to leave the work area and prevent them from entering the work area. The fence will remain in place until all development activities have been completed. This barrier will be inspected daily and maintained and repaired as necessary to ensure that it is functional and is not a hazard to red-legged frogs and garter snakes on the outer side of the barrier.

Mitigation Measure 2E. Construction Monitoring. A qualified biologist will be onsite during all project activities that may result in take of any special-status species. The agency-approved biologist will be given the authority to freely communicate verbally, by telephone, electronic mail, or in writing at any time with construction personnel, any other person(s) at the project site, otherwise associated with the project, the USFWS, the CDFW, or their designated agents. The agency-approved biologist will have oversight over implementation of all the mitigation measures and will have the authority and responsibility to stop project activities if they determine any of the associated requirements are not being fulfilled.

Mitigation Measure 2F. Relocation of California Red-legged Frog. If a California red-legged frog is found during the implementation of mitigation measures 2B, 2C, 2D, 2E, 2J, and 2K, the qualified biologist will consult with USFWS to determine if moving any of the individuals is

appropriate. In making this determination the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, the project proponent will ensure the qualified biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists will capture, handle, and move California red-legged frog. The agency-permitted biologist will monitor any relocated frog until it is determined that it is not imperiled by predators or other dangers.

Mitigation Measure 2G. Monitor San Francisco Garter Snake. The agency-approved biologist will monitor any individual of the San Francisco garter snake encountered within the impact area but allow it to leave the impact area on its own. If the agency-approved biologist determines that the snake cannot leave on its own then the USFWS and CDFW will be consulted to determine if the snake can be captured and relocated to appropriate habitat outside of the impact area.

Mitigation Measure 2H. Daytime Restriction. To the maximum extent practicable, nighttime construction will be minimized.

Mitigation Measure 2I. Food and Trash. To eliminate an attraction for the predators of the California red-legged frog and San Francisco garter snake, all food-related trash items such as wrappers, cans, bottles, and food scraps will be disposed of in solid, closed containers (trash cans) and removed at the end of each working day from the construction site.

Mitigation Measure 2J. Steep-walled Holes and Trenches. To prevent inadvertent entrapment of the California red-legged frog, San Francisco garter snake, and other special-status species, a qualified biologist and/or construction foreman/manager will ensure that all excavated, steep-walled holes or trenches more than one foot deep are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the qualified biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by a qualified biologist and/or construction foreman/manager. If at any time a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in Mitigation Measure 2F Relocation of California red-legged frog or Mitigation Measure 2G Monitor San Francisco garter snake will be followed.

Mitigation Measure 2K. Uncovered Pipes. All structures providing cavities such as pipes, all construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods will be either securely capped prior to storage or thoroughly inspected by a qualified biologist and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time a trapped California red-legged frog, San Francisco garter snake, or other special-status species is discovered by a qualified biologist or anyone else, the steps in Mitigation Measure 2F Relocation of California red-legged frog or Mitigation Measure 2G Monitor San Francisco garter snake will be followed.

Mitigation Measure 2L. Prohibition of Plastic Mono-filament Netting. To prevent trapping California red-legged frogs, San Francisco garter snakes, or other species, the use of plastic

mono-filament netting (erosion control matting), rolled erosion control products wrapped in netting, or similar material will not be used at the project site to prevent trapping California red-legged frogs, San Francisco garter snakes, or other species.

Mitigation Measure 2M. Prevent the Spread of Amphibian Diseases. To prevent the introduction and spread of amphibian diseases, especially if an amphibian is handled by a permitted biologist, decontamination methods developed by the Declining Amphibian Populations Task Force will be followed at all times, available at https://www.fws.gov/southwest/es/NewMexico/documents/SP/Declining_Amphibian_Task_Force_Fieldwork_Code_of_Practice.pdf

6.4 Impacts on the Western Pond Turtle and California Giant Salamander – Less than Significant Impact with Mitigation

Western pond turtle and California giant salamander may be present in Los Trancos Creek and associated riparian habitat. The project will not result in the loss of aquatic or riparian habitat for either species, but pond turtle and giant salamander may move through the project site. Direct impacts to Western pond turtle and California giant salamander could occur if individuals move into work areas and become trapped or crushed. In addition, the project could result in temporary impacts to these species by increasing sediment and erosion in Los Trancos Creek. However, Implementation of Mitigation Measures 1A and 1B (see Section 6.2 above), 2A to 2E, 2H to 2M (see Section 6.3 above), and Mitigation Measure 3A will avoid and minimize impacts on Western pond turtle and California giant salamander and reduce the impact to less than significant levels.

Mitigation Measure 3A. Relocation of Western Pond Turtle and California Giant Salamander. If a pond turtle is found during implementation of Mitigation Measures 2B, 2C, 2D, 2E, 2J, and 2K (see section 6.3 above), an agency-approved biologist will contact CDFW to determine if moving any of the individuals is appropriate. In making this determination CDFW will consider if an appropriate relocation site exists. If CDFW approves moving animals, the project proponent will ensure the agency-approved biologist is given sufficient time to move the animals from the impact area before ground disturbance is initiated. Only agency-approved biologists will capture, handle, and move the Western pond turtle and California giant salamander. The agency-approved biologist will monitor any relocated turtle or giant salamander until it is determined that it is not imperiled by predators or other dangers.

6.5 Impacts to San Francisco Dusky-footed Woodrat – Less than Significant Impact with Mitigation

San Francisco dusky-footed woodrat is present within the Los Trancos riparian corridor and several woodrat houses occur on the parcel. However, no vegetation suitable for a woodrat house occurs in the project footprint, and it is unlikely that construction would require the removal of a woodrat house. However, indirect effects from noise and vibration associated with construction could have negative impacts on nearby woodrats, including flushing of woodrats from their houses, thereby exposing them to an increased risk from predation or injury/death from construction activities. In addition, indirect impacts could occur as a result of over-crowding

(from individuals in disturbed habitat moving to areas that are already occupied) and in a temporary impact on foraging individuals through the alteration of foraging patterns (e.g., avoidance of work areas because of increased noise and activity levels during project activities).

Project related impacts on San Francisco dusky-footed woodrat and its habitat would be significant under CEQA. However, the Implementation of Mitigation Measures 1B (See Section 6.2 above), 4A, and 4B will avoid and minimize impacts on San Francisco dusky-footed woodrats and their houses and reduce the impact to less than significant levels.

Mitigation Measure 4A. Pre-construction Survey for Woodrat Houses. Within 30 days prior to the start of construction activities, a qualified biologist will map all San Francisco dusky-footed woodrat houses within a 25-foot buffer around the project footprint. Environmentally sensitive habitat fencing will be placed to protect the houses with a minimum 25-foot buffer. If a 25-foot buffer is not feasible, a smaller buffer may be allowable based on advice from a qualified biologist with knowledge of woodrat ecology and behavior, or Mitigation Measure 4B may be implemented.

Mitigation Measure 4B. Relocation of Woodrat Houses. In the unlikely event that one or more woodrat houses are determined to be present and physical disturbance or destruction of the houses cannot be avoided, then the woodrats will be evicted from their houses and the nest material relocated outside of the disturbance area, prior to onset of activities that would disturb the house, to avoid injury or mortality of the woodrats. The reproductive season for San Francisco dusky-footed woodrats typically starts in February or March and breeding activity usually continues to July but can extend into September. Thus, relocation efforts should be completed in the fall to minimize the potential for impacts on young woodrats in the house. Additionally, it is recommended that the period between the completion of the relocation efforts and the start of construction activities be minimized to reduce the potential for woodrats to reconstruct houses in the project footprint prior to the start of construction activities.

Relocation generally involves first choosing an alternate location for the house material based on the following criteria: 1) proximity to current nest location; 2) safe buffer distance from planned work; 3) availability of food resources; and 4) availability of cover. An alternate house structure will then be built at the chosen location. Subsequently, during the evening hours (i.e., within 1 hour prior to sunset), a qualified biologist will slowly dismantle the existing woodrat house to allow any woodrats to flee and seek cover. All sticks from the nest will be collected and spread over the alternate structure. However, alternative relocation measures can be employed as advised by a qualified wildlife biologist in consultation with CDFW.

6.6 Impacts to Roosting Bats – Less than Significant Impact with Mitigation

Cavities in trees adjacent to the project site have the potential to be used as day and/or maternity roosts by bats. Removal or disturbance of roost habitat may result in significant impacts to bat populations if an occupied maternity or colony roost is disturbed or removed.

When trees or structures containing bats are removed, modified, or disturbed, individual bats could be physically injured or killed, or subjected to physiological stress resulting from being disturbed during torpor. Additionally, noise associated with construction equipment and

generators may disturb roosting bats, potentially causing them to avoid foraging or roosting (or to abandon roosts) in areas close to construction activity. Bats flushed during the day could suffer increased predation, resulting in the loss of individuals. Further, the direct loss of individuals in a maternity roost could eliminate an entire colony due to the loss of the pregnant females.

The Implementation of Mitigation Measures 5A and 5B will avoid and minimize impacts on day roosts and maternity colonies and reduce potential impacts to less than significant levels.

Mitigation Measure 5A. Bat Pre-construction Survey. To avoid impacting breeding, roosting, or hibernating bats protected by California Fish and Game Code, pre-construction surveys of potential bat roost habitat for evidence of maternal or colony bat roosts (e.g., guano accumulation, acoustic, or visual detections) will be performed in all trees, buildings, and other structures in the project site and within a 50-foot buffer within 48 hours prior to project disturbance. Potential sites can be identified and checked in advance but should be re-checked within the 48-hour window.

Mitigation Measure 5B. Bat Protection. If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW will be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures.

6.7 Impacts to Nesting Birds – Less than Significant Impact with Mitigation (including white-tailed kite and long-eared owl)

All migratory bird species and their nests are protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Project activities must comply with the provisions of the MBTA and California Fish and Game Code (i.e., avoid take of protected nesting birds).

Nesting birds, including raptors, are potentially present in the trees and shrubs in the project footprint. White-tailed kite and long-eared owl are both considered to have a high potential to be present in or adjacent to the project parcel. Construction disturbance during the avian breeding season (February 1 through September 15, for most species) could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests. In addition, noise and increased construction activity could temporarily affect foraging behavior, and potentially result in the abandonment of nest sites. Thus project-related impacts to nesting birds would be considered significant under CEQA. However, implementation of Mitigation Measures 1B (see Section 6.2 above) and 6A and 6B would avoid impacts on active nests of birds protected by the MBTA or California Fish and Game Code and reduce impacts to a less than significant level.

Mitigation Measure 6A. Avoidance or Pre-Construction/Pre-Disturbance Surveys for Nesting Birds

Avoidance. To the extent feasible, construction activities should be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting

season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code would be avoided. The nesting season for most birds in San Mateo and Santa Clara Counties extends from February 1 through September 15.

Pre-Construction Surveys. If it is not possible to schedule construction activities between September 15 and January 31, then preconstruction surveys for nesting birds will be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys will be conducted no more than five days prior to the initiation of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey will be performed. During this survey, the biologist will inspect all potential nesting habitats (e.g., trees, shrubs, structures, etc.) in and immediately adjacent to the impact area for nests. Active nesting is present if a bird is building a nest, sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys will be documented.

Mitigation Measure 6B. Nesting Bird Protection. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist, in consultation with CDFW, will determine the extent of a construction-free buffer zone to be established around the nest (typically up to 1000 feet for raptors and up to 250 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation. Within the buffer zone, no site disturbance and mobilization of heavy equipment, including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, demolition, and grading will be permitted until the chicks have fledged. Monitoring will be required to ensure compliance with MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings will be documented.

6.8 Impacts to Sensitive Communities – Less than Significant Impact with Mitigation

Sensitive vegetation communities include riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or designated by the USFWS and CDFW. The proposed project includes the installation of a stormwater outfall within the riparian habitat of Los Trancos Creek. Most of the storm drain system, including trunk lines, mains, junction chambers, and catch basins will be installed outside riparian habitat. The only component of the system that will be installed within riparian habitat is a small biofiltration basin (approximately 30 feet long by 3 feet wide and 6 inches deep) constructed from biodegradable coir mat that will be planted with native riparian vegetation.

Additionally, an arborist report prepared for the proposed project identified trees adjacent to the project footprint that could potentially be impacted by construction activities as well as measures for protecting trees during construction (McClenahan Consulting, LLC 2017). Some of these trees may be trimmed to maintain defensible space, and some shrubs may be required to be removed. Defensible space requirements for the project are not expected to result in removal of a significant amount of vegetation or habitat on the project site.

However, no other riparian vegetation, trees, or dense vegetation will be removed for the proposed project and construction will be limited to the existing access road and project

footprint, which is regularly cleared of vegetation. Therefore, no other direct impact to riparian habitat would take place. However, the proposed project could have indirect impacts (e.g., inadvertent damage by construction equipment or decreased water/habitat quality due to runoff) to riparian habitat.

Riparian habitats are very important ecologically due to the high biodiversity they support and the ecological functions they perform. Thus, any permanent loss or temporary disturbance of riparian habitat because of the project would be considered significant under CEQA. Additionally, all ecological systems associated with drainages (i.e., riparian habitat) and drainage and stream features with bed and bank topography may be regulated by Sections 1600-1616 of the California Fish and Game Code; therefore, impacts to the riparian habitat along Los Trancos Creek requires an LSAA from CDFW prior to project activities.

However, the project does not require tree removal or grading within riparian habitat. The project may require the removal of a small amount of understory riparian vegetation for defensible space, which may not be considered significant under CEQA. Additionally, the project will result in temporary impacts to riparian habitat from the installation of the biofiltration basin. The implementation of Mitigation Measures 7A to 7C will reduce impacts on riparian habitat to a less than significant level.

Mitigation Measure 7A. Avoidance of Riparian Habitat. All riparian habitat to be avoided will be shown on project design plans and prior to project activities these areas will be clearly delineated in the field by a CDFW approved biologist. The project will also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See Mitigation Measure 1A in Section 6.2 above). If riparian vegetation is impacted, then Mitigation Measure 7B and/or 7C will be implemented.

Mitigation Measure 7B. Pruning of Riparian Trees. If project activities require pruning of riparian trees or shrubs, a certified arborist will be retained to perform any necessary pruning to minimize harm to vegetation and ensure rapid regeneration. Pruning will be limited to the minimum area necessary.

Mitigation Measure 7C. Restoration of Riparian Habitat. Temporary impacts to riparian habitat shall be restored in place at a 1:1 ratio through re-establishment of original contours along banks, decompaction of compacted soils where necessary, and seeding with a native seed mix and native plantings, developed by a qualified restoration ecologist. The native seed mix will contain grass and forb species that occur in the project vicinity. Temporarily impacted areas will be monitored for a minimum of two years and the criteria for success will be 75% vegetation cover or more compared to pre-project conditions and no more than 5% cover of invasive species rated as moderately or highly invasive by the California Invasive Plant Council (Cal-IPC) (excluding Cal-IPC-rated annual grasses).

6.9 Impacts to Jurisdictional Waters – Less than Significant Impact with Mitigation

The proposed project includes the construction of a stormwater outfall that will convey treated stormwater runoff into Los Trancos Creek (see Section 6.8 above). The proposed outfall does

not involve disturbance or placement of fill in Los Trancos Creek below the OHWM; therefore, a Section 404/401 CWA permit from the USACE and the RWQCB is not required. However, since the outfall will convey stormwater into Los Trancos Creek, a WDR permit from the RWQCB will be required. The project will likely be permitted under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ Statewide General Waste Discharge Requirements for Dredged or Fill Discharges for Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction (General WDRS).

Construction activities, such as grading and other soil disturbances could cause the degradation of surface or ground water quality in Los Trancos Creek due to erosion and transport of fine sediments or unintentional release of contaminants, thereby negatively impacting riparian and wetland habitats, and contributing to significant water quality impacts, which could adversely affect fish and wildlife species associated with these habitats. Implementation of Mitigation Measures 1A (see Section 6.2 above), 8A, and 8B will avoid and mitigate such impacts to reduce the impact to less than significant levels.

Mitigation Measure 8A. Avoidance of Jurisdictional Waters. All aquatic habitat to be avoided, i.e. Los Trancos Creek, will be shown on project design plan sets prior to project activities and will be clearly delineated in the field with stakes or fencing by a CDFW approved biologist. The project will also comply with the project BMPs to prevent increases in peak flow, erosion, or reduction in water quality for downslope waters, which will prevent stream downcutting, riparian bank erosion, or other downstream impacts (See Mitigation Measure 1A in Section 6.2 above).

Mitigation Measure 8B. Seasonal Work Window. The construction of the biofiltration basin will be restricted to the dry season (June 15 to October 15) to minimize potential impacts on water quality resulting from erosion and sediment mobilization into the live stream channel.

6.10 Impacts to Wildlife Movement – No impact

The section of Los Trancos Creek within and adjacent to the project footprint is part of a continuous riparian corridor that connects the Santa Cruz Mountains to San Francisquito Creek and the San Francisco Bay. Riparian corridors are important wildlife migration corridors for many species. However, no riparian vegetation, trees, or dense vegetation will be removed for the proposed project and construction will be limited to the existing access road and project footprint. No work will be conducted below the banks of the creek or at night when many species actively move along the corridor; therefore, the proposed project will not result in a barrier to wildlife movement (temporary or permanent). The project will not have a substantial adverse effect on the riparian and wetland habitat; therefore, the project will not impede the use of the project footprint as a wildlife nursery site or wildlife corridor.

6.11 Impacts due to Conflicts with Local Policies – No Impact

The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

6.12 Impact due to Conflicts with an Adopted Habitat Conservation Plan – No Impact

The proposed project is not within the service area of an adopted Habitat Conservation Plan, and does not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. The parcel is outside of the Stanford University Habitat Conservation Plan (HCP). The western boundary of the HCP is approximately 0.6 mile to the east of the parcel.

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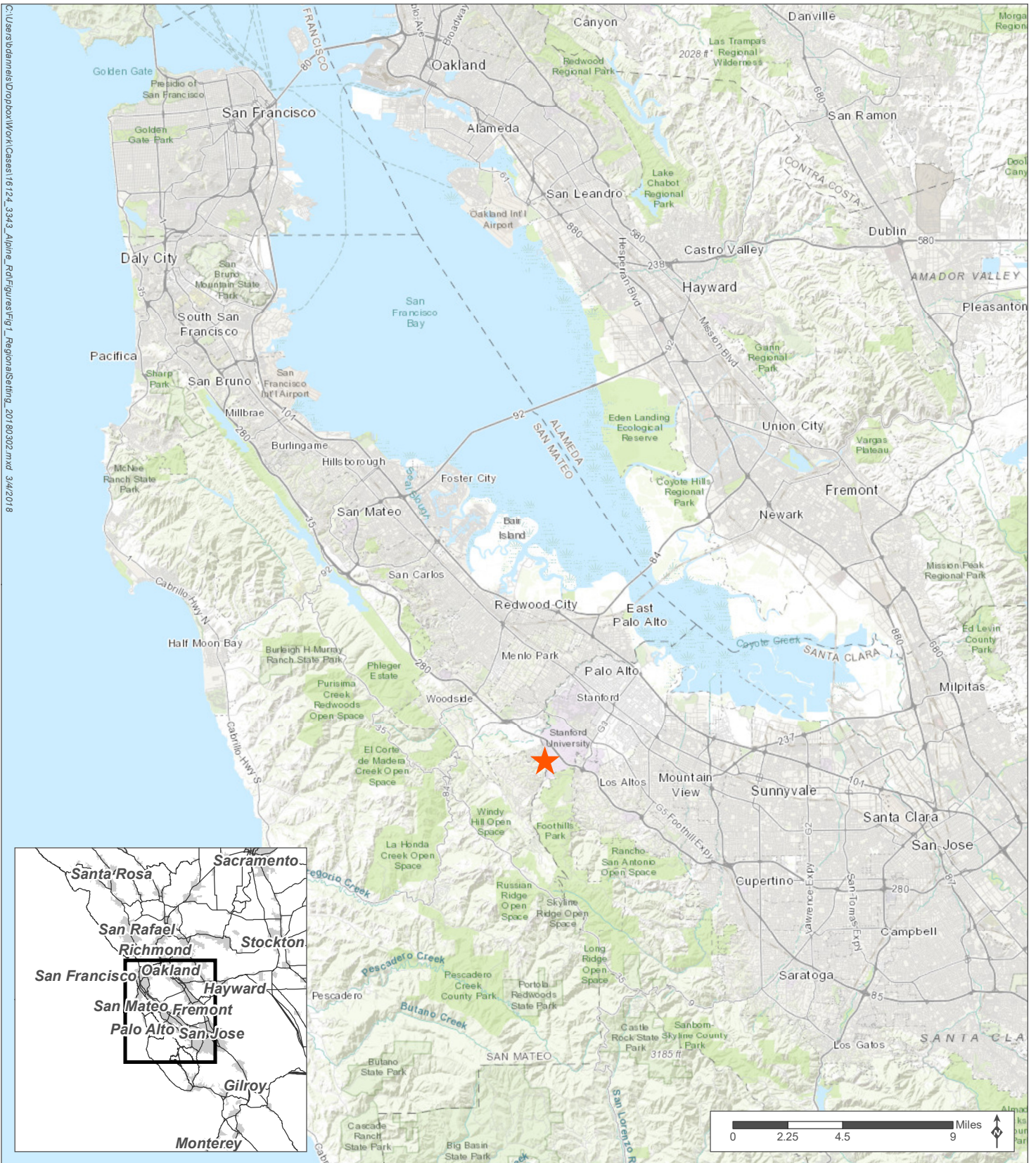
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Appendix A – Figures



Source: ESRI, 2018; MIG, 2018

★ Project location

Figure 1 Regional Setting
3343 Alpine Road Portola Valley



Source: ESRI, 2018; MIG, 2018

- Project footprint
- Parcel limits
- Riparian vegetation
- Bridge
- Los Trancos Creek - Designated as critical habitat for the federal Threatened Central California Coast steelhead (*Oncorhynchus mykiss irideus*) Distinct Population Segment (DPS)

Figure 2 Aerial View of Project Site

3343 Alpine Road Portola Valley

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Appendix B – Photos



Photo 1. Looking northeast from the gravel lined fire apparatus turnaround area (developed habitat). The project footprint extends beyond the gravel into the surrounding open areas (disturbed habitat). No trees or the surrounding vegetation will be removed for the project.



Photo 2. Los Trancos Creek within the parcel. The dense riparian habitat surrounding the creek is clearly visible. No riparian vegetation will be removed for the project. Additionally, work will not take place within the bed or banks of the creek.



Photo 3. Looking north from the edge of the project footprint. The gravel lined fire apparatus turnaround area is visible in the background (area with the parked vehicle). The project footprint is confined to the open area. Portions of the project footprint are shaded by the tree canopy that forms the overstory of the riparian corridor around Los Trancos Creek, as seen by the coast live oaks visible in the foreground.

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Appendix C – Special-Status Plant and Animal Species Evaluated for Potential to Occur within and Nearby the Project Footprint

Table 1. Special-Status Plant Species Evaluated for Potential to Occur on the Project Footprint.

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Flowering Phenology	Potential to Occur
Anderson's manzanita (<i>Arctostaphylos andersonii</i>)	1B.2	Anderson's manzanita is found in the openings and edges of broad-leaved upland forest, chaparral, and north coast coniferous forest.	November – May	There are several historical occurrences within 5 miles of the project footprint. There is no suitable habitat for this species within or adjacent to the project footprint. Not Expected
Arcuate bush-mallow (<i>Malacothamnus arcuatus</i>)	1B.2	Arcuate bush-mallow is found growing in gravelly alluvium substrates in chaparral and cismontane woodland habitats.	April – September	Known from Jasper Ridge Biological Preserve and Crystal Springs area. There is no suitable habitat for this species within or adjacent to the project footprint. Not Expected
Choris' popcorn-flower (<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>)	1B.2	Choris' popcorn-flower grows in mesic chaparral, coastal prairie, and coastal scrub habitats.	March – June	There is a single extant CNDDDB occurrence for Choris' popcorn-flower documented within 5 miles of the proposed project footprint. This occurrence was documented in 1898. No suitable habitat for this species is present within the project footprint. Not Expected
Fragrant fritillary (<i>Fritillaria liliacea</i>)	1B.2	Fragrant fritillary is often found on serpentine soils in cismontane woodland, coastal scrub, valley and foothill grassland, and coastal prairie habitats.	February – April	There is a single CNDDDB occurrence for fragrant fritillary documented within 5 miles of the proposed project footprint. This occurrence is dated 1934 and was found near Lake Lagunitas on the Stanford University campus. No suitable habitat for this species is present within the project footprint. Not Expected

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Flowering Phenology	Potential to Occur
Franciscan onion (<i>Allium peninsulare</i> var. <i>franciscanum</i>)	1B.2	Franciscan onion is found in clay, volcanic or serpentine soils in cismontane woodland and valley and foothill grassland habitats.	May – June	Two extant CNDDDB occurrences for Franciscan onion have been documented within 5 miles of the proposed project footprint. One occurrence was observed in 1902 and one in 2003. None from Jasper Ridge Biological Preserve. No suitable habitat for this species is present within the project footprint. Not Expected
San Francisco collinsia (<i>Collinsia multicolor</i>)	1B.2	San Francisco collinsia is found in closed-cone coniferous forest and coastal scrub habitats, sometimes in serpentine soils.	March – May	There is a single CNDDDB occurrence for San Francisco collinsia documented within 5 miles of the proposed project footprint. This occurrence is dated 1903 and was observed in the vicinity of Stanford University. Known from the Crystal Springs area. No suitable habitat for this species is present within the project footprint. Not Expected
Two-fork clover (<i>Trifolium amoenum</i>)	FE 1B.1	Two-fork clover grows in moist, heavy soils in disturbed areas within coastal bluff scrub and valley/foothill grasslands.	April – June	One CNDDDB occurrence for two-fork clover has been documented within 5 miles of the project footprint. This occurrence is dated 1950 and was observed near San Francisquito Creek. Suitable habitat for this species is not present within the project footprint. Not Expected
Western leatherwood (<i>Dirca occidentalis</i>)	1B.2	Western leatherwood is found in mesic habitats including broad-leaved upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest, and riparian forest and woodland.	January – April	Known from San Francisquito Creek watershed and Jasper Ridge Biological Preserve. Suitable habitat for this species is present within the Los Trancos Creek riparian corridor. Moderate Potential

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Flowering Phenology	Potential to Occur
White-flowered rein orchid (<i>Piperia candida</i>)	1B.2	White-flowered rein orchid grows in broad-leaved upland forest, lower coniferous forest, and north coast coniferous forest habitats, sometimes in serpentine soils.	March – September	A single CNDDDB occurrence for white-flowered rein orchid has been documented within 5 miles of the proposed project footprint in 1992. No suitable habitat for this species is present in the project footprint. Not Expected
Woodland monolopia (<i>Monolopia gracilens</i>)	1B.2	Woodland monolopia grows in serpentine soils in openings in broad-leaved upland forests, openings in chaparral, cismontane woodlands, north coast coniferous forests, and valley foothill grassland habitats.	February – July	There are several occurrences for woodland monolopia documented within 5 miles of the project footprint. This most recent occurrence was documented in 2008. There is no suitable habitat for this species present within the project footprint. Not Expected

STATUS KEY:

Federal

FE: Federally-listed Endangered

FT: Federally-listed Threatened

State

CE: California-listed Endangered

CT: California-listed Threatened

CR: California-listed Rare

California Native Plant Society (CNPS):

Rank 1A – Presumed extinct in California;

Rank 1B – Rare, threatened, or endangered in California and elsewhere;

Rank 2A: Plants presumed extirpated in California, but more common elsewhere; Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere;

Rank 3 – Plants for which more information is needed – A review list; and

Rank 4 – Plants of limited distribution – A watch list.

Additional threat ranks endangerment codes are assigned to each taxon or group as follows:

.1 – Seriously endangered in California (over 80% of occurrences threatened/high degree of immediacy of threat).

.2 – Fairly endangered in California (20-80% occurrences threatened).

.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known).

Table 2. Special-Status Animal Species Evaluated for Potential to Occur on or Nearby the Project Footprint.

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
Invertebrates			
Bay checkerspot butterfly (<i>Euphydryas editha bayensis</i>)	FT	Bay checkerspot butterfly is found in shallow, serpentine-derived soils in native grasslands supporting larval host plants, including dwarf plantain (<i>Plantago erecta</i>) or purple owl's clover (<i>Castilleja densiflora</i> or <i>Castilleja exserta</i>).	One CNDDDB occurrence for Bay checkerspot butterfly has been documented within 5 miles of the proposed project footprint. However, there is no suitable habitat within the project footprint. Not Expected
Fish			
Steelhead- central California coast DPS (<i>Oncorhynchus mykiss irideus</i>)	FT	This DPS includes all populations of steelhead from the Russian River south to Aptos Creek. Steelhead in drainages of San Francisco, San Pablo, and Suisun Bays are also part of this DPS. Adult steelhead migrate from the ocean into streams in the late fall, winter, or early spring seeking out deep pools within fast moving water to rest prior to spawning. Steelhead spawn in shallow-water gravel beds.	The San Francisquito Creek watershed winter-run steelhead population represents one of only a few known remaining runs in South San Francisco Bay. The most important spawning and rearing habitat for steelhead in the San Francisquito Creek watershed is in Los Trancos Creek, San Francisquito Creek (from Searsville Reservoir to Junipero Serra Boulevard, and Bear Creek and its tributaries). Assumed Present in Los Trancos Creek, adjacent to the project footprint.
Amphibians			
California giant salamander (<i>Dicamptodon ensatus</i>)	CSSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	Known to occur in creeks and streams on both the east and west sides of the Santa Cruz Mountains. The closest known occurrence is from a creek near Wunderlich County Park. There is marginal habitat for this species within the Los Trancos riparian corridor. Low Potential

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
California red-legged frog (<i>Rana draytonii</i>)	FT, CSSC	California red-legged frog (CRLF) occurs in different habitats depending on life stage, season, and weather conditions. CRLF typically use a variety of aquatic habitats (e.g., ephemeral ponds, intermittent streams, seasonal wetlands, springs, seeps, perennial creeks, artificial ponds, marshes, dune ponds, and lagoons), as well as riparian and upland habitats. The common factor among habitats where CRLF occur is the association with a permanent water source with deep pools, ideally free of non-native predators.	CRLF are known to occur in San Francisquito and Los Trancos Creeks. Los Trancos Creek and associated riparian habitat provides high quality breeding and dispersal habitat for CRLF. High Potential
California tiger salamander (<i>Ambystoma californiense</i>)	FT CT CSSC	California tiger salamander are found in grasslands and open oak woodlands. Necessary habitat components for this species include California ground squirrel (<i>Otospermophilus beecheyi</i>) or gopher burrows for underground retreats and breeding ponds, such as seasonal wetlands, vernal pools, or slow-moving streams that do not support predatory fish or frog populations.	There are several CNDDDB occurrences for California tiger salamander have been documented within 5 miles of the proposed project footprint; however, most of these are from Lagunita Lake on the Stanford University Campus. Tiger salamanders require a mosaic of habitats consisting of seasonally filled pools in or near grasslands or oak woodlands. Semi- permanent ponds, reservoirs, and portions of slow moving, seasonal creeks may also be used. Los Trancos creek provides cool, clear, flowing water year-round that is not typically tiger salamander habitat. Not Expected

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
Reptiles			
San Francisco garter snake (<i>Thamnophis sirtalis tetrataenia</i>)	FE; CE; CFP	San Francisco garter snake is a highly aquatic species that utilizes a wide variety of habitats, preferring grasslands or wetlands near ponds, marshes and sloughs. They generally use open hillsides adjacent to wetlands where they can bask, feed, and find cover in rodent burrows.	The closest CNNDDB occurrence of San Francisco garter snake is from the Woodside Population Complex near Searsville Lake, approximately 4 miles northwest of the project site. There are no documented occurrences in Los Trancos Creek. Also, the project site is in an intergrade zone composed of hybrids between the San Francisco garter snake and the non-special-status red-sided garter snake. However, since Los Trancos Creek provides suitable foraging and dispersal habitat San Francisco garter snake may be present in Los Trancos Creek and associated riparian corridor. However, the project site lacks suitable breeding habitat. Low Potential
Western pond turtle (WPT) (<i>Emys marmorata</i>)	CSSC	WPT requires permanent or nearly permanent bodies of water including ponds, marshes, rivers, streams, and irrigation ditches. It requires basking sites, such as submerged rocks, logs, open mud banks, or floating vegetation mats. This species also requires sandy banks or grassy open fields up to 0.5 kilometers from the water's edge for egg laying.	Two CNDDDB occurrences for WPT have been documented within 5 miles of the project footprint. There is suitable aquatic and upland habitat for WPT in Los Trancos Creek and associated riparian corridor. Known from San Francisquito Creek but have not been documented in Los Trancos Creek. Moderate Potential

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
Birds			
Alameda song sparrow (<i>Melospiza melodia pusillula</i>)	CSSC	Alameda song sparrow is a resident of salt marshes bordering the south arm of the San Francisco Bay. It prefers tidally influenced habitats. This species is found in all relatively large marshes (e.g., Dumbarton Marsh, Palo Alto Baylands) and in most remnant patches of marsh vegetation along sloughs, dikes, and levees, including some highly disturbed and urbanized sites. Vegetation is required for nesting sites, song perches, and concealment from predators. In addition, Alameda song sparrow requires some upper marsh vegetation for nesting in order to ensure the nests remain dry during high tide.	Alameda song sparrow is a regular breeder and common throughout the year in Santa Clara County. Multiple CNDDDB occurrences for Alameda song sparrow have been documented within 5 miles of the proposed project footprint. However, the project footprint does not support suitable foraging or nesting habitat. Not Expected
Long-eared owl (<i>Asio otus</i>)	CSSC	Long-eared owl frequents dense, riparian and live oak thickets near meadow edges, as well as nearby woodland and forest habitats. Generally, this owl requires open uncultivated areas adjacent to riparian habitat for successful foraging. At higher elevations, it is also found in dense conifer stands.	Known to breed in Foothills Preserve and Monte Bello Open Space Preserve but considered rare in San Mateo and Santa Clara Counties. There is suitable nesting habitat in the riparian habitat adjacent to the project footprint along with nearby suitable open space for foraging. High Potential
Saltmarsh common yellowthroat (<i>Geothlypis trichas sinuosa</i>)	CSSC	Saltmarsh common yellowthroat nests and forages in fresh and saltwater marshes and seasonal wetlands. It breeds on the ground or up to 8 centimeters off the ground under the cover of dense shrubs and emergent aquatic vegetation.	Multiple CNDDDB occurrences have been documented within 5 miles of the proposed project footprint. However, no suitable nesting or foraging habitat is present in within the project footprint. Not Expected

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
White-tailed kite (<i>Elanus leucurus</i>)	CFP	White-tailed kites often nest in trees along forest edges adjacent to grasslands and agricultural areas, where they forage.	It is found year-round in San Mateo and Santa Clara Counties. It is known to nest within the San Francisquito riparian corridor and forage in the open fields near the SLAC National Accelerator Laboratory, west of Interstate 280. High Potential
Mammals			
American badger (<i>Taxidea taxus</i>)	CSSC	American badger is rare in western San Francisco Bay area. It occurs in grasslands and open stages of forest and scrub habitats with friable soils and good prey base of burrowing rodents.	No CNDDDB occurrences for American badger have been documented within 5 miles of the project footprint since 1981. American badger is known from the western flanks of the Santa Cruz Mountains. No suitable habitat for this species is present in the project footprint. Not Expected
Pallid bat (<i>Antrozous pallidus</i>)	CSSC	Pallid bat is uncommon, especially in urban areas. They typically will use three different types of roosts in areas with rocky outcroppings, to open, sparsely vegetated grasslands: a day roost which can be a warm, horizontal opening such as in attics, shutters or crevices; the night roost is in the open, but with foliage nearby; and the hibernation roost, which is often in buildings, caves, or cracks in rocks. Water must be available close by at all sites. It is most common in open, dry habitats with rocky areas for roosting.	There are several CNDDDB occurrences for pallid bat within 5 miles of the project site. However, the most recent record is from 1960. There is no suitable foraging or roosting habitat in the vicinity and within the project site. Not Expected

Species Name	Federal, State, and CNPS Listing Status ¹	Habitat Preferences, Distribution Information, and Additional Notes	Potential to Occur
San Francisco dusky-footed woodrat (<i>Neotoma fuscipes annectens</i>)	CSSC	San Francisco Dusky-footed woodrat is a nocturnal species that is known for constructing large terrestrial stick houses. Houses typically are placed on the ground against or straddling a log or exposed roots of a standing tree, and, are often located in dense brush. Nests are also placed in the crotches and cavities of trees and in hollow logs. Sometimes arboreal nests are constructed in habitat with evergreen trees such as live oak. The San Francisco dusky-footed woodrat can be found throughout the SF Bay area.	There are several woodrat houses on the parcel adjacent to the project footprint. Present
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	CSSC	Townsend's big-eared bat roosts in the open within caves, mines, abandoned buildings, and large cavities within trees. It forages along the edges of vegetation. This species is extremely sensitive to human disturbance.	Townsend's big-eared bat has been documented within the San Francisquito Creek system. The riparian habitat of Los Trancos Creek provides suitable roosting and foraging habitat. High Potential
Western red bat (<i>Lasiurus blossevillii</i>)	CSSC	The western red bat roosts primarily in tree foliage, especially in cottonwood, sycamore, and other riparian trees or orchards. The bat prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging, including grasslands, shrublands, and open woodlands. They are solitary by nature but will gather in larger nursery roosts during the summer.	Western red bat has been documented within the San Francisquito Creek system. The riparian habitat of Los Trancos Creek provides suitable roosting and foraging habitat. High Potential

Notes: FE – Federal Endangered; FT – Federal Threatened; FC – Federal Candidate; CE – State Endangered; CT – State Threatened; CPT – State Proposed Threatened; CFP – California Fully Protected; CSSC – California Species of Special Concern.

**Phase I Cultural Resources Report
3343 Alpine Road, Portola Valley, California**

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Project Location:
Palo Alto, CA United States Geological Survey 7.5" Quadrangle Map,
Un-sectioned Portions of Township 6S; Range 3W
UTM 10N 4139067 mn.N 571618 mn. E

September 2018

Project Number: 16124

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List of Acronyms

AB	Assembly Bill
APN	Assessor Parcel Number
ARPA	Archaeological Resources Protection Act
CEQA	California Environmental Quality Act
CHRIS	California Historical Resource Inventory System
CRHR	California Register of Historic Resources
MLD	Most Likely Descendent
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
NWIC	Northwest Information Center
PRC	Public Resource Code
RPA	Registered Professional Archaeologist
SLF	Sacred Lands File
TCR	Tribal Cultural Resource
UCMP	University of California at Berkeley Museum of Paleontology

Executive Summary

The project includes construction and operation of a single-family home within a 4.2-acre parcel (APN 142-15-008) (project area) along Los Trancos Creek in unincorporated Santa Clara County, adjacent to the San Mateo County border, near the town of Portola Valley. A study area of 0.5-mile radius around the project area was established for cultural record searches to identify historic and prehistoric resources near the project and evaluate the historic and prehistoric significance of the project area.

Historical Resources

Two (2) historic resources were identified by the California Historical Resources Information System (CHRIS) search, the Bracewell Observatory and the Old Felt Dam. The Old Felt Dam is approximately 0.25 mile away from the project site, and it is not visible from its boundary. The proposed project would not affect the dam's historic character or affect its eligibility for the California Register of Historic Resources (CRHR). The antenna discovered on the pedestrian survey is the last remaining complete antenna of the Bracewell Observatory. Implementation of the proposed project would not adversely affect the eligibility of the Bracewell Observatory site and impacts to historical resources would be less than significant.

Archaeological Resources

The area immediately surrounding the project site, and along Los Trancos creek, contains Native American human burials and sites. There is a high potential of discovering Native American archaeological resources during ground moving operations. As a result, Avoidance and Minimization Measures (AMMs; included in Section 8 of this report) are recommended to be incorporated into the project and shown as specifications in construction documents to avoid significant impacts defined under the California Environmental Quality Act (CEQA).

Paleontological Resources

Although no known paleontological resources from the University of California Museum of Paleontology at Berkeley (UCMP) records are indicated within the 0.5 mile the study area, and no resources were identified during the pedestrian survey, the site is may be underlain by undisturbed Quaternary deposits that are known to contain vertebrate fossils. There is a potential of uncovering significant vertebrate fossils even at depths as shallow as six feet below the surface. As a result, AMMs are recommended to be incorporated into the project to avoid significant impacts as defined in CEQA. See Section 8 of this report.

Human Remains

There are at least two known sites containing human burials found near the project parcel. There is at least a moderate potential to find further human burials during ground moving activity on the project parcel. As a result, AMMs (included in Section 8 of this report) are recommended to be incorporated into the project to avoid significant impacts as defined in CEQA.

Tribal Cultural Resources

As with Archaeological Resources, the area immediately surrounding the project, and along Los Trancos creek, contains Native American human burials and sites. There is a high potential of discovering Native American resources during ground moving operations. As a result, it is recommended that AMMs included in Section 8 of this report be incorporated into the project and shown in construction document specifications to avoid significant impacts as defined in CEQA.

1 Introduction

1.1 Project Description and Location

The proposed project is located in unincorporated Santa Clara County near the Town of Portola Valley on the San Mateo-Santa Clara county border (Figure 1) The proposed project includes the construction of a single-family home in a 0.48-acre area (project footprint) of the 4.2-acre parcel adjacent to Los Trancos Creek (APN 142-15-008; Figure 2 and Figure 3). The parcel is accessed via a bridge that spans Los Trancos Creek and is accessed by an easement off Alpine Road in Portola Valley, California, which is located in San Mateo County. Alpine Trail, a 7.6-mile multi-use trail that loosely follows Alpine Road between Menlo Park and Portola Valley is nearby. Los Trancos Creek defines the boundary between San Mateo and Santa Clara counties.

1.2 Scope of Study and Personnel

MIG conducted a phase I cultural resources assessment of the project area from January 2018 through March 2018 to identify cultural resources (including archaeological, historical, and paleontological resources) on the site and within the study area (0.5 radius surrounding the project area), to identify potential impacts to cultural resources resulting from the project, and to develop Avoidance and Minimization Measures that could be incorporated into the project to avoid, reduce, or mitigate potential impacts to resources for the purpose of complying with CEQA and Santa Clara County cultural resource guidelines. The scope of work for this assessment included a cultural resources records search through CHRIS at the Northwest Information Center (NWIC), a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC), a paleontological resources records search through the UCMP, a field survey, research of land use history, impact analyses, and the recommendations of additional work and AMMs as necessary. The assessment and this report was compiled by Mr. Robert Templar, M.A. The site visit survey and record searches were performed by Mr. Templar. Quality control was conducted by Mr. Chris Purtell, M.A. RPA. Qualifications of key personnel are provided in Appendix A.

Both Mr. Templar and Mr. Purtell meet the Secretary of the Interior's standards for Archaeology and History.

2 Regulatory Setting

2.1 Federal

2.1.1 National Historic Preservation Act of 1966

In summary, the National Historic Preservation Act (NHPA) establishes the nation's policy for historic preservation and sets in place a program for the preservation of historic properties by requiring federal agencies to consider effects to significant cultural resources (i.e. historic properties) prior to undertakings.

2.1.2 National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the NHPA of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, or association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

2.1.3 Native American Graves Protection and Repatriation Act of 1990

The Native American Graves Protection and Repatriation Act of 1990 (NAGPRA), sets provisions for the intentional removal and inadvertent discovery of human remains and other cultural items from federal and tribal lands. It clarifies the ownership of human remains and sets forth a process for repatriation of human remains and associated funerary objects and sacred religious objects to the Native American groups claiming to be lineal descendants or culturally affiliated with the remains or objects. It requires any federally funded institution housing Native American remains or artifacts to compile an inventory of all cultural items within the museum or with its agency and to provide a summary to any Native American tribe claiming affiliation.

2.1.4 Secretary of the Interior's Standards

The Secretary of the Interior's Standards provide a framework for the experience needed to work with historic or archaeological sites and structures. The Standards define minimum education and experience required to perform identification, evaluation, registration, and treatment activities on historic and archaeological properties and sites. The requirements have been previously published in the Code of Federal Regulations, 36 CFR Part 61.

2.2 State

2.2.1 California Environmental Quality Act Section 15064.5

Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. Per CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) Section 5024.1.

Physical demolition, destruction, relocation, or alteration of an historic resource or its immediate surroundings may constitute a significant effect on the environment.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a "unique archaeological resource." A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:

1. The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person.

To the extent that unique archaeological resources are not preserved in place or not left in an undisturbed state, mitigation measures shall be required (PRC §21083.2(c)). If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment, and it shall be sufficient that both the resource and the effect on it are noted in the IS or EIR (14 CCR §15064.5(c)(4)).

When an initial study identifies the existence of, or the probable likelihood of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98.

In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American then the coroner will contact the Native American Heritage Commission within 24 hours, and the Native American Heritage Commission will identify the person or persons it believes to be the most likely descended from the deceased Native American.

The significance thresholds for impacts to cultural resources are described in Section 7.1, below.

2.2.2 *Health and Safety Code*

In the event of the discovery of human remains outside a dedicated cemetery, all ground disturbances must cease and the county coroner must be notified per section 7050.5 of the California Health and Safety Code. Section 7052 of the Code establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

2.2.3 *Penal Code Section 622.5*

Under Penal Code Section 622.5 there are misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands but specifically excludes the landowner.

2.2.4 *Public Resources Code 5020.1(k)*

Under 5020.1(k), the PRC defines a *local register of historical resources* as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Thus, some properties not officially recognized at the federal or state level as historical resources may still be protected under state law.

2.2.5 *Public Resources Code 5024.1(c)*

The PRC establishes the California Register of Historical Resources, the authoritative guide that identifies the state’s historical resources and indicates what properties are to be protected to the extent possible. A resource may be listed as an historical resource in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

2.2.6 Public Resources Code 21074

The PRC establishes what constitutes tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources.

When applying the criteria set forth in subdivision (c) of Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.

A cultural landscape is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

A historical resource, a unique archaeological resource, or a nonunique archaeological resource may also be a tribal cultural resource if it is a site, feature, place, cultural landscape, sacred place, or object with a cultural value to a California Native American tribe.

2.2.7 Public Resources Code 21084.1

This section of the PRC explicitly states that an adverse effect on a historical resource qualifies as a significant effect on the environment under CEQA.

2.2.8 Public Resources Code Sections 5097.9 – 5097.991

The NAHC was established in 1976 by Section 5097.91 of the Public Resources Code (PRC). Its duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. The Commission is charged with the duty of preserving and ensuring accessibility of sacred sites and burials, the disposition of Native American human remains and burial items, maintaining an inventory of Native American sacred sites located on public lands, and reviewing current administrative and statutory protections related to these sacred sites. Per Section 5097.98 of the PRC, a specific protocol must be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner. The unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands is defined as a misdemeanor under Section 5097.5.

2.2.9 California Native American Graves Protection and Repatriation Act of 2001

Codified in the California Health and Safety Code Sections 8010–8030, the California Native American Graves Protection Act (California NAGPRA) is consistent with the federal NAGPRA. Intended to “provide a seamless and consistent state policy to ensure that all California Indian human remains and cultural items be treated with dignity and respect.” The California NAGPRA also encourages and provides a mechanism for the return of remains and cultural items to lineal descendants. Section 8025 established a Repatriation Oversight Commission to oversee this process. The act also provides a process for non–federally recognized tribes to file claims with agencies and museums for repatriation of human remains and cultural items.

2.2.10 Assembly Bill 52, amendment to the Public Resources Code

A project that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Assembly Bill 52 (AB 52), is a project that may have a significant effect on the environment. AB 52 requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project, if the tribe requests

in writing to the Lead Agency that the Lead Agency inform the tribe of proposed projects in that geographic area, and the tribe requests consultation from the Lead Agency, prior to the Lead Agency determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. AB 52 specifies examples of mitigation measures that may be considered to avoid or minimize impacts on tribal cultural resources. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of negative declaration filed, or mitigated negative declaration, on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1., 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California Public Resources Code (PRC), relating to Native Americans.

2.3 Local

2.3.1 San Mateo County General Plan Policies

5.12 Rehabilitation of Historic Structures. Encourage the rehabilitation and recycling of historic structures.

5.16 Demolition of Resources. Discourage the demolition of any designated historic district or landmark.

5.20 Site Survey. Determine if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development for these sites, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

5.21 Site Treatment.

- a) Encourage the protection and preservation of archaeological sites.
- b) Temporarily suspend construction work when archaeological/paleontological sites are discovered. Establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.
- c) Cooperate with institutions of higher learning and interested organizations to record, preserve, and excavate sites.

2.3.2 Santa Clara County Historic Preservation Ordinances

The Historical Preservation Ordinance, C17 of the Santa Clara County Code of Ordinances, has the intention to preserve, protect, enhance, and perpetuate resources of architectural, historical, and cultural merit within Santa Clara County and to benefit the social and cultural enrichment, and general welfare of the people. Applicable policies include the preservation of existing historic resources, the establishment of a list of historic structures, and the addition of new historic structures to the list.

3 Environmental Setting

3.1 Area Description

The parcel is situated in a rural-residential area near Portola Valley, California and is bordered on the west by Los Trancos Creek, by a commercial nursery to the south and by undeveloped private property to the north and east. Los Trancos Creek is a perennial creek that flows northerly from the northeast slope of the Santa Cruz Mountains to its confluence with San Francisquito Creek near Alpine Road and Piers Lane. Los Trancos Creek drains an area of about seven square miles and consists of about 6.6 miles of channel.

Geologically, the Study Area is located within the Coast Ranges Geomorphic Province, a relatively geologically young and seismically-active region on the western margin of the North American plate. The ranges and valleys trend northwest, sub-parallel to the San Andreas Fault. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. West of the San Andreas is the Merced

Formation that is composed of sediment deposited in a variety of coastal settings, ranging from shelf through near shore to non-marine environments. The underlying geology of the project area is Holocene alluvium, formed in the second epoch of the Quaternary period, approximately 11,700 years ago. The streambed is mapped as modern stream channel deposits.

3.2 Site Description

The project parcel is located in a riparian corridor and is predominantly heavily vegetated. The project impact area on the parcel is not heavily vegetated, containing primarily grasses. The site has a sloped topography. The banks of the creek are steeply sloped and rise sharply, and they are comprised of exposed bedrock and hillwash. The north and south areas of the project area have a higher elevation higher than the center. There are flat plateaus above the creek in some areas, including the proposed impact area (Figure 4). The creek is un-channelized and free-flowing. Exposed bedrock formed the lower banks of portions of the stream bed. The earthen banks of the stream are weathered and eroded. Photographs of the site are provided in Figure 5.

4 Cultural Setting

4.1 Ethnographic Background

The Bay Area is in the traditional territory of the Ohlone (or Costanoans as they were known by the Spanish) Native American Tribe. Considered as ‘complex hunter-gatherers’, the Ohlone lived in tribelets or nations that were dialectally distinct from each other. Each tribelet is autonomous, and territorially separated. They consisted of one or more permanent villages, with various seasonal temporary encampments located throughout their territory for the gathering of raw material resources, hunting and fishing. The Ohlone lived in extended family units in domed dwellings constructed from tule, grass, wild alfalfa, and ferns. The diet consisted of plant resources such as acorns, buckeyes, and seeds that were supplemented with the hunting of fish, shellfish, elk, deer, grizzly bear, mountain lions, sea lions, whales, and waterfowl. The Costanoan peoples practiced controlled burning on an annual basis throughout their territory as a form of land management to insure plant and animal yields for the coming year.

4.2 Prehistoric Background

The area around the modern town of Portola Valley was heavily utilized by the native Ohlone. Rich in resources, especially in and around water sources, such as Los Trancos Creek, the area was used for hunting, fishing, gathering and settling. Evidence of Native American activity in the area is well known, particularly in the modern-day Jasper Ridge Biological Preserve where numerous occupation sites are known to have existed. Artifacts from the prehistoric period have been found throughout the Portola Valley area.

4.3 Historic Background

The first Europeans to reach the Bay Area were Spanish explorers in 1769 as part of the Portolá expedition. In 1774, the de Anza expedition had set out to convert the Native American tribes to Christianity, resulting in the establishment of (among others) Mission San Francisco de Asis (Mission Dolores) (founded in 1776) and Mission Santa Clara de Asis (founded in 1777). In this historic period, the Ohlone people were subjugated and absorbed into the mission system that resulted in the loss of their freedom of movement, their culture, and customs.

The area of the project site is within the Mexican land grant of Rancho Corte El Madera. The Spanish and later Mexican governments encouraged settlement of Alta California (now known as California) by giving prominent men large land grants called ranchos, usually two or more square leagues (a league is 3 miles). Land-grant titles (concessions) were government-issued, permanent, unencumbered property-ownership rights to the ranchos. Spain made about 30 grants between 1784 and 1821, and Mexico granted about 270 more between 1833 and 1846. The ranchos established land-use patterns and place names that

are still in use in California today. Rancho boundaries became the basis for California's land survey system, and can still be found on modern maps and land titles.

The grant of Rancho Corte El Madera was given to Máximo Martínez in 1844. He had been a soldier in San Francisco from 1819 until 1827 and was a regidor (councilman) in the Pueblo of San José in 1833.

Later demand for lumber for missions and towns in the 1850's led to the establishment of sawmills adjacent to San Francisquito Creek and other nearby creeks. A small town, Searsville, sprang up to the north of the project site, but was short-lived; it was condemned in 1879 to make way for the construction of Searsville Dam. Most redwoods in the area nearby area were clear cut by the 1870's.

The area of the project site does not appear to have been developed at any prior point in history. Examination of historic aerial photos seems to indicate land management has occurred, although not to a significant level.

5 Record Searches

5.1 California Historical Resources Information System Search

A CHRIS search was requested by MIG and completed by the NWIC on February 5, 2018. No known historic or archaeological resources were identified within the project boundary. Two historic resources, four prehistoric resources, and one unknown cultural resource were identified within the 0.5 mile radius search area (the Study Area). The resource locations can be seen on Confidential Figure 6. These resources are:

- P-41-000296/ P-43-003884: Prehistoric site split into two resource numbers due to county line.
- P-43-000556: Prehistoric site containing human burials
- P-43-000557: Prehistoric site containing human burials
- P-43-000668: Prehistoric site
- P-43-001733: Bracewell Observatory
- P-43-002196: Old Felt Lake Dam
- C-439: Undefined cultural resource

Human burials were discovered at P-43-000556, in a property adjacent to the project site, as well as P-43-000557, which is along to the banks of Los Trancos Creek, to the south of the project site. Native American middens were discovered at: P-41-000296/ P-43-003884, P-43-000557, P-43-000668. Additional evidence of Native American activity in the form of either bone, shell, worked stone, or fire cracked stone was discovered in differing amounts at all the prehistoric sites. All the sites were located on, or close to the banks of Los Trancos Creek.

To the south-east of the project site, the Old Felt Dam (P-43-002196) is located on Felt Lake. This is an earthen embankment dam constructed to form the lake. The dam is currently partially submerged after the construction of a new, higher dam and expansion of the reservoir in 1930 to provide additional irrigation water to the Stanford campus.

Directly bordering the project site to the east is the site of the Bracewell Observatory (P-43-001733). This is described as having been a radio telescope array consisting of 32 10-foot diameter dish antennae, and 5 60-foot dish antennae. At the time of authorship of the resource information, the 32 10-foot antennae has been removed, although the concrete mounting pillars had been retained and the 60 foot antennae were still present. The 60-foot antennae have since been removed. It is unknown if the concrete mounting pillars are still present.

Full results of the CHRIS search are provided in Confidential Appendix B.

Exact locations of prehistoric sites and archaeological resources are restricted from public information pursuant to California Government Code (CGC) 6254.10, Section 304 of the National Historic Preservation Act (NHPA), and Section 9(a) of the Archaeological Resources Protection Act (ARPA).

5.2 Sacred Lands File Search

A Sacred Lands File (SLF) search was requested by MIG and completed by the Native American Heritage Commission (NAHC) on January 16, 2018 with negative results (Appendix C).

5.3 Fossil Record Search

The University of California Museum of Paleontology (UCMP) at Berkeley was contacted by MIG for a search of fossil records within the project site and to a radius of one half mile. The UCMP completed this search on January 11, 2018. No results were returned for the area, however, the UCMP did note that that a number of fossils from the Miocene (the fourth epoch of the Tertiary period) were found during excavation of the Stanford Linear Accelerator and in the bed of San Francisquito Creek where it crossed Alpine Road as well as noting that that the area occasionally produces fossils from the Pleistocene (the first epoch of the Quaternary period, commonly known as the Ice Age) (Appendix D).

6 Pedestrian Survey

6.1 Methodology

A survey was performed by MIG archaeologist, Robert Templar on 02/28/2018. The site was surveyed in diagonal transects where possible. Survey points had been previously laid out to mark the edge of the property. Both sides of the creek, and the immediate environment were surveyed to identify potential surface cultural resources.

Thick vegetation prevented complete transects from being walked in some areas. Steep slopes prevent access between the stream and much of the rest of the site. The stream bed was surveyed as far as was accessible to search for evidence of cultural resources both in the creek and in the eroded areas of the creek banks.

Photographs of the site were taken from various views and in-situ remains of debris were recorded photographically.

6.2 Results

Thick leaf mulch across most of the site reduced ground visibility, although the area of the proposed project impact was clear of leaf mold and consisted of grasses and laid wood chips in some areas.

Modern detritus was discovered throughout the site. This includes: multiple beer and wine bottles (predominantly whole), tin cans, small oil drums or similar, a rusted metal pulley, other unidentified rusted metalwork, fiberglass bodywork from what appeared to be a boat, baby strollers (one forming part of a wood rat nest), several bricks and a sherd of ceramic pot, most likely a flowerpot or similar. This is in addition to minimal other assorted trash and debris.

No prehistoric or cultural resources were identified on the site. Although bedrock was visible at the edges of the creek, no bedrock mortars were seen. No stone tools were observed. Several bones were observed during the pedestrian survey, which included: a rib bone, believed to be bovine in origin, with a severed end, indicating cutting with a metal blade (not retained); a disassociated coyote skull and disassociated deer mandible with no visible made-made marks (not retained); and a bovine tibia with what was appeared to be butchery marks (retained for study). After further analysis, the butchery marks are believed to come from animal tooth marks, most likely canid.

No structures exist currently on the site; however, a radio telescope antenna is approximately 25 feet away from the site boundary and was spotted from the edge of the project area (Figure 7). The structure

is in an area that could become part of the site if a lot-line adjustment were to happen. This antenna appears to be the last remaining antenna of the Bracewell Observatory, also known as Site 515 (CHRIS reference: P-43-001733). This antenna was the 33rd of the small 10-foot dish arrays, placed away from the other 32 antennae to improve accuracy. The array can be seen in Figure 8, with the 33rd antenna circled in red. The 32 antennae in a cross shape were demolished in 1972. The 5 large antennae were demolished in 2006. The Bracewell Array is currently listed as a historic resource by NWIC, being eligible for inclusion on the CRHR. Despite the demolition of the remaining antennae and buildings, no update has been made to the resource in the CHRIS system, and the 33rd antennae should be considered as a historic resource forming part of the Bracewell Observatory until it has been deemed otherwise.

No other historic or potential historic resources were noted as part of the survey nor were any surface paleontological resources or unique geological features discovered

7 Impacts

The purpose of this section is to identify the potential impacts to archaeological, historical, paleontological and cultural tribal resources, and human remains associated with implementing the proposed project. Avoidance and Minimization Measures listed in Section 8 should be incorporated into the project to prevent significant impacts.

7.1 Significance Thresholds

To consider impacts, the questions from Appendix G of the CEQA guidelines are included to show the potential impacts to cultural and tribal cultural resources under CEQA caused by the implementation of the proposed project.

Would the proposed project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of dedicated cemeteries?
- e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1, or
 - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

7.2 Historical Resources

Two resources identified by the CHRIS search, the Bracewell Observatory and the Old Felt Dam are historical resources as defined by CEQA Section 15064.5. The Old Felt Dam is approximately 0.25 miles away from the project site, and it is not visible from its boundary. Implementation of the proposed project would not affect the dam's historic character or affect its eligibility for the CRHR. The antenna discovered on the pedestrian survey is the last remaining complete antenna of the Bracewell Observatory. As no paperwork has been filed to show that removal of the buildings and antennae that formed the observatory may have altered its eligibility for the CRHR and given that this antenna may be the last trace of the Bracewell Observatory, it is being treated as a historic resource until determined otherwise. The antenna is effectively hidden in the woods about 25 feet from the parcel boundary, on Stanford University property. Given the dense vegetation, the project would not be visible from the antenna's location. Although the area surrounding the project site in Santa Clara County is mostly undeveloped, the surrounding land in San Mateo County is developed with residential properties and construction of a single-family residence on the parcel would not adversely affect the eligibility of the Bracewell Observatory site. Impacts to historical resources would therefore be *Less than Significant*.

7.3 Archaeological Resources

Although no surface archaeological resources were noted during the pedestrian survey, the area immediately surrounding the project site, and along Los Trancos creek contains Native American human burials and sites. There is considered to be a high potential of discovering Native American archaeological resources during ground moving operations, and grading the site to build the single-family home could cause a substantial adverse change to an archaeological resource. As a result, Avoidance and Minimization Measures (AMMs) recommended to be incorporated into the project are provided in Section 8 to reduce potentially significant impacts to a less than significant level. With AMMs incorporated into the project the impact would be considered less than significant.

7.4 Paleontological Resources and Geological Features

No known paleontological resources from the UCMP records were recorded within the Study Area and no resources were identified during the pedestrian survey. However, the results of the search at the UCMP indicates the project area is potentially underlain by undisturbed Quaternary deposits that have the potential of yielding significant vertebrate fossils even at depths as shallow as six feet below the surface. As a result, AMMs recommended to be incorporated into the project are provided in Section 8 to reduce potentially significant impacts to paleontological resources or unique geological features that may be encountered during project implementation to a less than significant level. With AMMs incorporated into the project the impacts would be less than significant.

7.5 Human Remains

As mentioned above, in *Archaeological Resources*, there have been previous human burials found on a parcel of land adjacent to the project parcel as well within a half-mile along Los Trancos Creek. There is at least a moderate potential to find further human burials during ground moving activity, and as a result, AMMs recommended to be incorporated into the project are provided in Section 8 to reduce potentially significant impacts to a less than significant level. With AMMs incorporated into the project the impacts would be less than significant.

7.6 Tribal Cultural Resource

As mentioned above, in *Archaeological Resources*, the area immediately surrounding the project site, and along Los Trancos creek contains Native American human burials and sites. There is a high potential of discovering Native American resources during ground moving operations on the parcel. As a result, AMMs recommended to be incorporated into the project are provided in Section 8 to reduce potentially

significant impacts to a less than significant level. With these AMMs incorporated into the project the impacts would be less than significant.

8 Avoidance and Minimization Measures to be Incorporated into the Project and Other Recommendations

Prior to initiating the CEQA analysis for the project, it is recommended that the Lead Agency contact Tribal Representatives, per the recommendations of the NAHC (Appendix C) to identify if there are additional Native American cultural sites in the vicinity known to individual tribes that have not been reported to the NWIC.

The following AMMs should be incorporated into the project and included as specifications in construction documents. These measures will mitigate potential project impacts to archaeological, paleontological and tribal cultural resources:

Impact CULT-1: Disturbance of unknown archaeological cultural resources, including tribal cultural resources, during project construction.

AMM CULT-1: Due to the abundance of evidence of cultural resources near the project area, there is a high potential to discover archaeological resources during ground disturbing activity. Archaeological monitoring is required for all ground disturbing activities. An archaeologist meeting the Secretary of the Interior's Standards for Archaeology will be present at the project site during any ground disturbing activities, such as machine or hand excavation, or vegetation grubbing, take place. No ground disturbing activities of any kind can take place if the archaeologist is not present.

If archaeological resources from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work within a 100' radius buffer of the discovery will cease. The archaeologist will assess the discovery before any additional ground disturbing work within the 100-foot buffer will be allowed to continue. No further ground disturbing work will be allowed to continue until the archaeologist has fully evaluated the find and permits work to continue. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue.

If the newly discovered resources are determined, or suspected to be, Native American in origin, Native American Tribes/Representatives will be contacted and consulted as directed by the NAHC and Native American construction monitoring will be initiated. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) as directed by the NAHC.

Implementation of AMM CULT-1 would reduce impacts to archaeological and tribal cultural resources to Less than Significant.

Impact CULT-2: Disturbance of unrecorded paleontological resources during project construction.

AMM CULT-2: If unrecorded paleontological resources are encountered during construction, all ground disturbing activities will cease, and the developer will avoid altering the resource in any way. No work shall be carried out within the stratigraphic context that the resource was discovered in until a qualified paleontologist has evaluated, recorded, and determined appropriate treatment of the resource consistent with protocols of the Society for Vertebrate Paleontology.

Implementation of AMM CULT-2 would reduce potential project impacts to paleontological resources to Less than Significant.

Impact CULT-3: The project could result in disturbance of unknown human remains during project construction.

AMM CULT-3: If human remains are unearthed during construction of the proposed project, the developer shall comply with State Health and Safety Code Section 7050.5 and will cease work and contact the County. The County shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD).

After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal of, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the NWIC. If the NAHC is unable to identify an MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

Implementation of AMM CULT-3 would reduce potential project impacts to human remains to Less than Significant.

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**Supplemental Information No. 1
ITEM # 8**

From: jrrodine@sbcglobal.net
Sent: Saturday, April 2, 2022 2:44 PM
To: Palacherla, Neelima; Noel, Dunia; Abello, Emmanuel
Cc: 'Toni Cupal'; Stephanie Mortenson; Rob Bartoli
Subject: [EXTERNAL] Agenda Item # 8 West Bay Sanitary District 2022-01

Dear Neelima, Dunia, and Emmanuel:

On behalf of my client landowners/applicants, Mr. Mike Volpi and Ms. Toni Cupal, I sincerely thank each of you for your always prompt and excellent guidance in the preparation and processing of the subject annexation request. As a former AIP member, and former San Mateo County Planning Commissioner, I truly admire your focus on details, applicable procedures, and governing laws.

Unfortunately, I will be unable to participate in this Tuesday's LAFCo public meeting due to a long-planned trip out of the country and frankly doubt that I could add anything of substance not already included in the staff report. Accordingly, please transmit this application support email to individual LAFCo Commissioners.

Santa Clara County LAFCo Commissioners

Dear LAFCo Commissioners:

I have reviewed the staff report in its entirety and agree with the staff's analysis, and recommendations as set forth therein. Accordingly in your role as a responsible agency, please take the recommended actions to adopt the CEQA findings, and the findings of fact 1-6 contained in pages 1- 8 of the staff report. Taking your staff's recommended actions will enable San Mateo County LAFCo in its capacity as the lead agency to complete the mandated annexation. As covered in the LAFCo staff report, this annexation request is Condition of Approval # 14 of the Santa Clara County Planning Department's Building Site Approval finalized on February 11, 2021.

In closing, thank you in advance for your fairest consideration and action.

Respectfully yours,

J. R.

J. R. Rodine
Governmental Affairs Consultant

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**Local Agency
Formation Commission
of Santa Clara County**

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Suite 410
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SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

SUBJECT: PROPOSED WORK PLAN AND BUDGET FOR FY 2023

FINANCE COMMITTEE / STAFF RECOMMENDATIONS

1. Adopt the Proposed Work Plan for Fiscal Year 2022-2023.
2. Adopt the Proposed Budget for Fiscal Year 2022-2023.
3. Find that the Proposed Budget for Fiscal Year 2023 is expected to be adequate to allow the Commission to fulfill its statutory responsibilities.
4. Authorize staff to transmit the Proposed Budget adopted by the Commission including the estimated agency costs as well as the LAFCO public hearing notice for the adoption of the Fiscal Year 2023 Final Budget to the cities, the special districts, the County, the Cities Association of Santa Clara County and the Santa Clara County Special Districts Association.

ANNUAL BUDGET PROCESS REQUIREMENTS

The Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (CKH Act) which became effective on January 1, 2001, requires LAFCO, as an independent agency, to annually adopt a proposed budget by May 1 and a final budget by June 15 at noticed public hearings. Both the proposed and the final budgets are required to be transmitted to the cities, the special districts and the County. Government Code §56381(a) establishes that at a minimum, the budget must be equal to that of the previous year unless the Commission finds that reduced staffing or program costs will nevertheless allow it to fulfill its statutory responsibilities. Any unspent funds at the end of the year may be rolled over into the next fiscal year budget. After adoption of the final budget by LAFCO, the County Auditor is required to apportion the net operating expenses of the Commission to the agencies represented on LAFCO.

FISCAL YEAR 2022-2023 BUDGET DEVELOPMENT TIMELINE

Dates	Staff Tasks / LAFCO Action
March 14 - April 6	Notice of this public hearing was advertised in a local newspaper, posted on the LAFCO website and distributed to local agencies. The agenda and a link to the posted agenda packet are also distributed to local agencies, interested persons and organizations. The proposed Workplan and Budget are posted on the LAFCO website and available for public review and comment.
April 6	LAFCO public hearing on adoption of Proposed Workplan and Budget
April 7	Proposed Work Plan and Budget, preliminary apportionments and LAFCO public hearing notice for Final Budget Hearing transmitted to agencies
June 1	LAFCO public hearing and adoption of Final Budget
June 1 - July 1	Final Budget transmitted to agencies; Auditor requests payment from agencies

LAFCO FINANCE COMMITTEE

At its February 2, 2022 LAFCO meeting, the Commission reappointed Commissioner Jimenez, Commissioner Kremen and Alternate Commissioner Melton to serve on the Finance Committee for FY 2023.

At its special meeting held on March 14, 2022, the Finance Committee discussed the progress on the current year work plan and the status of the current year budget; and recommended the proposed FY 2023 work plan and budget for consideration and adoption by the full commission.

CURRENT YEAR IN REVIEW

PROGRESS REPORT ON FY 2021-2022 WORK PLAN

LAFCO's current fiscal year workplan was adopted at a noticed public hearing held on April 7, 2021. **Attachment A** depicts the current status (through the third quarter of the year) of the 2021-2022 Work Program.

A major work focus during the past year has centered on the Countywide Fire Service Review including project kick-off and management, and stakeholder and public outreach. Staff prepared outreach material and coordinated with the Technical Advisory Committee and partner agencies to conduct three community meetings and a community survey to gather feedback on fire issues. The project has been on hold since January 2022 when LAFCO's consultant contract was terminated.

Staff is working on a process to retain a new consultant and proceed with the service review.

LAFCO has seen a relatively higher application workload during this period – staff is currently processing three major applications and an inactive district dissolution; and has held several other pre-application meetings with local agencies and entities. Staff has also received and responded to many requests for assistance and expertise from local and regional agencies on a variety of matters in support of local or shared goals such as island annexations, environmental review activities, regional plans, housing needs allocations, city general plan updates and other topics that affect local agency boundaries and services. Similarly, responding to public inquiries is another significant and growing area of the workplan and staff has seen an increase in the volume and complexity of such inquiries particularly requests for information under the Public Records Act.

In accordance with the Commission’s directive, as opportunities arise and time permits, staff has conducted targeted outreach to various local entities (special districts, County, cities and other community organizations/individuals) on LAFCO’s role in promoting sustainable growth and good governance.

Other notable administrative activities and projects that have been completed or are underway include among others, the annual financial audit, the annual report, new commissioners onboarding, required staff training, bylaws revision, and office space lease negotiation and extension.

Notwithstanding the preceding progress on various work plan items, some important, high priority projects such as the comprehensive review and update of LAFCO policies and scanning of LAFCO records have fallen behind and will not be completed by the end of the fiscal year. The delays are partly due to the application workload, increased demand for LAFCO services and staff’s efforts to prioritize and meet the needs of the local agencies and the public; and staffing issues including a vacant analyst position since January 2021. The projects in the current workplan that will not be completed by the end of the fiscal year have been added to the proposed FY 2023 workplan.

The Finance Committee discussed this situation and its impact on the accomplishment of the work plan items and recommended that staff consider the option of recruiting temporary staff or an intern to assist with certain work plan items such as the scanning of LAFCO records.

The LAFCO Annual Report for FY 2022 will be published at the end of the current fiscal year and will document all the applications reviewed and processed by LAFCO in Fiscal Year 2022; and will summarize the various accomplishments, activities/projects that LAFCO has engaged in or completed during the period.

STATUS OF FY 2021-2022 ADOPTED BUDGET

Attachment D includes the FY 2022 final budget adopted by the Commission at a noticed public hearing on June 2, 2021, the status of LAFCO’s expenditures and revenues as of February 28, 2022 and expenditure and revenue projections for FY

2022 year end. The adopted LAFCO budget for FY 2022 is \$886,330 and reflects a 10% reduction compared to the previous fiscal year's (FY 2021) budgeted operating expenses. It is estimated that the total year-end projected expenditures for FY 2022 would be approximately 22% lower than the adopted budget primarily due to salary savings from the vacant analyst position and unspent Business Travel (due to the pandemic) and Consultant Services line items (due to the fire service review consultant termination, although it is expected that a portion of the Consultant Services line item amount will be encumbered for the new consultant). Staff anticipates that year end revenue for FY 2022 will tally with the amount budgeted. LAFCO has received the respective FY 2022 cost shares from the County, the cities and the independent special districts. The actual fund balance rolled over at the end of FY 2021 was higher at \$312,351, compared to the amount estimated (\$288,660) in the FY 2022 budget. The excess fund balance and the unspent FY 2022 expenditure amounts will carry over into FY 2023 and will be used to reduce net operating expenses that would in turn translate to reduced FY 2023 costs for contributing agencies.

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

Attachment C includes the proposed work plan for FY 2023, as recommended by the Finance Committee, for consideration and adoption by the full commission.

The proposed workplan includes ongoing as well as new projects and outlines detailed projects/activities organized under six broad areas: (1.) LAFCO application processing; (2.) island annexations; (3.) outreach, government/community relations and customer service; (4.) service reviews, special studies and sphere of influence updates; (5.) commission support; and (6.) administrative projects. The work plan assigns priority levels (high, moderate, low); and designates whether the work is to be conducted by staff or outside consultants.

The proposed work plan includes a broad spectrum of responsibilities that LAFCO, as an independent local agency and as a regulatory body of the state, is expected to fulfil in its role of promoting sustainable growth and good governance in Santa Clara County. It incorporates the Commission's legislative functions and mandates and also the Commission's proactive local initiatives and priorities such as its directives for ongoing public outreach and communications, comprehensive organizational assessment and its proactive service review and implementation program.

Reduced staffing levels due to a vacant analyst position since January 2021 will continue to affect work plan priorities and the accomplishment of the work plan.

Recruitment for the vacant position is pending completion of the County's classification study for LAFCO which is expected to be completed in the next few months at which time LAFCO can begin recruitment. However, actual professional staffing capabilities will be below 4.0 FTE for at least half of the upcoming fiscal year, and possibly longer considering the onboarding and training period for the new staff person.

According to the Comprehensive Organizational Assessment report prepared by LAFCO's consultant, even the 4.0 FTE staffing level is lower than other LAFCOs with comparable operations. However, in August 2020, the Commission voted to maintain the current 4.0 FTE staffing level given uncertain economic conditions related to the COVID-19 pandemic but kept open the option to consider the potential addition of 1.0 FTE in the future.

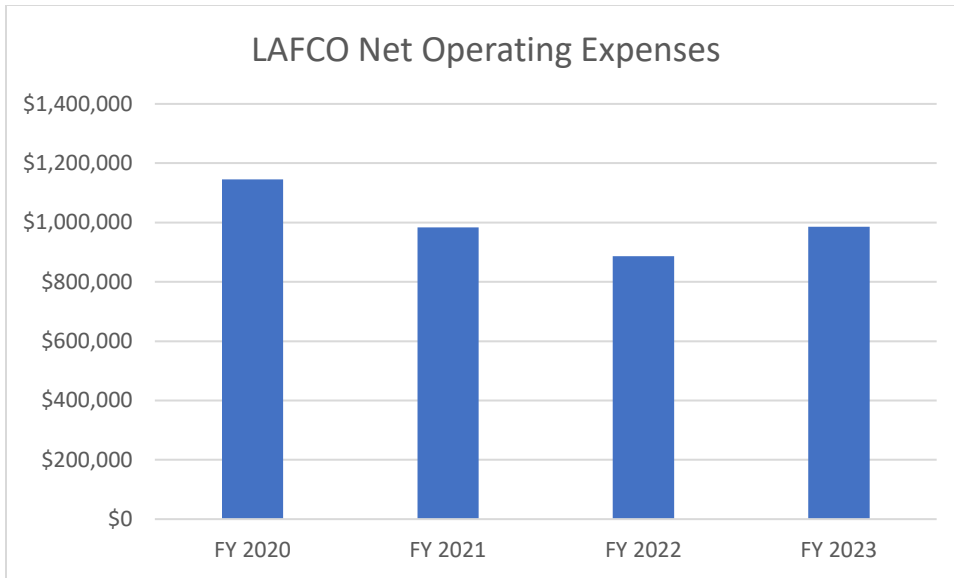
To address this reduced staffing situation, staff must actively manage the workload in order to focus on accomplishing essential activities such as processing applications, completing projects currently underway such as the Countywide Fire Service Review, maintaining core administrative functions, tracking on-going projects and studies, supporting the commission and responding to local agency and public requests for assistance. Non-essential activities and other proactive initiatives will need to be deferred until staffing levels/expertise are restored. This is consistent with past practice where LAFCO's statutorily mandated activities take priority over administrative projects that are not statutorily required, and over proactive commission-initiated projects which are discretionary but support LAFCO's mission and statutory requirements.

PROPOSED BUDGET FOR FISCAL YEAR 2023

Attachment D includes the proposed Budget for FY 2022-2023 as recommended by the Finance Committee, for consideration and adoption by the full commission. The Finance Committee conducted a thorough review of the work plan and budget and recognized the public benefit of LAFCO's work and the high demand for LAFCO's services from local agencies and the public. The Committee maintained its commitment to ensure adequate resources that allow the Commission to fulfill its statutory responsibilities and accomplish its work plan while also limiting costs for LAFCO's funding agencies. As a result, the proposed budget maintains the overall expenditure for FY 2023 (\$1,222,980) at a substantially similar level to the current year budget (\$1,210,990).

In addition to managing expenses to limit net operating expenses, projected current year cost savings (from salary savings, unspent travel, and other reduced operational costs), and a larger than estimated fund balance from FY 2021 are expected to result in a \$312,351 fund balance at the end of the current year – and will be used to further reduce net operating expenses in FY 2023.

LAFCO's proposed net operating expense for FY 2023 is 11% higher than the current year budgeted amount which was 10% lower than FY 2021 which in turn was 14% lower than the FY 2020 operating expenses. Thus, the proposed 11% increase follows two years of reduced local agencies' apportionments and is needed to meet state mandates and LAFCO work plan objectives.



DESCRIPTION OF FY 2022-2023 BUDGET LINE ITEMS

LAFCO and the County of Santa Clara entered into a Memorandum of Understanding (MOU) (effective since July 2001), under the terms of which, the County provides staffing, facilities, and services to LAFCO. The associated costs are reflected in the proposed LAFCO budget. LAFCO is a stand-alone, separate fund within the County’s accounting and budget system and the LAFCO budget information is formatted using the County’s account descriptions/codes.

The following is a detailed itemization of the proposed budget.

EXPENDITURES

Expenditures are divided into two main sections: Staff Salary and Benefits (Object 1) which comprise 66% of the total expenditures, and Services and Supplies (Object 2).

OBJECT 1. SALARIES AND BENEFITS \$810,419

This line item supports the salary and benefits for the 4.0 FTE positions including the Executive Officer position, the two Analyst positions and the Clerk position. One Analyst position is currently vacant. Recruitment for the position is on hold until the County’s classification study for LAFCO staff positions is completed. LAFCO contracts with the County of Santa Clara for staffing and services and in accordance with the MOU between the County and LAFCO, all four positions are staffed through the County Executive’s Office. The proposed amount is based on the best available projections from the County at this time for salary and benefits for the 4 positions. Changes to the projections for the four positions that occur within the next couple of months will be reflected in the Final LAFCO budget.

OBJECT 2. SERVICES AND SUPPLIES

5255100 Intra-County Professional \$10,000

This includes the costs for services from various County agencies such as the County Surveyor's Office, the County Assessors' Office, and the Registrar of Voters. The County Surveyor assists with map review and approval for boundary change proposals. In addition, the Surveyor's Office also assists with research to resolve boundary discrepancies. The County Assessor's Office prepares reports for LAFCO and the Registrar of Voters provides data necessary for processing LAFCO applications. This item also allows LAFCO to seek GIS mapping services including maintenance and technical assistance from the County Planning Office, as necessary. This budgeted amount has been maintained at the same level as the current year.

5255800 Legal Counsel \$78,326

This item covers the cost for general legal services.

In February 2009, the Commission retained the firm of Best Best & Krieger for legal services on a monthly retainer. The contract was amended in 2010 to reduce the number of total hours required to 240 hours per year. The contract sets the hourly rate and allows for an annual automatic adjustment to the rates based on the Consumer Price Index (CPI). In 2017, the contract was once again amended to increase the monthly retainer cost and limit the CEQA work within the retainer to 24 hours annually. Any additional CEQA work above 24 hours would be charged outside the retainer at the same hourly rate.

The monthly retainer for FY 2023 increases to \$6,278, based on a 3.2% increase in the Consumer Price Index for the prior calendar year (2021). This item covers the annual retainer fees and includes additional monies to cover approximately 10 hours of work outside the retainer at the current hourly rate of \$299.

5255500 Consultant Services \$150,000

This item is budgeted for hiring consultants to assist LAFCO with special projects such as for conducting service reviews and special studies, facilitating a strategic planning workshop, scanning LAFCO's hardcopy records into the existing electronic document management system, meeting broadcast services for LAFCO meetings and for conducting the annual financial audit, among others. The Commission must take action to authorize such special projects prior to expending funds. This item also includes costs associated with ongoing existing contracts such as costs for maintenance and hosting of the LAFCO website by an outside provider.

5285700 Meal Claims \$750

This item includes cost of food to support Commission events, workshops, meetings.

5220200 Insurance \$9,237

This item is for the purpose of purchasing general liability insurance and workers' compensation coverage for LAFCO. In 2010, LAFCO switched from the County's coverage to the Special District Risk Management Authority (SDRMA), for the provision of general liability insurance. Additionally, LAFCO also obtains workers'

compensation coverage for its commissioners from SDRMA. Workers' compensation for LAFCO staff is currently covered by the County and is part of the payroll charge. SDRMA has recently provided estimated FY 2023 contribution amounts for use in the budgeting process: Property Liability (\$8,137) and Workers' Compensation (\$1,100). SDRMA is in the process of negotiating rates on behalf of its program membership and expects to confirm rates in mid-May. The Final budget will reflect any major revisions to these estimates.

5270100 Rent & Lease \$53,132

This item includes monthly rent for LAFCO office space during the FY 2023. The current lease term expires on May 5, 2022. At its February 2, 2022 Meeting, the Commission authorized the extension of the lease for a five year period through April 30, 2027.

5250100 Office Expenses \$5,000

This item includes funds for purchase of books, subscriptions/publications necessary to keep current on laws and trends; small equipment and supplies for office operations, including printer/photocopier lease.

5255650 Data Processing Services \$28,038

This item includes estimated costs associated with County Technology Solutions & Services Department (TSS) providing IT services to the LAFCO program. According to TSS, the projected costs cover Telecom services for 5 phones- VOIP/Landline (\$3,300), Wireless Carrier Service (\$550), MS Adobe special order, Acrobat Pro and MS Visio monthly subscription (\$2,535), and other services (\$21,653) comprising Enterprise Content Management services and solutions, Kronos support, Architecture and Innovation Services, Claranet services, Data Analytics and Visualizations, digital print and sccLearn. Any further revised cost estimates received from the County will be reflected in the Final LAFCO budget.

5225500 Commissioner's Fees \$10,000

This item covers the \$100 per diem amount for LAFCO commissioners and alternate commissioners to attend LAFCO meetings and committee meetings.

5260100 Publications and Legal Notices \$1,000

This item is for costs associated with publication of hearing notices for LAFCO applications and other projects/ studies, as required by state law. This budgeted amount has been maintained at the same level as the current year.

5245100 Membership Dues \$12,887

This item includes CALAFCO – the California Association of LAFCOs membership dues. As approved at the CALAFCO Annual Membership Business meeting on October 31, 2019, the FY 2023 membership dues for Santa Clara LAFCO is \$11,287.

Additionally, this item includes estimated membership dues for CSDA – the California Special Districts Association. In June 2018, CSDA informed staff that Santa Clara LAFCO as a customer of SDRMA, must be a member of CSDA pursuant to SDRMA bylaws.

5250750 Printing and Reproduction \$1,500

This covers printing expenses for reports such as service reviews or other studies and documents.

5285800 Business Travel \$10,000

This item includes funding for staff and commissioners to attend conferences and workshops. It would cover costs of air travel, accommodation, conference registration and other expenses at the conferences. CALAFCO annually holds a Staff Workshop (April 2023) and an Annual Conference (October 2022) that is attended by commissioners as well as staff.

5285300 Private Automobile Mileage \$1,000

This item provides for mileage reimbursement when staff travels by private car to conduct site visits and attend meetings / training sessions. This budgeted amount has been maintained at the same level as the current year.

5285200 Transportation and Travel (for use of County car) \$600

This item would cover costs associated with the use of a County vehicle for travel to conferences, workshops, site visits and meetings.

5281600 Overhead \$30,041

This overhead charge is established by the County Controller's Office, for service rendered by various County departments that do not directly bill LAFCO. The overhead includes LAFCO's share of the County's FY 2023 Cost Allocation Plan which is based on actual overhead costs from FY 2021 – the most recent year for which actual costs are available.

The overhead amount includes the following charges from:

County Executive's Office:	\$11,036
Controller-Treasurer:	\$10,131
Employee Services Agency:	\$6,550
OBA:	\$330
BHS-MH - Employee:	\$211
TSS Intragovernmental Service:	\$912
Technology Services & Solutions:	\$3,496
Procurement:	\$137

Further, a "roll forward" is applied which is calculated by comparing FY 2021 Cost Plan estimates with FY 2021 actuals. The FY 2021 cost estimates were lower than the actuals by \$2,736; this amount is added to the FY 2023 Cost Plan. This is a state requirement.

5275200 Computer Hardware \$3,000

This item is designated for any required hardware upgrades / purchases.

5250800 Computer Software \$5,000

This amount is designated for computer software purchases, and annual licenses for GIS software and records management (LaserFische) hardware/software annual maintenance agreement.

5250250 Postage \$1,000

This amount covers postage costs for mailing notices, agendas, agenda packets and general correspondence. This budgeted amount has been maintained at the same level as the current year.

5252100 Training Programs \$2,000

This item covers the costs associated with attendance at staff development courses and seminars. CALAFCO conducts University Courses throughout the year on topics of relevance to LAFCO.

REVENUES

4103400 Application Fees \$30,000

It is anticipated that LAFCO will receive approximately \$30,000 in fees from processing applications. The actual amount earned from fees depends entirely on the level of application activity.

4301100 Interest \$6,000

It is estimated that LAFCO will receive an amount of approximately \$6,000 from interest earned on LAFCO funds.

3400150 Fund Balance from Previous Fiscal Year (FY 2022) \$201,006

It is projected that there will be a savings or fund balance of approximately \$201,006 at the end of the current year, which will be carried over to reduce the proposed Fiscal Year 2023 costs for LAFCO's funding agencies (cities, independent special districts and the County).

Projected Year-End [FY 2022] Fund Balance = (Projected Year-End [FY 22] Revenue + Actual Fund Balance from Previous Fiscal Year [FY 21] + Funds Received from Local Agencies in FY 22) - (Projected Year-End [FY 22] Expenses)

= (\$36,000+ \$312,352 + \$886,330) - \$1,033,675

= \$201,006

The fund balance excludes the reserves.

RESERVES

3400800 Reserves Available \$200,000

This item includes reserves for two purposes: litigation reserve – for use if LAFCO is involved with any litigation; and contingency reserve – to be used for unexpected expenses. If used during the year, this account will be replenished in the following year. Since 2012, the reserves have been retained in a separate Reserves account, thus eliminating the need for LAFCO to budget each year for this purpose.

The Reserves amount was held at \$250,000 since FY 2020 to timely implement potential recommendations from the Comprehensive Organizational Assessment, and as a tentative measure in recognition that LAFCO operates in an increasingly complex and controversial environment. The implementation of the Comprehensive Organizational Assessment Study is currently pending the completion of the Classification Study by the County, which is expected soon.

In FY 2022, LAFCO reduced the Reserves to \$200,000, in order to further reduce costs to local agencies given the COVID -19 related economic hardships. The Finance Committee recommends maintaining the current level of reserves for FY 2023. This places the proposed Reserve amount at approximately 16% of the total FY 2023 expenditures. LAFCO has not adopted a Reserves policy, however as an independent agency, LAFCO should maintain sufficient reserves for flexibility and stability in the event of unanticipated needs.

FY 2023 NET OPERATING EXPENSES

FY 2023 Net Operating Expenses = (Proposed FY 2023 Expenditures) - (Proposed FY 2023 Fee & Interest Revenues + Projected Fund Balance from FY 2022)
= (\$1,222,980) - (\$36,000 + \$201,006)
= \$985,974

The projected operating expense for FY 2023 is based on projected expenditures and revenues as well as on estimated fund balance for the current year. Further revisions may be needed as we get a better indication of current year expenses/revenues towards the end of this fiscal year. Additionally, a more accurate projection of costs/revenues for the upcoming fiscal year could become available, particularly for employee salary and benefits. This could result in changes to the proposed net operating expenses for FY 2023 which could in turn impact the costs for each of LAFCO's funding agencies.

COST APPORTIONMENT TO CITIES, INDEPENDENT SPECIAL DISTRICTS AND COUNTY

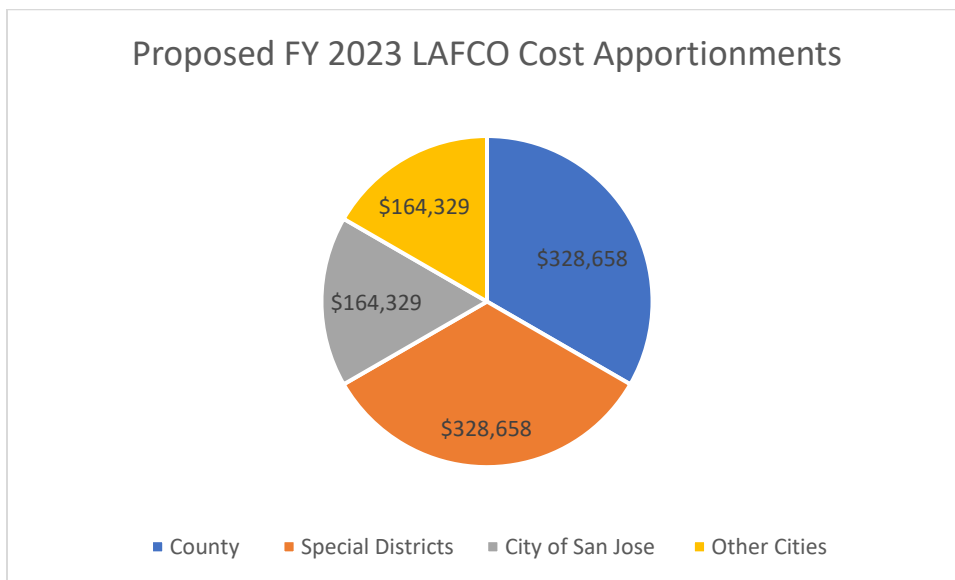
In January 2013, independent special districts were seated on LAFCO. Government Code §56381(b)(1)(A) provides that when independent special districts are represented on LAFCO, the county, cities and independent special districts must each provide a one-third share of LAFCO's operational budget.

The City of San Jose has permanent membership on LAFCO pursuant to Government Code Section 56327. As required by Government Code §56381.6(b), the City of San Jose's share of LAFCO costs must be in the same proportion as its member bears to the total membership on the commission, excluding the public member. The remaining cities' share must be apportioned in proportion to each city's total revenues, as reported in the most recent edition of the Cities Annual Report published by the Controller, as a percentage of the combined city revenues within a county.

Government Code Section 56381 provides that the independent special districts' share shall be apportioned in proportion to each district's total revenues as a percentage of the combined total district revenues within a county. The Santa Clara County Special Districts Association (SDA), at its August 13, 2012 meeting, adopted an alternative formula for distributing the independent special districts' share to individual districts. The SDA's agreement requires each district's cost to be based on a fixed percentage of the total independent special districts' share.

Therefore, in Santa Clara County, the County pays a third of LAFCO's operational costs, the independent special districts pay a third, the City of San Jose pays one sixth and the remaining cities pay one sixth. Government Code §56381(c) requires the County Auditor to request payment from the cities, independent special districts and the County no later than July 1 of each year for the amount each agency owes based on the net operating expenses of the Commission and the actual administrative costs incurred by the Auditor in apportioning costs and requesting payment.

The following is a draft apportionment to the agencies based on the proposed net operating expenses for FY 2023.



Apportionment of the costs among the 14 cities and among the 17 independent special districts will be calculated by the County Controller's Office after LAFCO adopts the final budget in June. In order to provide each of the cities and districts with a general indication of their costs in advance, **Attachment E** includes draft estimated apportionments, based on the proposed FY 2023 net operating expenses and the 2018/2019 Cities Annual Report. The final apportionments will be prepared by the County Controller's Office based on the latest available Cities Annual Report.

ATTACHMENTS

- Attachment A: Status of FY 2022 Work Plan
- Attachment B: LAFCO Financials 2008-2021
- Attachment C: Proposed Work Plan for Fiscal Year 2023
- Attachment D: Proposed LAFCO Budget for Fiscal Year 2023
- Attachment E: Estimated FY 2023 Costs to Agencies Based on the Proposed Budget

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

PRIORITY* H - High Priority (essential activities: state mandate, Commission directive, requirements)
M - Medium Priority (important, provided resources allow or time permits)
L - Low Priority (desirable provided resources allow or time permits, not urgent)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
LAFCO APPLICATIONS	Process applicant initiated LAFCO proposals	Encourage pre-application meetings prior to application submittal Conduct pre-agenda meetings with County Depts to obtain Assessor & Surveyor reports, as needed Process applications per CKH Act requirements: issue Notice of Application, Certificate of Filing / Sufficiency, Public Hearing Notice, staff report, conduct protest proceedings, as needed	Staff	H	Several pre-application meetings held (San Jose / Cupertino, San Jose / Milpitas, NASA Moffett Field / Mountain View, etc.) 3 applications in progress
	Comment on potential LAFCO applications, relevant projects & development proposals, city General Plan updates and/ or related environmental documents	Ongoing, as needed	Staff	H	Ongoing (RHNA, Coyote Valley)
	Review and update LAFCO policies for context, clarity and consistency with State law	In progress	Staff / Consultant	H	In progress
	Dissolution of inactive special districts	Work with State Controller's Office to identify County Library Services Area as inactive	Staff	M	Identification completed. Processing dissolution.
	Prepare flowcharts for LAFCO processes and update application packets for current requirements and ease of public use	Upon completion of policies update	Staff	L	Internal application processing checklists' updates completed.

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
ISLAND ANNEXATIONS	Conduct outreach to cities with islands, follow up on responses including review/research of city limits/ USA boundaries, provide assistance with annexations or necessary USA amendments	Prepare and distribute island maps to cities	Staff	L	Working with cities upon request (Los Gatos, Monte Sereno)3
	Facilitate interagency discussions to support remaining island annexations	Ongoing discussion with San Jose, Los Altos Hills	Staff	H	In progress
	Review and finalize city-conducted island annexations	Ongoing, as needed	Staff	H	3 finalized.
OUTREACH, GOVERNMENT / COMMUNITY RELATIONS & CUSTOMER SERVICE	Conduct outreach to increase awareness of LAFCO's role	Presentations to cities, other agencies on LAFCO, as relevant	Staff	L	Presentations provided upon request (Grand Jury, Leadership Sunnyvale,)
		Distribute LAFCO communications material to elected officials and staff of cities, special districts and the County		M	
		Seek exhibit opportunities at public spaces / events		L	
		Maintain website as the primary information resource on LAFCO		H	
		Increase social media presence (Twitter)		L	Website updated
	Engage and establish relationships with local (cities, districts, county), regional (ABAG/MTC), state (SGC, OPR, DoC, SWRCB) agencies, organizations such as SDA, SCCAPO, CALAFCO, other stakeholder groups	Attend regular meetings of SDA (quarterly), SCCAPO (monthly), County Planning Dept.(quarterly) Small water systems issues / legislation Collaborate with agencies and entities with goals common to LAFCO	Staff	M M M	Ongoing
	Track LAFCO related legislation	EO is voting member of the CALAFCO Legislative Committee and attends regular meetings	Staff	M M	EO served on the Legislative Committee until October 2021.

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
		Commission takes positions and submit letters on proposed legislation			
	Respond to public enquiries re. LAFCO policies, procedures and application filing requirements	Timely response to public inquiries Update the PRA form for the website Document research on complex inquiries Report to Commission on complex inquiries	Staff	H L L H	Ongoing. High volume of enquiries and PRA requests.
SERVICE REVIEWS, SPECIAL STUDIES & SPHERE OF INFLUENCE UPDATES	Countywide Fire Service Review	Participate in consultant selection, negotiate contract Manage consultant's work and contract Coordinate TAC meetings Prepare and distribute stakeholder/public outreach material Coordinate stakeholder / public engagement process Prepare current maps of service provider agencies Attend stakeholder interviews with consultant Work with consultant on any data collection issues Review and comment on administrative draft reports Distribute Public hearing notices and coordinate community workshops and public hearings	Staff / Consultant	H	Retained consultant. Prepared stakeholder and public outreach material and conducted community meetings. Consultant contract terminated in January 2022. Working on next steps and retaining a new consultant.

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
		Prepare staff reports with implementation recommendations Follow up with agencies and report back to the commission			
	Continue to monitor implementation of recommendations from previous service reviews and conduct special studies, as necessary	RRRPD study – city took action to delay decision on consolidation	Staff	L	Pending city action Follow up on new issues for other districts, upon request (LGCSO)
	Map Mutual Water companies	Initial maps complete, further work through service review	Staff	L	-
	Engage in or support grant / partnership opportunities on issues related to enhancing viability of agriculture, and climate smart growth	As needed, and as opportunities arise	Staff	L	-
	Compile and post JPA filings on the LAFCO website	Notice provided, gather JPA information through service review process	Staff	L	Ongoing
COMMISSION SUPPORT	Provide ongoing support to the 12 commissioners for regularly-scheduled Commission meetings, special meetings and Committee meetings (Finance Committee, Ad Hoc Committee on Organizational Assessment and the Fire Service Review TAC)	Prepare and distribute public hearing notices and agenda packets, provide staff support during the meetings, record minutes, broadcast meetings Hold pre-agenda review meeting with Chair Hold pre-meeting calls with individual commissioners to address agenda item questions Process commissioner per diems for attendance at LAFCO meetings	Staff	H	Ongoing
	Keep the Commission informed	EO report	Staff	H	Ongoing

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
		off-agenda emails, as needed			
	Onboarding new Commissioners	Facilitate filing / completion of Form 700, commissioner pledge, ethics training. Update LAFCO letterhead, directory, and website Set up vendor accounts, provide parking permits Conduct new Commissioner orientation Recognize outgoing commissioners for service on LAFCO	Staff	H	New commissioner: Linda LeZotte
	Commissioners Selection Process	Inform appointing bodies of any upcoming vacancies and provide information on appointment criteria Convene ISDSC committee meeting, as necessary Coordinate public member selection process, as necessary	Staff	H	As needed
	Conduct a Strategic Planning Workshop	2018 Workshop re. LAFCO Communications and Outreach Plan	Staff / Consultant	L	On hold
	Commissioner participation in CALAFCO	Support commissioner participation in CALAFCO activities / or election to the CALAFCO Board	Staff	L	On hold
ADMINISTRATIVE PROJECTS	Prepare LAFCO annual work plan	March –June	Staff	H	In progress
	Prepare LAFCO annual budget	March –June	Staff	H	In progress
	Prepare LAFCO Annual Report	August 2021	Staff	H	Completed
	Prepare LAFCO Annual Financial Audit	October 2021 (Contract with Chavan Associates ends after FY 2021 Audit)	Consultant / Staff	H	Completed.

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
					Contract extended for FY 2023 and FY 2024
	Office / facility management	Coordinate with Building Manager on facilities issues Coordinate with County re. computers/network, phone, printers, office security, procurement , installation & maintenance Order and manage office supplies Make travel arrangements and process expense reimbursements. Process mileage reimbursements Negotiate office space lease (current lease ends May 5, 2022)	Staff	H	Ongoing
	Records management	Organize scan of LAFCO records to Electronic Document Management System (LaserFische) Maintain LAFCO's hard copy records Maintain and enhance the LAFCO Website Maintain LAFCO database	Staff/ Consultant Staff	H H H H	On hold Ongoing
	Contracts and payments & receivables	Track consultant contracts and approve invoices Approve vendor invoices / process annual payments for various services/ memberships	Staff	H	Ongoing

STATUS OF CURRENT YEAR WORK PLAN (FISCAL YEAR 2022)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*	STATUS
ADMINISTRATIVE PROJECTS		Coordinate with County Controller's Office and track annual collection of payments from member agencies			
	Review and update LAFCO bylaws / administrative policies and procedures	Ongoing, as needed	Staff	H	Ongoing
	Staff training and development	CALAFCO workshops, conferences, relevant courses	Staff	M	CALAFCO Workshop cancelled
	Coordinate with County on administrative issues	Attend monthly meetings with the Deputy County Executive	Staff	H	Ongoing
	Staff performance evaluation	April - October 2021	Staff/Commission	H	Completed in 2021. In progress
	Comprehensive Organizational Assessment Study – implementation	As needed	Staff/Commission	H	Pending result of County study in progress
	Recruitment and training of LAFCO staff	One LAFCO Analyst position currently vacant –recruitment pending County Classification study results	Staff	H	Pending result of County study in progress
	Other administrative functions mandated of a public agency (Form 806, maintaining liability/workers comp insurance, etc.)	Ongoing	Staff	H	Ongoing

FY 2008 - FY 2021 LAFCO FINANCIALS
March 2022

ITEM # 9
Attachment B

ITEM NO.	TITLE	ACTUALS FY 2008	ACTUALS FY 2009	ACTUALS FY 2010	ACTUALS FY 2011	ACTUALS FY 2012	ACTUALS FY 2013	ACTUALS FY 2014	ACTUALS FY 2015	ACTUALS FY 2016	ACTUALS FY 2017	ACTUALS FY 2018	ACTUALS FY 2019	ACTUALS FY 2020	ACTUALS FY 2021
EXPENDITURES															
	Salary and Benefits	\$356,009	\$400,259	\$406,650	\$413,966	\$393,194	\$411,929	\$450,751	\$466,755	\$484,216	\$514,381	\$628,534	\$713,900	\$744,439	\$730,716
Object 2: Services and Supplies															
	5255100 Intra-County Professional	\$66,085	\$57,347	\$13,572	\$4,532	\$6,118	\$5,260	\$5,663	\$4,379	\$18,523	\$1,292	\$703	\$3,593	\$346	\$201
	5255800 Legal Counsel	\$0	\$9,158	\$67,074	\$52,440	\$48,741	\$56,791	\$53,550	\$52,854	\$57,498	\$71,131	\$59,400	\$72,276	\$69,975	\$65,791
	5255500 Consultant Services	\$19,372	\$75,000	\$76,101	\$58,060	\$102,349	\$59,563	\$35,602	\$37,250	\$39,625	\$0	\$45,000	\$52,650	\$106,709	\$41,966
	5285700 Meal Claims	\$0	\$368	\$277	\$288	\$379	\$91	\$228	\$209	\$367	\$50	\$901	\$257	\$166	\$0
	5220100 Insurance	\$491	\$559	\$550	\$4,582	\$4,384	\$4,378	\$4,231	\$4,338	\$4,135	\$4,679	\$4,893	\$5,296	\$5,893	\$10,452
	1151 Office Expenses	\$1,056	\$354	\$716	\$639	\$1,212	\$536	\$850	\$783	\$6,266	\$48,632	\$15,412	\$4,702	\$2,544	\$1,151
	5270100 Rent and Lease											\$41,120	\$39,360	\$44,478	\$46,254
	5255650 Data Processing Services	\$8,361	\$3,692	\$3,505	\$1,633	\$3,384	\$1,663	\$3,311	\$9,024	\$1,519	\$6,869	\$877	\$11,894	\$15,500	\$21,223
	5225500 Commissioners' Fee	\$5,700	\$5,400	\$3,500	\$3,400	\$4,000	\$4,900	\$5,800	\$4,900	\$6,700	\$5,300	\$5,400	\$5,000	\$4,600	\$6,100
	5260100 Publications and Legal Notices	\$1,151	\$563	\$1,526	\$363	\$916	\$222	\$378	\$2,484	\$487	\$191	\$145	\$192	\$44	\$90
	5245100 Membership Dues	\$5,500	\$7,000	\$7,000	\$7,000	\$7,000	\$14,473	\$0	\$7,428	\$7,577	\$8,107	\$8,674	\$9,615	\$11,822	\$12,144
	5250750 Printing and Reproduction	\$5	\$0	\$0	\$0	\$0	\$0	\$9	\$177	\$703	\$0	\$0	\$0	\$799	\$0
	5285800 Business Travel	\$7,238	\$8,415	\$4,133	\$8,309	\$3,095	\$4,777	\$5,800	\$4,042	\$5,811	\$3,877	\$13,091	\$4,260	\$6,908	\$0
	5285300 Private Automobile Mileage	\$1,016	\$704	\$832	\$1,185	\$615	\$424	\$409	\$396	\$1,009	\$1,264	\$590	\$689	\$696	\$61
	5285200 Transportation&Travel (County Car Us	\$894	\$948	\$629	\$0	\$384	\$250	\$371	\$293	\$559	\$605	\$0	\$328	\$256	\$0
	5281600 Overhead	\$42,492	\$62,391	\$49,077	\$46,626	\$60,647	\$43,133	\$42,192	\$34,756	\$49,452	\$0	\$28,437	\$69,944	\$4,505	\$30,917
	5275200 Computer Hardware	\$0	\$451	\$0	\$83	\$2,934	\$1,791	\$2,492	\$0	\$106	\$0	\$0	\$773	\$0	\$0
	5250800 Computer Software	\$0	\$0	\$626	\$314	\$579	\$3,124	\$933	\$1,833	\$2,079	\$754	\$4,505	\$3,012	\$1,200	\$4,708
	5250250 Postage	\$1,160	\$416	\$219	\$568	\$309	\$589	\$246	\$597	\$411	\$209	\$183	\$117	\$73	\$184
	5252100 Staff Training Programs	\$0	\$665	\$491	\$250	\$300	\$0	\$0	\$1,431	\$0	\$0	\$0	\$350	\$525	\$70
	5701000 Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL EXPENDITURES	\$516,530	\$633,691	\$636,478	\$604,238	\$640,540	\$613,895	\$612,816	\$633,929	\$687,043	\$667,342	\$857,865	\$998,208	\$1,021,478	\$972,028
REVENUES															
	4103400 Application Fees	\$46,559	\$41,680	\$35,576	\$48,697	\$37,426	\$45,458	\$63,561	\$27,386	\$146,168	\$20,436	\$29,864	\$33,049	\$7,587	\$34,622
	4301100 Interest: Deposits and Investments	\$24,456	\$16,230	\$6,688	\$4,721	\$4,248	\$3,416	\$2,674	\$2,844	\$6,073	\$10,830	\$12,620	\$12,141	\$18,176	\$10,488
	3400150 Fund Balance from Previous FY	\$271,033	\$368,800	\$334,567	\$275,605	\$209,987	\$208,219	\$160,052	\$226,111	\$187,310	\$293,489	\$331,177	\$314,693	\$352,123	\$312,351
	TOTAL REVENUE	\$342,048	\$426,711	\$376,831	\$329,023	\$251,661	\$257,092	\$226,287	\$256,341	\$339,551	\$324,755	\$373,661	\$359,883	\$377,886	\$357,461
	NET LAFCO OPERATING EXPENSES	\$174,482	\$206,980	\$259,648	\$275,215	\$388,879	\$356,802	\$386,529	\$377,588	\$347,492	\$342,587	\$484,204	\$638,325	\$643,592	\$983,785
	3400800 RESERVES AVAILABLE				\$100,000	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$250,000	\$250,000
COSTS TO AGENCIES															
	5440200 County	\$271,641	\$270,896	\$267,657	\$292,601	\$298,597	\$281,780	\$156,002	\$187,521	\$220,668	\$225,778	\$266,298	\$277,942	\$381,904	\$327,928
	4600100 Cities (San Jose 50% +other cities 50%)	\$271,641	\$270,896	\$267,657	\$292,601	\$298,597	\$282,625	\$156,002	\$187,521	\$220,668	\$225,778	\$266,298	\$277,942	\$381,904	\$327,928
	4600100 Special Distrctcs							\$296,892	\$187,521	\$220,668	\$225,778	\$266,298	\$277,942	\$381,904	\$327,928

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

ITEM # 9
Attachment C

PRIORITY* H - High Priority (essential activities: state mandate, Commission directive, requirements)
M - Medium Priority (important, provided resources allow or time permits)
L - Low Priority (desirable provided resources allow or time permits, not urgent)

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
LAFCO APPLICATIONS	Process applicant initiated LAFCO proposals	Encourage pre-application meetings prior to application submittal Conduct pre-agenda meetings with County Depts to obtain Assessor & Surveyor reports, as needed Process applications per CKH Act requirements: issue Notice of Application, Certificate of Filing / Sufficiency, Public Hearing Notice, staff report, conduct protest proceedings, as needed	Staff	H
	Comment on potential LAFCO applications, relevant projects & development proposals, city General Plan updates and/ or related environmental documents	Ongoing, as needed	Staff	H
	Review and update LAFCO policies for context, clarity and consistency with State law	In progress	Staff / Consultant	H
	Prepare flowcharts for LAFCO processes and update application packets for current requirements and ease of public use	Upon completion of policies update	Staff	L
ISLAND ANNEXATIONS	Conduct outreach to cities with islands, follow up on responses including review/research of city limits/ USA boundaries, provide assistance with annexations or necessary USA amendments	Prepare and distribute island maps to cities	Staff	L
	Facilitate interagency discussions to support remaining island annexations	Monte Sereno	Staff	H
	Review and finalize city-conducted island annexations	Ongoing, as needed	Staff	H

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
OUTREACH, GOVERNMENT / COMMUNITY RELATIONS & CUSTOMER SERVICE	Conduct outreach to increase awareness of LAFCO's role	Presentations to cities, other agencies on LAFCO, as relevant	Staff	L
		Distribute LAFCO communications material to elected officials and staff of cities, special districts and the County		M
		Seek exhibit opportunities at public spaces / events		L
		Maintain website as the primary information resource on LAFCO		H
		Increase social media presence (Twitter)		L
	Engage and establish relationships with local (cities, districts, county), regional (ABAG/MTC), state (SGC, OPR, DoC, SWRCB) agencies, organizations such as SDA, SCCAPO, CALAFCO, other stakeholder groups	Attend regular meetings of SDA (quarterly), SCCAPO (monthly), County Planning Dept.(quarterly)	Staff	M
		Small water systems issues / legislation		M
		Collaborate with agencies and entities with goals common to LAFCO		M
	Track LAFCO related legislation	EO attends CALAFCO Legislative Committee meetings	Staff	L
		Commission takes positions and submits letters on proposed legislation		M
	Respond to public enquiries re. LAFCO policies, procedures and application filing requirements	Timely response to public inquiries	Staff	H
		Update the PRA form for the website		L
		Document research on complex inquiries		L
Report to Commission on complex inquiries		H		

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
SERVICE REVIEWS, SPECIAL STUDIES & SPHERE OF INFLUENCE UPDATES	Countywide Fire Service Review	Manage new consultant's work and contract Coordinate TAC meetings Attend stakeholder interviews with consultant Work with consultant on any data collection issues Review and comment on administrative draft reports Distribute Public hearing notices and coordinate community workshops and public hearings Prepare and distribute stakeholder/public outreach material Coordinate stakeholder / public engagement process Prepare staff reports with implementation recommendations Follow up with agencies and report back to the commission	Staff / Consultant	H
	Continue to monitor implementation of recommendations from previous service reviews and conduct special studies, as necessary	RRRPD study – city took action to delay decision on consolidation	Staff	L
	Map Mutual Water companies	Initial maps complete, further through service review	Staff	L
	Engage in or support grant / partnership opportunities on issues related to enhancing viability of agriculture, and climate smart growth	As needed, and as opportunities arise	Staff	L
	Compile and post JPA filings on the LAFCO website	Notice provided, gather JPA information through service review process	Staff	L

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
COMMISSION SUPPORT	Provide ongoing support to the 12 commissioners for regularly-scheduled Commission meetings, special meetings and Committee meetings (Finance Committee, Ad Hoc Committee on Organizational Assessment and the Fire Service Review TAC)	Prepare and distribute public hearing notices and agenda packets, provide staff support during the meetings, record minutes, broadcast meetings Hold pre-agenda review meeting with Chair Hold pre-meeting calls with individual commissioners to address agenda item questions Process commissioner per diems for attendance at LAFCO meetings	Staff	H
	Keep the Commission informed	EO report off-agenda emails, as needed	Staff	H
	Onboarding new Commissioners	Facilitate filing / completion of Form 700, commissioner pledge, ethics training. Update LAFCO letterhead, directory, and website Set up vendor accounts, provide parking permits Conduct new Commissioner orientation Recognize outgoing commissioners for service on LAFCO	Staff	H
	Commissioners Selection Process	Inform appointing bodies of any upcoming vacancies and provide information on appointment criteria Convene ISDSC committee meeting, as necessary Coordinate public member selection process, as necessary	Staff	H
	Conduct a Strategic Planning Workshop	2018 Workshop re. LAFCO Communications and Outreach Plan	Staff / Consultant	L
	Commissioner participation in CALAFCO	Support commissioner participation in CALAFCO activities / or election to the CALAFCO Board	Staff	L

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
ADMINISTRATIVE PROJECTS	Prepare LAFCO annual work plan	March -June	Staff	H
	Prepare LAFCO annual budget	March -June	Staff	H
	Prepare LAFCO Annual Report	August 2022	Staff	H
	Prepare LAFCO Annual Financial Audit	October 2022 (Contract with Chavan Associates extended for FY 2023 and FY 2024)	Consultant / Staff	H
	Office / facility management	Coordinate with Building Manager on facilities issues Coordinate with County re. computers/network, phone, printers, office security, procurement, installation & maintenance Order and manage office supplies Make travel arrangements and process expense reimbursements. Process mileage reimbursements Office space lease extended (lease extended through April 30, 2027)	Staff	H
	Records management	Organize scan of LAFCO records to Electronic Document Management System (LaserFische) Maintain LAFCO's hard copy records Maintain and enhance the LAFCO Website Maintain LAFCO database	Staff/ Consultant	H
			Staff	H
				H
			H	
Contracts and payments & receivables	Track consultant contracts and approve invoices Approve vendor invoices / process annual payments for various services/ memberships Coordinate with County Controller's Office and track annual collection of payments from member agencies	Staff	H	
Review and update LAFCO bylaws / administrative policies and procedures	Ongoing, as needed	Staff	H	

PROPOSED WORK PLAN FOR FISCAL YEAR 2023

	PROJECT DESCRIPTION	ACTIVITIES / TIMELINE	RESOURCES	PRIORITY*
ADMINISTRATIVE PROJECTS	Staff training and development	CALAFCO workshops, conferences, relevant courses	Staff	M
	Coordinate with County on administrative issues	Attend monthly meetings with the Deputy County Executive	Staff	H
	Staff performance evaluation	April - October 2022	Staff/Commission	H
	Comprehensive Organizational Assessment Study – implementation	As needed	Staff/Commission	H
	Recruitment and training of LAFCO staff	One LAFCO Analyst position currently vacant – recruitment pending County Classification study results	Staff	H
	Other administrative functions mandated of a public agency (Form 806, maintaining liability/workers comp insurance, etc.)	Ongoing	Staff	H

**PROPOSED LAFCO BUDGET
FISCAL YEAR 2022- 2023**

**ITEM # 9
Attachment D**

ITEM # TITLE	APPROVED BUDGET FY 2022	ACTUALS Year to Date 2/28/2022	PROJECTIONS Year End FY 2022	PROPOSED BUDGET FY 2023
EXPENDITURES				
Object 1: Salary and Benefits	\$844,239	\$412,232	\$691,414	\$810,419
Object 2: Services and Supplies				
5255100 Intra-County Professional	\$10,000	\$0	\$10,000	\$10,000
5255800 Legal Counsel	\$75,896	\$48,562	\$75,000	\$78,326
5255500 Consultant Services	\$150,000	\$25,239	\$100,000	\$150,000
5285700 Meal Claims	\$750	\$56	\$100	\$750
5220100 Insurance	\$8,500	\$8,590	\$8,590	\$9,237
5250100 Office Expenses	\$5,000	\$1,098	\$2,000	\$5,000
5270100 Rent & Lease	\$47,784	\$35,838	\$47,784	\$53,182
5255650 Data Processing Services	\$22,048	\$10,665	\$22,048	\$28,038
5225500 Commissioners' Fee	\$10,000	\$1,300	\$7,000	\$10,000
5260100 Publications and Legal Notices	\$1,000	\$551	\$1,000	\$1,000
5245100 Membership Dues	\$12,500	\$12,316	\$12,316	\$12,887
5250750 Printing and Reproduction	\$1,500	\$0	\$500	\$1,500
5285800 Business Travel	\$10,000	\$0	\$0	\$10,000
5285300 Private Automobile Mileage	\$1,000	\$7	\$150	\$1,000
5285200 Transportation&Travel (County Car Usage)	\$600	\$0	\$100	\$600
5281600 Overhead	\$49,173	\$24,587	\$49,173	\$30,041
5275200 Computer Hardware	\$3,000	\$0	\$1,000	\$3,000
5250800 Computer Software	\$5,000	\$853	\$4,000	\$5,000
5250250 Postage	\$1,000	\$3	\$500	\$1,000
5252100 Staff/Commissioner Training Programs	\$2,000	\$0	\$1,000	\$2,000
5701000 Reserves	-\$50,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$1,210,990	\$581,897	\$1,033,675	\$1,222,980
REVENUES				
4103400 Application Fees	\$30,000	\$24,077	\$30,000	\$30,000
4301100 Interest: Deposits and Investments	\$6,000	\$4,283	\$6,000	\$6,000
TOTAL REVENUE	\$36,000	\$28,360	\$36,000	\$36,000
3400150 FUND BALANCE FROM PREVIOUS FY	\$288,660	\$312,351	\$312,351	\$201,006
NET LAFCO OPERATING EXPENSES	\$886,330	\$241,186	\$685,324	\$985,974
3400800 RESERVES Available	\$200,000	\$200,000	\$200,000	\$200,000
COSTS TO AGENCIES				
5440200 County	\$295,443	\$295,443	\$295,443	\$328,658
4600100 Cities (San Jose 50% + Other Cities 50%)	\$295,443	\$295,443	\$295,443	\$328,658
4600100 Special Districts	\$295,443	\$295,443	\$295,443	\$328,658

LAFCO COST APPORTIONMENT: COUNTY, CITIES, SPECIAL DISTRICTS
Estimated Costs to Agencies Based on the Preliminary FY 2023 LAFCO Budget

Preliminary Net Operating Expenses for FY 2023				\$985,974
JURISDICTION	REVENUE PER 2018/2019 REPORT	PERCENTAGE OF TOTAL REVENUE	ALLOCATION PERCENTAGES	ALLOCATED COSTS
County	N/A	N/A	33.33333333%	\$328,658.00
Cities Total Share			33.33333333%	\$328,658.00
San Jose	N/A	N/A	50.00000000%	\$164,329.00
Other cities share			50.00000000%	\$164,329.00
Campbell	\$64,536,222	1.7980522%		\$2,954.72
Cupertino	\$108,060,680	3.0106928%		\$4,947.44
Gilroy	\$125,345,516	3.4922679%		\$5,738.81
Los Altos	\$57,463,937	1.6010103%		\$2,630.92
Los Altos Hills	\$16,800,340	0.4680765%		\$769.19
Los Gatos	\$51,214,203	1.4268856%		\$2,344.79
Milpitas	\$216,026,300	6.0187372%		\$9,890.53
Monte Sereno	\$3,758,600	0.1047188%		\$172.08
Morgan Hill	\$110,550,245	3.0800549%		\$5,061.42
Mountain View	\$407,506,157	11.3535827%		\$18,657.23
Palo Alto	\$701,560,301	19.5462638%		\$32,120.18
Santa Clara	\$1,078,173,133	30.0391235%		\$49,362.98
Saratoga	\$34,095,585	0.9499416%		\$1,561.03
Sunnyvale	\$614,138,449	17.1105921%		\$28,117.66
Total Cities (excluding San Jose)	\$3,589,229,668	100.0000000%		\$164,328.98
Total Cities (including San Jose)				\$328,657.98
Special Districts Total Share		(Fixed %)	33.33333333%	\$328,658.00
Aldercroft Heights County Water District		0.06233%		\$204.85
Burbank Sanitary District		0.15593%		\$512.48
Cupertino Sanitary District		2.64110%		\$8,680.19
El Camino Healthcare District		4.90738%		\$16,128.50
Guadalupe Coyote Resource Conservation District		0.04860%		\$159.73
Lake Canyon Community Services District		0.02206%		\$72.50
Lion's Gate Community Services District		0.22053%		\$724.79
Loma Prieta Resource Conservation District		0.02020%		\$66.39
Midpeninsula Regional Open Space District		5.76378%		\$18,943.12
Purissima Hills Water District		1.35427%		\$4,450.92
Rancho Rinconada Recreation and Park District		0.15988%		\$525.46
San Martin County Water District		0.04431%		\$145.63
Santa Clara Valley Open Space Authority		1.27051%		\$4,175.63
Santa Clara Valley Water District		81.44126%		\$267,663.24
Saratoga Cemetery District		0.32078%		\$1,054.27
Saratoga Fire Protection District		1.52956%		\$5,027.02
South Santa Clara Valley Memorial District		0.03752%		\$123.31
Total Special Districts		100.00000%		\$328,658.03
Total Allocated Costs				\$985,974.01



**Local Agency
Formation Commission
of Santa Clara County**
777 North First Street
Suite 410
San Jose, CA 95112
SantaClaraLAFCO.org

Commissioners
Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

ITEM # 10

Alternate Commissioners
Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull
Executive Officer
Neelima Palacherla

LAFCO MEETING: April 6, 2022
TO: LAFCO
**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer
Emmanuel Abello, Clerk**
**SUBJECT: DISSOLUTION OF INACTIVE SPECIAL DISTRICT–
COUNTY SERVICE AREA FOR LIBRARY SERVICES (CSA-1)**

STAFF RECOMMENDATION

CEQA Action

1. As Lead Agency under CEQA, determine that the proposed dissolution of County Service Area for Library Services (CSA-1) is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15061(b)(3).

Project Action

2. Adopt Resolution No. 2022-06 approving dissolution of County Service Area for Library Services (CSA-1).

LAFCO ADOPTS RESOLUTION NO. 2022-02 INITIATING DISSOLUTION OF COUNTY SERVICE AREA FOR LIBRARY SERVICES (CSA-1)

At the February 2, 2022 meeting, LAFCO adopted Resolution No. 2022-02 Initiating the Dissolution of the County Service Area for Library Services (CSA-1) and set the date for approving the dissolution of the District as April 6, 2022.

On November 4, 2021 Santa Clara LAFCO received a Notice of Inactive Special District in Santa Clara County (**Attachment A**) from the California State Controller's Office (SCO) which identified the County Service Area for Library Services (CSA-1) as "inactive".

On December 17, 2021, LAFCO staff met with Chuck Griffin, Financial & Administrative Services Manager for the Santa Clara County Library District, who agreed that the County Service Area for Library Services (CSA-1) is inactive and can be dissolved.

Staff then reached out to the Santa Clara County Controller Treasurer Department to confirm the "inactive" designation. On December 20, 2021, the County Controller

Treasurer Department provided a letter (**Attachment B**) confirming County Service Area for Library Services (CSA-1) met the criteria for an inactive special district as per Government Code §56042 and that they have no concerns related to the dissolution of County Service Area for Library Services (CSA-1).

Staff has drafted a resolution approving dissolution of County Service Area for Library Services (CSA-1) (**Attachment C**) for the Commission's consideration and adoption.

The County Service Area for Library Services (CSA-1) was established in 1994 and has been inactive since 2005. LAFCO's South Central Santa Clara County Service Review, adopted in August 2006, recommended that the District be dissolved. Please refer to Agenda Item #6 in the February 2, 2022 LAFCO meeting packet for more background information.

ENVIRONMENTAL ASSESSMENT

LAFCO of Santa Clara County is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed dissolution of the inactive special district - County Service Area for Library Services (CSA-1). Pursuant to State CEQA Guidelines §15061(b)(3), this action is exempt from CEQA.

§ 15061. REVIEW FOR EXEMPTION

(b) A project is exempt from CEQA if:

(3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOTICED PUBLIC HEARING

Pursuant to Government Code §56879(c), the Commission's action associated with the dissolution of County Service Area for Library Services (CSA-1) must occur following a public hearing. To meet the legal notice requirements, LAFCO provided notice of the public hearing by posting the notice on the LAFCO Website and the County bulletin board used for posting public notices; and publishing the notice in the San Jose Post Record.

SB 448 REQUIRES DISSOLUTION OF INACTIVE SPECIAL DISTRICTS

SB 448 which became effective on January 1, 2018, established a streamlined process for LAFCOs to dissolve inactive districts. It included provisions in the Cortese Knox Hertzberg Local Government Reorganization Act of 2000 (CKH Act) regarding the identification and dissolution of inactive districts.

Government Code §56879 requires the State Controller’s Office (SCO) to create a list of inactive districts annually, on or before November 1, and to notify applicable LAFCOs of inactive special districts in their county.

Government Code §56042 defines “inactive district,” as a special district that meets the following criteria:

- a. The special district is as defined in Government Code §56036.
- b. The special district has had no financial transactions in the previous fiscal year.
- c. The special district has no assets and liabilities.
- d. The special district has no outstanding debts, judgements, litigation, contracts, liens, or claims.

Within 90 days of receiving the notice from the SCO, LAFCOs are required to initiate dissolution of inactive districts unless LAFCO determines that the district does not meet the criteria for “inactive district,” in which case LAFCO must inform the SCO. The Commission is required to hold one public hearing and dissolve the inactive district. Per Government Code Section 56879(c), the dissolution of the inactive district shall not be subject to protest proceedings.

NEXT STEPS

The effective date of the dissolution shall be the date of recordation of the Certificate of Completion.

ATTACHMENTS

- Attachment A: California State Controller’s Office Notification of Inactive Special Districts in County (November 4, 2021)
- Attachment B: Santa Clara County Controller Treasurer Department Letter Confirming Inactive Status of County Service Area for Library Services (CSA-1) (December 20, 2021)
- Attachment C: Draft Resolution No. 2022-06 – Resolution approving dissolution of County Service Area for Library Services (CSA-1)



ITEM #10
Attachment A

BETTY T. YEE
California State Controller

November 4, 2021

Neelima Palacherla
Santa Clara LAFCO
777 North First Street, Suite 410
San Jose, CA, 95112

SUBJECT: Notification of Inactive Special Districts in County

Dear Neelima Palacherla:

Chapter 334, Statutes of 2017, also known as Senate Bill (SB) 448, added various provisions to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 regarding special districts that are inactive. It requires the State Controller's Office (SCO) to create a list of inactive special districts based on information in the special district's Financial Transactions Report (FTR), to publish the list of inactive special districts on its website annually, and to notify the local agency formation commission in the county or counties in which the inactive special district is located.

Pursuant to Government Code (GC) section 56042, an "inactive special district" must:

- Meet the definition set forth in GC section 56036;
- Have no financial transactions in the previous fiscal year; and
- Have no assets, liabilities, outstanding debts, judgments, litigation, contracts, liens, or claims.

Pursuant to GC 56879, within 90 days of receiving this notice, the Commission is required to initiate dissolution of inactive special districts by resolution, unless the Commission determines that a district does not meet the criteria set forth in GC 56042. Additionally, the Commission is required to notify SCO if it determines that district does not meet the dissolution criteria in GC 56042. Once the dissolution process is complete, please inform SCO using the contact information on page 2.

Enclosed is a copy of the list of inactive California special districts. The list is determined by financial data in each special district's fiscal year 2019-20 FTR. The list of inactive California special districts may also be found at: https://www.sco.ca.gov/ard_local_rep_freq_requested.html.

Neelima Palacherla
November 4, 2021
Page 2

If you have any questions or need to notify us of a special district's status, please contact Derek Miller by telephone at (916) 322-5579, or by email at dmliller@sco.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip Pangilinan". The signature is fluid and cursive, with the first name "Phillip" and last name "Pangilinan" clearly distinguishable.

PHILLIP PANGILINAN
Manager
Local Government Reporting Section

Enclosure

California State Controller's Office

List of Inactive Districts per Chapter 334, Statutes of 2017 (SB 448)

Source: Special Districts Financial Transactions Reports, Fiscal Year 2019-20

#	District Name	City	County
1	Willow Springs Water District	Plymouth	Amador
2	County Service Area No. 5 (Calaveras)	San Andreas	Calaveras
3	County Service Area No. 6 (Calaveras)	San Andreas	Calaveras
4	County Service Area No. 7 (Calaveras)	San Andreas	Calaveras
5	County Service Area No. 10 (Calaveras)	San Andreas	Calaveras
6	County Service Area No. 11 (Calaveras)	San Andreas	Calaveras
7	County Service Area No. 3 (Colusa)	Colusa	Colusa
8	Century Ranch Water District	Colusa	Colusa
9	Hazel Court County Service Area (Colusa)	Colusa	Colusa
10	Kern Valley Resource Conservation District	Bakersfield	Kern
11	County Service Area No. 3 (Mendocino)	Ukiah	Mendocino
12	Canby Community Services District	Canby	Modoc
13	County Service Area No. 32 (Santa Barbara)	Santa Barbara	Santa Barbara
14	County Service Area for Library Services (CSA-1)	San Jose	Santa Clara
15	Fall River Valley Irrigation District	Redding	Shasta
16	Reclamation District No. 2034	San Ramon	Solano
17	Reclamation District No. 2043	Fairfield	Solano
18	Meridian Cemetery District	Yuba City	Sutter
19	County Service Area No. 60 (Tuolumne)	Sonora	Tuolumne
20	County Service Area No. 56 (Yuba)	Marysville	Yuba
21	County Service Area No. 57 (Yuba)	Marysville	Yuba
22	County Service Area No. 58 (Yuba)	Marysville	Yuba
23	River Highlands Community Service District	Marysville	Yuba
24	Royal Pines County Service Area (Yuba)	Marysville	Yuba

Proof of Service by Mail

I declare: I am a citizen of the United States, over the age of 18 years, and not a party to this action. My business address is State Controller's Office, 3301 C Street, Suite 740, Sacramento, California 95816.

On the date set forth below, I served the following entitled document:

Notification of Inactive Special Districts in County

by placing a true copy thereof in a sealed envelope addressed to the person(s) named below at the address(es) shown and by placing said envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

Name: Neelima Palacherla
Santa Clara Local Agency Formation Commission

Address: Santa Clara LAFCO
777 North First Street, Suite 410
San Jose, CA 95112

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on November 04, 2021, at Sacramento, California.

Signature: Derek Miller

Printed Name: Derek Miller

County of Santa Clara

Finance Agency
Controller-Treasurer

County Government Center
70 West Hedding Street, East Wing 2nd floor
San Jose, California 95110-1705
(408) 299-5205 FAX 287-7629



December 20, 2021

Neelima Palacherla
LAFCO Executive Officer
777 North First Street, Suite 410
San Jose, CA 95112

Dear Ms. Palacherla:

In regard to the State Controller's letter dated November 4, 2021 on Notification of Inactive Special Districts, and an email inquiry from Dunia Noel on December 13, 2021, I am writing to confirm to you that the County Service Area for Library Services (CSA-1) met the criteria for an inactive special district in Government Code 56042. The District had no financial transactions in the previous year, no assets and liabilities, and no outstanding debts, judgements, litigation, contracts, liens or claims.

The Controller-Treasurer Department has no concerns or comments related to the dissolution of the County Service Area for Library Services (CSA-1).

Sincerely,

DocuSigned by:
Mark R. Rasiah
ESC1530E45814D0...

Mark R. Rasiah
Controller-Treasurer, County of Santa Clara

**RESOLUTION OF THE
LOCAL AGENCY FORMATION COMMISSION OF SANTA CLARA COUNTY
APPROVING THE DISSOLUTION OF SANTA CLARA COUNTY SERVICE AREA
FOR LIBRARY SERVICES (CSA-1)**

WHEREAS, the Local Agency Formation Commission of Santa Clara County (LAFCO) hereinafter referred to as the “Commission,” is responsible for regulating boundary changes affecting cities and special districts under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, in accordance with Senate Bill 448, the State Controller’s Office, on November 4, 2021 notified LAFCO that the County Service Area for Library Services (CSA-1) is an inactive special district; and

WHEREAS, on February 2, 2022, the Commission adopted Resolution No. 2022-02 initiating dissolution of the County Service Area for Library Services (CSA-1) pursuant to Government Code Section 56879; and

WHEREAS, the Commission considered all factors required by and its adopted local policies and procedures; and

WHEREAS, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law;

NOW, THEREFORE, the Commission, does hereby resolve, determine and order as follows:

SECTION 1:

The Commission serves as the lead agency under the California Environmental Quality Act (CEQA) in considering the impacts of the proposal and that the Commission independently finds that the action is exempt from further CEQA review pursuant to State CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment”, and directs staff to file a Notice of Exemption as the lead agency pursuant to Section 15062 of the CEQA Guidelines.

SECTION 2:

The Commission finds that the County Service Area for Library Services (CSA-1) is an inactive district as defined in Government Code Section 56042, and hereby approves dissolution of the District pursuant to Government Code Section 56879(c).

SECTION 3:

Pursuant to Government Code Section 56879(c), the Commission held one public hearing no more than 90 days following the initiation of the dissolution and the protest proceedings are hereby waived.

SECTION 4:

The effective date of the dissolution shall be the date of filing the certificate of completion of the proposal.

RESOLUTION NO. 2022-06

PASSED AND ADOPTED by the Local Agency Formation Commission of Santa Clara County, State of California, on April 6, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Constantine, Chairperson
LAFCO of Santa Clara County

ATTEST:

APPROVED AS TO FORM:

Emmanuel Abello, LAFCO Clerk

Malathy Subramanian, LAFCO Counsel



Local Agency
Formation Commission
of Santa Clara County

777 North First Street
Suite 410
San Jose, CA 95112

SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

ITEM # 11

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

SUBJECT: LAFCO Bylaws Changes & New Legislative Policies

STAFF RECOMMENDATION

1. Amend the LAFCO Bylaws to include new policies for:
 - a. Communicating a Position on Proposed Legislation of Relevance to LAFCO
 - b. Providing Written Comments on Documents or Projects of Relevance to LAFCO
2. Adopt new Legislative Policies to guide LAFCO’s actions related to legislative matters.

BACKGROUND

At the February 2, 2022 LAFCO meeting, staff presented the following draft policies for the Commission’s consideration and adoption:

- Policies for Communicating a Position on Proposed Legislation of Relevance to LAFCO
- Policies for Providing Written Comments on Documents or Projects of Relevance to LAFCO
- Legislative Policies

The Commission discussed these draft policies, requested certain clarifications, and directed staff to bring back the draft policies at the April meeting with new language incorporating the Commission’s discussion.

Accordingly, staff has revised the draft policies (**Attachment A**) and presents them in a red-lined format, for the Commission’s consideration and adoption. Staff expects that these policies will evolve over time, as LAFCO and its staff apply the policies and the Commission’s expectations become more understood. Staff also presents the draft Legislative Policies (**Attachment B**), which remains unchanged,

for the Commission’s adoption. Please refer to Agenda Item #7 in the February 2, 2022 LAFCO meeting packet for further background information.

NEXT STEPS

Upon the Commission’s adoption of the proposed “Policies for Communicating a Position on Proposed Legislation of Relevance to LAFCO” and “Policies for Providing Written Comments on Documents or Projects,” staff will amend the LAFCO Bylaws to include them. Upon the Commission’s adoption of the proposed Legislative Policies, staff will include these Policies as a new and separate set of Policies under LAFCO’s Administrative Policies. Lastly, the updated Bylaws and new Legislative Policies will be posted on the LAFCO website.

ATTACHMENTS

- Attachment A: Proposed Policies (red-lined) for Communicating a Position on Proposed Legislation of Relevance to LAFCO and Proposed Policies (red-lined) for Providing Written Comments on Documents or Projects

- Attachment B: Proposed Legislative Policies based on the CALAFCO 2022 Legislative Policies

ITEM # 11
Attachment A

The following proposed policies will be included as new sections in the LAFCO Bylaws:

6. POLICY FOR COMMUNICATING A POSITION ON PROPOSED LEGISLATION

- a. The Commission shall adopt legislative policies to guide its actions related to legislative matters. Following adoption of the legislative policies, the Commission shall, at a minimum, annually review the legislative policies of the California Association of LAFCOs (CALAFCO) and its own legislative policies, and revise its own policies, as needed.
- b. The Executive Officer shall provide to the full Commission for its consideration and action, any proposed legislation of relevance to LAFCO including a recommended position, as appropriate.
- c. In situations when proposed legislation of relevance to LAFCO cannot be considered by the full Commission due to timing:
 - i. The Executive Officer shall consult with LAFCO Counsel and LAFCO Chair (or Vice-Chair if the Chair is unavailable) and prepare a position letter, consistent with current adopted legislative policies of LAFCO.
 - ii. At their discretion, the Chair (or Vice-Chair if the Chair is unavailable) may sign the position letter on behalf of LAFCO. The letter shall not be submitted without said signature. ~~prior to submittal by the Executive Officer.~~
 - iii. The Executive Officer shall provide a copy of the written comments to the full Commission.
 - iv. The next regular LAFCO meeting agenda shall include an item that allows the Commission to discuss the proposed legislation and submitted comments.

7. POLICY FOR PROVIDING WRITTEN COMMENTS ON DOCUMENTS OR PROJECTS OF RELEVANCE TO LAFCO

- a. The Executive Officer is authorized to provide written comments on documents or projects of relevance to LAFCO including but not limited to CEQA documents and local/regional/state agency plans, policies, and programs. Such comments shall refer to, and be consistent with, currently adopted LAFCO policies and State law. The Executive Officer shall provide a copy of the submitted written comments to the full Commission and include them in the next regular LAFCO meeting agenda
- b. However, on RHNA or other similar projects the Executive Officer shall present the matter to the Chair (or Vice-Chair if the Chair is unavailable) to determine at their discretion whether or not the matter should be agendized for the Commission's consideration prior to submittal of comments.

~~The Executive Officer shall provide a copy of the submitted written comments to the full Commission and include them in the next regular LAFCO meeting agenda.~~



CALAFCO 2022 Legislative Policies

As adopted by the Board of Directors on November 12, 2021

1. LAFCo Purpose and Authority

- 1.1. Support legislation that enhances LAFCo authority and powers to carry out the legislative findings and authority in Government Code §56000 et seq. Oppose legislation that diminishes LAFCo authority.
- 1.2. Support authority for each LAFCo to establish local policies to apply Government Code §56000 et seq. based on local needs and conditions. Oppose any limitations to that authority.
- 1.3. Oppose additional LAFCo responsibilities that require expansion of current local funding sources. Oppose unrelated responsibilities that dilute LAFCo ability to meet its primary mission.
- 1.4. Support alignment of responsibilities and authority of LAFCo and regional agencies that may have overlapping responsibilities in orderly growth, agricultural and open space preservation, and municipal service delivery. Oppose legislation or policies that create conflicts or hamper those responsibilities.
- 1.5. Oppose grants of special status to any individual agency or proposal to circumvent the LAFCo process.
- 1.6. Support individual commissioner responsibility that allows each commissioner to independently vote his or her conscience on issues affecting his or her own jurisdiction.

2. LAFCo Organization

- 2.1. Support LAFCo independence from local agencies.
- 2.2. Oppose the re-composition of any LAFCo to create special seats and recognize the importance of balanced representation provided by cities, the county, the public, and special districts in advancing the public interest.
- 2.3. Support representation of special districts on all LAFCos in counties with independent districts and oppose removal of special districts from any LAFCo.
- 2.4. Support communication and collaborative decision-making among neighboring LAFCos when growth pressures and multicounty agencies extend beyond an individual LAFCo's boundaries.

3. Agricultural and Open Space Protection

- 3.1. Support legislation that clarifies LAFCo authority to identify, encourage and ensure the preservation of agricultural and open space lands.
- 3.2. Encourage a consistent definition of agricultural and open space lands.
- 3.3. Support policies that encourage cities, counties and special districts to discourage development on all types of agricultural lands, including prime agricultural lands and open space lands.
- 3.4. Support policies and tools that protect all types of agricultural lands, including prime agricultural lands and open space lands.
- 3.5. Support the continuance of the Williamson Act and restoration of program funding through State subvention payments.

4. Orderly Growth

- 4.1. Support the recognition and use of spheres of influence as a planning tool pertaining to growth and development, and the preservation of agricultural and open space lands.
- 4.2. Support recognition of LAFCo spheres of influence by other agencies involved in determining and developing long-term growth and infrastructure plans.
- 4.3. Support orderly boundaries of local agencies and the elimination of islands within the sphere of influence and boundaries of agencies.
- 4.4. Support communication among cities, counties, special districts, stakeholders and affected parties through a collaborative process that resolves service, infrastructure, housing, land use, and fiscal issues, prior to application to LAFCo.
- 4.5. Support cooperation between counties and cities on decisions related to development within a city's designated sphere of influence.
- 4.6. Support cooperation between cities and special districts on decisions related to development within city and district spheres of influence that overlap.
- 4.7. Support the recognition of extreme natural disasters and disaster preparedness when considering growth and service delivery issues.

5. Service Delivery and Local Agency Effectiveness

- 5.1. Support the use of LAFCo resources to review Regional Transportation Plans, with a focus on sustainable communities strategies and other growth plans to ensure reliable services, orderly growth, and conformity with LAFCo's legislative mandates. Support efforts that enhance meaningful collaboration between LAFCos and regional planning agencies.
- 5.2. Support LAFCo authority as the preferred method of local governance. Support the availability of LAFCo tools that provide options for local governance and efficient service delivery, including the authority to impose conditions that assure a proposal's conformity with LAFCo's legislative mandates.
- 5.3. Support a deliberative and open process for the creation or reorganization of local governments that evaluates the proposed new or successor agency's long-term financial viability, governance structure and ability to efficiently deliver proposed services.
- 5.4. Support the availability of tools for LAFCo to insure equitable distribution of revenues to local government agencies consistent with their service delivery responsibilities.
- 5.5. Support legislation and collaborative efforts among agencies and LAFCos that encourage opportunities for sharing of services, staff and facilities to provide more efficient and cost-effective services.

2022 Legislative Priorities

Primary Issues

Authority of LAFCo

Support legislation that maintains or enhances LAFCo's authority to condition proposals in order to address any or all financial, growth, service delivery, and agricultural and open space preservation issues. Support legislation that maintains or enhances LAFCo's ability to make decisions regarding boundaries and formations, and to enact recommendations related to the delivery of services and the agencies providing them, including changes of organization and reorganizations.

Agriculture and Open Space Protection

Support policies, programs and legislation that recognize LAFCo's mission to protect and mitigate the loss of all types of agricultural lands, including prime agricultural lands and open space lands and that encourage other agencies to coordinate with local LAFCos on land preservation and orderly growth. Support efforts that encourage the creation of habitat conservation plans.

Water Availability

Support policies, programs and legislation that promote an integrated approach to water availability and management. Promote adequate water supplies and infrastructure planning for current and planned growth and disadvantaged communities, and that support the sustainability of all types of agricultural lands, including prime agricultural lands and open space lands. Support policies that assist LAFCo in obtaining accurate and reliable water supply information in order to evaluate current and cumulative water demands for service expansions and boundary changes. Such policies should include the impacts of expanding water company service areas on orderly growth, and the impacts of consolidation or dissolution of water companies providing services.

Viability of Local Services

Support policies, programs and legislation that maintain or enhance LAFCo's ability to review and act to determine the efficient and sustainable delivery of local services and the financial viability of agencies providing those services to meet current and future needs including those identified in regional planning efforts such as sustainable communities strategies. Support legislation that provides LAFCo and local communities with options for local governance that ensures efficient, effective, and quality service delivery. Support efforts that provide tools to local agencies to address aging infrastructure, fiscal challenges, declining levels of services, and inadequate services to disadvantaged communities.

Issues of Interest

Housing

Provision of territory and services to support housing plans consistent with State affordable housing mandates, regional land use plans and local LAFCo policies.

Transportation

Effects of Regional Transportation Plans and expansion of transportation systems on future urban growth and service delivery needs, and the ability of local agencies to provide those services.

Flood Control

The ability and effectiveness of local agencies to maintain and improve levees and protect current infrastructure. Carefully consider the value of uninhabited territory, and the impact to public safety of proposed annexation to urban areas of uninhabited territory at risk of flooding. Support legislation that includes assessment of agency viability in decisions involving new funds for levee repair and maintenance. Support efforts that encourage the creation of habitat conservation plans.

Adequate Municipal Services in Inhabited Territory

Consistency of expedited processes for inhabited annexations with LAFCo law that include fiscal viability. Promote environmental justice for underserved inhabited communities, funding sources should be identified for extension of municipal services, including options for annexation of contiguous disadvantaged unincorporated communities. Support policies, programs, and legislation that would provide adequate municipal services to disadvantaged communities. Promote the delivery of adequate, sustainable, efficient, and effective levels of municipal services through periodic updates and reviews of Municipal Service Reviews, Spheres of Influence, and related studies prepared by LAFCOs.

Climate Adaptation

The ability and effectiveness of local agencies to proactively and effectively address issues that impact municipal service infrastructure and service delivery that include sea level rise, sand erosion, and levee protection. Adequate resources for local agencies to prepare for and appropriately respond to extreme disasters related to climate change. Ensure local agencies are considering climate resiliency when considering future development.



**Local Agency
Formation Commission
of Santa Clara County**

777 North First Street
Suite 410
San Jose, CA 95112

SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

ITEM # 12

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

**SUBJECT: INFORMAL COMPETITIVE PROCUREMENT PROCESS FOR
OBTAINING PROFESSIONAL SERVICES TO PREPARE A
COUNTYWIDE FIRE SERVICE REVIEW AND
BACKGROUND ON TERMINATION OF PREVIOUS
CONTRACT**

STAFF RECOMMENDATION

1. Approve the utilization of an Informal Competitive Procurement (ICP) process to seek a proposal from AP Triton Consulting LLC to prepare LAFCO’s Countywide Fire Service Review.
2. If the Consultant Interview Panel finds it necessary to seek additional proposals following the consideration of AP Triton’s proposal, authorize staff to issue a Request for Proposals (RFP).
3. Delegate authority to the LAFCO Chair to enter into an agreement with the most qualified consultant, as determined by the Consultant Interview Panel, in an amount not to exceed \$140,000, which may be amended with a contingency amount of up to \$10,000; and to execute any necessary amendments subject to LAFCO Counsel’s review and approval.

BACKGROUND

As reported at the February 2, 2022 LAFCO Meeting, upon mutual consent the contract between Center for Public Safety Management (CPSM) and LAFCO for the preparation of a Countywide Fire Service Review was terminated without cause on January 26, 2022. The Commission directed staff to bring back, at the next LAFCO meeting, proposed next steps for how to move forward the Countywide Fire Service Review. For public transparency purposes, the Commission also directed staff to provide further details on the events that preceded the termination. Please see section entitled “Background on CPSM Contract Termination” for further details.

NEXT STEPS FOR CONTINUING THE COUNTYWIDE FIRE SERVICE REVIEW

The completion of the Countywide Fire Service Review remains a high priority for LAFCO. While the termination of LAFCO's contract with CPSM is a set-back, LAFCO will resume the Service Review as soon as possible.

LAFCO is an independent local agency and must complete its own study in compliance with state law. LAFCO cannot rely on another agency's study, such as the fire study that is being conducted by the County's consultant which is proceeding under different parameters. The County has provided LAFCO staff with access to some of the information that their consultant has collected from fire service providers. It is anticipated that LAFCO's new consultant will consider this information, as they develop a data collection and validation approach that seeks to reduce the burden on affected agencies.

Utilize an Informal Competitive Procurement Process to Retain a New Consultant

Based on Santa Clara LAFCO's recent experience and discussions with other LAFCO Executive Officers who have recently worked on Fire Service Reviews, it appears that very few firms are qualified to conduct a fire service review as large and complex as Santa Clara LAFCO's Countywide Fire Service Review. Therefore, staff is not recommending the use of a full Request for Proposals (RFP) process. Instead, staff is recommending that LAFCO utilize an Informal Competitive Procurement Process to consider and select a new consultant to conduct the Countywide Fire Service Review.

An Informal Competitive Procurement (ICP) is one of several processes that the County of Santa Clara utilizes to procure professional services in certain situations. In general, LAFCO follows the County's administrative processes and policies as a best practice.

In contrast with an RFP process which is an open competitive process, an ICP is a streamlined and targeted competitive selection process in which staff contacts at least three prospective firms qualified to perform the work described in the Scope of Work, and requests that they provide proposals for conducting LAFCO's Countywide Fire Service Review.

While the ICP allows for an expedited and targeted solicitation process, it maintains the integrity and objectivity of the consultant evaluation steps of the RFP process.

Identification of the Prospective Consultant Firms

In order to identify the most qualified prospective firms, staff reviewed recent similarly completed countywide fire service reviews, spoke with the respective LAFCO Executive Officers about these reviews and their experience working with the respective firms, spoke with local fire service providers familiar with these firms' work, and contacted the firm about LAFCO's needs. Based on this research, three firms were identified for the proposed ICP. They include AP Triton Consulting, South Fork Consulting, and Emergency Services Consulting International (ESCI). AP Triton Consulting has said that they will submit a proposal; South Fork Consulting

while interested is unable to take on another project due to their current commitments; and to date, ESCI has not responded to staff's inquiry.

AP Triton Consulting is uniquely qualified, with a team that has extensive experience in conducting studies on fire services, emergency medical services, and LAFCO matters. Their team includes a LAFCO specialist that has prepared prior service reviews for Santa Clara LAFCO. Staff has also reviewed a recent fire service study completed by AP Triton's team, and found that the study was of the quality we require. Staff therefore recommends that LAFCO seek a proposal solely from AP Triton at this time, given the scarcity of qualified and experienced consultants.

Consultant Selection Process and Timeline

Staff will convene a Consultant Interview Panel, consisting of representatives of relevant stakeholder agencies. The Panel, along with LAFCO staff, will evaluate the proposal submitted by AP Triton and interview the firm's team. The Panel will then decide whether to select AP Triton to conduct the Countywide Fire Service Review, or to seek additional proposals through a Request for Proposals (RFP) process. Upon the Commission's delegation of authority, the LAFCO Chair may enter into an agreement with the most qualified consultant, as determined by the Consultant Interview Panel.

The following is an estimated timeline for the consultant selection process, assuming an RFP process is not required. An RFP process would add an additional 30 - 45 days to this timeline.

- Issue ICP to the consultant firm: April 7, 2022
- Proposals due: April 18, 2022
- Consultant interview and selection: April 22, 2022
- Consultant begins Service Review: May 2022

Proposed Scope of Work

The proposed Scope of Work for the Countywide Fire Service Review remains the same as the previous one.

Certain parts of the Scope of Work have already been successfully completed and will not be redone, such as community outreach including the holding the first set of community meetings and conducting a community survey. The input obtained at the meetings and through the survey has been compiled and will be provided to the new consultant.

However, due to issues with CPSM's data collection and data validation efforts, the new consultant's work will overlap with some of CPSM's work and will include data collection.

Furthermore, LAFCO staff will provide the new consultant with the following analysis or work products identified in the Scope of Work for the Service Review:

- Maps of city and fire district boundaries and location of fire stations

- Current and projected population estimates for cities and fire districts
- Identification and maps of Disadvantaged Unincorporated Communities (DUCs) in Santa Clara County

Proposed Budget

LAFCO's service agreement with CPSM, the previous consultant, was for an amount not to exceed \$149,000 and the anticipated cost was \$140,000. CPSM submitted invoices to LAFCO for services performed through August 2021 and has received \$37,500 in compensation for these services per the Agreement. Therefore, a total of \$111,500 remains unspent.

In order to ensure that the new consultant can conduct a high-quality Countywide Fire Service Review, staff recommends that the Commission add \$38,500 to the remaining funds (i.e. \$111,500). The additional funding would allow for LAFCO to enter into an agreement with the selected consultant in an amount not to exceed \$140,000, with a contingency amount of up to \$10,000.

The selected consultant's work on the Countywide Fire Service Review is anticipated to begin in late May 2022 (this fiscal year) and continue well into the next fiscal year, concluding in April 2023. Staff also recommends that the Service Review be budgeted over this fiscal year and next fiscal year. The LAFCO Budget for this Fiscal Year (2021-2022) includes sufficient funding to commence the Service Review, and LAFCO can budget for the remaining balance as part of its Fiscal Year 2022-2023 budget planning process as recommended by the LAFCO Finance Committee.

Proposed Timeline for the Service Review

The following is a general timeline for completing this Service Review:

- Consultant begins Service Review: May 2022
- Outreach to agency and public announcing new consultant and revised service review timeline: June 2022
- Consultant collects data from service providers: June-July 2022
- Service providers validate data completed by consultant: August 2022
- Consultant prepares findings, and Draft Service Review Report: August-November 2022
- LAFCO releases Draft Report for public review and comment: December 2022
- Community workshops on Draft Report: January 2023
- LAFCO public hearing on Draft Report: February 2023
- LAFCO releases Revised Draft Report for public review/comment: late February 2023
- LAFCO public hearing to adopt Final Report: April 2023

- Publication of adopted Final Report: April 2023

BACKGROUND ON CPSM CONTRACT TERMINATION

The contract between Center for Public Safety Management (CPSM) and LAFCO for the preparation of a Countywide Fire Service Review was terminated without cause on January 26, 2022. Prior to the termination, LAFCO staff and affected agencies had several concerns/issues with CPSM's practices and the quality of their draft work products. Some examples of these concerns are provided below:

Did not Recognize LAFCO Staff's and Technical Advisory Committee's Role and/or Authority

For example, a September 23, 2021 email from CPSM project lead said, without any discussion with LAFCO staff, that "we have decided to not make the modifications you requested regarding the inclusion of response time standards for each of the individual agencies." They took this position even though the TAC at its May 2021 meeting, had established response time as a criteria: "The extent to which the fire department meets locally established response performance standards for structure fire calls and County established standards for EMS calls." They then went on to say "I think it is best that you let us proceed in developing the DRAFT service review document. ... If you are dissatisfied with this approach, we can move to a formal discussion that would modify our contractual requirements and stipulate the changes that are mutually agreed upon." After receiving the abovementioned email response, LAFCO staff spoke with the CPSM Director who then took over as project lead; however, CPSM continued several times to ignore direct instructions from staff and the TAC, often without comment or discussion.

Poor Work Quality

For example, when staff received some of the draft agency profiles prepared by CPSM, staff found that they were full of obvious errors and were missing required data/information. Staff red-lined these errors and omissions and requested that CPSM correct them before they send the profiles to the affected agencies for their review. However, CPSM sent the uncorrected profiles to the agencies anyways.

On December 2, 2021, the Santa Clara County Fire Chiefs Association sent a letter **(Attachment A)** to LAFCO Chair and staff saying that "At this late stage of development, Association Fire Chiefs were taken aback by drafts found to have information that was incomplete, inaccurate and incorrect. Each fire agency was asked to commit a significant amount of time and effort to provide information to inform this process. We were disappointed that the information submitted was inaccurately and inadequately reflected in the drafts."

The Chiefs indicated that they wanted to "share these concerns with the hope that LAFCO will pause to evaluate the body of work completed thus far and, if determined necessary, intervene to ensure that analysis in the final report meets LAFCO expectations." LAFCO staff cancelled the upcoming TAC meeting, put a hold on the project and requested that CPSM work with the individual agencies and correct the

information before proceeding further. LAFCO staff and the affected agencies were still working to rectify these errors and omissions nearly two months later, when the contract was terminated.

Not Adhering to the Agreed Upon Service Review Process

For example, without completing the draft profiles for the fire agencies or even completing the data collection process, and before having the data verified by the affected agencies, CPSM began drafting the preliminary findings and recommendations and the draft report. Essentially placing the cart ahead of the horse, they submitted their preliminary findings/recommendations to LAFCO staff for discussion. LAFCO staff conducted a quick review and found that it was mostly an unattributed replication of the findings of a 2011 Civil Grand Jury Report rather than new, or data-driven analysis. Such matter should not be included in the service review unless it is both within the parameters of the established study criteria and backed by recent data; it was neither. When asked about this observation, CPSM said that they would remove those findings. However, they continued to pursue many of their preliminary findings stating that the data would eventually support them.

No Improvement After Intervention Efforts & Termination Only Option

Recognizing the significant investment in time and resources that the affected agencies and LAFCO have devoted to the service review process, EO Palacherla made many attempts to get CPSM to understand the distinction between a service review and other fire studies that they had conducted; the connection between the evaluation criteria established by the TAC and the service review determinations required by law; and the need to adhere to the mutually agreed upon steps, timelines, and high standards for draft work products.

EO Palacherla also began meeting weekly with CPSM to help get the service review back on track. The action items from these meetings were documented in follow up emails copied to the TAC Chair. These meetings resulted in short-lived improvements. In early December 2021, EO Palacherla, and the TAC Chair, Commissioner Kishimoto met with the CPSM Director to impress on them the gravity of the situation. However, after weeks of seeing no significant progress toward the finalization of agency profiles and after inquiring many times and receiving no reasonable responses from CPSM on the status of this work, staff lost confidence in CPSM's ability to successfully complete the service review.

The Service Agreement provides that either party (LAFCO or CPSM) may terminate the Agreement without cause by giving notice thirty days in advance. Given the concerns noted above, EO Palacherla, Legal Counsel Subramanian, and Commissioner Kishimoto, who serves as Chair of the Technical Advisory Committee, met with CPSM on January 26, 2021 to inform them of their plans to bring an agenda item to the Commission requesting termination of the Agreement. CPSM decided to terminate the Agreement effective immediately.

Follow-up Since Termination

Under the Agreement, CPSM was required to deliver to LAFCO copies of all reports and other work performed under the Agreement whether complete or incomplete and will be compensated based on the completion of services provided, as determined by LAFCO. LAFCO staff requested that all reports and other documents be provided no later than February 4, 2022. CPSM has responded accordingly. Upon review, staff found this information was poorly organized, incomplete, remained unverified by affected agencies after many months, and formatted in a manner that cannot be used for further analysis; and therefore, could not be relied upon. LAFCO staff does not anticipate that any further compensation will be provided to CPSM.

NEXT STEPS

Upon LAFCO authorization, staff will send the ICP to AP Triton Consulting. Their response to LAFCO will be due by Monday, April 18, 2022 at 5 PM. The Consultant Interview Panel will review the proposal submitted by AP Triton and interview the firm's team. The Panel will then decide whether to select AP Triton Consulting, or to seek additional proposals through a RFP process. If authorized by the Commission, the LAFCO Chair will enter into an agreement with the most qualified consultant, as determined by the Consultant Interview Panel, in an amount not to exceed \$140,000, which may be amended with a contingency amount of up to \$10,000; and to execute any necessary amendments subject to LAFCO Counsel's review and approval. It is anticipated that the firm will begin working on the service review in late May or June 2022, depending on final outcome of the consultant selection process.

ATTACHMENT

Attachment A: Letter from Santa Clara County Fire Chiefs Association re: LAFCO's Countywide Fire Service Review (dated December 2, 2021)

SENT VIA EMAIL

December 2, 2021



Robert Sapien, Jr.
President
Sanjose Fire
Department

Jake Hess
Secretary / Treasurer
South Santa Clara
County Fire District /
Morgan Hill Fire
Department

Brian Sherrard
Milpitas Fire
Department

Geo Blackshire
Palo Alto Fire
Department

James Wyatt
Gilroy Fire Department

Ruben Torres
Santa Clara Fire
Department

Ava Fanucchi
Sunnyvale Department
of Public Safety

William Bonner
NASA Ames Research
Center

Juan F. Diaz
Mountain View Fire
Department

Tony Bowden
Santa Clara County Fire
Department

Susan Ellenberg, Chairperson
Local Agency Formation Commission of Santa Clara County
777 North First Street, Suite 410
Sanjose, CA 95112

RE: LAFCO's Countywide Fire Service Review

Dear Chairperson Ellenberg,

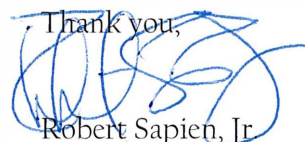
On behalf of the Santa Clara County Fire Chiefs Association, I write to express our shared concern about the quality of analysis driving the LAFCO's 2020 Countywide Fire Service Review.

In late November 2021, Center for Public Safety Management, LLC (CPSM) provided first draft profiles to each agency in Santa Clara County for use in the LAFCO 2020 Service Review. At this late stage of development, Association Fire Chiefs were taken aback by drafts found to have information that was incomplete, inaccurate and incorrect.

Each fire agency was asked to *commit* a significant amount of time and effort to provide information to inform this process. We were disappointed that the information submitted was inaccurately and inadequately reflected in the drafts.

Association Fire Chiefs share these concerns with the hope that LAFCO will pause to evaluate the body of work completed thus far and, if determined necessary, intervene to ensure that analysis in the final report meets LAFCO expectations.

Santa Clara County Fire Chiefs support LAFCO's 2020 Fire Service Review process and believe that a high quality review with recommendations will serve to strengthen our collective services. Association Fire Chiefs are available to LAFCO staff to provide specific examples driving our concerns.

Thank you,

Robert Sapien, Jr.

cc: Neelima Palacherla, Executive Officer - Santa Clara LAFCO
Fire Chiefs - Santa Clara County Fire Chiefs Association



**Local Agency
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777 North First Street
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SantaClaraLAFCO.org

Commissioners

Rich Constantine
Susan Ellenberg
Sergio Jimenez
Yoriko Kishimoto
Linda J. LeZotte
Mike Wasserman
Susan Vicklund Wilson

ITEM # 13

Alternate Commissioners

Helen Chapman
Cindy Chavez
Matt Mahan
Russ Melton
Terry Trumbull

Executive Officer

Neelima Palacherla

LAFCO MEETING: April 6, 2022

TO: LAFCO

**FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Asst. Executive Officer**

**SUBJECT: Resolution to Affirm the Countywide Urban Development
Policies**

STAFF RECOMMENDATION

1. Adopt Resolution to affirm the Countywide Urban Development Policies and comprehensively document their history and ongoing beneficial impacts.

BACKGROUND

At the February 2, 2022 LAFCO meeting, staff reported that the County Board of Supervisors, at its December 14, 2021 meeting, presented Santa Clara LAFCO with a commendation for the 50th Anniversary of LAFCO’s Countywide Urban Development Policies. LAFCO thanks Commissioner Ellenberg for bringing forward this commendation. These fundamental policies, originally adopted by LAFCO on December 1, 1971, were incorporated and interwoven into various LAFCO policies over the years, forming an inseparable part of LAFCO law and policy for Santa Clara County.

LAFCO’s communication materials (“Map of Santa Clara County and Cities Boundaries” and “What is LAFCO” Brochure) highlight these fundamental policies. Accordingly, staff has prepared a draft resolution (Attachment A) for the Commission’s consideration and potential action that affirms these policies and comprehensively documents their history and ongoing benefits.

We thank Bill Shoe, LAFCO’s consultant, for assisting staff in preparing this document. His experience, knowledge and research were invaluable in completing this project.

NEXT STEPS

Upon the Commission’s adoption of the Resolution affirming the “Countywide Urban Development Policies,” staff will add these Policies to LAFCO’s comprehensive set of policies and post them on the LAFCO website.

ATTACHMENT

Attachment A: Resolution Affirming the “Countywide Urban Development Policies”

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SANTA CLARA COUNTY AFFIRMING THE COUNTYWIDE URBAN DEVELOPMENT POLICIES

WHEREAS, the Local Agency Formation Commission of Santa Clara County (LAFCO) adopted the landmark Countywide Urban Development Policies on December 1, 1971; and

WHEREAS, the County of Santa Clara adopted the Countywide Urban Development Policies on January 12, 1972; and

WHEREAS, the 15 cities in Santa Clara County adopted the Countywide Urban Development Policies between December 1971 and April 1972; and

WHEREAS, the Countywide Urban Development Policies were incorporated and interwoven into various LAFCO policies over the years, forming an inseparable part of LAFCO law and policy for Santa Clara County; and

WHEREAS, the Countywide Urban Development Policies have been a major cornerstone of the county’s growth and development over these past five decades; and

WHEREAS, the Countywide Urban Development Policies serve as a foundation for the urban development and rural area land use policies of the County’s General Plan; and

WHEREAS, the Countywide Urban Development Policies have played a major role in helping to protect the county’s scenic hillsides, farmlands, and other open space lands, promote efficiency in the delivery of local government services and infrastructure – resulting in savings to taxpayers, make possible the growth and development of our county’s outstanding regional parks and public open space lands systems; and

WHEREAS, the Countywide Urban Development Policies remain important and relevant today in helping to: prevent additional urban sprawl, protect our remaining farmlands from loss to urban development, mitigate the impacts of climate change by preventing automobile-dependent urban sprawl which increases greenhouse gas emissions that contribute to climate change, and supporting the array of environmental services that natural areas provide to the county’s residents.

NOW, THEREFORE, BE IT RESOLVED, that LAFCO affirms the “Countywide Urban Development Policies” and comprehensively documents their history and ongoing beneficial impacts, as presented in Attachment 1.

RESOLUTION NO. 2022-07

PASSED AND ADOPTED, by the Local Agency Formation Commission of Santa Clara County, State of California, on April 6, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Constantine, Chairperson
LAFCO of Santa Clara County

ATTEST:

APPROVED AS TO FORM:

Emmanuel Abello, LAFCO Clerk

Malathy Subramanian, LAFCO Counsel

Attachment to Resolution No. 2022-07

1. Countywide Urban Development Policies

COUNTYWIDE URBAN DEVELOPMENT POLICIES

1.1 INTRODUCTION

In the early 1970s, LAFCO, the County, and the 15 cities adopted¹ a set of fundamental growth management policies known as the Countywide Urban Development Policies (CUDPs). This pioneering and cooperative effort to guide future growth and development in Santa Clara County established jurisdictional roles, responsibilities, and regulatory systems for the timing and location of urban development. Its most central policy required urban growth and development to be located within cities and for unincorporated lands outside cities to remain rural.

Today, the CUDPs remain the foundation of all LAFCO policies, and of the cities' and County general plans. Furthermore, they serve as a living example of how collaboration between LAFCO, the County, and the cities, built on sound planning and growth management principles, help to discourage urban sprawl, preserve agricultural and open space lands, and promote efficient urban services delivery.

In the years immediately following their adoption, the CUDPs were documented in various adopted plans. These included the County's 1973 Urban Development/Open Space Plan, a countywide element of its general plan, and various general plans of the cities. The CUDPs formed the fundamental basis for the County's first consolidated 1980 County General Plan, and today, these policies are carried forward in the current Santa Clara County General Plan, the Envision San Jose 2040 General Plan, and are reflected in portions of most other cities' general plans.

These fundamental policies were incorporated and interwoven into various LAFCO policies over the years, forming an inseparable part of LAFCO law and policy for Santa Clara County. Given their long-term significance and ongoing applicability to planning and decision making in the future, this chapter provides an authoritative definition of the oft-referenced CUDPs, and comprehensively documents their history and their ongoing beneficial impacts.

1.2 HISTORY

When LAFCO was created in 1963, Santa Clara County was experiencing dramatic growth in population and economic development; however, it lacked a system to plan for the needs of the rapidly growing population and to manage the unbridled competition between the cities and County for territory and tax base. Annexation wars raged as cities competed with each other for land to meet growth needs exclusively by means of expansion, while the County, which still had a major percentage of the territorial jurisdiction of the North Valley, also allowed subdivisions and commercial development wherever possible. Cities

¹ LAFCO adopted the CUDPs on December 1, 1971; the County Board of Supervisors adopted them on January 12, 1972; and the cities adopted them between December 1971 and April 1972.

leapfrogged over undeveloped lands and annexed long, narrow strips of land along public roads in order to annex farmlands whose owners were seeking to develop.

This period of the county's history caused significant jurisdictional fragmentation and transformed the natural landscape. Some cities pursued defensive annexations in order to block other cities from annexing lands in their vicinity. Seeking to avoid annexation by nearby cities, many landowners and residents incorporated as new cities. In the decade leading up to 1963, seven new cities were formed, and by 1963 there were 63 special districts in existence (not including school districts). The proliferation of special districts provided specialized municipal services (e.g. sewer/sanitation, water, fire protection) to new urban development, with resultant fragmentation and duplication of utilities and urban services.

This disorderly, unmanaged growth also resulted in rapid conversion of productive farmland to urban and suburban land uses, and by the early 1960s much of the farmland in the northern part of the county was urbanized. The county once known as the "Valley of Heart's Delight," with fruit orchards and farms spanning the valley floor, could best be described as a sprawling patchwork of development, with fragmented services and illogical jurisdictional boundaries that were difficult and costly to serve.

As the economic and environmental costs of sprawl began to be better understood, a cooperative, solution-oriented approach was sought. LAFCO took the lead, and in 1967 adopted "boundary agreement lines" that served as a "cease fire" solution to the annexation wars. These boundary agreement lines, (originally called Spheres of Influence) as agreed to by the cities, divided the entire county into 15 separate areas and defined which lands could potentially be annexed into each of the cities. These agreements, now superseded by the function of Urban Service Areas (USA) and Spheres of Influence, provided a stable foundation for LAFCO, the 15 cities and the County to then discuss how to manage urban development in the county for the long term. Those discussions soon led to the development of a countywide policy framework through an unprecedented system of intergovernmental planning and cooperation, when LAFCO, the County and the 15 cities jointly adopted the Countywide Urban Development Policies.

1.3 COUNTYWIDE URBAN DEVELOPMENT POLICIES

The intent of adopting the CUDPs was for LAFCO, the County, and cities to establish a mutually agreed upon and long-term system to sustainably manage growth on a countywide basis. The CUDPs identify the distinct roles and expectations regarding the service responsibilities of the cities versus the county. They allow for urbanization in a manner that will accommodate the development goals of individual communities while conserving the natural resources of the county as a whole. They promote efficient and effective delivery of community services for existing and future residents/taxpayers, and they provide a stable and predictable foundation that allows for cooperative intergovernmental relations.

In brief, the fundamental CUDPs are stated as follows:

1. Urban development should occur, and urban services should be provided only on lands annexed to cities – and not within unincorporated areas, urban or rural.
2. Urban expansion should occur in an orderly, and planned manner – with cities responsible for planning and providing services to urban development within

explicitly adopted Urban Service Areas (USA) whose location and expansion is subject to LAFCO approval authority.

3. Urban unincorporated islands within USAs should eventually be annexed into their surrounding cities, so that cities have the responsibility for urban services and land use authority over all lands within their USA boundaries.

1.4 IMPLEMENTATION OF THE COUNTYWIDE URBAN DEVELOPMENT POLICIES

The CUDPs established important mutual commitments between the County and the 15 cities regarding timing and location of urban development. Implementation of these policies occurred by means of an evolving collaborative partnership between cities, the County, and LAFCO.

The **County** agreed to no longer compete with the cities for new urban development and undertook a series of actions to fulfill its commitment to the CUDPs. For lands outside city USAs, the County adopted its 1980 General Plan with land use plan designations and zoning districts that significantly limited allowable uses and densities of development, typically with minimum lot sizes of 20 acres per parcel up to 160 acres per parcel.

For lands within USAs, as early as in 1975, the County approved ordinances and adopted referral procedures that provided the opportunity for a city to annex lands within unincorporated islands as a pre-requisite to proposed new urban development. The County also amended its development ordinances and policies to require that discretionary land use approvals such as subdivisions, zone changes, and use permits within city USAs conform to the general plans of the cities.

The **cities** assumed full responsibility to plan for and accommodate needed urban growth and prepared USA maps identifying lands they intended to annex in order to develop and provide urban services within 5 years. The cities submitted their proposed USA boundaries to LAFCO for approval and committed to annex lands within the USA, including unincorporated islands, which were generally the result of past annexation practices and the annexation wars.

LAFCO conducted hearings and adopted the USA boundaries for each of the 15 cities on the following dates.

Campbell	November 1, 1972
Cupertino	March 4, 1973
Gilroy	December 6, 1972
Los Altos	June 6, 1973
Los Altos Hills	January 3, 1973
Los Gatos	April 4, 1973
Milpitas	December 6, 1972
Monte Sereno	December 6, 1972
Morgan Hill	October 4, 1972
Mountain View	February 7, 1973
Palo Alto	April 4, 1973

San Jose	October 4, 1972
Santa Clara	November 1, 1972
Saratoga	March 4, 1973
Sunnyvale	December 6, 1972

LAFCO then became responsible for decision-making regarding future modifications to the cities' USA boundaries, in order to achieve the mutual goals that these policies established, such as agricultural land preservation, hillside preservation, and orderly, efficient and sustainable growth patterns. LAFCO's role in this regard is unique to Santa Clara County and is codified in state law.

From their inception to today, the CUDPs are essential and integral to all other LAFCO goals and policies. Therefore, LAFCO formally recognizes and affirms the CUDPs as the foundation of land use planning in Santa Clara County and all related policy and decision-making.

1.5 LASTING BENEFITS OF THE COUNTYWIDE URBAN DEVELOPMENT POLICIES

Collaborative implementation of and steadfast commitment to these policies have made Santa Clara County a much more livable, sustainable place than it would otherwise have become. The CUDPs and their systematic approach to managing urban growth have benefited the county as a whole and all its residents in multiple and mutually-reinforcing ways to promote:

- **Sustainable Growth:** ensuring sustainability and livability of communities by ensuring quality of life is not sacrificed to disorderly growth;
- **Fiscal Responsibility and Resiliency:** minimizing costs to taxpayers for public infrastructure and services through compact growth;
- **Environmental Stewardship:** safeguarding air and water quality, wildlife habitat, and water supply reservoir watersheds, and preventing loss of public open space assets critical to ecological balance;
- **Affordable and Responsibly-Located Housing:** promoting complete and efficient use of existing urbanized lands within cities, building within rather than outward, resulting in more cost efficient housing opportunities close to transit and services;
- **Transportation Options:** reducing sprawl and promoting compact development to reduce traffic demand generated by outward growth, emissions and pollution from vehicles, reduce longer commute distances, and encouraging urban densities supportive of transit solutions;
- **Open Space and Farmland Preservation:** protecting open space, parklands, hillsides and farmlands from premature and/or unwarranted development.

Taken together, all of these beneficial outcomes are part of the future-oriented approach recognized as being necessary to address the potentially disastrous effects of increasing greenhouse gas emissions and climate change.

For example, the CUDP's framework focuses urban development within cities, while preserving non-urban, open space areas such as the mountains that ring the north and

south valley, as well as the remaining agricultural lands outside cities. In the last few decades, many cities' policies have evolved to accommodate tens of thousands in population growth within their existing boundaries rather than covering vast areas of land with low density sprawl. As a result, even with substantial growth in the county's population and economy since the CUDPs were adopted, the county's urban footprint has remained largely unchanged.

The CUDPs have been critical to the county's ability to protect and preserve open space. Only 23% of the county's total land area is within cities' USAs, while accounting for an overwhelming majority (95%) of the county's 2 million residents. This growth pattern has allowed open space districts and conservation agencies to better protect open space lands outside the urbanized areas. Nearly 30% of the county's land area is now comprised of protected open space lands or land that is under conservation easements.

Implementing the CUDPs has significantly contributed to fiscal efficiency and cost savings to taxpayers. Over the years, LAFCO, the cities, and the County have facilitated the annexation of hundreds of unincorporated islands to their surrounding cities. Today there are far fewer islands and far fewer special districts providing services, reducing the inefficiencies of fragmented service and land use responsibilities, and resulting in more efficient delivery of public services at lower costs to taxpayers.

Furthermore, the CUDPs form the foundation of the plans and functions of many local and regional agencies working to create sustainable communities and landscapes. For example, the CUDP concepts continue to inform countywide climate resiliency and sustainability planning, as well as the work of the following:

- the land acquisition and preservation strategies of many agencies involved in open space and farmland preservation, such as the Santa Clara Valley Open Space Authority, Midpeninsula Regional Open Space District, Peninsula Open Space Trust, and others;
- the transportation planning and investment strategies of the Metropolitan Transportation Commission and the County's Valley Transportation Authority;
- the regional housing needs allocations made by the Association of Bay Area Governments;
- the Santa Clara Valley Water District's water supply planning; and
- the work of many non-profit organizations to promote social equity, affordable housing, and environmental justice.

When created nearly five decades ago, Santa Clara County's growth management system was recognized widely as a national pioneer and paradigm of cooperative regional planning for growth management, and its policies and successes have been adopted elsewhere with local variations. Today, the CUDP's systematic planning principles are crucial to and consistent with climate-smart growth policy and climate resiliency concepts that have taken shape in the last 20 to 30 years. They form the critical foundation of most regional planning and decision-making in Santa Clara County, not just for today but into the foreseeable future, as originally intended.