

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

May 11, 2022

To: LAFCo Commissioners

From: Rob Bartoli, Executive Officer

Subject: LAFCo File No. 22-02 – Proposed Minor Sphere of Influence amendment and annexation of 3343 Alpine Road, Unincorporated Santa Clara County (APN 142-15-008) to West Bay Sanitary District

Summary

This proposal, submitted by landowner petition, requests annexation to connect a vacant property in unincorporated Santa Clara County (3343 Alpine Road, APN 142-15-008) to the West Bay Sanitary District (WBSD) sewer main to allow for future development of an accessory dwelling unit on the property. The proposal also requests a Sphere of Influence (SOI) amendment for the West Bay Sanitary District to include 3343 Alpine Road, unincorporated Santa Clara County (APN 142-15-008).

West Bay Sanitary District is a regional sewer service provider in Southern San Mateo County and limited adjacent areas in Santa Clara County. Section 56123 of the Cortese-Knox-Hertzberg Act sets forth that when a district is located in more than one county, the LAFCo of the county with the greatest assessed valuation of the district is the principal LAFCo with jurisdiction over all boundary changes to the District. San Mateo and Santa Clara LAFCos have an inter-agency agreement that provides for referral to Santa Clara LAFCo of proposed annexations of Santa Clara parcels to West Bay Sanitary District so that Santa Clara LAFCo can make a recommendation to San Mateo LAFCo. Santa Clara LAFCo considered the application at their April 6, 2022 regular Commission meeting and recommended approval of the annexation.

The proposal has 100 percent landowner consent and requests waiver of conducting authority proceedings. Commission approval is recommended.

Background

In 1999, WBSD's Sphere of Influence (SOI) was amended to include 27 parcels along Los Trancos Woods adjacent to Los Trancos Creek in order to address environmental health impacts due to

COMMISSIONERS: MIKE O'NEILL, CHAIR, CITY ▪ ANN DRAPER, VICE CHAIR, PUBLIC ▪ HARVEY RARBACK, CITY ▪ DON HORSLEY, COUNTY
▪ WARREN SLOCUM, COUNTY ▪ JOSHUA COSGROVE, SPECIAL DISTRICT ▪ RIC LOHMAN, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ DIANA REDDY, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: ROB BARTOLI, EXECUTIVE OFFICER ▪ TIM FOX, LEGAL COUNSEL ▪ ANGELA MONTES, CLERK

existing residences being located adjacent to Los Trancos Creek. The County of Santa Clara's Environmental Health Department conducted surveys of the area in 1998 and identified parcels that were likely to be underlain with high groundwater and/or where proximity to the creek and setback requirements limited available septic leachfield or leachfield expansion. The current proposal requests annexation of one parcel which was among the 27 parcels that San Mateo LAFCo added to the District's Sphere of Influence in February 1999.

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.

Departmental Reports

Santa Clara LAFCo: The subject property is located within Santa Clara County and WBSD is located primarily in San Mateo County. San Mateo LAFCo is considered the principal LAFCo for the WBSD as San Mateo County has the greater portion of the assessed property value of the properties within the service area of WBSD.

A referral from San Mateo LAFCo to Santa Clara LAFCo was made on February 14, 2022. Santa Clara LAFCo then referred this application to various Santa Clara County departments for review and comment. All Santa Clara County departments have recommended approval of the annexation. The property owners have conditionally approved plans from the County of Santa Clara to construct a new single-family home on the property.

The parcel is a long strip of land running north to south along Los Trancos Creek, which borders the western side of the parcel. 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 due to the configuration of the parcel and the requirement that the onsite wastewater treatment system must be located at least 100 ft. from any creek.

West Bay Sanitary District: Fees for annexation, permits and annual service charges will be required. The property is proposed to connect to the existing main on Alpine Road. All costs will be paid by the project proponent. Per the District, a grinder type pump will not be permitted.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect a vacant parcel to public sewer to support the construction of a new house on the property. The territory proposed for annexation 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 proposed to connect to the existing force main located in front of the property.

Due to the location of the property, the logical municipal service providers, including sewer and water, are agencies that are located in San Mateo County. Approval of the annexation to WBSD and minor Sphere of Influence amendment is recommended.

Minor Sphere of Influence Amendment

The sphere of influence of the West Bay Sanitary District includes the Town of Woodside, Town of Portola Valley, the City of East Palo Alto, and portions of unincorporated San Mateo and Santa Clara counties. The SOI for WBSD was amended in 1999 and 2002 to include parcels in Santa Clara County. However, as 3334 Alpine Road was not included in those previous SOI amendments, the WBSD SOI must now be amended to include the parcel.

In adopting a sphere amendment, Section 56425(e) of the Cortese-Knox-Hertzberg Act requires that the Commission consider the following factors and prepare a written statement of determination:

- 1) *The 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 currently vacant and a single-family residence is proposed to be constructed on the parcel. The parcel does not include agricultural or open space lands as defined in the Cortese-Knox-Hertzberg Act.

- 2) *The present and probable need for public facilities and services in the area.*

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, located in Alpine Road. The property will be served by Cal Water for domestic water service.

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 to the property. San Mateo LAFCo worked with Santa Clara County Planning, San Mateo County Public Safety Communications, and Woodside Fire Protection District to identify the process of dispatching emergency responders to the property.

- 3) *The 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.

- 4) *The 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.

- 5) *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 San Mateo County based upon mapping information provided by the State of California Department of Water Resources. Per Santa Clara LAFCo, no DUCs are with the service area of WBSD in Santa Clara County.

Nature, Extent and Location of Services Provided by the District

Sphere amendment or update requires that LAFCo establish the nature, extent and location of services provided by the District. West Bay Sanitary District services are limited to sanitary sewer service in the communities of Menlo Park, Atherton, East Palo Alto, Portola Valley, portions of Woodside and the surrounding unincorporated areas, and a limited southern portion of Santa Clara County. The District provides for garbage collection in the unincorporated areas of San Mateo County within its service area. WBSD is also authorized to provide recycled water services to the Sharon Heights Golf & Country Club and Stanford Linear Accelerator Center.

Property Tax Exchange

As an annexation to an enterprise district, the annexation is not subject to property tax transfer.

California Environmental Quality Act

On February 11, 2021, the County of Santa Clara as lead agency adopted a Mitigated Negative Declaration (MND) under California Environmental Quality Act (CEQA) guidelines and approved the subdivision.

As responsible agency under CEQA, the Commission must certify that it has considered the contents of the MND prepared by the County of San Mateo in considering the Outside Service Agreement. Pursuant to Sections 15096(g)(2) and 15096(h) of the State CEQA Guidelines, the

Commission as responsible agency must consider the MND. It is recommended that the Commission make the following finding in regard to the MND:

The Commission has reviewed and considered the Mitigated Negative Declaration including any findings and the mitigation and monitoring program, prepared by the County of Santa Clara as lead agency and that mitigation measures are within the responsibility and jurisdiction of the County of Santa Clara (Section 15091(a)(2)).

Waiver of Conducting Authority Proceedings

Section 56663(c) of the Cortese-Knox-Hertzberg (CKH) Act specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100 percent landowner consent provided that no objection is submitted by subject property owners or voters. The purpose of the conducting authority proceedings is to measure landowner or voter protest within the affected territory. Paragraph (c) was added to Section 56663 to streamline proceedings in which landowners have already given consent to uninhabited annexation. The landowners have requested, and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action by Resolution

By resolution, approve LAFCo File No. 22-02 – Proposed Minor Sphere of Influence amendment and annexation of 3343 Alpine Road, Unincorporated Santa Clara County (APN 142-15-008) to West Bay Sanitary District

Attachments

- A. Annexation Application for 3343 Alpine Road
- B. Santa Clara LAFCo resolution
- C. Overview Map of SOI
- D. Map of project area
- E. County of Santa Clara Environmental Documents for Proposed West Bay Sanitary District SOI Amendment and Annexation
- F. San Mateo LAFCo Resolution

cc: Sergio Ramirez, General Manager, West Bay Sanitary District
Neelima Palacherla, Executive Officer, Santa Clara LAFCO
Joanna Wilk, Associate Planner, Santa Clara County Planning
Rob Lindner, Fire Chief, Woodside Fire Protection District
J. R. Rodine, Applicant Representative
Toni Cupal , Property Owner

APPLICATION FOR A CHANGE OF ORGANIZATION, REORGANIZATION, OR OUTSIDE SERVICE AGREEMENT TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

RECEIVED

FEB 11 2022

LAFCO

A. GENERAL INFORMATION

- 1. Briefly describe the nature of the proposed change of organization, reorganization, or outside service agreement.

Sphere of Influence Amendment and Annexation of 3343 Alpine Road in Unincorporated Portola Valley, CA (APN 142-15-008) to the West Bay Sanitary District for public sewer service.

- 2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

[X] Landowners or registered voters, by petition
_____ An affected public agency, by resolution

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

- 3. What are the reasons for the proposal?

Connection of a future single-family residence to the West Bay Sanitary District's sewer system.

- 4. Does this application have 100% consent of landowners in the affected area?

[X] Yes _____ No

- 5. Estimated acreage: 4.15 Acres.

B Services

- 1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

The West Bay Sanitary District.

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state “none” if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<i>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of . . .</i>	<i>Proponent</i>	<i>Fees</i>
Sewer	None	West Bay Sanitary District	Petitioner/Proponent	Fees

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.

The subject undeveloped single parcel of 4.15 acres is located at 3343 Alpine Rd. in Unincorporated Portola Valley in Santa Clara County. Site access is served by an existing driveway easement from Alpine Road crossing Los Trancos Creek via an existing bridge.

2. Describe the present land use(s) in the subject territory.

The subject property is currently undeveloped. NOTE – A Building Site Approval Application (PLN18-11451) was granted by the County of Santa Clara on February 11, 2021, for a future single family residence. An Environmental Assessment/Mitigated Negative Declaration was certified and a Notice of Determination was recorded on 2/11/2021. NOTE: Applicant has submitted electronic links to subject approvals.

3. How are adjacent lands used?

North: Open space/recreational & Alpine Road.

South: Lands of Stanford University – Tree Farm.

East: Undeveloped land & Ladera Oaks Swim & Tennis Club.

West: Ford Field/Municipal Recreation Facility.

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

The proposed Sphere of Influence Amendment and Annexation to the West Bay Sanitary District will facilitate construction of one single family residence on the subject site of 4.15 acres.

5. What is the general plan designation of the subject territory?

The Santa Clara County General Plan designates the subject property as "Hillsides (100%)."

6. What is the existing zoning designation of the subject territory?

The Santa Clara County implementational Zoning is "HS" Hillside District.

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

The Santa Clara County Planning Department prepared and adopted an Initial Study/Mitigated Negative Declaration and recorded the Notice of Determination on 2/11/2021. In addition, a Building Site Approval & Grading Permit was granted on 2/11/2021 (PLN18-11451). NOTE Applicant provided Electronic Links to the IS/MND and Building Site Approval.

8. What additional approvals will be required to proceed?

A Building Permit and Final Grading Permit are required subject to Conditions of Approval set forth in PLN18-11451.

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction?

NO.

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

Although there is a specific development project in process, the purpose of this Sphere of Influence Amendment and Annexation to the West Bay Sanitary District are for the purpose of obtaining public sewer service for the subject parcel and a future single-family home in order to comply with Condition # 14 of Site Development Approval PLN18-11451.

* * * * *

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Ms. Toni Cupal &
Mr. Michelangelo Volpi

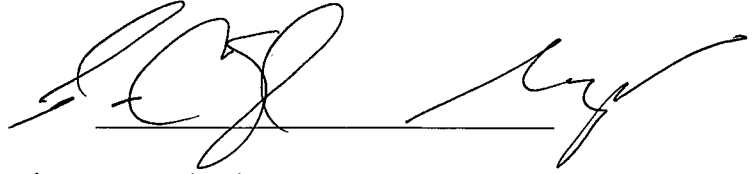
EMAIL: toni@cupal.com

ADDRESS: 2 Cedar Lane,
Woodside, CA 94062-2504

TELEPHONE: (650) 380-4337

ATTN: Toni Cupal

Signature of Proponent -

A handwritten signature in black ink, appearing to read "J. R. Rodine", is written over a horizontal line. The signature is fluid and cursive.

Please Note Ms. Cupal & Mr. Volpi's authorized representative is:

J. R. Rodine @ (775) 853-0459

EMAIL: jrrodine@sbcglobal.net

Applica_blk.doc
(10/6/2000)

**PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT
OF 2000**

The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:

Sphere of Influence Amendment and Annexation of the subject parcel located at 3343 Alpine Road (APN 142-15-008) in the Unincorporated Portola Valley area of Santa Clara County, CA to the West Bay Sanitary District.

3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein.
4. The territory(ies) included in the proposal is/are:

Uninhabited.

5. This proposal is - is not X consistent with the sphere of influence of the affected city and/or district(s).

The subject Sphere of Influence Amendment and Annexation applications to the West Bay Sanitary District via the Santa Clara County and San Mateo County Local Agency Formation Commissions are consistent with the District's provision of public sewer service within the vicinity.

6. The reason(s) for the proposed *Sphere of Influence Amendment and Annexation*, is/are:

Procurement of public sewer service for the subject property to establish compliance with the General Plan goals, policies, and objectives of both Santa Clara and San Mateo Counties, and Condition # 14 of Santa Clara County Building Site Approval application PLN18-11451 granted on 2/11/2021.

7. The proposed *Sphere of Influence Amendment and Annexation to the West Bay Sanitary District by property's owners Michelangelo Volpi and Toni C. Cupal Trustees of the Volpi - Cupal Family Trust dated April 5, 2000 is requested to be made subject to the following terms and conditions:*

Compliance with Condition # 14 of Santa Clara County Building Site Approval application PLN18-11451 granted on 2/11/2021, and any applicable conditions set forth by the governing LAFCo agencies and/or the West Bay Sanitary District.

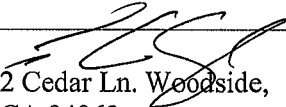
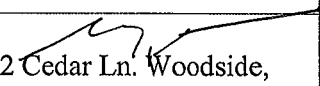
8. The persons signing this petition have signed as:

registered voters **or** Owners of land (check one) within the subject territory. Petition

Page 2 of 2

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

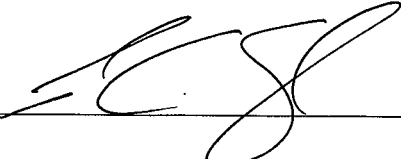
Date:	Printed Name:	Signature/Residence Address:	APN*
2/7/2022	Toni C. Cupal	 2 Cedar Ln. Woodside, CA 94062	142-15-008
2/7/2022	Michelangelo Volpi	 2 Cedar Ln. Woodside, CA 94062	142-15-008

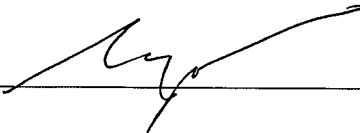
*Assessor's Parcel Number of parcel(s) proposed for annexation.

Addendum to Application titled LAFCo File No. 22-02
Proposed Sphere of Influence Amendment and Annexation to the West Bay
Sanitary District of/for 3343 Alpine Road Unincorporated Portola Valley, CA 94028
APN 142-15-008

Annexation to the West Bay Sanitary District.

As part of above noted application submitted by petition, the Chief Applicants, Toni C. Cupal & Michelangelo Volpi as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.


_____ Date 2/10/22


_____ Date 2/10/22

_____ Date _____

_____ Date _____

Plan For Providing Services

Item # 1:

The primary objective of the proposed Sphere of Influence Amendment (SOI) and Annexation to the West Bay Sanitary District (WBSD) for the subject parcel of 4.15 acres located at 3343 Alpine Road (Unincorporated Portola Valley), Santa Clara County, CA 94028 (APN 142-15-008) is to procure a public sewer connection for construction of a single-family residence.

On February 11, 2021, the Santa Clara County Planning Department granted Site Development Approval (SDA) PLN18-11451 for future construction of the single residence subject to a series of site specific and standard development conditions. As a part of the SDA's approval, the County prepared and adopted an Initial Study and Mitigated Negative Declaration (IS/MND).

Per Condition # 14 of the SDA approval, the site applicants/owners, Mickelangelo Volpi and Toni C. Cupal, Trustees of the Volpi-Cupal Trust dated April 5, 2000, are required to amend the WBSD's SOI and Annex in order to procure a sewer connection. The same condition originally required annexation to the Woodside Fire Protection District (WFPD). However, it has been subsequently determined by the Santa Clara County Planning Department, the Local Agency Formation Commissions (LAFCOs) of both San Mateo (SMC) and Santa Clara (SCC) Counties, and the WFPD that annexation to procure fire protection services is not required. In its place a non-LAFCo administrative service arrangement is suitable to establish substantial compliance with Condition # 14. 911 emergency response protocols are currently being arranged by representatives of the SMC LAFCo and the San Mateo County Manager's offices.

A fire water suppression and domestic a water connection will be provided by the Bear Gulch Division of the California Water Service Company (aka Cal Water). In order to procure the water connection, the owner/applicants are required to defray the cost for engineering and construction of a six-inch (6") water main of approximately 1,215 lineal feet along Alpine Road to the property's frontage. The future main will provide water to a new fire hydrant in the abutting public right-of-way, and a smaller service lateral of two inches (2") to serve the residence. Cal Water is currently working with their outside construction engineering firm to establish the cost and contracting details.

All storm water collection, detention, and release will be self-contained as there are no public storm drains serving the site. Drainage engineering was fully evaluated in the IS/MND by the Santa Clara County Construction Engineering Division and the Regional Water Quality Control Board to assure Local, State, and Federal compliance.

Law enforcement services with be provided as needed by both the San Mateo and Santa Clara County Sheriff's Offices. The closest responder is the San Mateo County Sheriff's office in Portola Valley.

The owner/applicants have no school age children. If future owners do have them there are local public and private schools available to serve the range of educational needs.

It is presumed that any needed library services will be available at various area public library branches operated by both counties and the City of Palo Alto.

Access to the home site is served by publicly maintained Alpine Road and an existing private driveway and bridge crossing Los Trancos Creek.

Street lighting along Alpine Road exists within the stretches of both unincorporated San Mateo County and within the Town of Portola Valley. Because the homesite site is substantially removed from Alpine Road, served by an extended private driveway, no public street lighting is required.

During construction and future home occupancy, solid waste disposal will be provided by the local franchise scavenger service.

Item # 2:

As it pertains to the specific purpose of bi-county SOI Amendment and Annexation applications to the WBSD, telephone and electronic communications were undertaken with Jonathan Werness, the District's Engineering Technician tasked with providing capacity and connection information. SCC LAFCo's Assistant Executive Officer Dunia Noel was also contacted for guidance on the format and substance of information provided below. Per Mr. Werness via emails on July 12, 2021, as italicized and reformatted below for this document:

"Our District's current capacity rights at the SVCW Treatment Plant is 6.6 MGD, well over our 3.5 MGD average. Capacity is available for this project; it is not necessary for West Bay to specify its capacity regarding a basic project such as a single-family home.

1. *Sewer service will be provided by West Bay Sanitary District by means of a gravity sewer lateral installed on the property by the homeowner. If gravity cannot be achieved, then the owner may install a private ejector pump (not a grinder), so that sewage flows by gravity at a 2% slope from the property line clean out to the main. Wastewater will discharge to a gravity main on Alpine Road in Portola Valley. Sewage flows by gravity from there to the District's Menlo Park Pump Station near the entrance of Bayfront Park at Marsh Road and 84, where a force main lifts flow ultimately to Silicon Valley Clean Water in Redwood Shores where it is treated before the outfall into the San Francisco Bay.*
2. **A. capacity is available** for this single-family home, average discharge of 200 GPD per SFR.
 - B. The District currently serves approx. 55,000 customers at an average flow of 3-4 MGD.*
 - C. N/A*
 - D. N/A*
 - E. 1 gravity lateral for 1 SFR, an additional ADU is allowed with this connection. Connection fees would be \$8,501 for a SFR (single-family residence), additional per fixture unit for any ADUs. Annexation fees a \$585, permit fees are \$290. This does not include the costs of construction of the sewer system.*
 - F. No change to the District's facilities downstream. The property would connect to a 15" trunk line, no upsize is required.*
6. *Let me know if you need a will serve letter, this is typically provided after annexation, however, before annexation the District usually provides District comments per LAFCo's request, a referral they send themselves."*

Subsequent to # 6 above, the WBSD issued a will serve letter dated July 14, 2021, that is incorporated with this application package.

Item # 3:

The applicants do not currently have a specific the time frame for the delivery of required urban services. With the Santa Clara County Site Development Approval (SDA) in hand, a range of ministerial procedures and associated biological mitigation measures must be undertaken in order to begin construction of the essential service infrastructure and the approved future residence. Examples are bi-county approval of SOI Amendments and Annexation applications to the WBSD, extension of the (Cal Water) California Water Service Company's 6' main on Alpine Road to the site for fire suppression and domestic consumption (cost to be paid by the owner/applicants), finalization of San Mateo County's 911 emergency response notification to the Woodside Fire Protection District (currently in process via SMC LAFCo), submittal, plan checking, and approval of final site engineering and architectural plans by Santa Clara County planning, engineering, and building staffs. As indicated above, the time frames to complete each ministerial task are unknown. However, they will be approached in a concurrent manner rather than lineal with the goal of commencing construction in the second half of 2022.

Item # 4:

As indicated in Item # 3, Cal Water will extend a 6' service main approximately 1,215 lineal feet along Alpine Road to the entry to the subject property and is currently working with an outside construction engineering firm to cost and bid the contract. 100% of the engineering and construction costs will be paid by the applicants/owners per Cal Water policy and State Public Utility Commission (PUC) regulations. The applicants/owners' contractor will coordinate with PG&E and Pacific Telephone/CATV to provide these services.

Item # 5:

Mike Volpi and Toni Cupal (Volpi-Cupal Family Trust), applicants/owners of the subject property, will directly pay all required permits and fees associated with infrastructure improvements.

Item # 6:

For specific details, please refer to Item # 2 above in addition to the WBSD's "Will Serve Letter" dated July 14, 2021, incorporated with this application.

WEST BAY SANITARY DISTRICT

500 Laurel Street, Menlo Park, CA 94025
Telephone: (650) 321-0384 Fax (650) 321-4265

WILL SERVE LETTER

APN: 142-15-008

July 14, 2021

J. R. Rodine
Governmental Affairs Consultant
E-mail: jrrodine@sbcglobal.net

**RE: VACANT LOT: 3343 ALPINE ROAD
PORTOLA VALLEY, CA
SANTA CLARA COUNTY
APN : 142-15-008**

Dear Mr.Rodine:

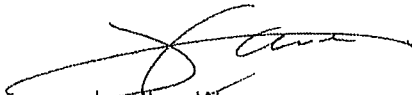
This letter will serve as notice that the above-referenced address is within the West Bay Sanitary District's sphere of influence, and upon annexation approval from Santa Clara County, San Mateo County and the West Bay Sanitary District will be entitled to receive all available services from the District, pursuant to compliance with the District's Code of General Regulations.

Although the District currently has capacity to serve the development, the District has a first come first serve basis so it cannot guarantee that it will have available capacity at the time a permit is issued.

Should you have any questions please feel free to call the administration office at the District at (650) 321-0384.

Very truly yours,

WEST BAY SANITARY DISTRICT



Jonathan Werness
Engineering Technician



STATEMENT OF BOUNDARY CHANGE

Please mail to: State Board of Equalization, Tax Area Services Section,
450 N Street, MIC:59, P.O. Box 942879, Sacramento, CA 94279-0059.

BOE File No.: _____

COUNTY San Mateo	COUNTY NUMBER	ACREAGE 4.15	FEE	Res./Ord. NUMBER
CONDUCTING AUTHORITY				LAFCo. RES.
SHORT FORM DESIGNATION				EFFECTIVE DATE

SECTION 1: TYPE OF ACTION (CHECK ONE ONLY)

<input type="checkbox"/> City - Annexation (02)	<input type="checkbox"/> District - Formation (09)	<input type="checkbox"/> District - Name Change (11)	<input type="checkbox"/> School District - Transfer of Territory (13)
<input type="checkbox"/> City - Detachment (14)	<input checked="" type="checkbox"/> District - Annexation (01)	<input type="checkbox"/> Redevelopment - New Project (15)	
<input type="checkbox"/> City - Incorporation (04)	<input type="checkbox"/> District - Detachment (07)	<input type="checkbox"/> Redevelopment - Amendment to Project (10)	
<input type="checkbox"/> Consolidation of TRA's (06)	<input type="checkbox"/> District - Consolidation (05)	<input type="checkbox"/> School District - Merger (17)	<input type="checkbox"/> School District - Unification (18)
<input type="checkbox"/> County Boundary Change (16)	<input type="checkbox"/> District - Dissolution/Removal from Board Roll (08)	<input type="checkbox"/> School District - Thompson Unified (19)	

SECTION 2: PRINCIPAL CITY/DISTRICT(S) AFFECTED BY ACTION [ENTER DISTRICT NAME(S)]

West Bay Sanitary District

SECTION 3: AFFECTED TERRITORY

<input type="checkbox"/> Inhabited	<input type="checkbox"/> Developed	<input type="checkbox"/> Will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.
<input checked="" type="checkbox"/> Uninhabited	<input checked="" type="checkbox"/> Undeveloped	
Number of Areas: _____	<input type="checkbox"/> Will not be taxed for existing bonded indebtedness or contractual obligations.	

SECTION 4: ELECTION

An election authorizing this action was held on _____ date (mm/dd/yyyy)

This action is exempt from election.

SECTION 5: ENCLOSED ARE THE FOLLOWING ITEMS REQUIRED AT THE TIME OF FILING

<input type="checkbox"/> Fees	<input type="checkbox"/> Certificate of Completion (LAFCo. only)	<input type="checkbox"/> County auditor's letter of TRA assignment (consolidated counties only)
<input type="checkbox"/> Legal description	<input type="checkbox"/> Map(s) and supporting documents	
<input type="checkbox"/> Resolution of conducting authority	<input type="checkbox"/> Assessor parcel number(s) of affected territory	

SECTION 6: CITY BOUNDARY CHANGES ONLY

<input type="checkbox"/> Map of limiting addresses (2 copies)	<input type="checkbox"/> Alphabetical list of all streets within the affected area to include beginning and ending street numbers
<input type="checkbox"/> Vicinity maps (2 copies)	

Estimated Population: _____ Total assessed value of all property in subject territory: _____

REQUIRED: According to section 54902 of the Government Code, copies of these documents must be filed with the county auditor and county assessor.

<i>Board of Equalization will acknowledge receipt of filing to:</i>	BOE USE ONLY	
NAME		
TITLE		
AGENCY		
STREET		
CITY		chk #:
ZIP CODE		amt:
TELEPHONE NUMBER (include area code)		FAX NUMBER (include area code)
E-MAIL ADDRESS		ltr #:
SIGNATURE OF AGENCY OFFICER	DATE	

EXHIBIT A

Date: June 30, 2021

Annexed to: West Bay Sanitary District

Name of Annexation: Annexation of 3343 Alpine Road to West Bay Sanitary District

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. 3343; 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;

Thence (8) northerly along an approximation of the centerline of Los Trancos Creek as said creek is shown on the Santa Clara 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: 142-15-005

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.



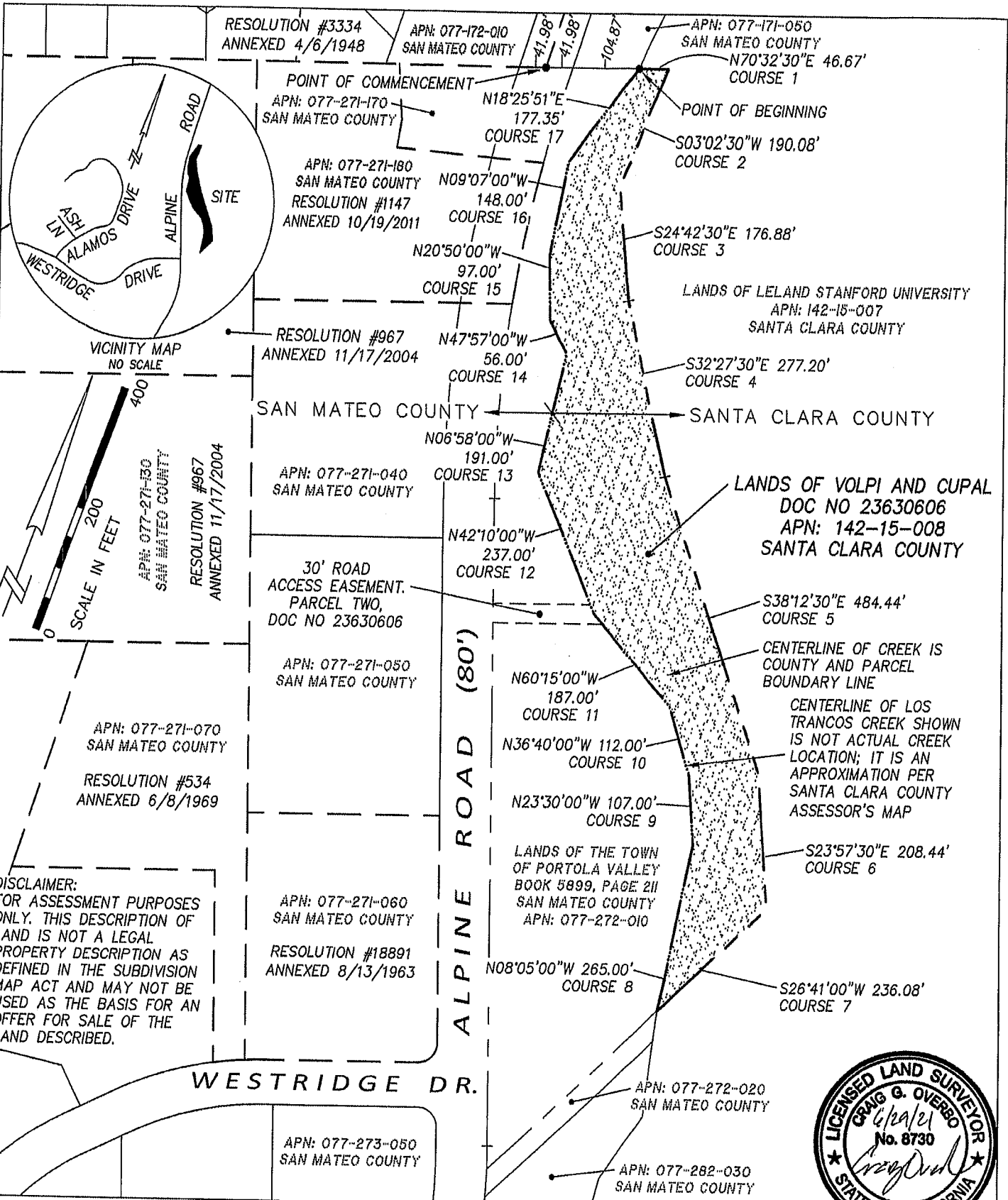


EXHIBIT A

WEST BAY SANITARY DISTRICT ANNEXATION
 3343 ALPINE ROAD, PORTOLA VALLEY, CA

BOHLEY CONSULTING

111 NORTH MARKET STREET, SUITE 300
 SAN JOSE, CA 95113 (408) 265-1600
 WWW.BOHLEYCONSULTING.COM

DATE:	6/29/2021
SCALE:	1"=200'
DWG:	WBSD ANNEXATION.dwg
JOB No.	201718

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF MEMORANDUM

January 20, 2022

Staff Contact: Joanna Wilk, Associate Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

FILE: PLN18-11451
ADDRESS: 3343 Alpine Road (APN: 142-15-008)
SUBJECT: Modification to Condition No. 14 of a concurrent land use application including a Building Site Approval, Grading Approval, and an Environmental Assessment (Mitigated Negative Declaration) to allow the construction of a new single-family residence with an attached garage. The Modification to Condition No. 14 would no longer require the annexation into Woodside Fire District. 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. The subject property is outside of the Habitat Plan Permit Area and therefore does not require Habitat Plan Coverage. The proposed project, as submitted on January 8, 2021, qualifies for a Mitigated Negative Declaration.

BACKGROUND

On February 11, 2021, the Planning Office issued Conditions of Approval for a concurrent land use application including approval of a Building Site Approval, Grading Approval, and Environmental Assessment (Mitigated Negative Declaration) to allow construction of a new single-family residence at 3343 Alpine Road (APN: 142-15-008) (Attachment A). The Conditions included the requirement for San Mateo County and Santa Clara County LAFCOs to approve the property's annexation into West Bay Sanitary District and Woodside Fire District prior to building and grading permit submittal. The requirement to annex into West Bay Sanitary District was due to the fact that the property is not able to obtain a standard onsite wastewater treatment system (OWTS) that meets County Code regulations due to its proximity to Los Trancos Creek. As such, connection to a sewer service is required in order to construct the single-family residence.

Separately, the requirement to annex the property into Woodside Fire District was intended to establish Woodside Fire District as the emergency responder to the subject property. However, the subject property pays property taxes to the County of Santa Clara and therefore cannot be annexed into Woodside Fire District. Santa Clara County Fire shall remain the responsible emergency responder, although Woodside Fire may typically be the first responder at the subject property due to proximity (see Attachment B – Emergency Response). As such, Condition of Approval No. 14, shall be amended to remove the requirement to annex into Woodside Fire District, as shown below and in Attachment A.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT AND GRADING PERMIT ISSUANCE

Planning

14. Provide evidence that both San Mateo County and Santa Clara County LAFCOs approved the property's annexation into West Bay Sanitary District and ~~Woodside Fire District~~ **prior to building and grading permit submittal.**

Prepared By:



Joanna Wilk
Associate Planner

LAFCo Agency Authorization Letter

February 7, 2022

Mr. Rob Bartoli
Acting Executive Officer
Local Agency Formation Commission of San Mateo County (LAFCO)
San Mateo LAFCo
455 County Center, 2nd Floor
Redwood City, CA 94063

VIA HAND DELIVERY.

RE: Sphere of Influence Amendment and Annexation of 3343 Alpine Road Portola Valley, CA 94028 (APN 142-15-008) to the West Bay Sanitary District.

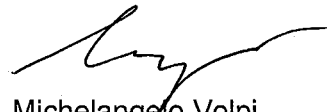
Dear Mr. Bartoli:

I Michelangelo Volpi, and I Toni C. Cupal, Trustees of the Volpi-Cupal Family Trust, dated April 5, 2000, are the legal owners of record of the subject property located at 3343 Alpine Road (unincorporated Portola Valley) in Santa Clara County, CA 94028 (APN 142-15-008). We are also the applicants for a Sphere of Influence Amendment and Annexation of the subject property to the West Bay Sanitary District through your LAFCo agency.

In order to assist us in these endeavors, we are appointing Mr. J. R. Rodine as agent and project representatives for the purpose of submitting and processing the subject Sphere of Influence Amendment and Annexation. Accordingly, please communicate with him directly as our point representative for all aspects of application submittal and processing.

Thank you in advance for honoring this authorization request.

Respectfully yours,



Michelangelo Volpi
Toni C. Cupal
2 Cedar Lane
Woodside, CA 94062-2504
(650) 380-4387



CC: J. R. Rodine

RESOLUTION NO. 2022-05

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SANTA CLARA COUNTY WITH RECOMMENDATIONS FOR THE SAN MATEO LOCAL
AGENCY FORMATION COMMISSION REGARDING THE AMENDMENT OF WEST BAY
SANITARY DISTRICT'S SPHERE OF INFLUENCE AND ANNEXATION OF CERTAIN
PROPERTY TO THE WEST BAY SANITARY DISTRICT**

WEST BAY SANITARY DISTRICT 2022-01 (ALPINE ROAD)

WHEREAS, in February 2022, San Mateo Local Agency Formation Commission forwarded a proposal to LAFCO of Santa Clara County, which requested the inclusion of 4.15 acres (APN: 142-15-008) at 3343 Alpine Road in unincorporated Santa Clara County, between the Town of Portola Valley and the City of Palo Alto, into the West Bay Sanitary District (WBSD) Sphere of Influence and annexation of subject parcel into the District; and

WHEREAS, the proposal was filed with the San Mateo LAFCO because it is the principal LAFCO for the WBSD, as San Mateo County has the greater portion of the entire assessed value of taxable property within the District; and

WHEREAS, the San Mateo LAFCO forwarded this proposal to LAFCO of Santa Clara County (LAFCO) for an advisory recommendation because the affected territory is located in Santa Clara County; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including her recommendation, the proposal and report having been presented to and considered by this Commission; and

WHEREAS, it has been determined to the satisfaction of LAFCO that all owners of the land included in this proposal consent to the proposal; and

WHEREAS, LAFCO of Santa Clara County as the referring agency has complied with the California Environmental Quality Act (CEQA) incident to its consideration of this request, as described below; and

NOW, THEREFORE, LAFCO of Santa Clara County, does hereby resolve, determine and order as follows:

SECTION 1:

1. As a Responsible Agency under CEQA, LAFCO of Santa Clara County finds that the Initial Study and Mitigated Negative Declaration (MND) 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.

RESOLUTION NO. 2022-05

2. 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. 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.

SECTION 2:

LAFCO of Santa Clara County hereby recommends to San Mateo LAFCO that the West Bay Sanitary District Sphere of Influence be amended to include APN 142-15-008, as depicted in Attachment 1, based on the following Sphere of Influence Determinations:

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 is 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

RESOLUTION NO. 2022-05

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.

SECTION 3:

LAFCO of Santa Clara County hereby recommends the annexation of APN 142-15-008 located at 3343 Alpine Road in unincorporated Santa Clara County to the West Bay Sanitary District, as described and depicted in Attachment 2 (Exhibits “A” and “B”) attached hereto and incorporated herein by reference.

SECTION 4:

LAFCO of Santa Clara County hereby waives protest proceedings pursuant to Government Code §56662(a).

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RESOLUTION NO. 2022-05

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: CONSTANTINE, ELLENBERG, JIMENEZ, KISHIMOTO, LEZOTTE,
WASSERMAN, VICKLUND WILSON

NOES: None

ABSENT: None

ABSTAIN: None

DocuSigned by:

Rich Constantine

49E434F935CF48E...

Rich Constantine, Chairperson
LAFCO of Santa Clara County

ATTEST:

DocuSigned by:

Emmanuel Abello

43C41738CE194CA...

Emmanuel Abello, LAFCO Clerk

APPROVED AS TO FORM:

DocuSigned by:

Malathy Subramanian

0BF2DA8CFE254DA...

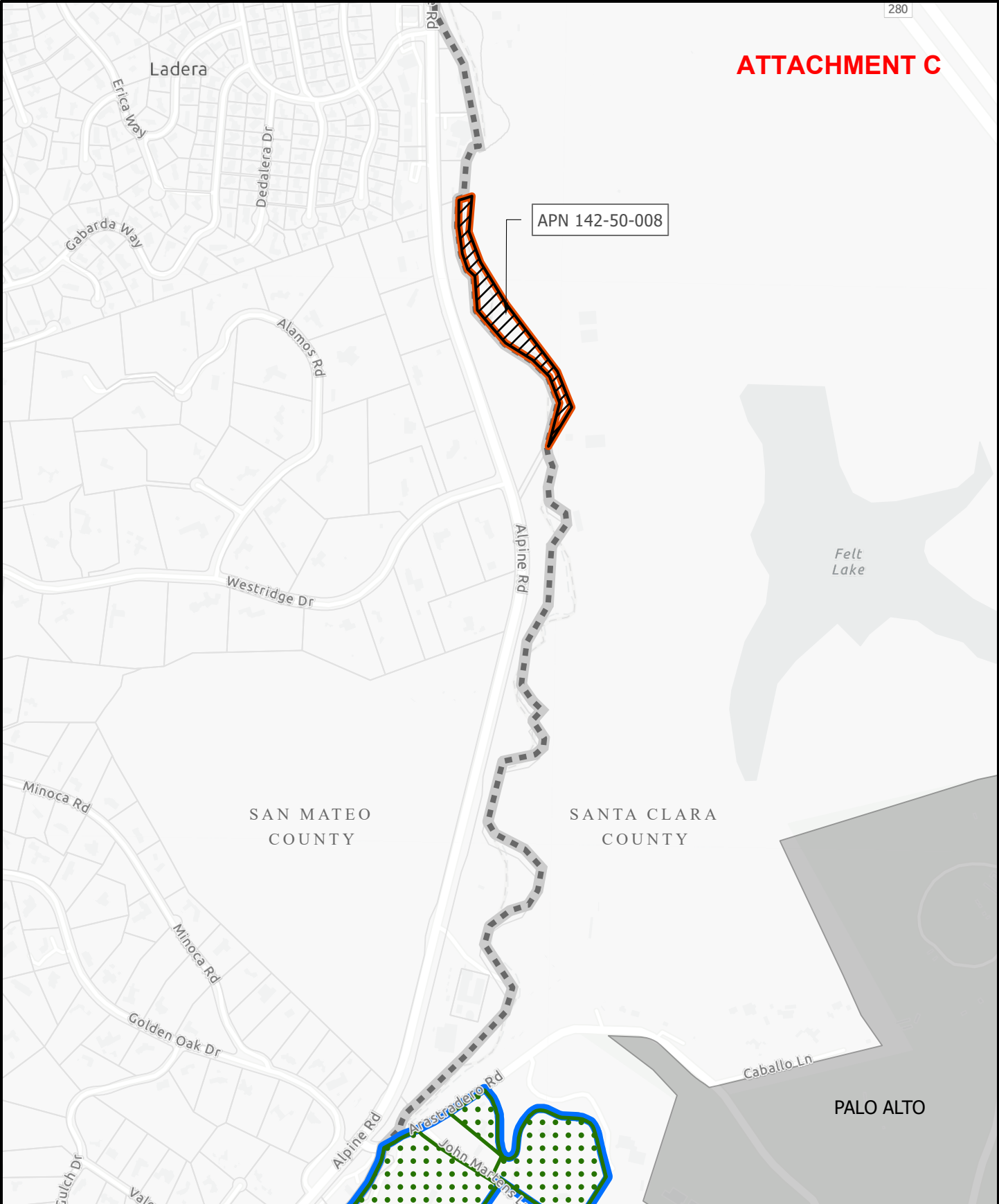
Malathy Subramanian, LAFCO Counsel

Attachments to Resolution No. 2022-05:

1. Map of WBSD SOI Amendment (3343 Alpine Road)
2. Legal Description (Exhibit A) and Map (Exhibit B) of WBSD Annexation 2022-01 (Alpine Road)

ATTACHMENT C







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
 2022-01 (Alpine Road)
 4.15 acres +/-**

Prepared for the Office of the County Surveyor
 April 05, 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

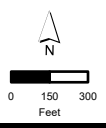


EXHIBIT A

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



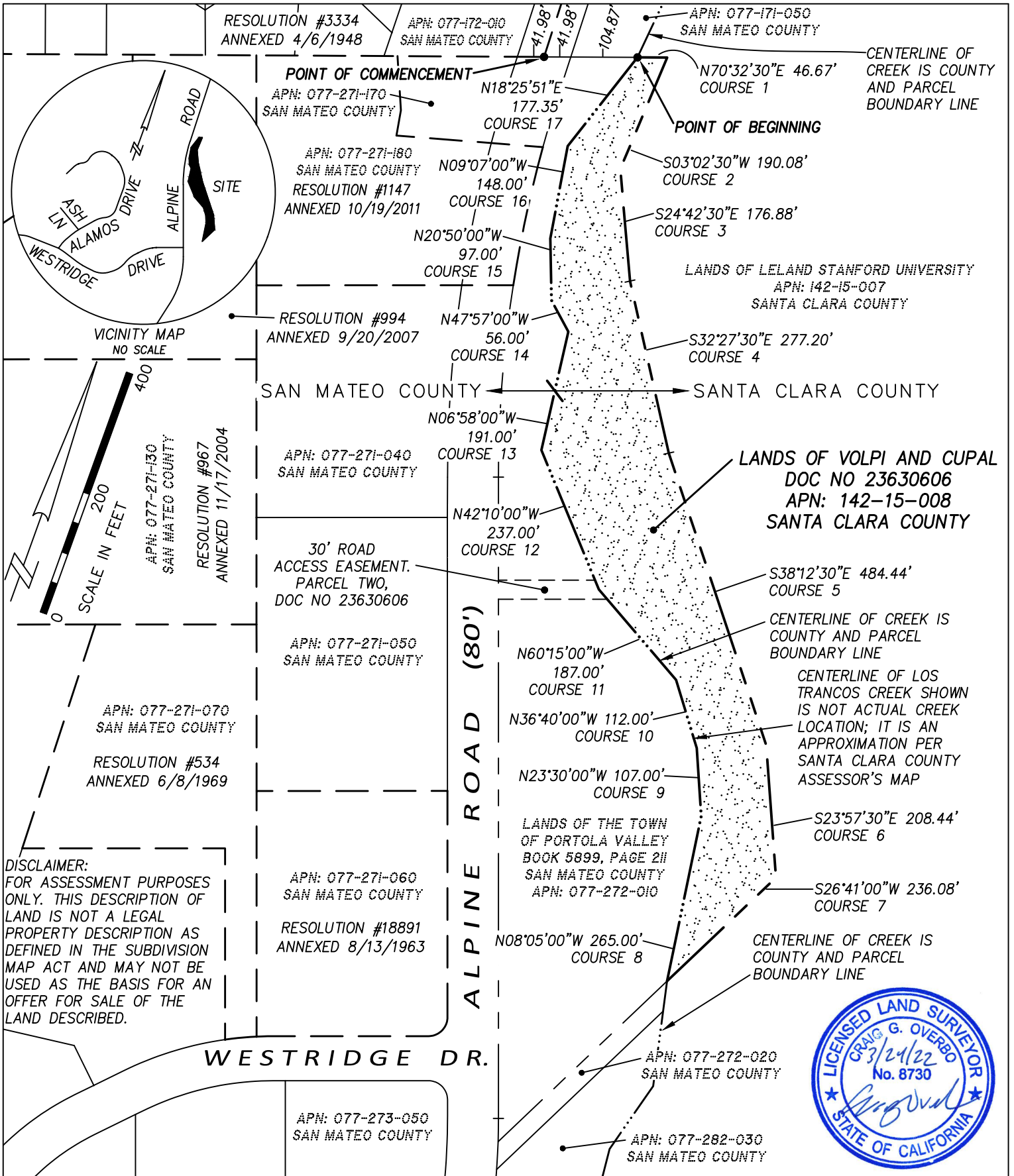
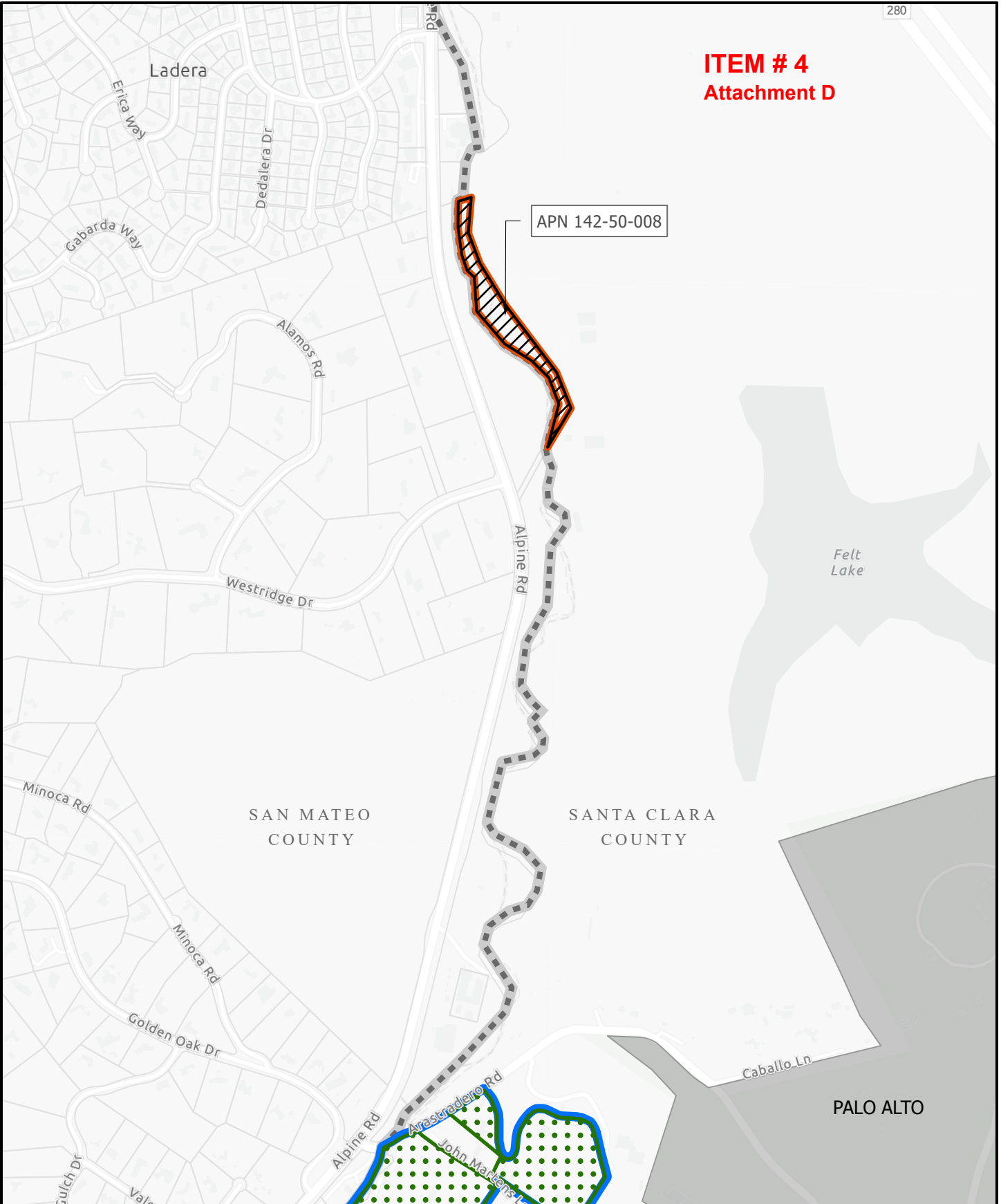


EXHIBIT B

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

ITEM # 4 Attachment D







APN 142-50-008

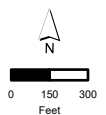


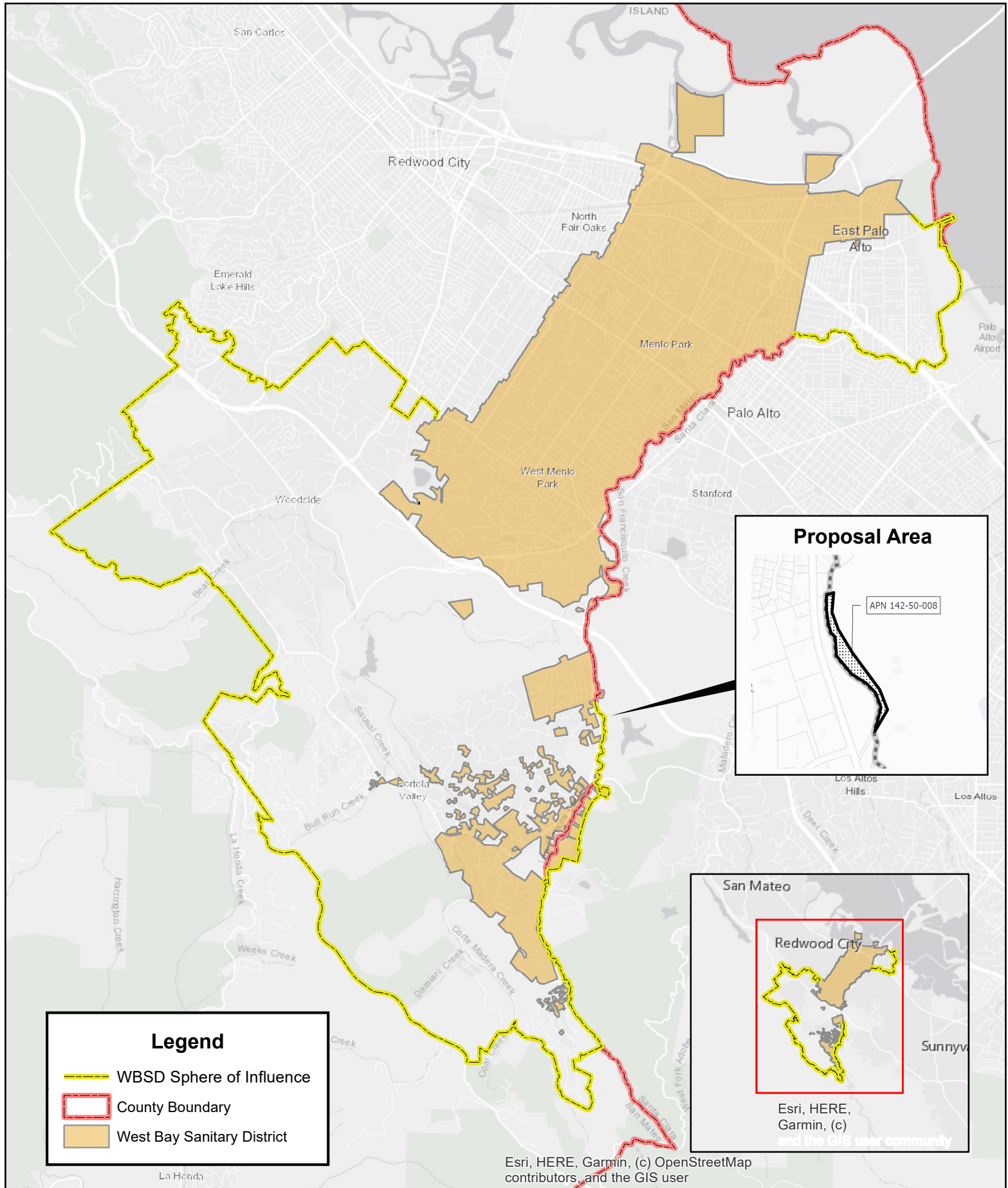
County of Santa Clara
 Department of Planning and Development
 County Government Center, East Wing
 70 West Hedding St., 7th Floor
 San Jose, California 95110

**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

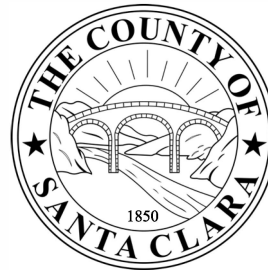




West Bay Sanitary District

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

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



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:

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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



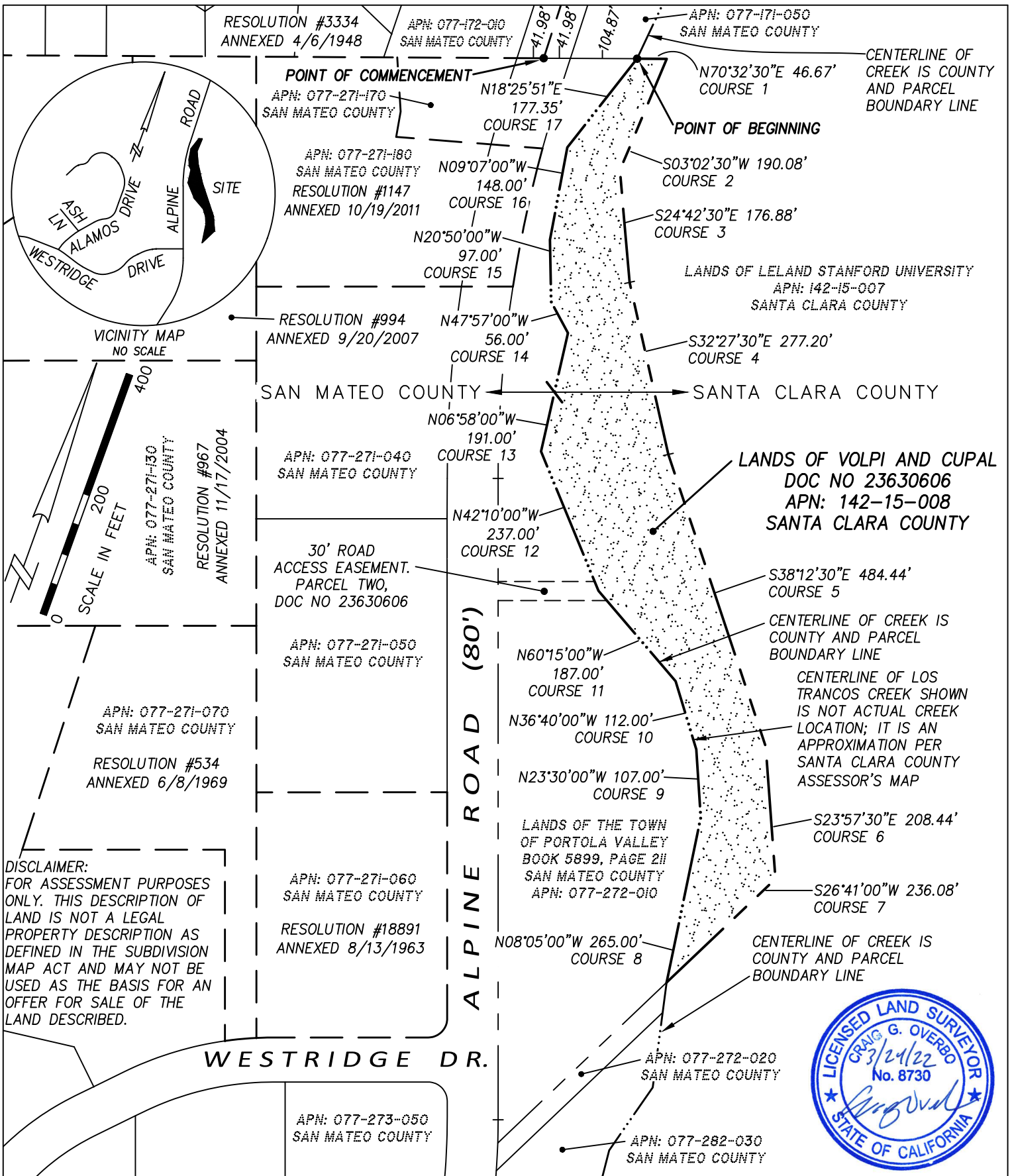


EXHIBIT A

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 # 4
Attachment E




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 .		
<ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> 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							
	IMPACT						
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, 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
	<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) 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.

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY BAGG ENGINEERS AND DATED OCTOBER 10, 2018. THIS REPORT IS SUPPLEMENTED BY SUPPLEMENTAL REPORTS FROM BAGG ENGINEERS AND BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER, THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS AS REQUIRED FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES SHALL BE PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION (IF SEPTIC LINES ARE SHOWN ON PLANS).
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. COMPLETION OF WORK AND INSPECTION. CONTRACTOR SHALL NOTIFY THE MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAID ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEANING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE).
 - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTOR'S RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULIED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOSTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) Delineated ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE			
ACCESSORY STRUCTURE			
POOL/HARDSCAPE			
LANDSCAPE			
DRIVEWAY			
OFF SITE IMPROVEMENTS			
TOTAL			

- EXCESS MATERIAL SHALL BE OFF HAULLED TO A COUNTY APPROVED DUMP SITE.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
 8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
 9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
 10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
 11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
 12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
 13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
 14. TOTAL DISTURBED AREA FOR THE PROJECT IS 0.4 ACRES.
 15. ~~WBID NO.~~
 16. ~~THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP-TO-DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.~~

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLENE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov/> SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. ~~THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.~~
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. 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.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. SWEEPING OF ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. 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 RUNNING PROPER BEFORE OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS: OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
 - A. 15 MILES PER HOUR (MPH) SPEED LIMIT
 - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AT 415-351-4010
10. ALL FILL COMPACTED TO 95% RELATIVE COMPACTION SHALL BE COVERED WITH A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWING.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADING AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
 - C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREA, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLIOT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CA5612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWQ.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE () MINOR FIELD CHANGES - MARKED WITH THE SYMBOL ("). THERE () WERE () WERE NOT) THE SPECIFICATIONS OF THE PLANS. THE COUNTY ENGINEER AND GELOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

DATE: _____ SIGNATURE: _____

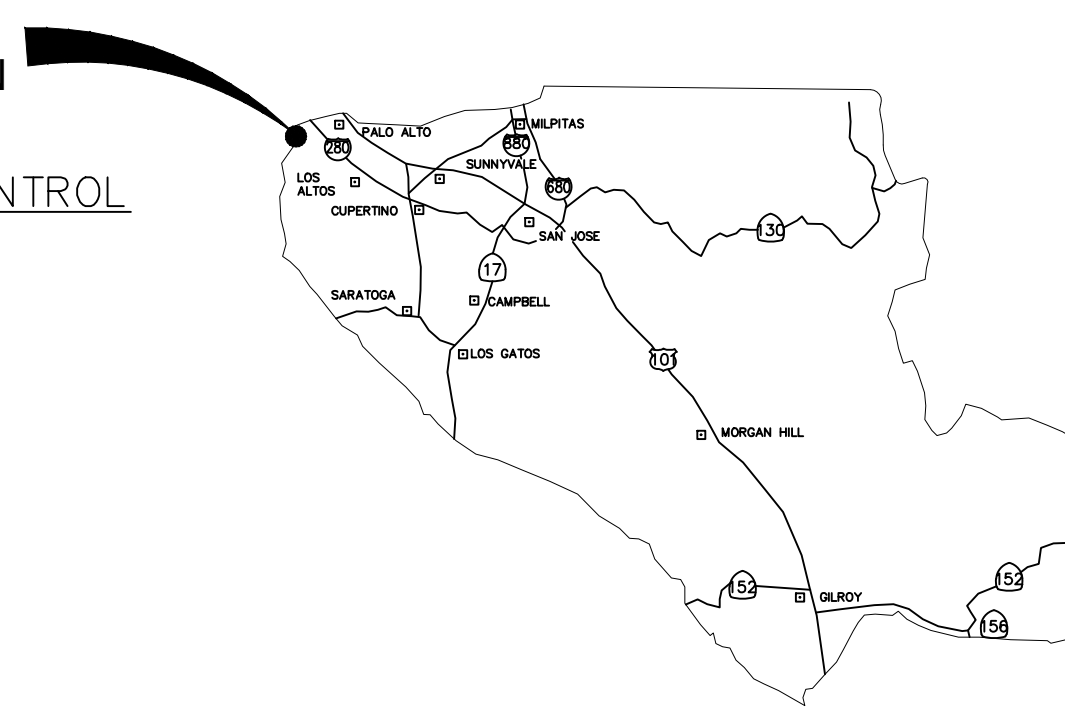
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PREPARE THE INSTRUCTIONS TO BE REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

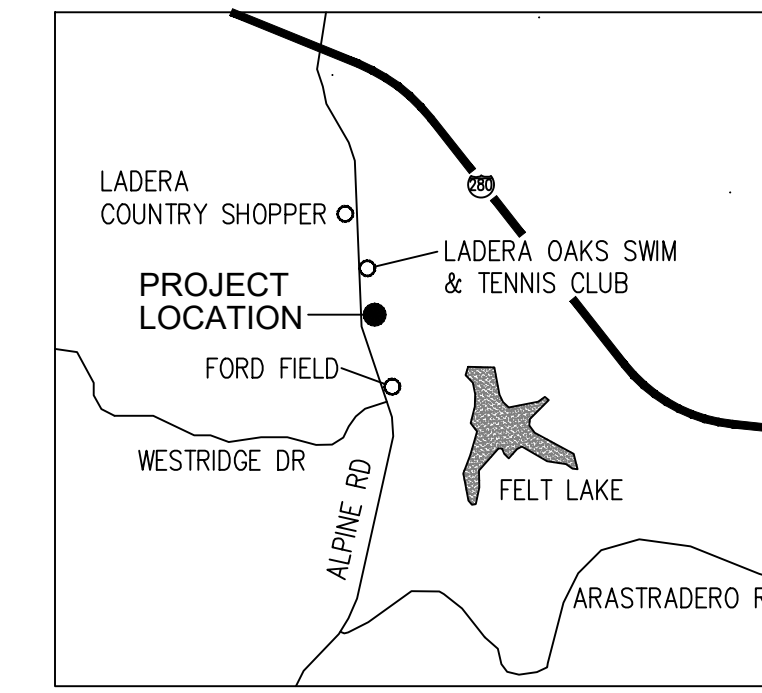
1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL AND GELOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

DATE: _____

PROJECT LOCATION



COUNTY LOCATION MAP

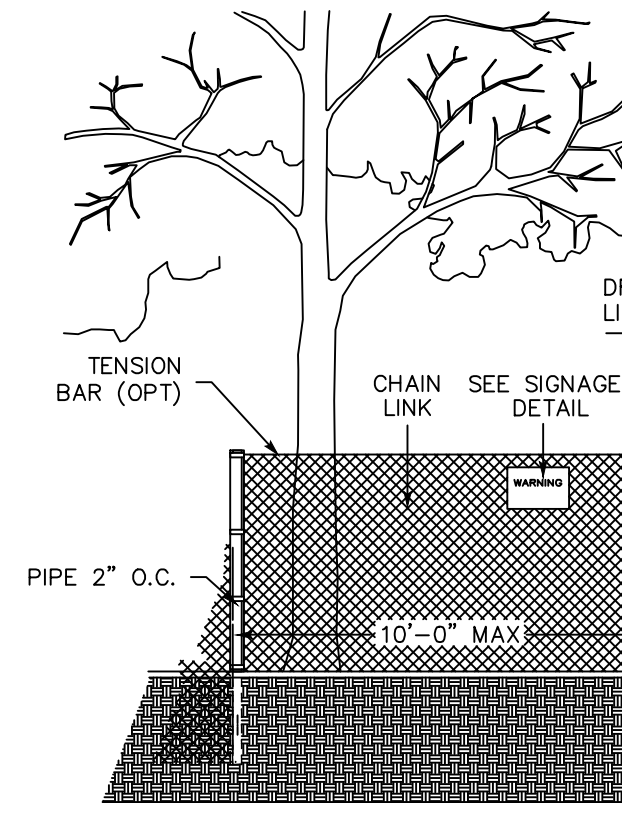


VICINITY MAP

CUPAL RESIDENCE

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLIOT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. CONSTRUCTION OF NEW RESIDENCE
3. GRAVEL PARKING AREA
4. STORMWATER FACILITIES AND DETENTION
5. UNDERGROUND UTILITIES TO ALPINE ROAD



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

SEE SHEET C0.2 FOR ADDITIONAL NOTES, ABBREVIATIONS, AND LEGEND

GEOTECHNICAL ENGINEER

THESE PLANS HAVE BEEN REVIEWED BY BAGG ENGINEERS AND APPEAR TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN THE "REVISED REPORT; GEOTECHNICAL ENGINEERING INVESTIGATION; PROPOSED CUPAL RESIDENCE; 3343 ALPINE ROAD, PORTOLA VALLEY, CA; APN: 142-15-008" PREPARED BY BAGG ENGINEERS, PROJECT NUMBER CUPAL-18-01, DATED OCTOBER 10, 2018, THE "PLAN REVIEW; GEOTECHNICAL ENGINEERING CONSULTATION; STITCH PIER WALL LETTER DATED SEPTEMBER 26, 2019, AND ANY ADDITIONAL SUPPLEMENTAL REPORTS. WE MAKE NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

BY: _____ DATE: _____

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS
 ISSUED BY: _____ DATE: _____
 ENCROACHMENT PERMIT NO. _____

COUNTY OF SANTA CLARA
 LAND DEVELOPMENT ENGINEERING & SURVEYING
 GRADING / DRAINAGE PERMIT NO. _____
 ISSUED BY: _____ DATE: _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE: 9/4/2020 _____ SIGNATURE: _____

60301 R.C.E. NO.
 6/30/2022 EXPIRATION DATE



COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF PLANS FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE: _____

R.C.E. NO. _____ EXPIRATION DATE _____

APPLICANT: _____

ROAD: _____

COUNTY FILE NO.: _____

GENERAL NOTES

C0.1

C0.1-C0.2 GENERAL NOTES
 C0.1-C1.3 DETAILS
 C0.2 RECORD OF SURVEY
 C0.3 OVERALL SITE PLAN
 C2.3 FIRE TRUCK TURNAROUND
 C3.1-C3.2 GRADING AND UTILITY PLAN SECTIONS
 C4.1-C4.2 EROSION CONTROL PLAN
 C4.3-C4.4 EROSION CONTROL DETAILS

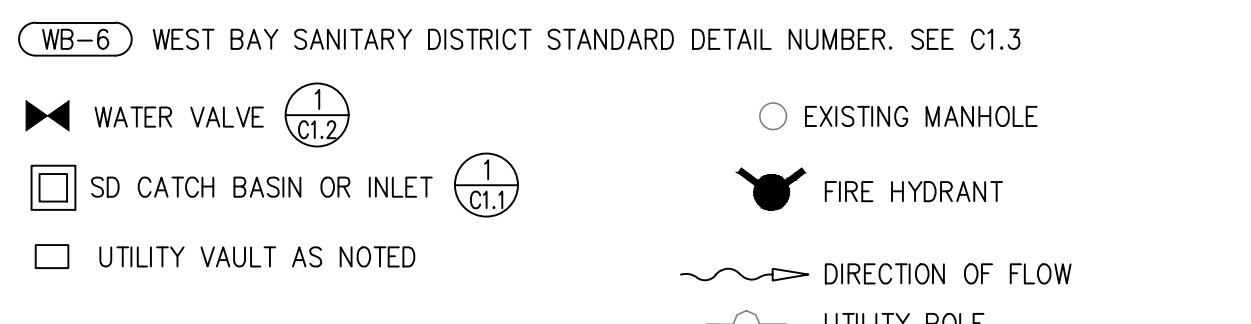
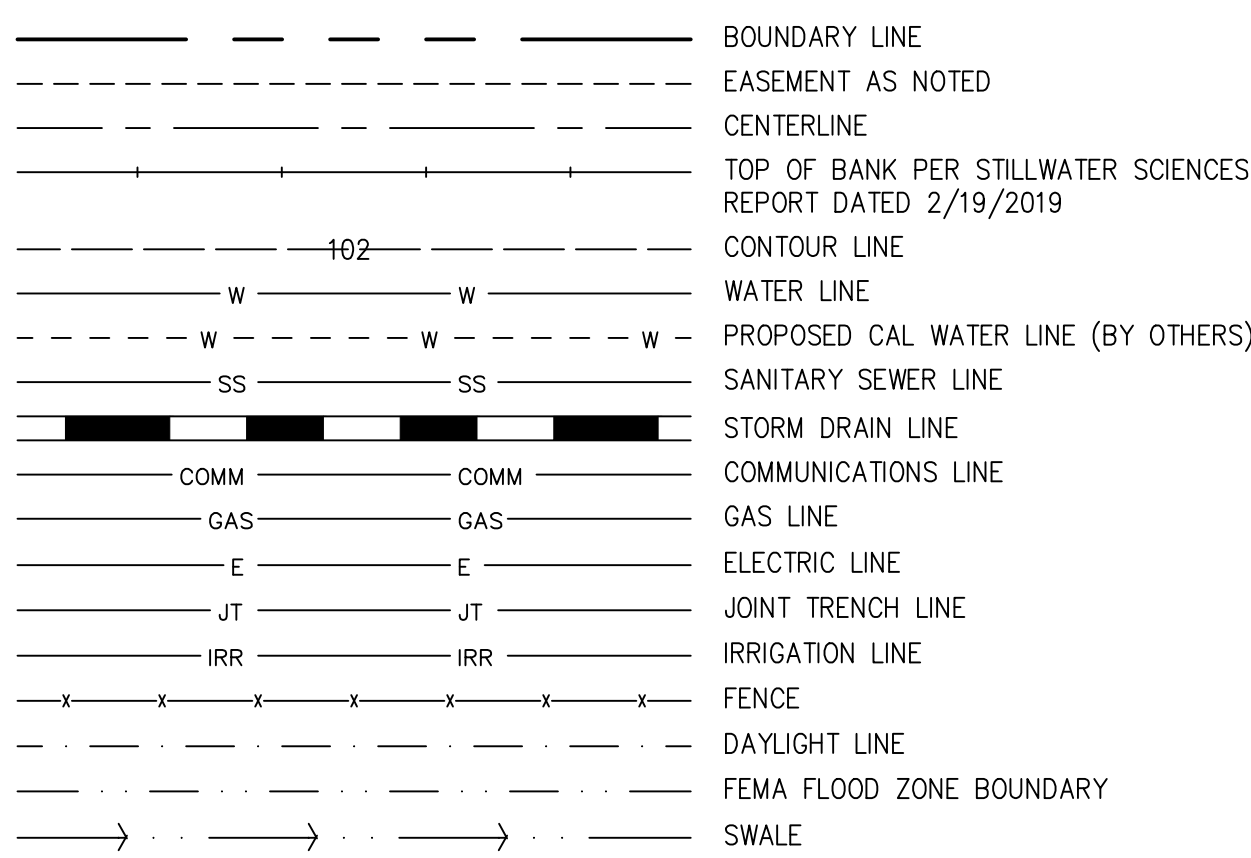
ENGINEER'S NAME: CRAIG OVERBO
 BOHLEY CONSULTING
 ADDRESS: 3150 ALMADEN EXPRESSWAY, SUITE 123
 SAN JOSE, CA 95118
 PHONE NO. (408) 265-1600

Revision	Date	APN	Sheet
Revision 1	Date	142-15-008	1
Revision 2	Date	Co. File	of
Revision 3	Date		15

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AB	AGGREGATE BASE	M-M	MONUMENT TO MONUMENT
AC	ASPHALT CONCRETE	(N)	NORTH; NEW
AD	AREA DRAIN	"NO., #"	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARV	AIR RELEASE VALVE	O.C.E.W.	ON CENTER EACH WAY
ASB	AGGREGATE SUB-BASE	P	PAVEMENT
BC	BEGINNING OF CURVE	P28.65	PAVEMENT ELEVATION
BCR	BEGIN CURB RETURN	PVMT	PAVEMENT
BF	BLIND FLANGE	PCC	POINT OF COMPOUND CURVE OF PORTLAND CEMENT CONCRETE
BFP	BACKFLOW PREVENTER	PERF	PERFORATED PIPE
BL	BASELINE	PG&E	PACIFIC GAS AND ELECTRIC CO. PROPERTY LINE
BLDG	BUILDING	PL, P/L	POINT OF REVERSE CURVE
BM	BENCHMARK	PRC	PUBLIC SERVICES EASEMENT
BO	BLOWOFF	P.T.	POINT
BOV	BLOWOFF VALVE	PUE	PUBLIC UTILITY EASEMENT
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BW	BACK OF WALK	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	R29.65	RAMP ELEVATION
C&G	CURB & GUTTER	R	RADIUS
CI	CURB INLET	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	RE	RIM ELEVATION
CMP	CORRUGATED METAL PIPE	RET	CURB RETURN
CO	CLEANOUT	RET WALL	RETAINING WALL
CONC	CONCRETE	RT	RIGHT
COTG	CLEANOUT TO GRADE	RW	RECLAIMED WATER
CR	CURB RETURN	R/W	RIGHT OF WAY
DI	DROP INLET; DUCTILE IRON DIAMETER	S	SLOPE
DIA	DIAMETER	(S)	SOUTH
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DS	DOWNSPOUT	SDCB	STORM DRAIN CATCH BASIN
DWG	DRAWING	SDCO	STORM DRAIN CLEANOUT
E	ELECTRIC	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING, EAST	SDWK	SIDEWALK
EC	END OF CURVE	SG	SUBGRADE
ECR	END OF CURB RETURN	SG30.25	SUBGRADE ELEVATION
EG	EXISTING GRADE	SHT	SHEET
EG30.25	EXISTING GRADE ELEVATION	S.L.P.	SEE LANDSCAPE PLANS
EL, ELEV	ELEVATION	SS	SANITARY SEWER
ELEC	ELECTRIC	SSCO	SANITARY SEWER CLEANOUT
EP	EDGE OF PAVEMENT	SSD	SEE STRUCTURAL DRAWINGS
EVA	EMERGENCY VEHICLE ACCESS	SSMH	SANITARY SEWER MANHOLE
EX/EXIST.	EXISTING	ST	SYNTHETIC TURF; STREET
(F)	FUTURE	ST22.35	TOP OF SYNTHETIC TURF ELEVATION
FC, F/C	FACE OF CURB	STA	STATION
FA	FIRE ALARM	STD	STANDARD
FF	FINISHED FLOOR	(A)	TOTAL
FF 30.85	FINISHED FLOOR ELEVATION	TB	TOP OF BULKHEAD, TOP OF BERM/DIKE
FG	FINISHED GRADE	TB29.04	TOP OF BULKHEAD ELEVATION
FG30.35	FINISHED GRADE ELEVATION	TC	TOP OF CURB
FH	FIRE HYDRANT	TC28.95	TOP OF CURB ELEVATION
FL	FLOW LINE	TC30.23	TOP OF DIKE ELEVATION
FL35.50	FLOWLINE ELEVATION	TEMP	TEMPORARY
FT	FEET	TG	TOP OF GRADE
G	GROUND; GAS	TP	TOP OF PAVEMENT
G27.35	GROUND ELEVATION	TP32.45	TOP OF PAVEMENT ELEVATION
GB	GRADE BREAK	TRW	TOP OF RETAINING WALL
GR	GRATE	TW	TOP OF WALL
GR31.25	GRATE ELEVATION	TW36.37	TOP OF WALL ELEVATION
GV	GATE VALVE, GAS VALVE	TYP.	TYPICAL
HB	HOSE BIB	UD, U/D	UNDERDRAIN
HDPE	HIGH-DENSITY POLYETHYLENE	U.O.N.	UNLESS OTHERWISE NOTED
HCL	HYDRAULIC GRADE LINE	VERT.	VERTICAL
HOR.	HORIZONTAL	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	VF	VERIFY IN FIELD
H&T	HUB & TACK	W	WEST
INV	INVERT	(W)	WITH
IE	INVERT ELEVATION	WM	WATER METER
IRR	IRRIGATION	WSP	WELDED STEEL PIPE
JT	JOINT TRENCH	WV	WATER VALVE
LAT	LATERAL	1/2 PT	HALF POINT OF CURB RETURN AT F/C
L	LENGTH		
LF	LINEAR FEET		
LG	LIP OF GUTTER		
LG30.75	LIP OF CURB ELEVATION		
LOW	LIMIT OF WORK		
LP	LOW POINT		
LT	LEFT		
MAX	MAXIMUM		
MH	MANHOLE		
MID	MIDDLE		
MIN	MINIMUM		

LEGEND



I. GENERAL NOTES

- ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGN ENGINEER AND THE COUNTY PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. ALL REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS AND SIGNED BY THE COUNTY.
- THE CONTRACTOR SHALL RESTORE ALL WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED, DUE TO THE CONTRACTOR'S WORK, TO THEIR PREVIOUS CONDITION.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF PG&E, AT&T, AND CABLE TV FACILITIES.
- NOTIFY UNDERGROUND SERVICE ALERT (NOW 811) AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
- ALL NEW UTILITY DISTRIBUTION SERVICES SHALL BE PLACED UNDERGROUND.
- IF CONSTRUCTION OPERATIONS IMPACT ANY PUBLIC STREET INCLUDING SIDEWALKS, THE CONTRACTOR SHALL PREPARE A TRAFFIC AND SAFETY CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY TRAFFIC ENGINEER AT LEAST 10 DAYS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE FLAGMEN, CONES, OR BARRICADES, AS NECESSARY, TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER THE WORK AREA TRAFFIC CONTROL HANDBOOK.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS, AND HANDICAP ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE COUNTY.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN PUBLIC AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED IN CONFORMANCE WITH OSHA, CITY AND COUNTY REQUIREMENTS, AND THE GEO TECHNICAL REPORT SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- PRIOR TO PLACING CURB, SIDEWALK, ASPHALT CONCRETE, SUBBASE OR BASE MATERIAL, ALL UNDERGROUND FACILITIES WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED, BACKFILL COMPLETED, AND THE PUBLIC WORKS DEPARTMENT'S CONSTRUCTION DIVISION NOTIFIED BY EACH OF THE UTILITY COMPANIES HAVING FACILITIES WITHIN THE WORK AREA THAT THE UTILITY INSTALLATION HAS SATISFACTORILY PASSED ACCEPTANCE TESTS.
- THE CONTRACTOR SHALL POST 24 HR EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING (3:1 SLOPE MAXIMUM), ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- ORDER OF WORK FOR STREET & PARKING LOT IMPROVEMENTS:
 - ROUGH GRADING
 - STORM DRAIN & DRAINAGE STRUCTURES
 - OTHER UTILITY INSTALLATION
 - CURB & SIDEWALK
 - PAVEMENT CONSTRUCTION
 - REMOVE CONFLICTING STRIPING, PAVEMENT MARKER AND
 - COMPLETE FINAL STRIPING, PAVEMENT MARKERS AND SIGN INSTALLATION
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR IS REQUIRED BY STATE LAW TO ACTIVELY RESEARCH THE WORK AREA PRIOR TO CONSTRUCTION, AND TO REFERENCE MONUMENTS AND REPLACE THOSE DAMAGED OR REMOVED DURING CONSTRUCTION.
- GATHER ALL CONSTRUCTION DEBRIS ON A DAILY BASIS AND PLACE IT IN A COVERED DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. A SECONDARY CONTAINMENT BERM SHALL BE CONSTRUCTED AROUND THE DUMPSTER. WHEN APPROPRIATE, INSTALL TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
- REMOVE ALL DEBRIS FROM THE SIDEWALK, STREET, PAVEMENT, AND STORM DRAIN SYSTEM ADJOINING THE PROJECT SITE DAILY OR AS REQUIRED BY THE COUNTY INSPECTOR. DURING WET WEATHER, AVOID DRIVING VEHICLES OFF PAVED AREAS.
- CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS OF CEMENT, PAINTS, FLAMMABLE ITEMS, OILS, FERTILIZERS, PESTICIDES OR ANY OTHER MATERIAL USED ON THE PROJECT SITE THAT HAS THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM.
- NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC. OR RINSE CONTAINERS INTO A STREET, GUTTER, STORM DRAIN OR STREAM.
- CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTERS OR SIMILAR FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS OR ON-SITE STORM DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING ANY RODENT, MOSQUITO, OR OTHER PEST PROBLEM DUE TO CONSTRUCTION ACTIVITIES.
- DURING CONSTRUCTION, NOISE CONTROL AND CONSTRUCTION TRAFFIC MITIGATION MEASURES WITHIN RESIDENTIAL NEIGHBORHOODS OR ON PUBLIC STREETS SHALL BE TAKEN TO REDUCE NOISE & USE OF PUBLIC STREETS BY CONSTRUCTION TRAFFIC AS DIRECTED BY THE CITY.
- FLAG PERSONS SHALL BE REQUIRED FOR ANY AND ALL CLOSURES OF TRAFFIC LANES. PRIOR TO ANY LANE OR ROAD CLOSURE, 24-HOUR WRITTEN NOTICE AND APPROVAL FROM THE POLICE DEPARTMENT MUST BE OBTAINED. CONTACT PD TRAFFIC UNIT OR WATCH COMMANDER FOR APPROVALS. ANY LANE OR ROAD CLOSURE MUST BE CONDUCTED DURING NON-COMMUTE HOURS (9:00 AM TO 3:00 PM)
- ALL ASBESTOS CEMENT PIPING ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE

NOTE:

- CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT AT 811 PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL POTHOLE EXISTING UTILITIES TO CONFIRM LOCATION AND ELEVATION FOR ALL UTILITIES TO BE PROTECTED IN PLACE OR INTENDED FOR BEING CONNECTED TO.

CONSTRUCTION MANAGER FOR DIRECTION AS TO PROPER DISPOSAL.

- THE CONTRACTOR SHALL PROVIDE TO THE OWNER'S REPRESENTATIVE VIDEOS AND/OR PHOTOGRAPHS OF THE EXISTING CONDITIONS, PARTICULARLY EDGE CONDITIONS, OF THE PROJECT SITE PRIOR TO ANY WORK BEING PERFORMED IN ORDER TO DOCUMENT ANY POTENTIAL CLAIMS THAT MAY ARISE DURING OR AT THE END OF CONSTRUCTION. UNDOCUMENTED CONDITIONS REQUIRING REPAIR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST TO THE CONTRACT.
- NO DEBRIS BOXES OR BUILDING MATERIALS SHALL BE STORED ON THE STREET.

II. LAYOUT NOTES

- ALL CURB RETURN RADII AND CURB DATA ARE TO TOP OF CURB UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS ARE TO BE STAKED BY A REGISTERED LAND SURVEYOR. COORDINATES ARE TO BE DETERMINED BY THE LAND SURVEYOR USING A DIGITAL COPY OF THE PLANS WHICH SHALL BE PROVIDED TO HIM/HER.

III. EXISTING CONDITIONS

- SITE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY LEA & BRAZE ENGINEERING, INC., DATED OCTOBER 3, 2017. SUPPLEMENTAL TOPO (EDGE OF PAVEMENT, LANE STRIPING, USA UTILITY MARKINGS) ALONG ALPINE ROAD BY BOHLEY CONSULTING IN NOVEMBER 2017 AND JULY 2018.
- INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM THE TOPOGRAPHIC SURVEY AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION.

IV. GRADING

- NO WORK SHALL BE PERFORMED ON SATURDAYS, SUNDAYS, OR HOLIDAYS, OR OUTSIDE THE HOURS OF 7:30 A.M. TO 6:00 P.M., WITHOUT THE SPECIFIC AUTHORIZATION OF THE CITY ENGINEER. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER, AND NO MODIFICATION TO THESE SYSTEMS IS PERMITTED.
- THE APPLICANT SHALL POST HOURS OF OPERATION AND PHONE NUMBERS FOR NOISE COMPLAINTS. SAID NOTICE SHALL BE VISIBLE FROM ALPINE ROAD.
- THE GEO TECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- THE GEO TECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEO TECHNICAL ENGINEER SHALL OBSERVE ALL GRADING OPERATIONS AND IDENTIFY THOSE WITH DEFICIENT CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE OWNER'S REPRESENTATIVE.
- ALL GRADING SHALL BE INSPECTED AND TESTED BY A QUALIFIED GEO TECHNICAL ENGINEER OR UNDER THEIR DIRECTION. THE GEO TECHNICAL ENGINEER SHALL INSPECT AND TEST THE EXCAVATION, PLACEMENT OF FILLS, BACKFILLING AND COMPACTION OF TRENCHES. THE GEO TECHNICAL ENGINEER SHALL SUBMIT SOILS REPORTS AS REQUIRED AND WILL DETERMINE THE SUITABILITY OF ANY FILL MATERIAL. UPON COMPLETION OF GRADING OPERATIONS THE GEO TECHNICAL ENGINEER SHALL STATE IN A REPORT TO THE DISTRICT THAT THE INSPECTIONS AND TESTS WERE MADE BY HIM/HER OR UNDER HIS/HER SUPERVISION AND THAT IN HIS/HER OPINION ALL EMBANKMENTS AND EXCAVATIONS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLANS AND APPROVED REVISIONS THERETO AND ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.
- ALL FILL SLOPES SHALL BE OVER BUILT LATERALLY AND EXCAVATED BACK TO DESIGN INCLINATION, PER GEO TECHNICAL RECOMMENDATIONS.
- SUBGRADE SOIL IN PAVEMENT AREAS, SLABS ON GRADE, AND FOUNDATION FOOTING AREAS SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED PER THE SOILS REPORT.
- NO LIME TREATMENT OF SOIL SHALL OCCUR WITHIN LANDSCAPED AREAS.
- PERFORM WATER TESTS TO ENSURE POSITIVE DRAINAGE IN FLATTER AREAS.

V. UTILITIES

- A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES UNLESS OTHERWISE NOTED OR SHOWN ON THE PLANS. WHEN LESS THAN 12", PLACE A STYROFOAM BLOCK BETWEEN THE UTILITIES.
- ALL ELECTRIC, GAS, TELEPHONE, CABLE, AND JOINT TRENCH WORK, INCLUDING PADS AND SUBSTRUCTURES, SHALL CONFORM TO AND BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING SUCH WORK.
- CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY OR CONCRETE SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.
- ALL UTILITY BOXES IN PAVED AREAS SHALL HAVE H-20 LIDS UNLESS OTHERWISE NOTED. CATCH BASINS IN TRAFFIC AREAS SHALL HAVE H-20 FRAMES AND GRATES. CATCH BASINS IN PEDESTRIAN AREAS MAY BE PEDESTRIAN RATED AND SHALL BE ADA COMPLIANT.
- CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHEET PILING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.
- STORM MANHOLES OR INLETS OVER 5 FT IN DEPTH SHALL BE PROVIDED W/ POLYPROPYLENE STEPS. THE STEPS SHALL BE INTEGRALLY CAST INTO THE WALLS OF THE MANHOLE OR INLET WHETHER PRECAST OR FIELD CAST. THE STEPS SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS SPECIFICATIONS.
- ASBESTOS CEMENT PIPE (ACP) SHALL NOT BE USED IN THE CONSTRUCTION OF ANY STORM DRAINAGE, SANITARY SEWER, OR WATER FACILITIES.

- A CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL OSHA) PERMIT SHALL BE OBTAINED FOR TRENCHES FIVE FEET OR GREATER IN DEPTH. A COPY OF THIS PERMIT SHALL BE SUPPLIED TO THE CITY REPRESENTATIVE. AN ADDITIONAL COPY SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- EXISTING PIPE LINES MAY HAVE CATHODIC PROTECTION. IF CONNECTING APPURTENANCES, IT MUST BE ENSURED THAT ALL PIPELINE APPURTENANCES ASSOCIATED WITH CATHODICALLY PROTECTED PIPELINES ARE ELECTRICALLY COMMON WITH PIPELINE.
- WATER LINES ON SITE THROUGH 4" SHALL HAVE MINIMUM 2' COVER.
- ALL SANITARY SEWER WORK SHALL BE PER THE DETAILS AND SPECIFICATIONS OF WEST BAY SANITARY DISTRICT.
- THRUST BLOCKS TO BE PROVIDED AT ALL WATER LINE AND SANITARY SEWER FORCE MAIN BENDS.
- WHEN SANITARY SEWER SERVICE CROSSES UNDER A WATER LINE WITH LESS THAN 12" CLEAR SEPARATION, THE SANITARY SEWER SERVICE SHALL BE A CONTINUOUS SECTION OF PVC CLASS 200 (DR14 PER AWWA C900) PVC PIPE, CENTERED ON THE PIPE BEING CROSSED.
- ALL CATCH BASINS SHALL BE LABELED, "NO DUMPING - FLOWS TO BAY" OR SIMILAR, USING APPROVED METHODS SUCH AS THERMOPLASTIC MATERIAL OR A PLAQUE.
- ADJUST ALL PROPOSED AND EXISTING UTILITY VAULTS, MANHOLES, ETC. TO FINISHED GRADE WITHIN THE WORK AREA.
- CONSTRUCT GRAVITY UTILITIES (SANITARY SEWER AND STORM DRAINAGE) BEFORE INSTALLING NON-GRAVITY UTILITIES (WATER, ELECTRIC, ETC.).

VI. RECORD DRAWINGS

- CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORDS SHALL BE "REDLINED" ON A SET OF PRINTED CONSTRUCTION PLANS OR BY PDF MARKUPS.

VII. STATEMENT OF RESPONSIBILITY

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONALS.

VIII. UNAUTHORIZED CHANGES AND USES

- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

IX. BENCHMARK AND BASIS OF BEARINGS

- THE BEARING N70°14'00"E BETWEEN FOUND MONUMENTS LOCATED ON WESTRIDGE DRIVE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 835 OF MAPS AT PAGE 36, SANTA CLARA COUNTY RECORDS.
- BENCHMARK: A NAIL IN THE EASTERLY SHOULDER OF ALPINE ROAD, APPROXIMATELY THIRTY FEET NORTH OF THE ENTRANCE TO THE SITE. ELEVATION 283.67 (NGVD29).

X. EROSION CONTROL

- EROSION CONTROL FACILITIES SHALL BE INSTALLED COMPLETE AND MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION ACTIVITY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CONSTRUCTION MANAGER ALONG WITH A PHONE NUMBER WHERE HE/SHE CAN BE REACHED 24 HOURS A DAY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED BY SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATER INTO EXISTING STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR PRIOR TO SEPTEMBER 30.

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CUPAL RESIDENCE
 3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale	NONE
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Drawing	C--TITLE.DWG
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Job No	201718
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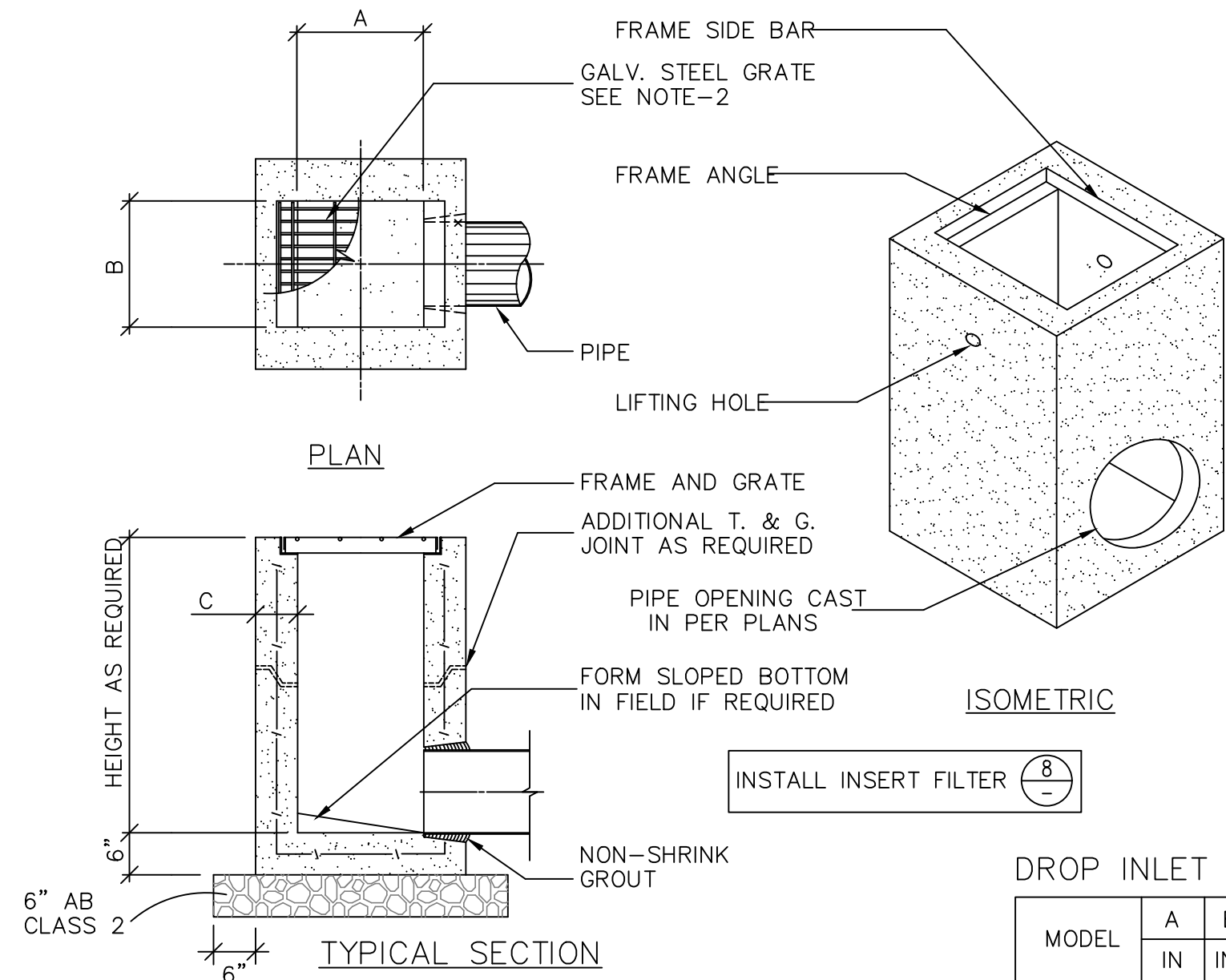
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GENERAL NOTES

C0.2

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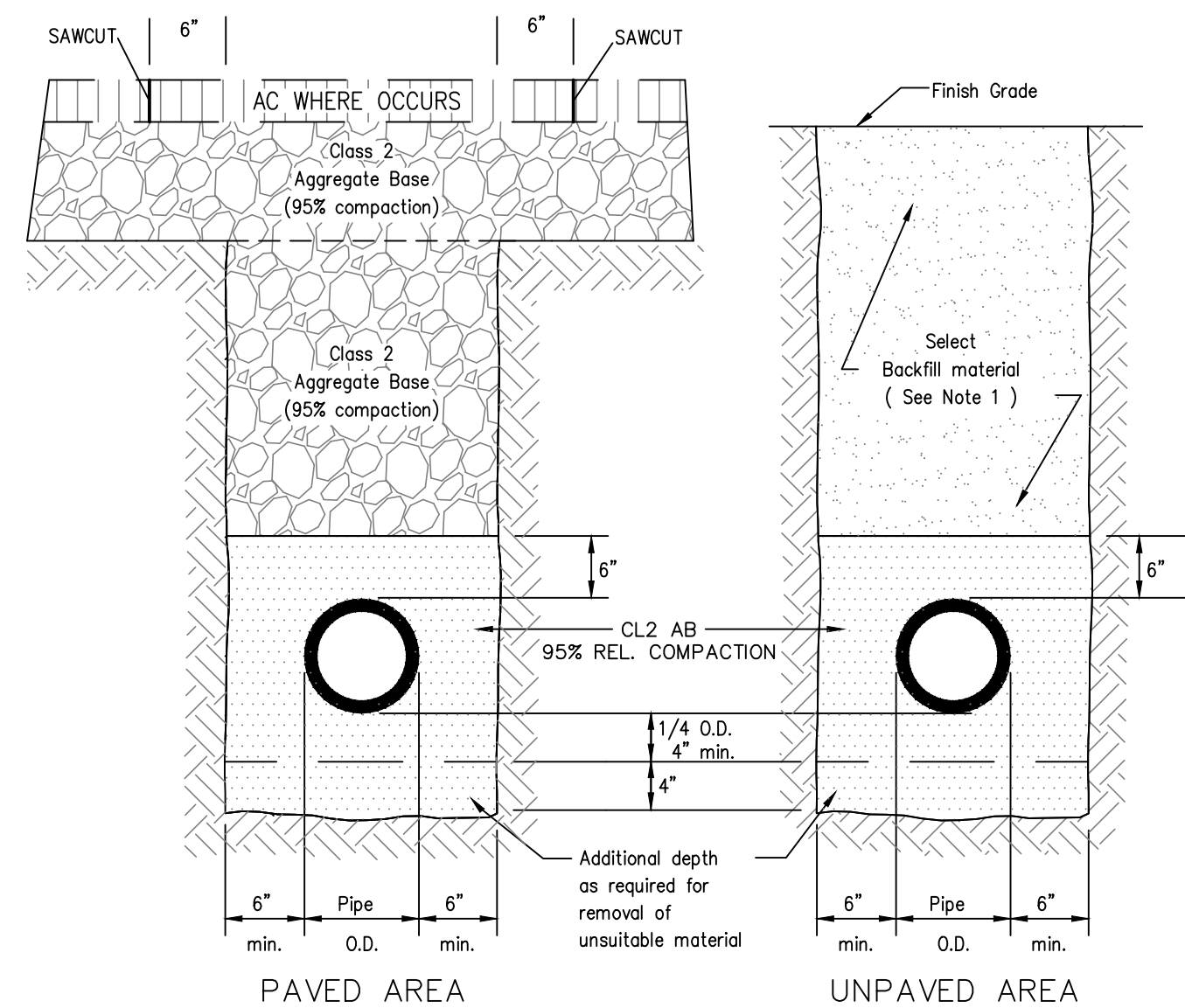


DROP INLET TABLE

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

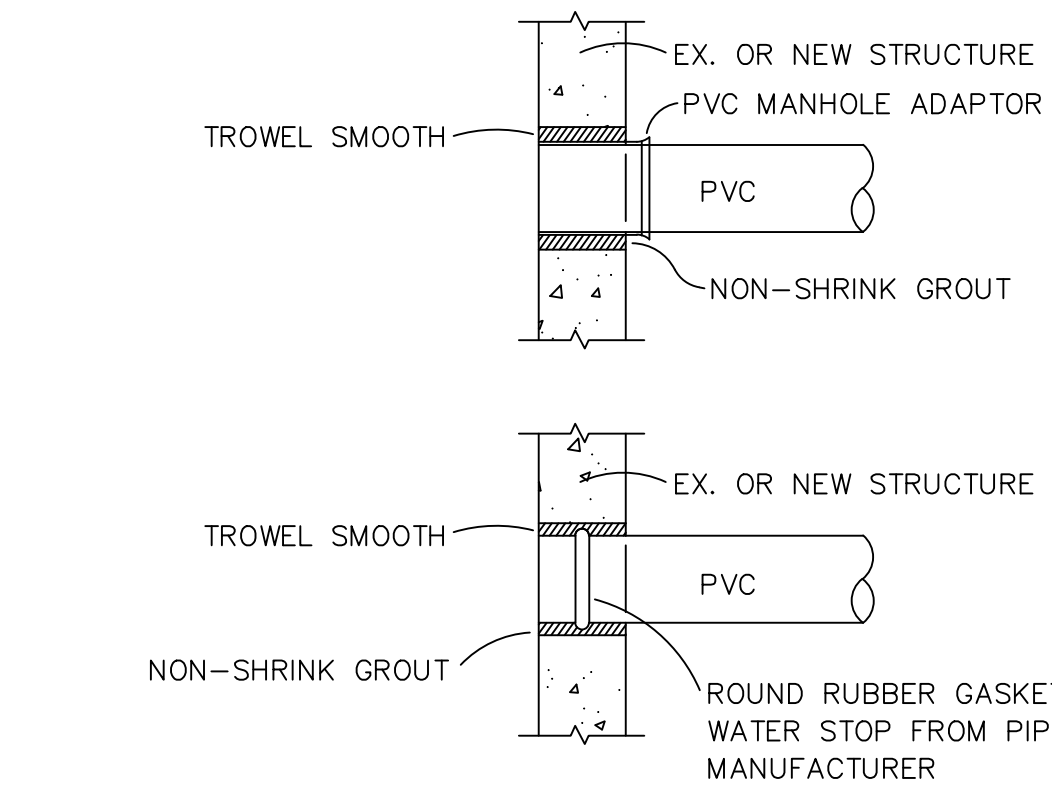
- NOTES:
- FRAME AND GRATE IN DRIVEWAY SHALL BE H20 LOADING AND BICYCLE PROOF. FRAMES AND GRATES IN LANDSCAPING SHALL BE PEDESTRIAN LOADING. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
 - 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.

1 OLDCASTLE PRECAST CONCRETE DROP INLETS (SANTA ROSA CATCH BASINS) N.T.S.

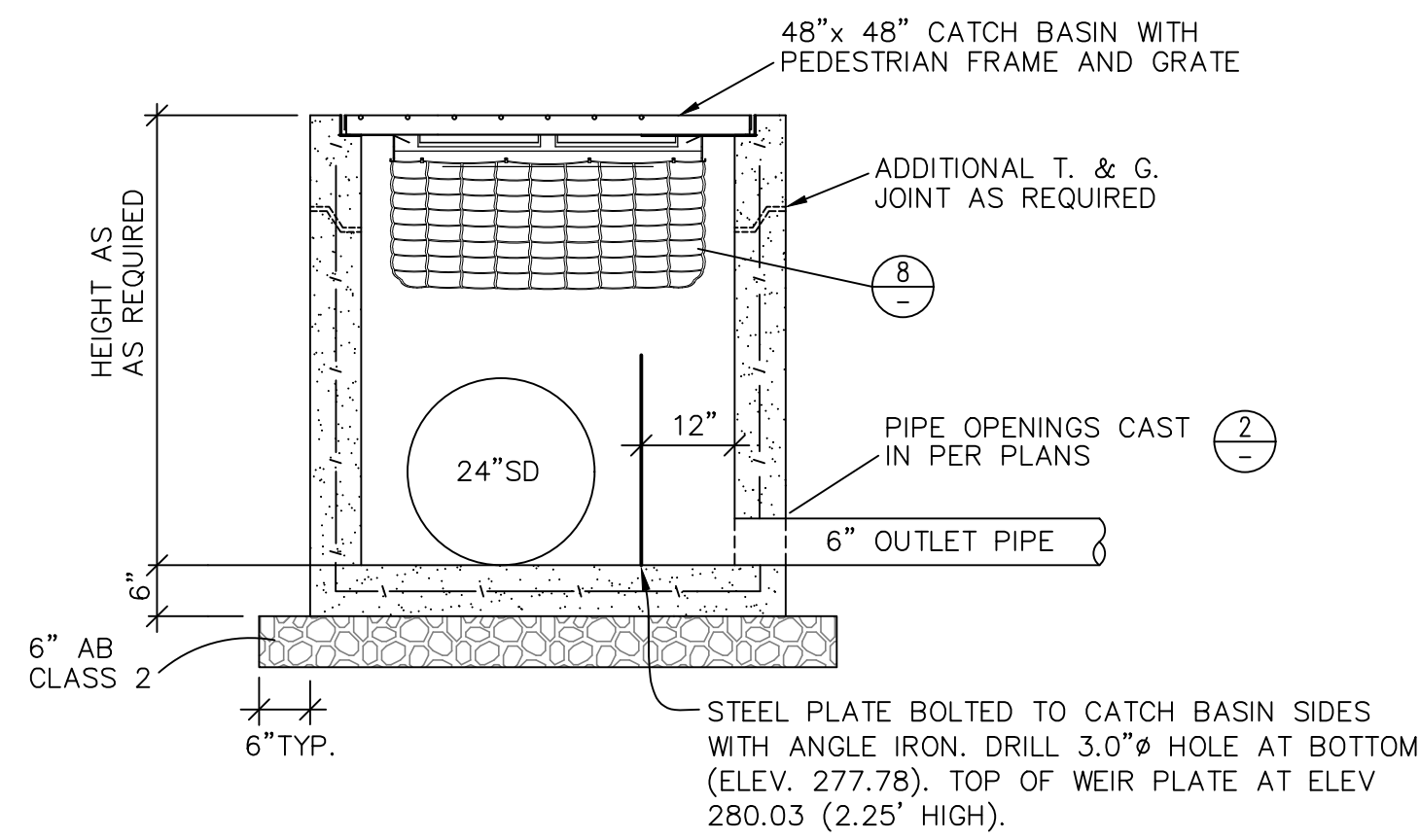


- NOTES:
- Select backfill material - material from excavation, free from stones or lumps exceeding 4" in greatest dimension, vegetable matter, or unsatisfactory material. On-site soil with an organic content less than 3% by weight may be reused as general fill. (See Geotechnical report). Compaction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

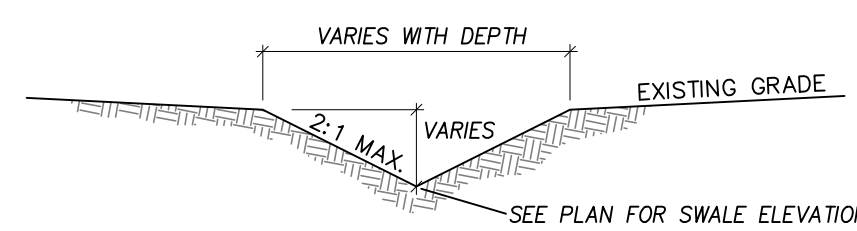
7 UTILITY TRENCH DETAIL N.T.S.



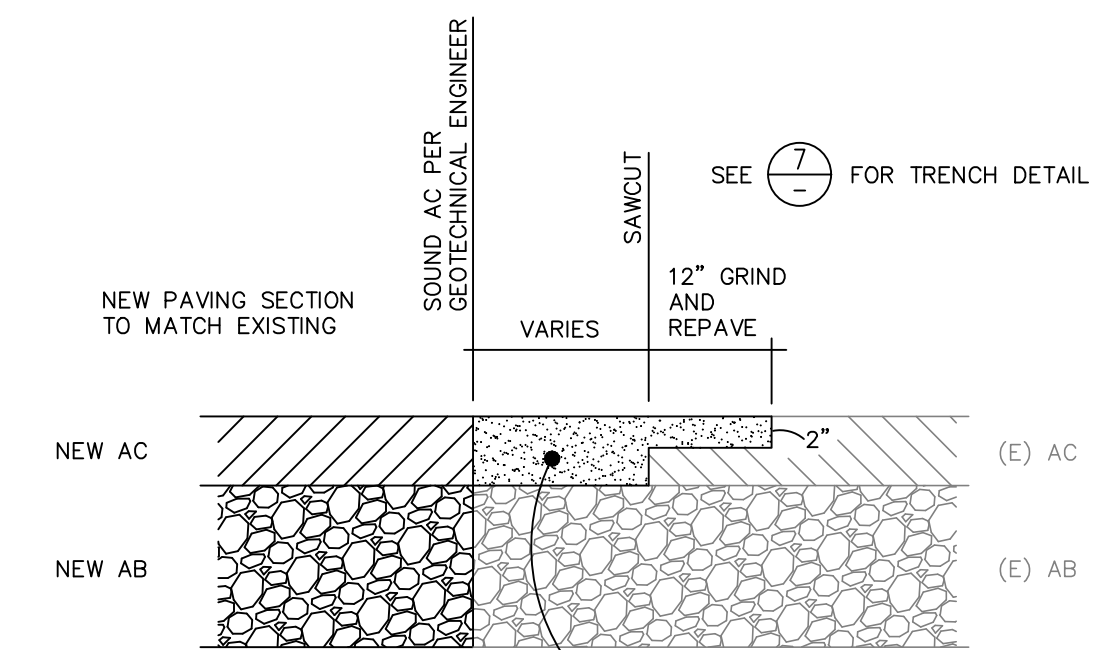
2 PLASTIC PIPE CONNECTION TO DRAINAGE STRUCTURES N.T.S.



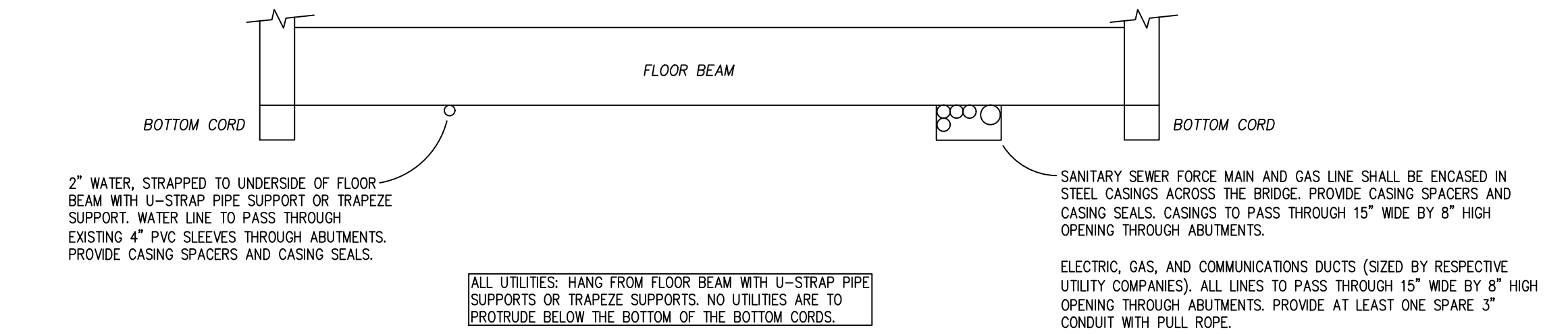
5 METERED RELEASE OUTLET STRUCTURE N.T.S.



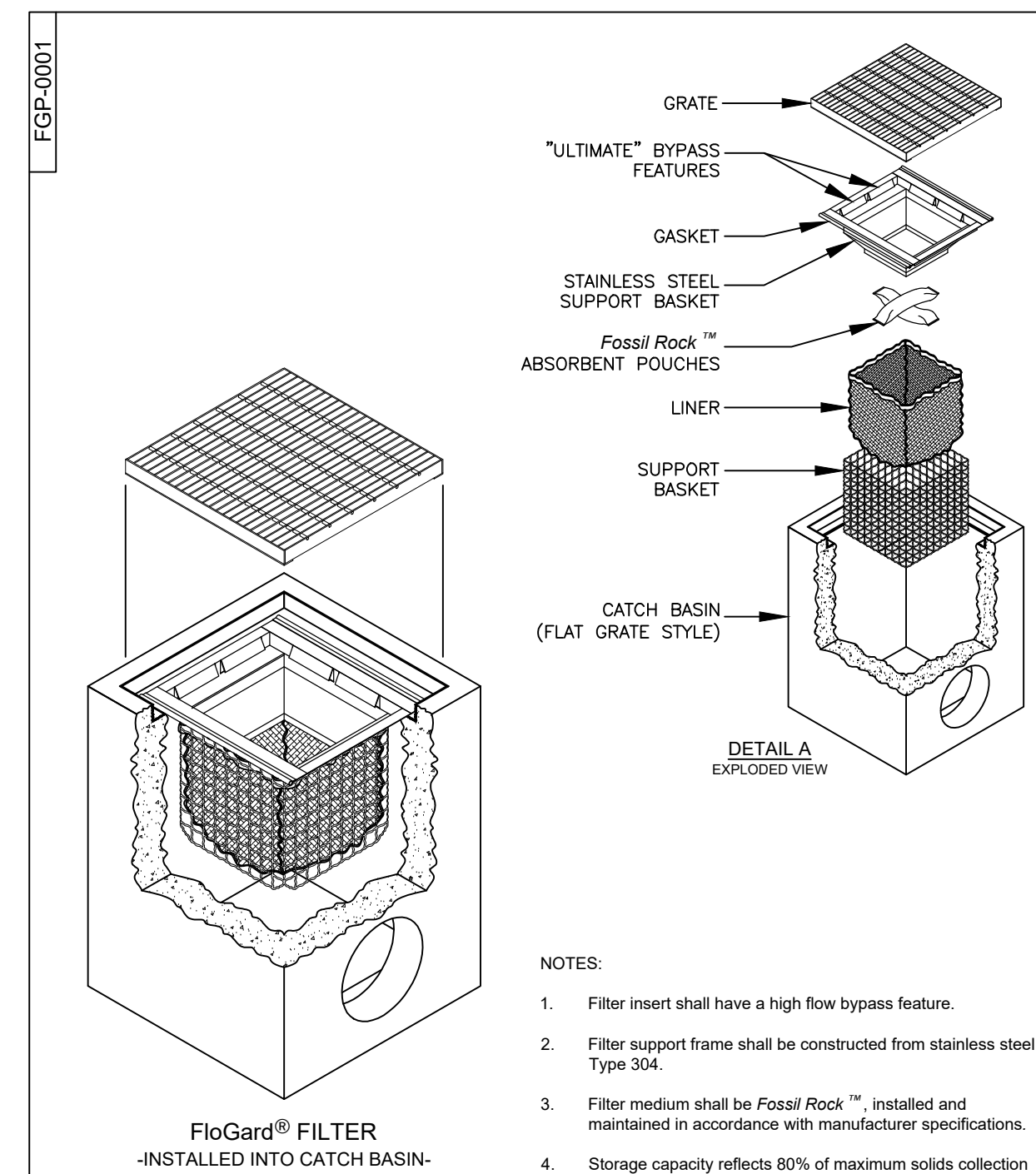
3 SWALE N.T.S.



4 SAWCUT AND CONFORM N.T.S.



6 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.

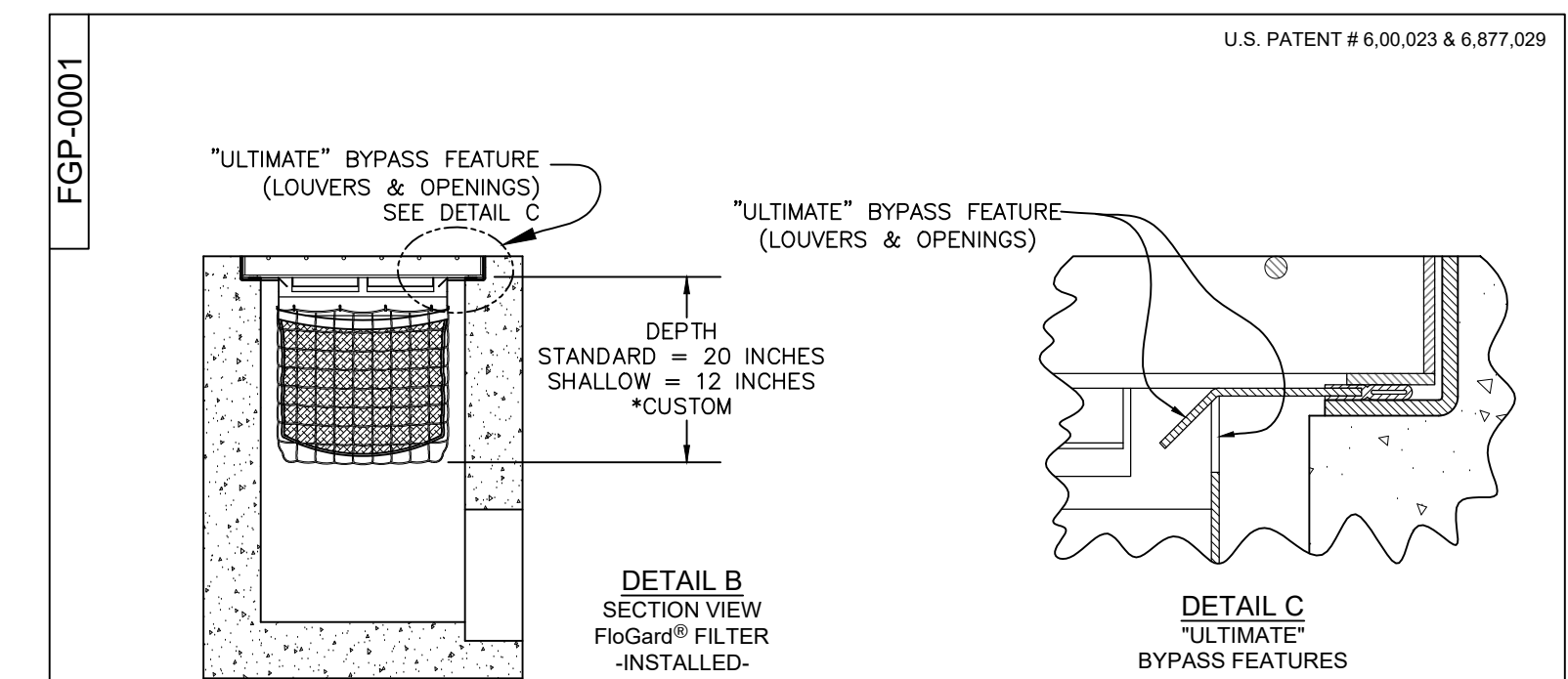
FloGard® FILTER - INSTALLED INTO CATCH BASIN - U.S. PATENT # 6,000,023 & 6,877,029

FloGard® Catch Basin Insert Filter Grated Inlet Style

Oldcastle® Stormwater Solutions

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DRAWING NO. FGP-0001 | REV. G | 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	18 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	5.5	
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	8.5	
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	8.5	
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	8.5	
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	8.5	

FloGard® Catch Basin Insert Filter Grated Inlet Style

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

8 CATCH BASIN INSERT FILTER N.T.S.

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CUPAL RESIDENCE

3343 ALPINE ROAD
PORTOLA VALLEY, CA

Scale NONE

Drawing C-DETAILS.DWG

Job No 201718

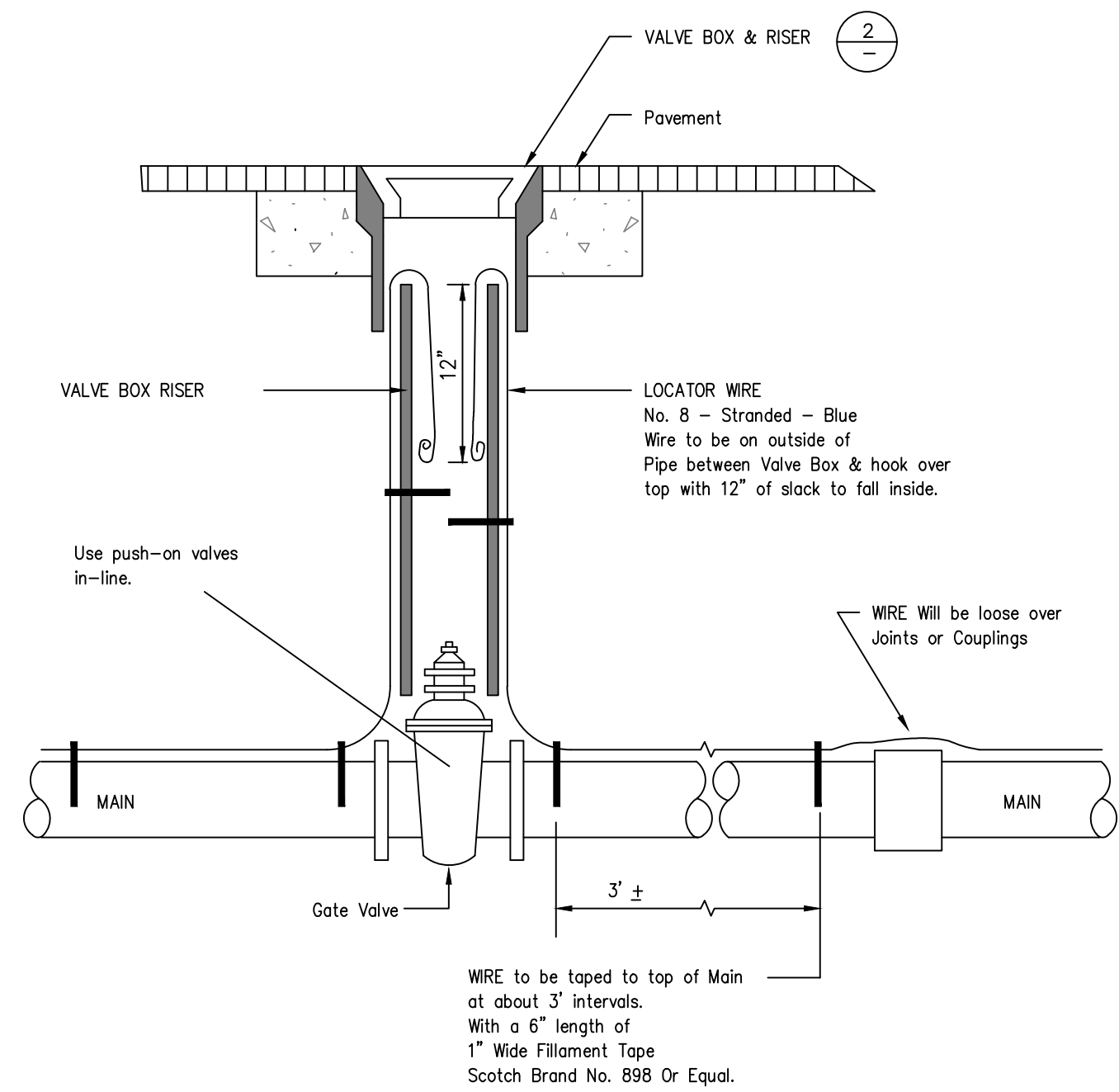
Date 9/4/20

Description SUBMITTAL

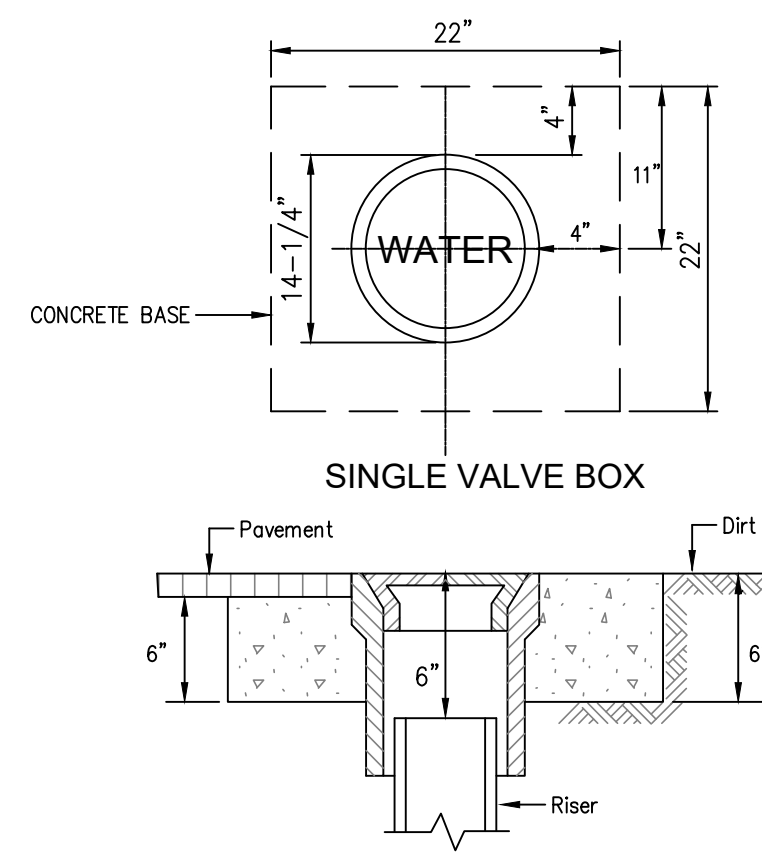


DETAILS

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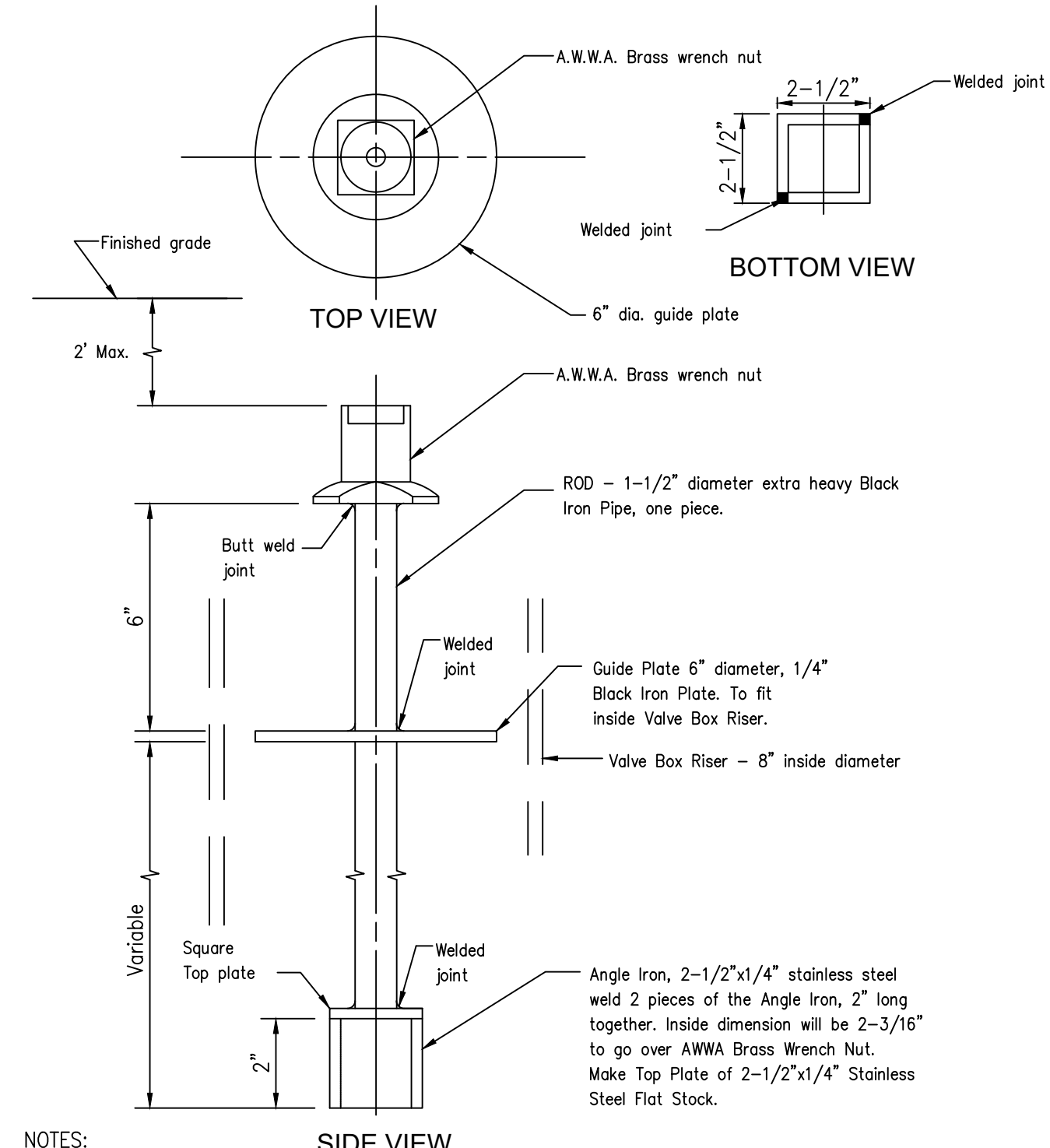


1 GATE VALVE
N.T.S.



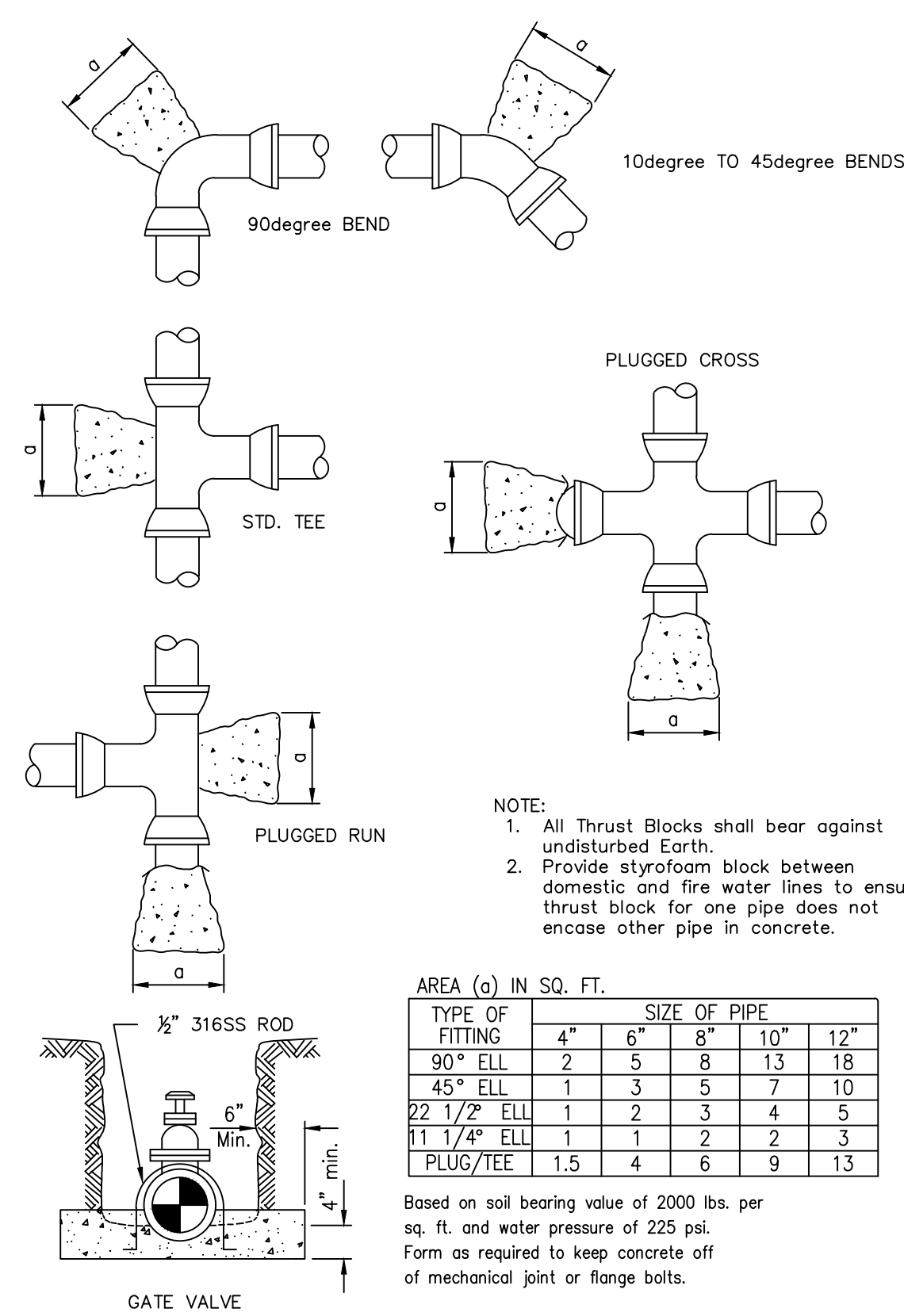
2 VALVE BOX AND RISER
N.T.S.

- 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

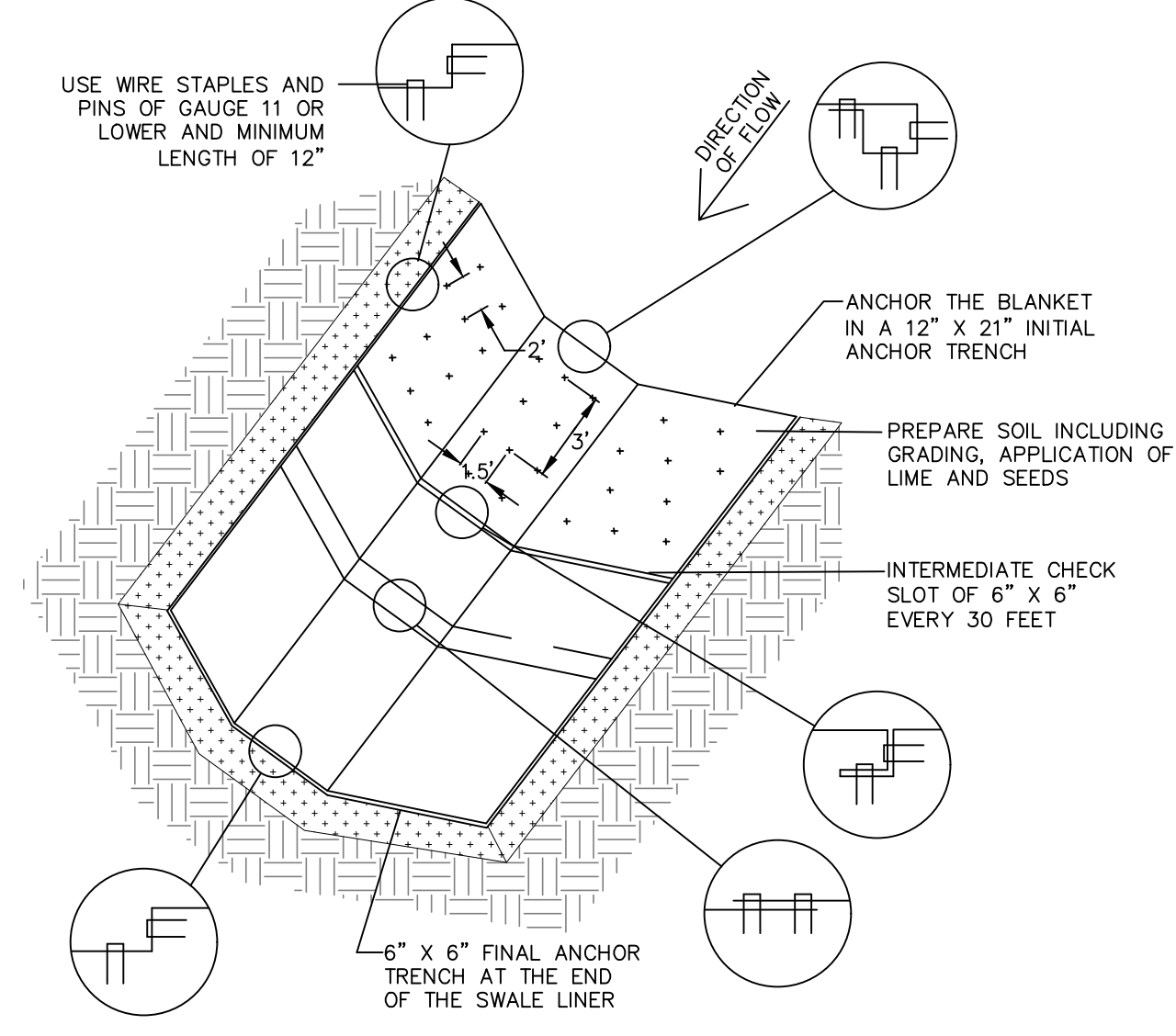
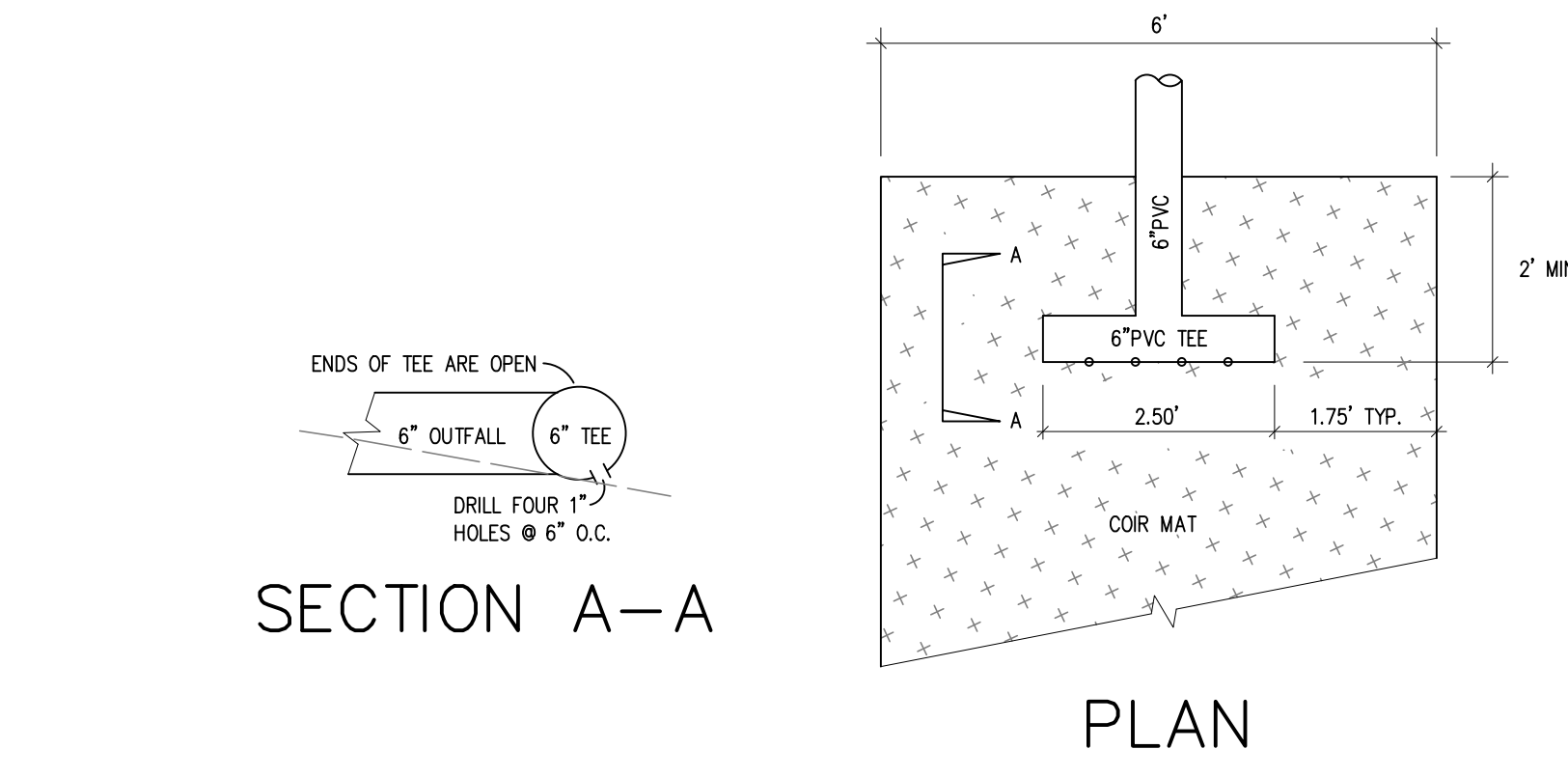


3 VALVE STEM EXTENSION
N.T.S.

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

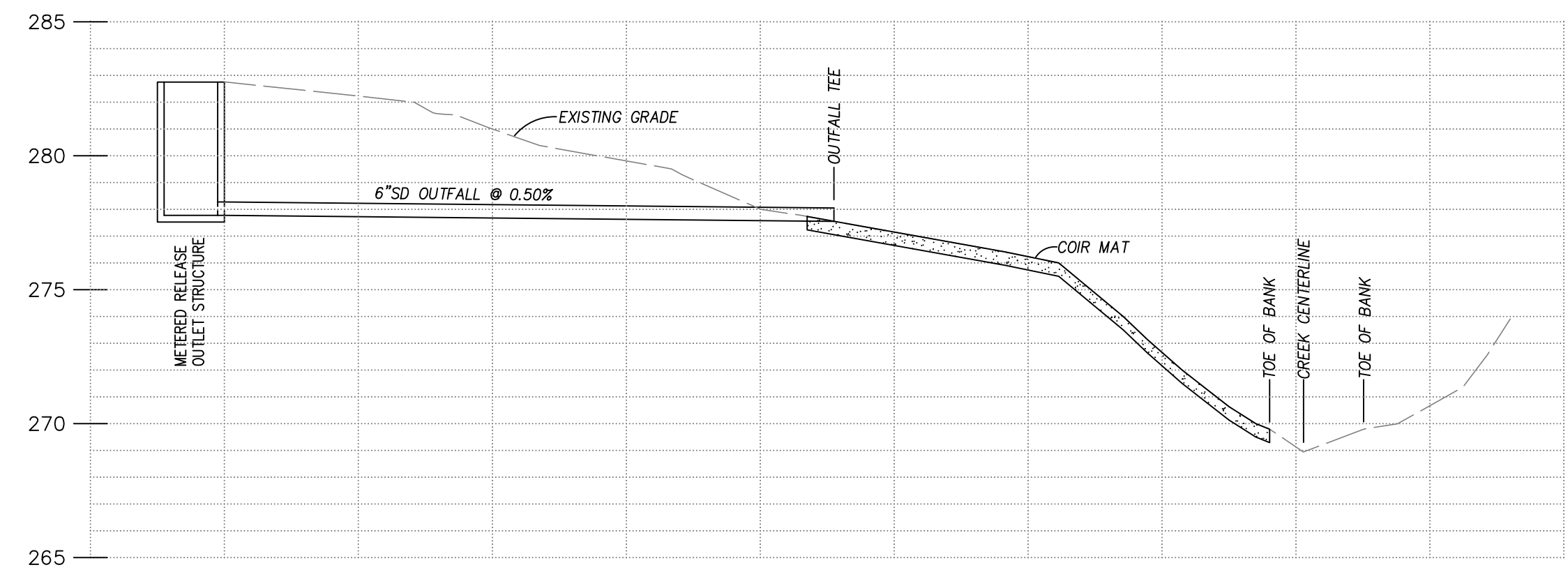


4 THRUST BLOCKS
N.T.S.



- 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.



Scientific Name	Common Name	Life Form	Hydroseeding Rate (lbs/acre) ¹	Percent Composition in Seed Mix
Herbaceous				
<i>Acmispion 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</i> var. <i>carinatus</i>	California brome	Perennial grass	10.0000	5%
<i>Danthonia californica</i>	California oat grass	Perennial grass	20.0000	15%
<i>Elymus glaucus</i> subsp. <i>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</i> subsp. <i>secunda</i>	one-sided blue grass	Perennial grass	4.0000	25%

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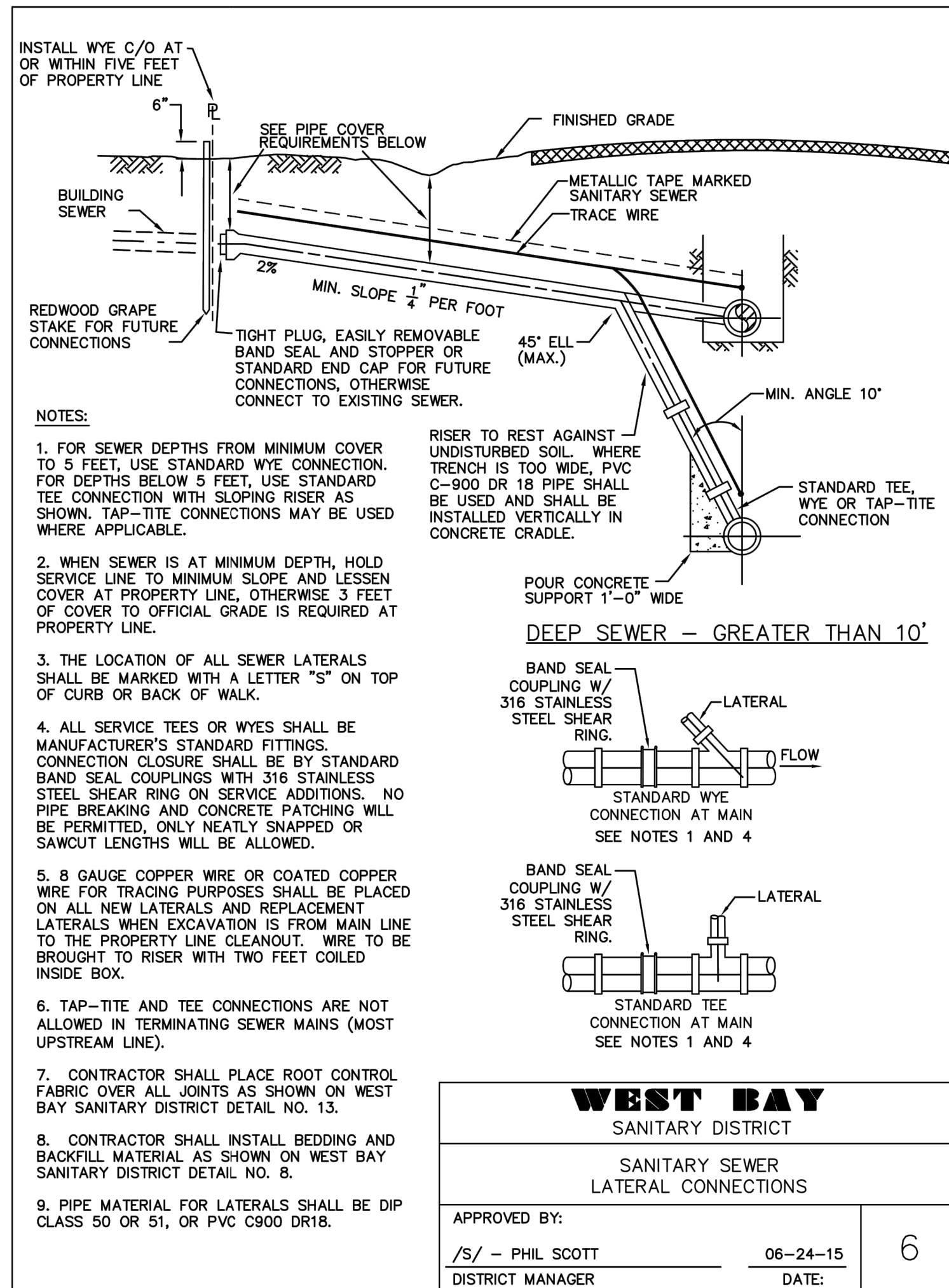
CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

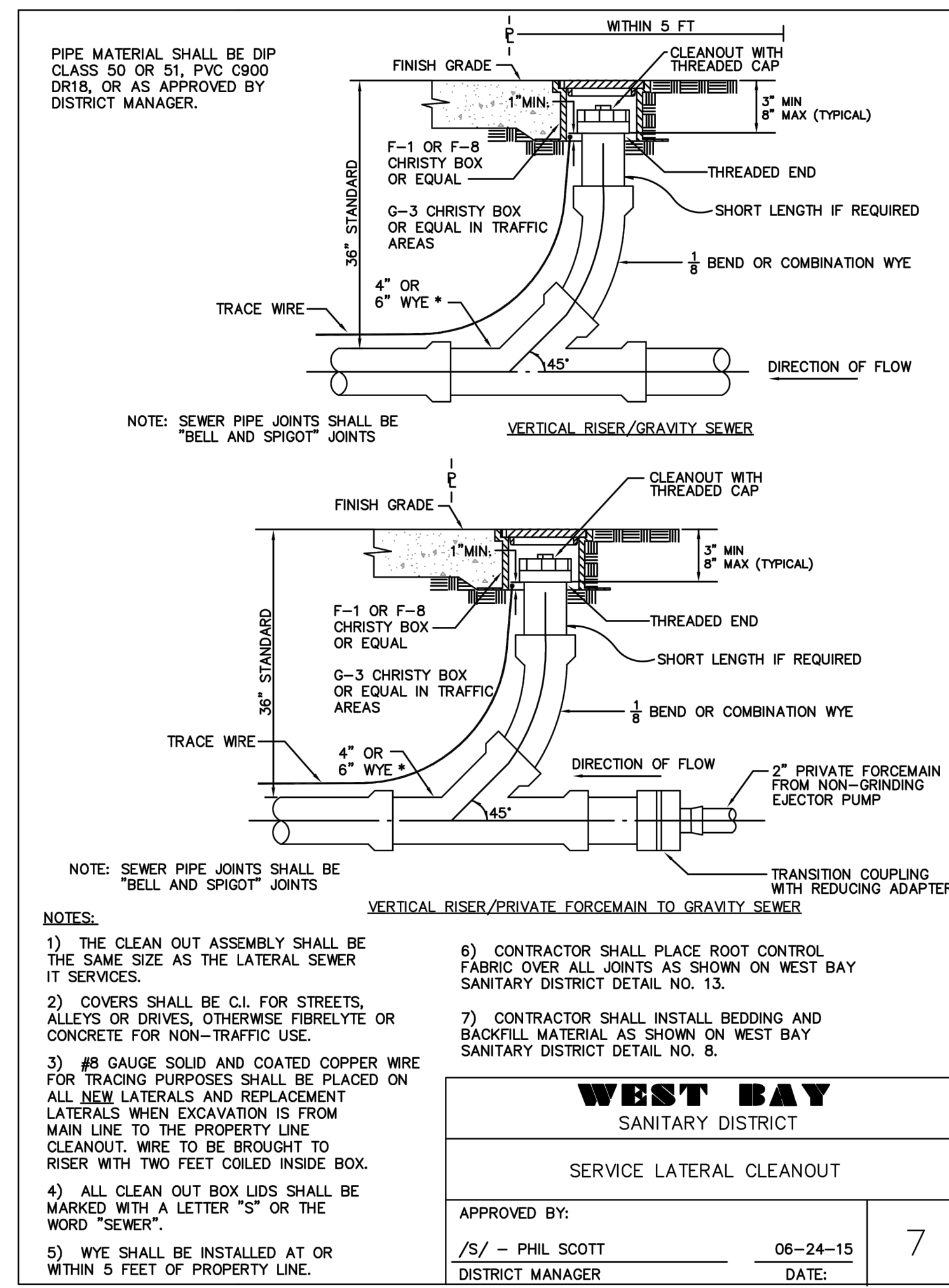
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Drawing	C-DETAILS.DWG
Job No	201718
Date	9/4/20
Description	SUBMITTAL



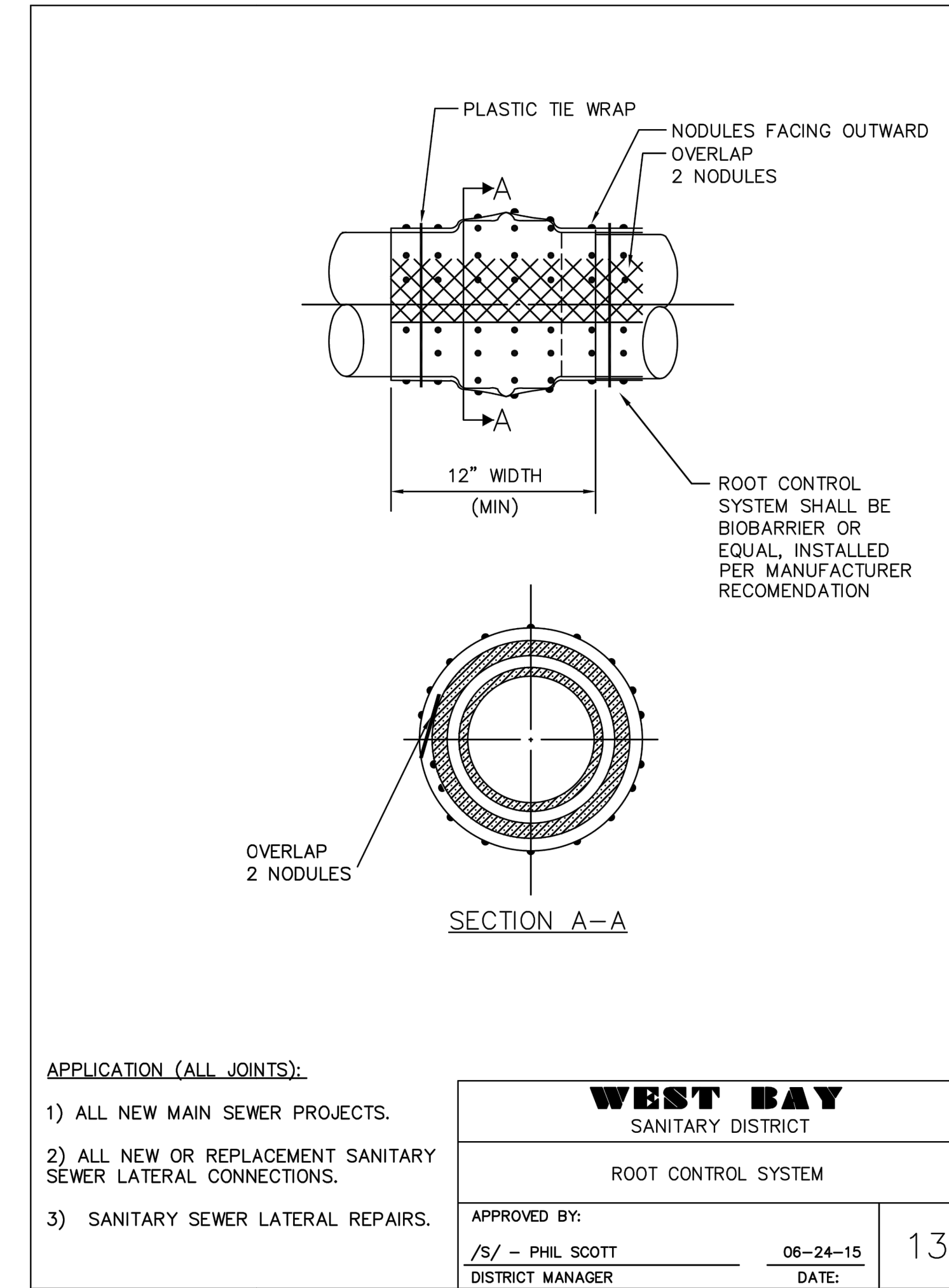
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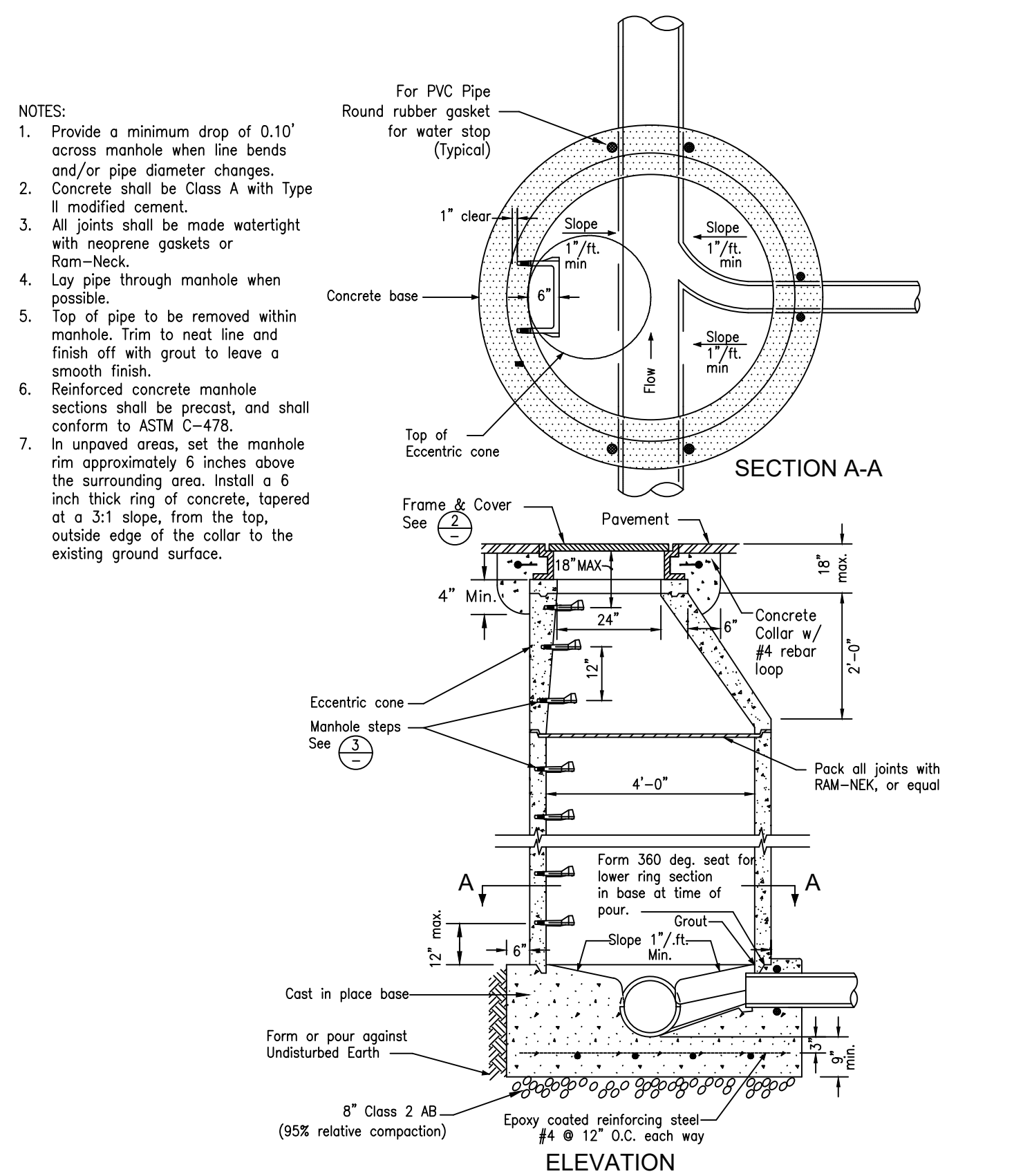
WEST BAY	
SANITARY DISTRICT	
SANITARY SEWER	
LATERAL CONNECTIONS	
APPROVED BY:	
/S/ - PHIL SCOTT	06-24-15
DISTRICT MANAGER	DATE:
	6



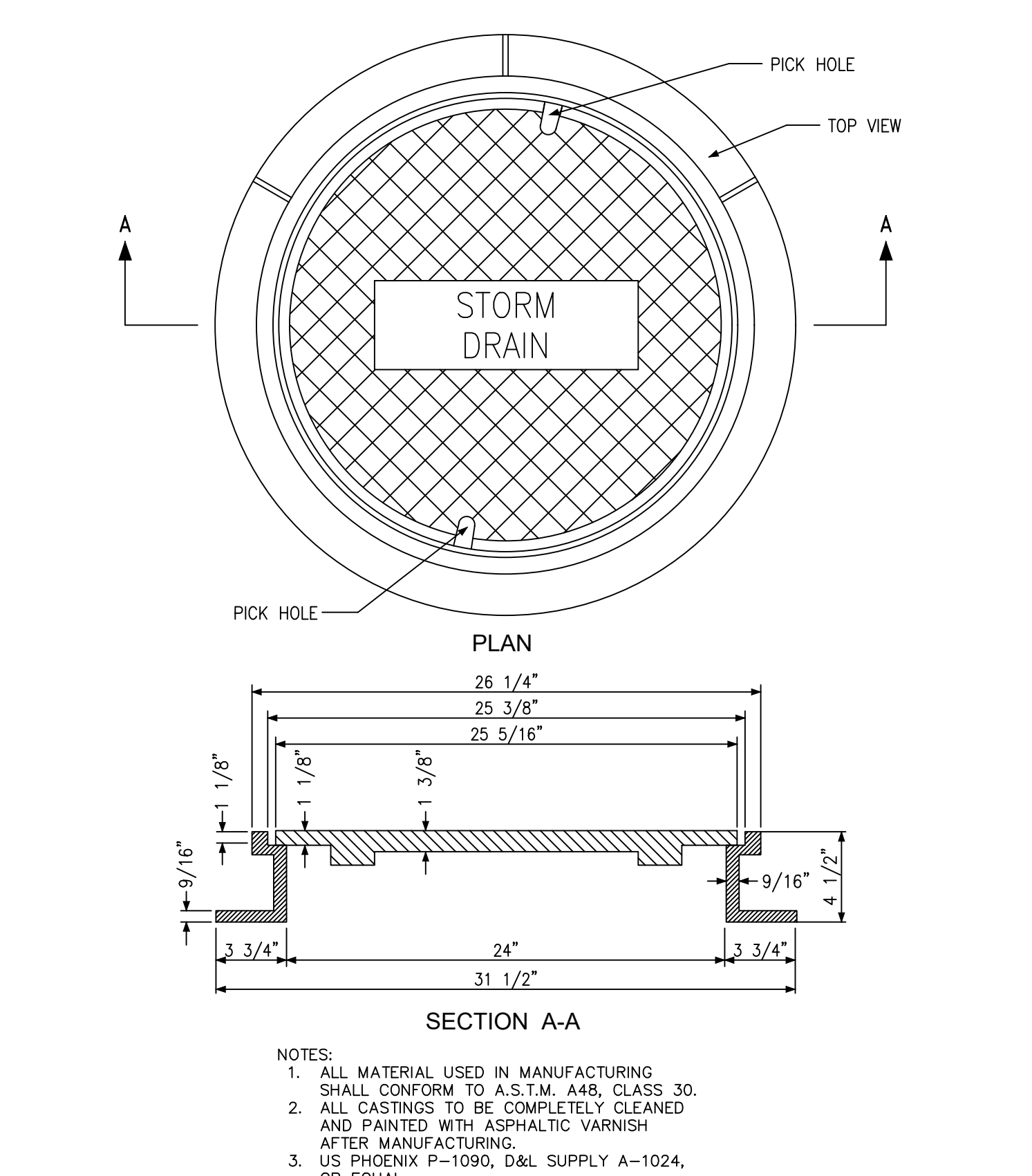
WEST BAY	
SANITARY DISTRICT	
SERVICE LATERAL CLEANOUT	
APPROVED BY:	
/S/ - PHIL SCOTT	06-24-15
DISTRICT MANAGER	DATE:
	7



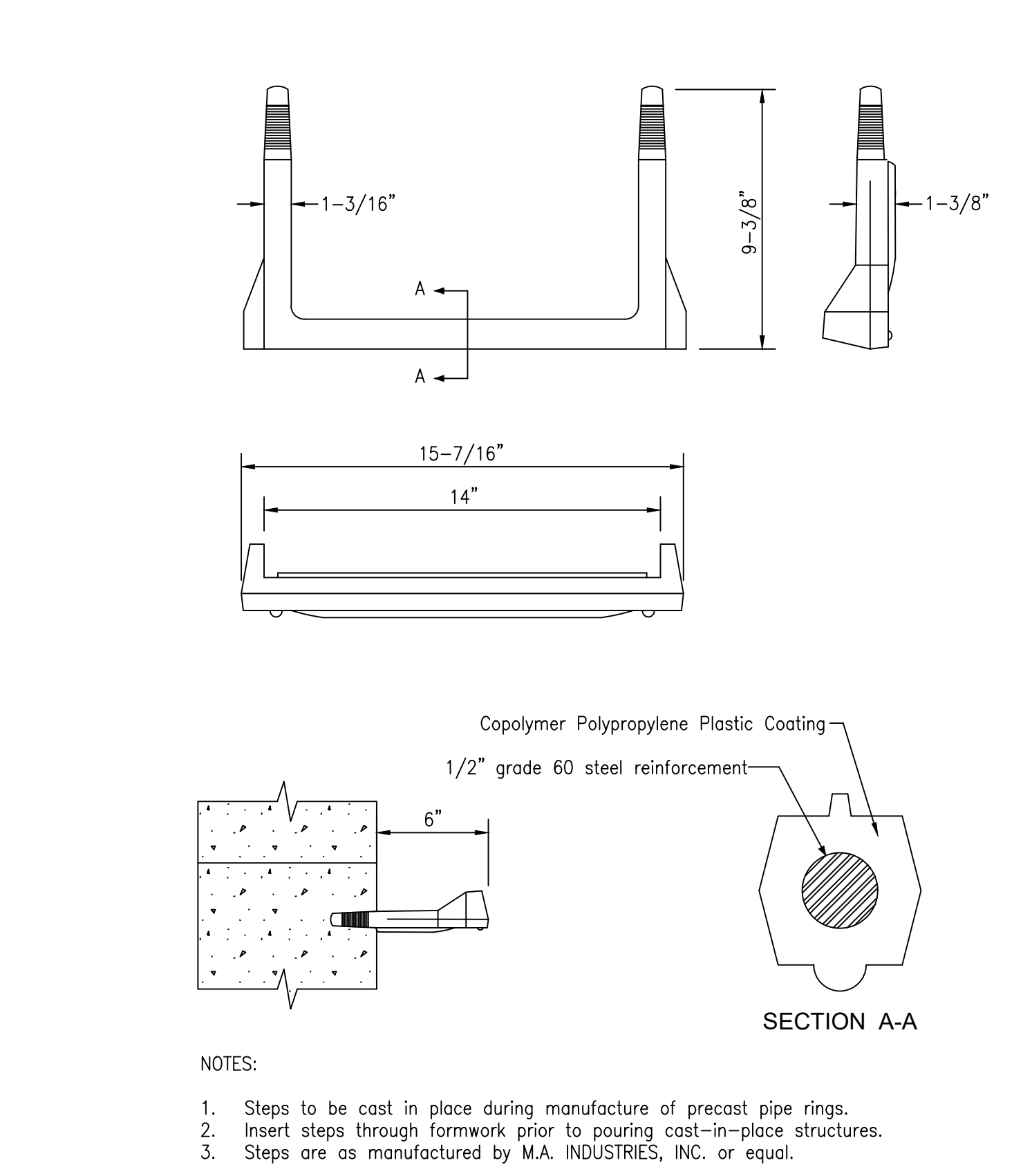
WEST BAY	
SANITARY DISTRICT	
ROOT CONTROL SYSTEM	
APPROVED BY:	
/S/ - PHIL SCOTT	06-24-15
DISTRICT MANAGER	DATE:
	13



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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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

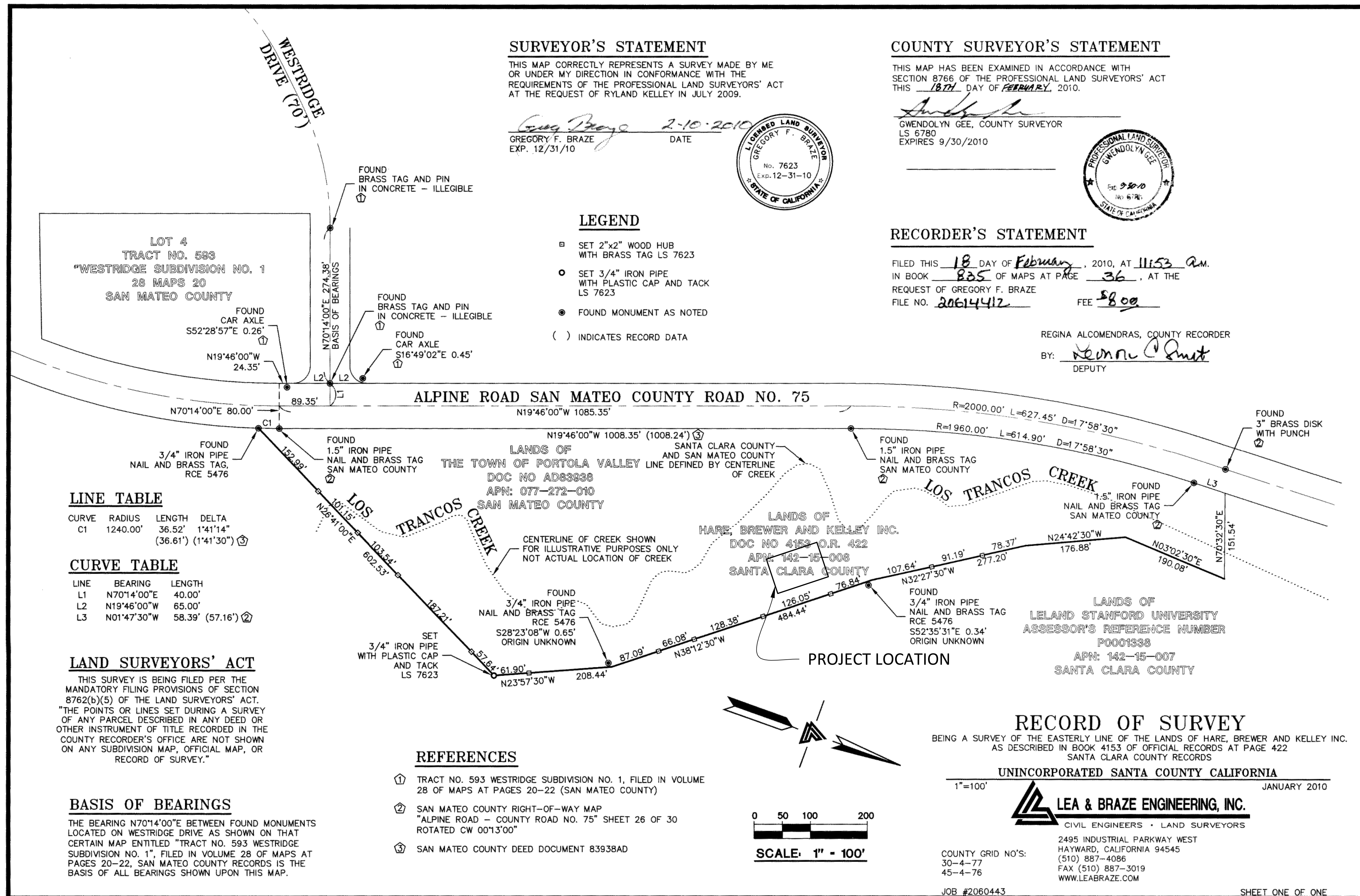
Drawing C-BASE.DWG

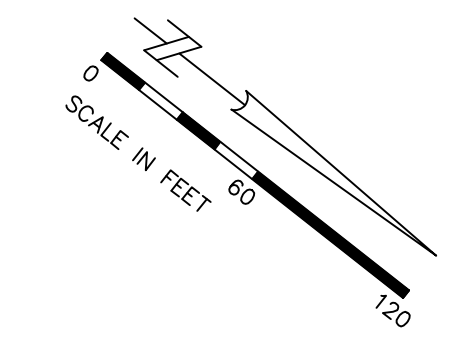
Job No 201718

Date 9/4/20 Description SUBMITTAL



RECORD OF SURVEY





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 3150 ALMADEN EXPRESSWAY, SUITE 123
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CUPAL RESIDENCE

3343 ALPINE ROAD
 PORTOLA VALLEY, CA

Scale 1"=60'

Drawing C-BASE.DWG

Job No 201718

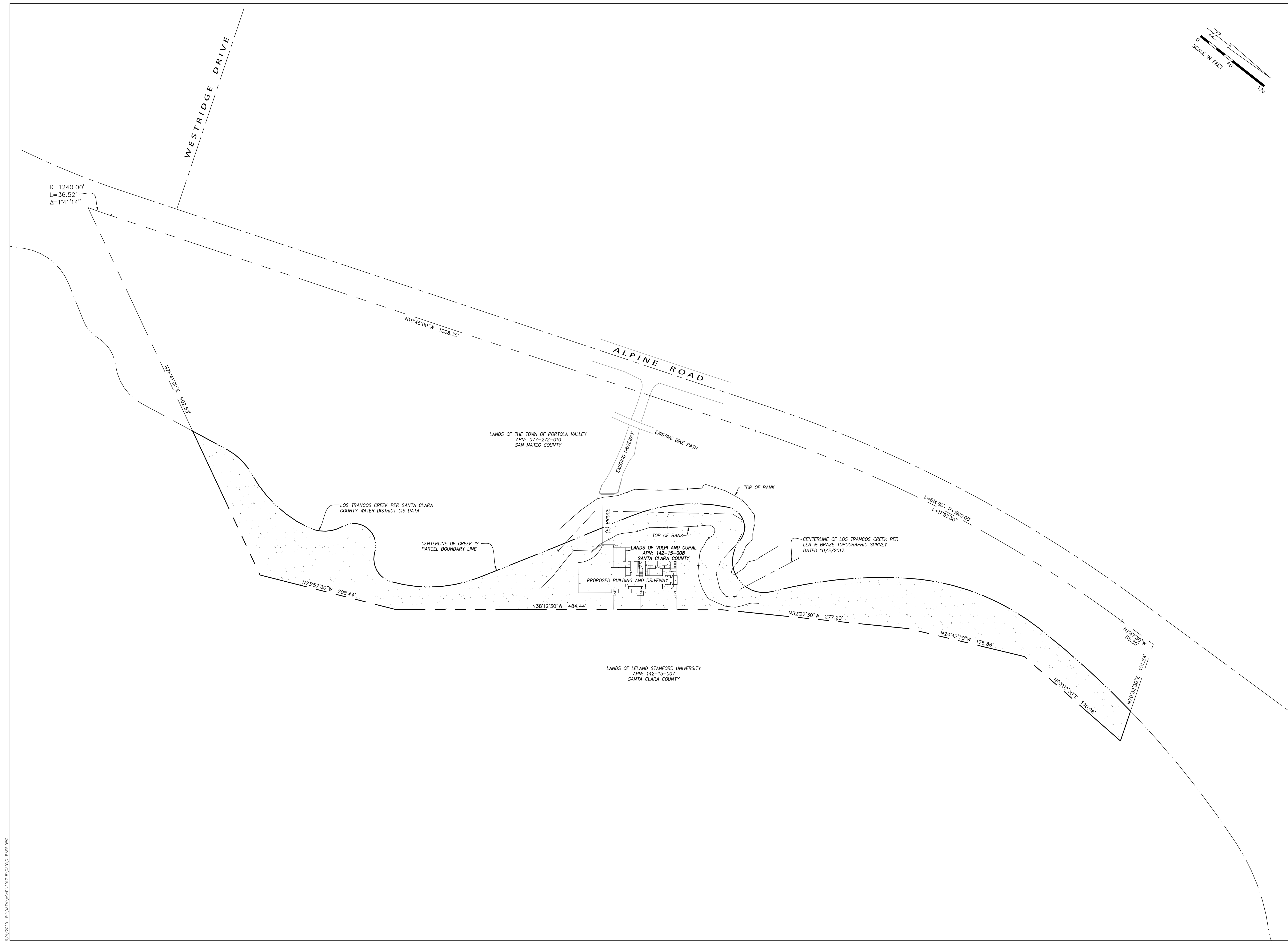
Date	Description
9/4/20	SUBMITTAL

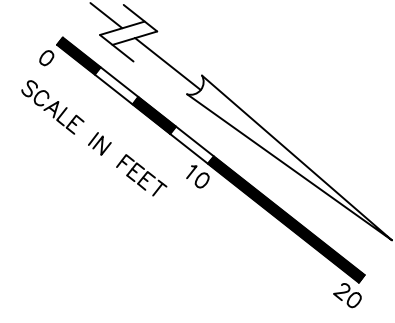
Date	Description
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OVERALL SITE PLAN

C2.2





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CUPAL RESIDENCE

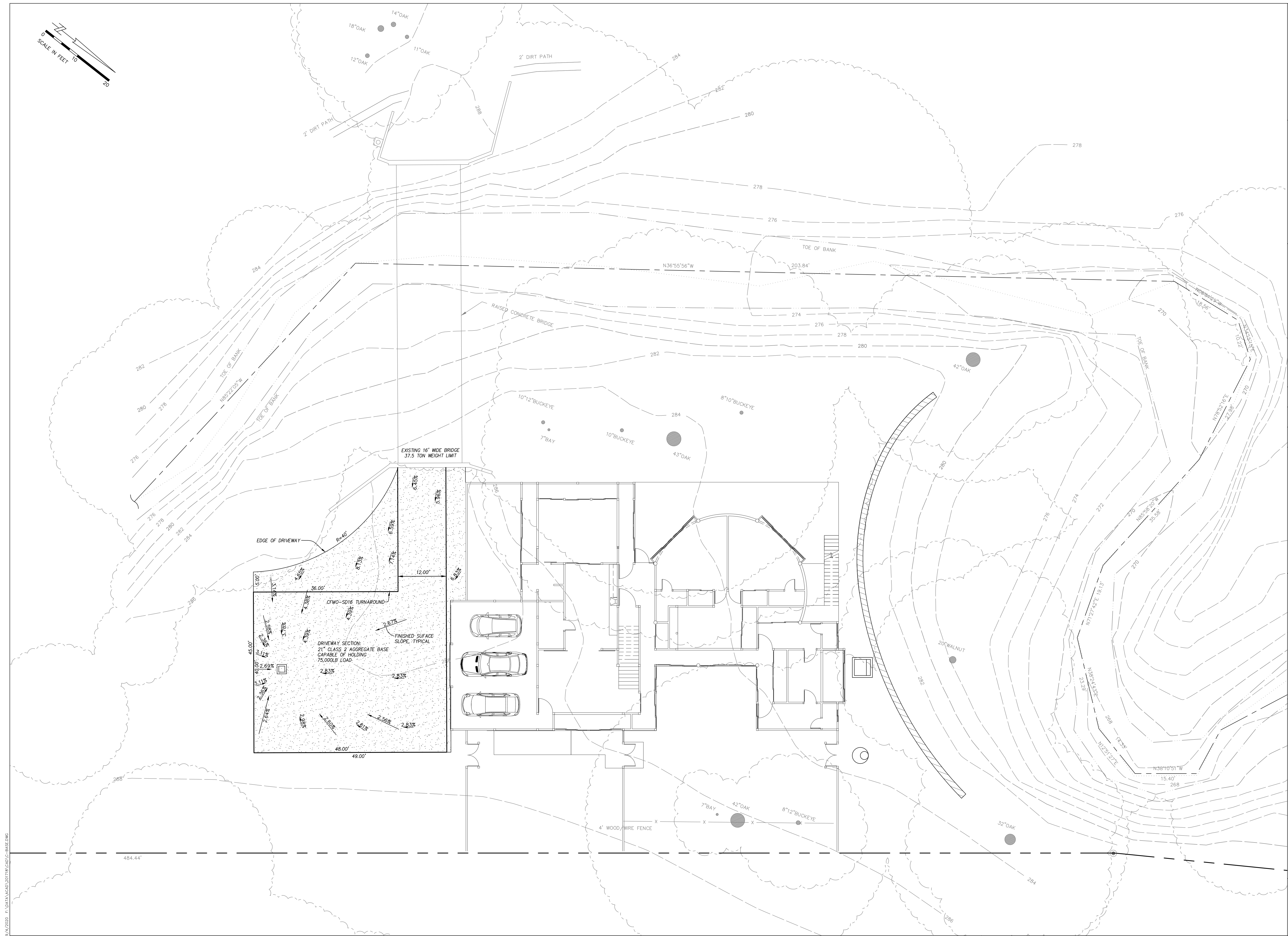
3343 ALPINE ROAD
 PORTOLA VALLEY, CA

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\CAD\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.

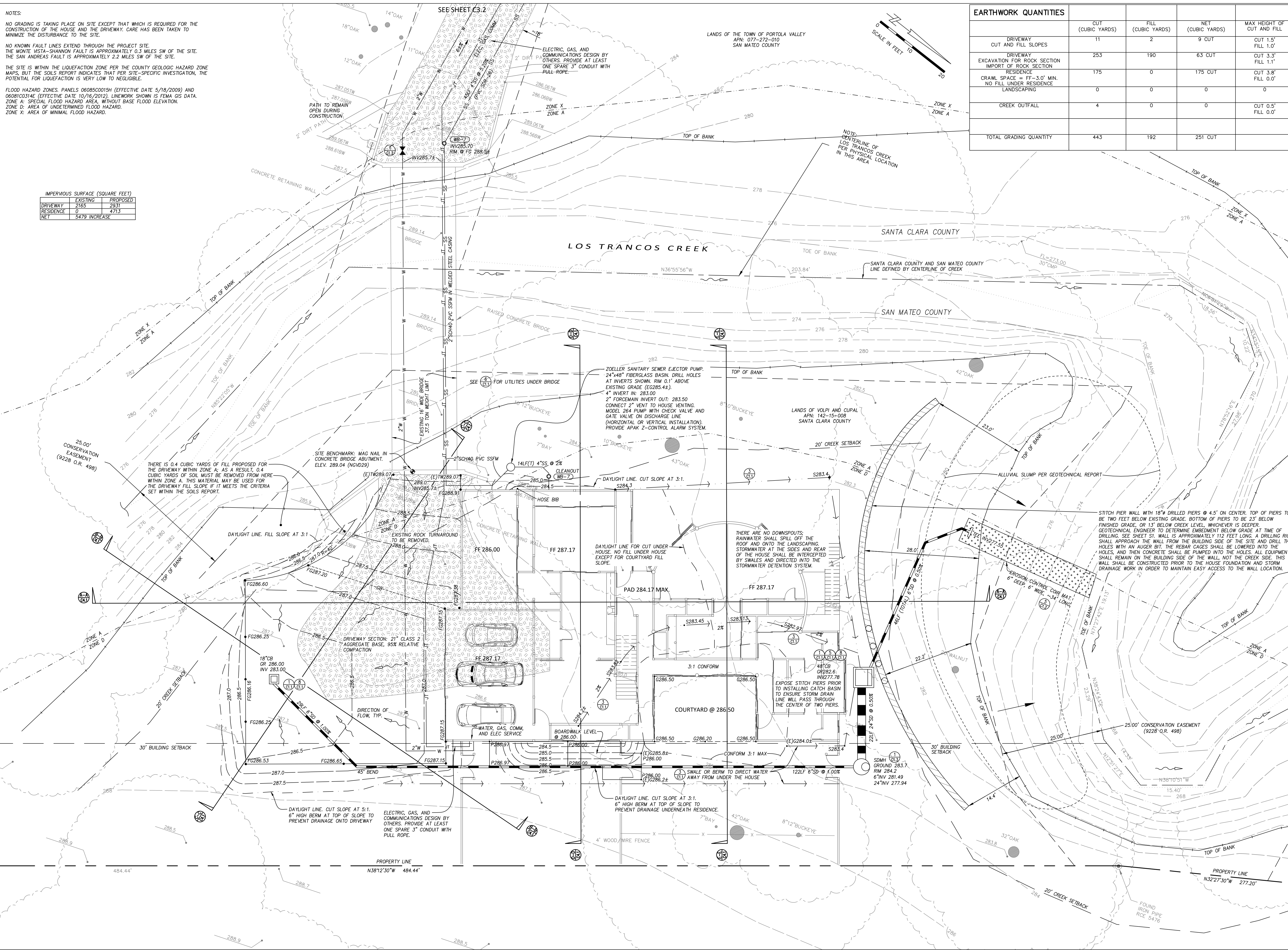
NO KNOWN FAULT LINES EXTEND THROUGH THE PROJECT SITE. THE MONTE VISTA-SHANNON FAULT IS APPROXIMATELY 0.3 MILES SW OF THE SITE. THE SAN ANDREAS FAULT IS APPROXIMATELY 2.2 MILES SW OF THE SITE.

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		FILL		NET		MAX HEIGHT OF CUT AND FILL
	(CUBIC YARDS)	(CUBIC YARDS)	(CUBIC YARDS)	(CUBIC YARDS)	(CUBIC YARDS)	(CUBIC YARDS)	
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	0
CREEK OUTFALL	4	0	0	0	0	0	CUT 0.5' FILL 0.0'
TOTAL GRADING QUANTITY	443	192	251 CUT				



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CUPAL RESIDENCE

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 PORTOLA VALLEY, CA

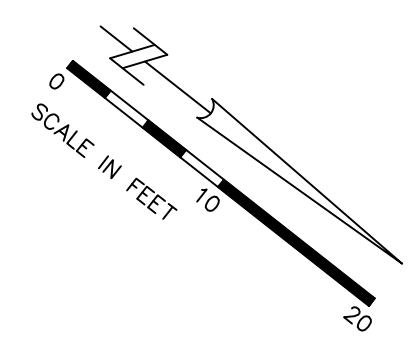
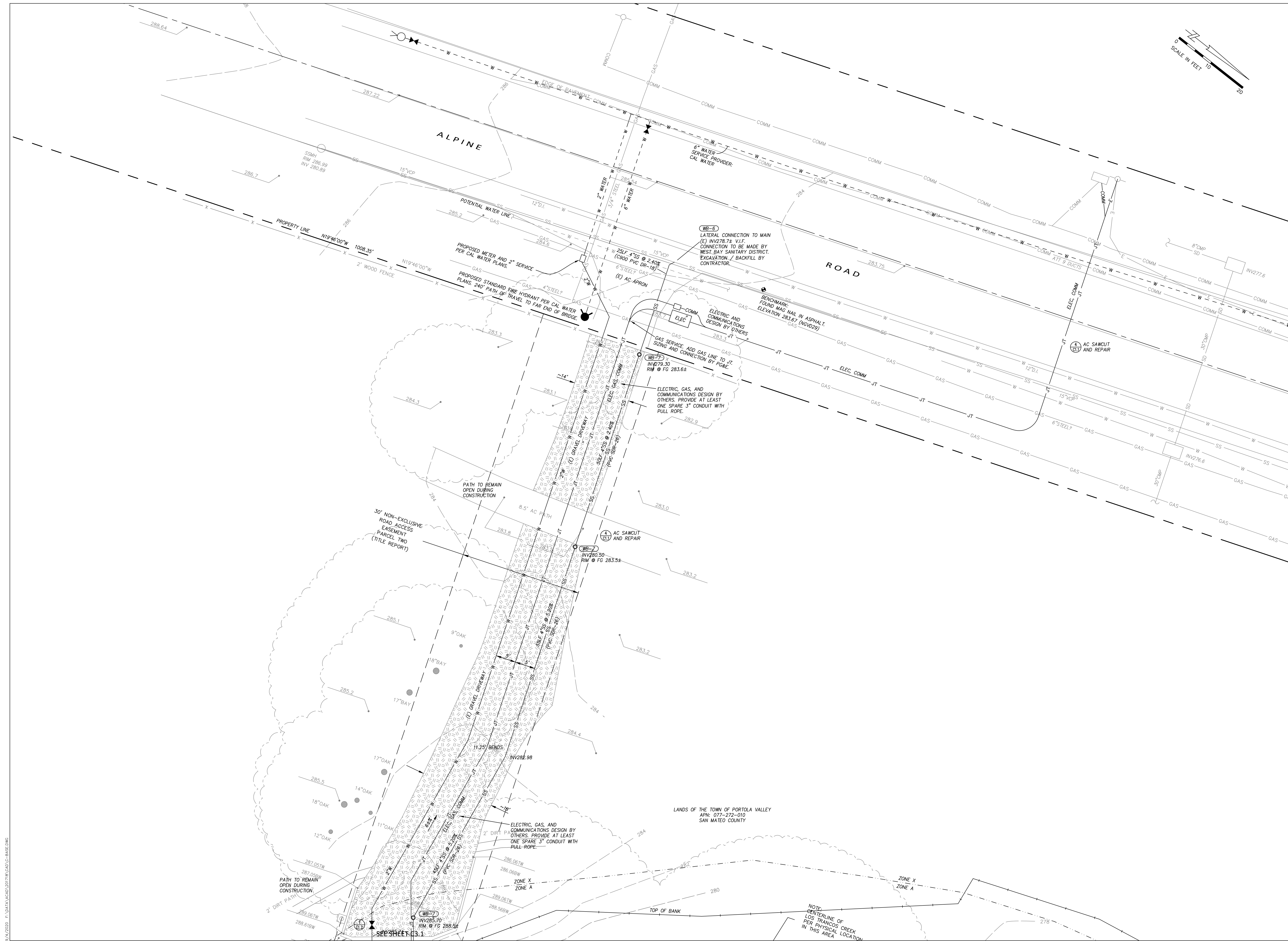
Scale	1"=10'
Drawing	C-BASE.DWG
Job No	201718
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Description	SUBMITTAL



GRADING AND UTILITY PLAN

C3.1

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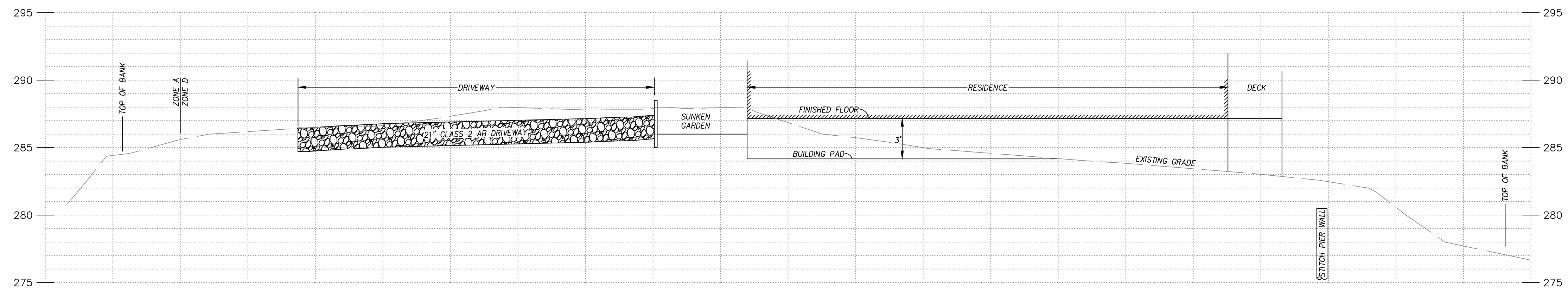
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Drawing	C-BASE.DWG
Job No	201718
Date	9/4/20
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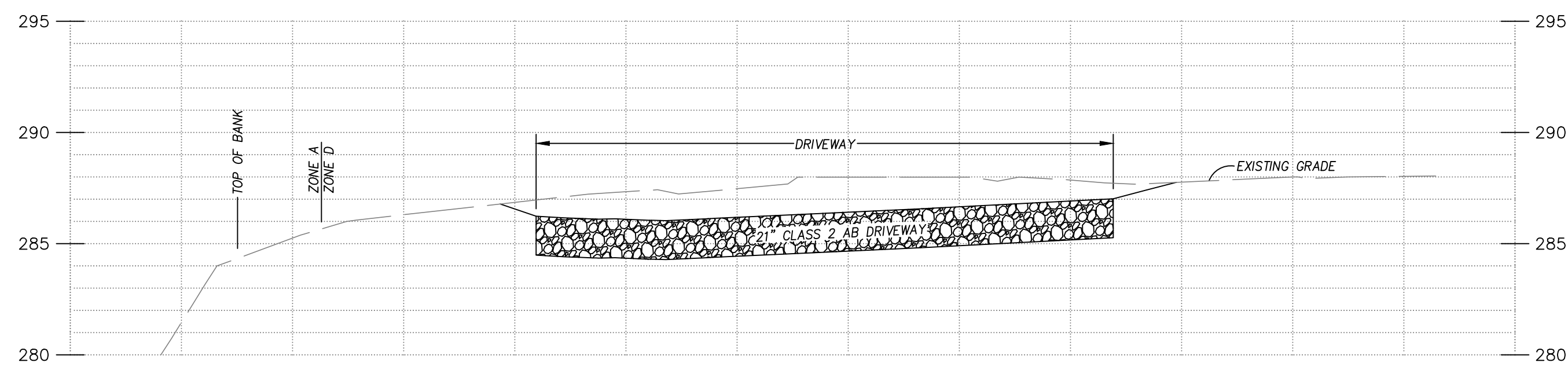
GRADING AND UTILITY PLAN

C3.2

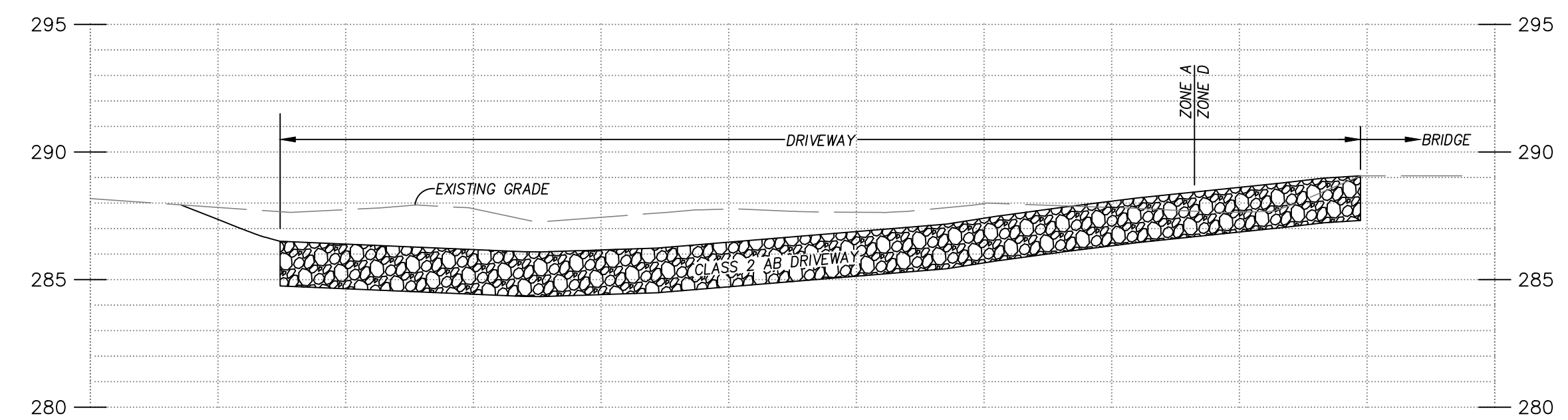
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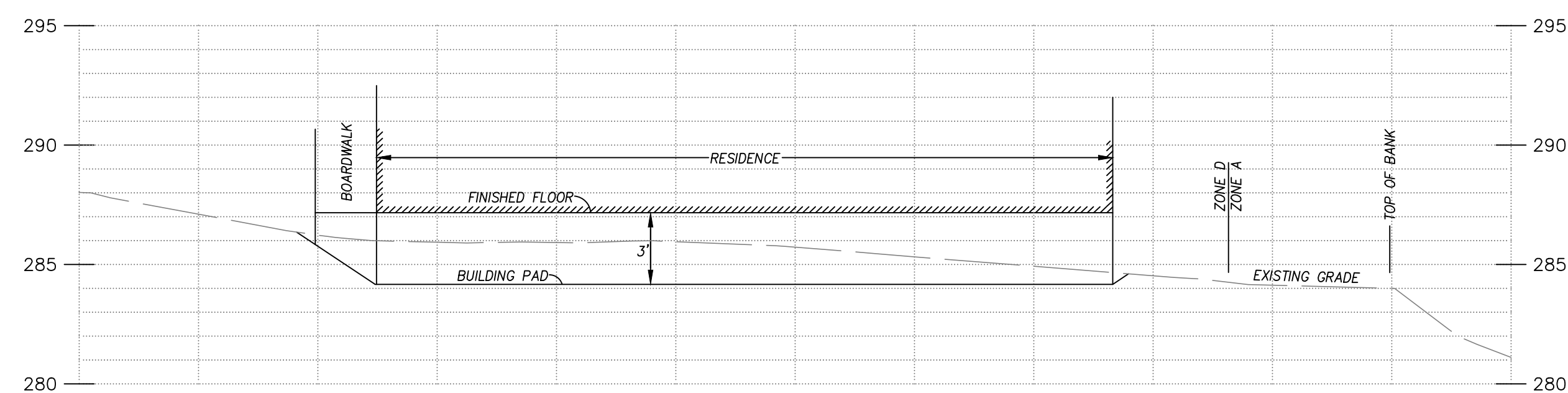
SECTION A-A
HORIZ 1"=10'
VERT 1"=5'



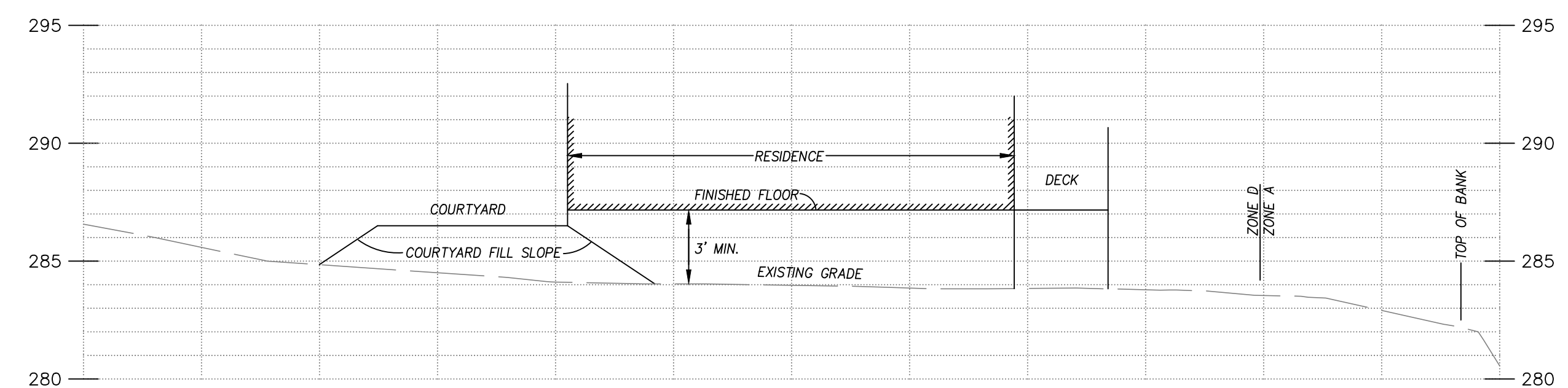
SECTION B-B
HORIZ 1"=10'
VERT 1"=5'



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

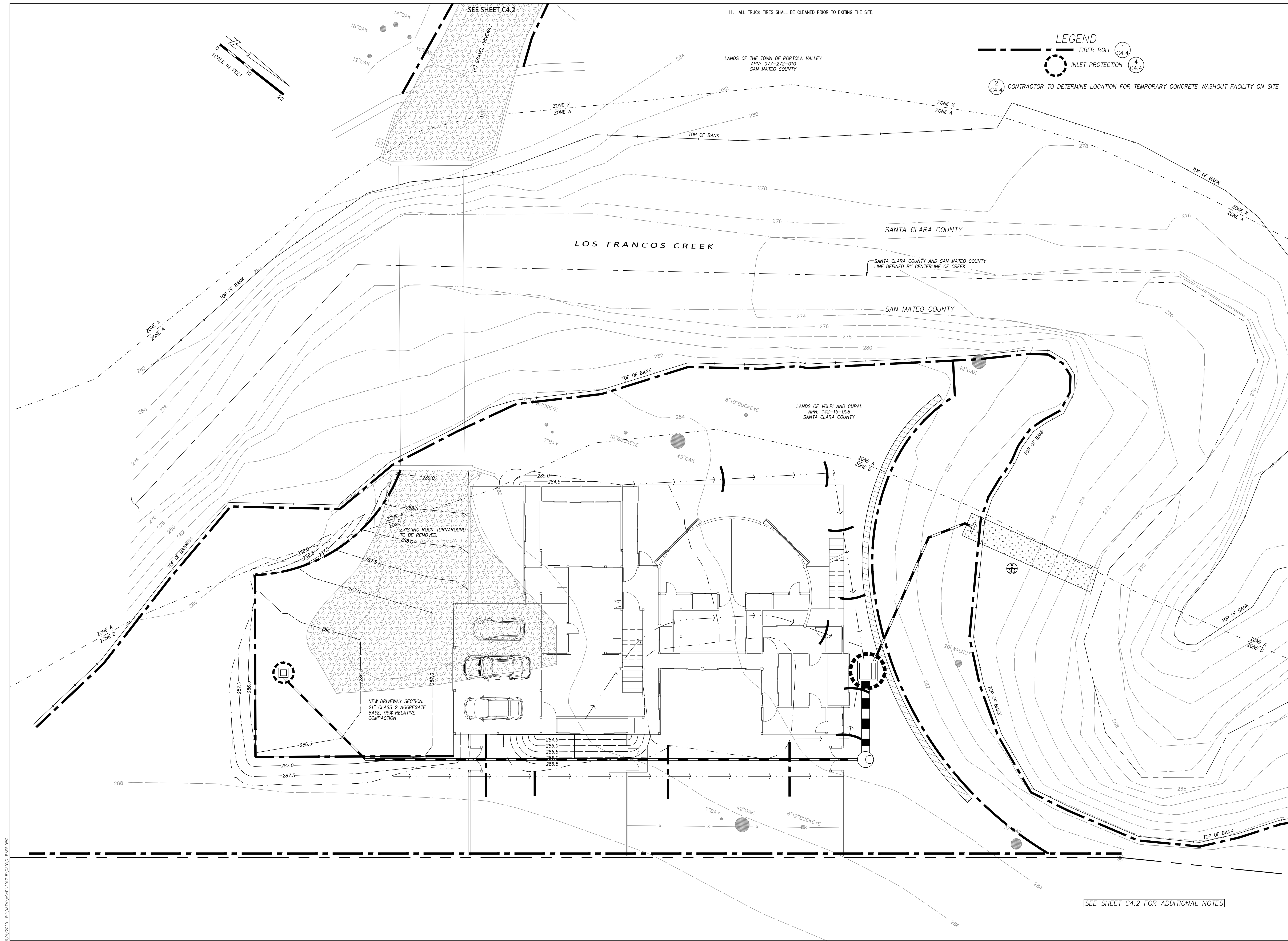
Drawing C-BASE.DWG

Job No 201718

Date 9/4/20 Description SUBMITTAL



SECTIONS



11. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE SITE.

LEGEND

- 1 (C4.4) FIBER ROLL
- 2 (C4.4) CONTRACTOR TO DETERMINE LOCATION FOR TEMPORARY CONCRETE WASHOUT FACILITY ON SITE
- 4 (C4.4) INLET PROTECTION

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CUPAL RESIDENCE

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 PORTOLA VALLEY, CA

Scale	1"=10'
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EROSION CONTROL PLAN

SEE SHEET C4.2 FOR ADDITIONAL NOTES

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

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.

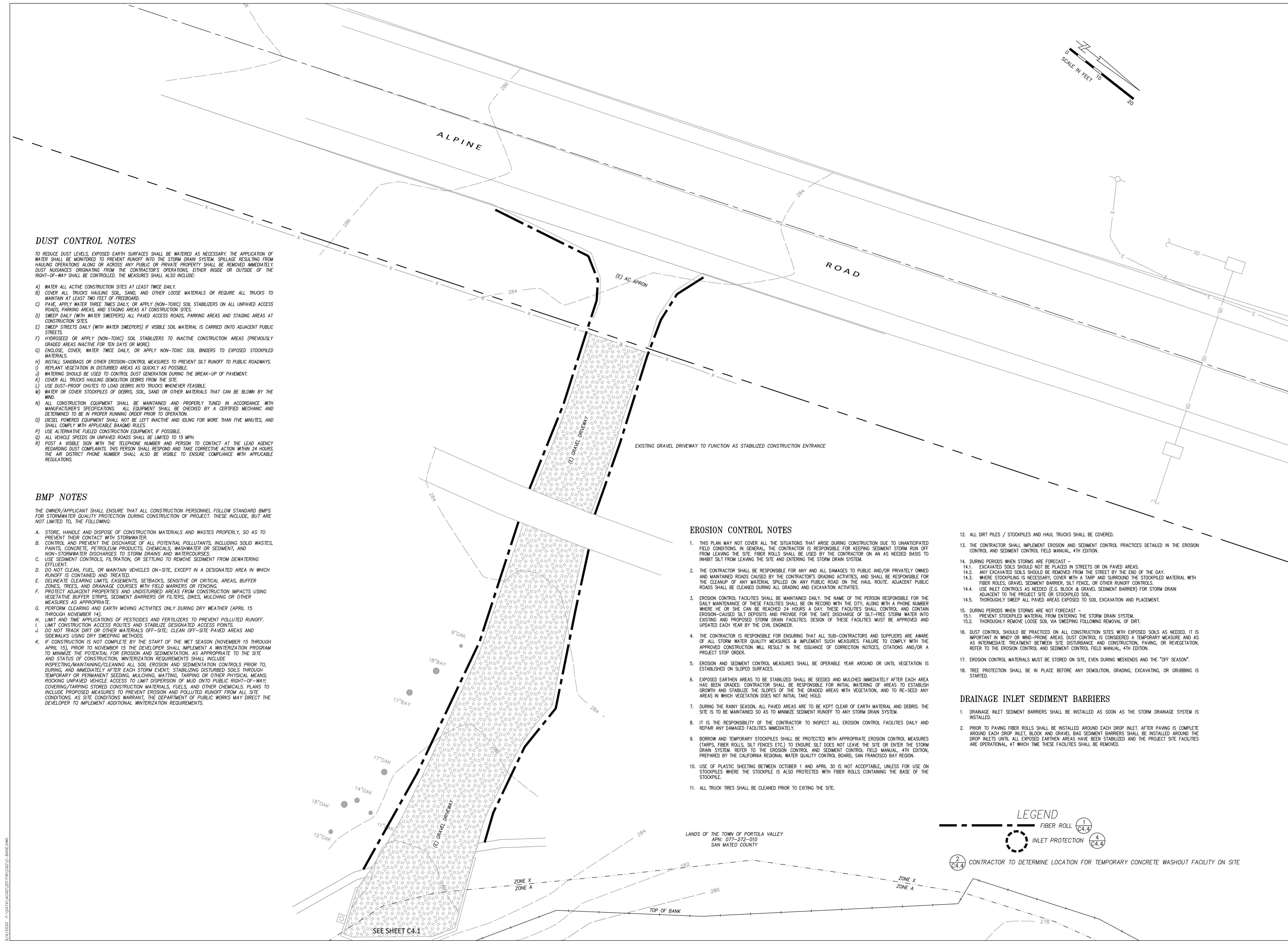
- 12. ALL DIRT PILES / STOCKPILES AND HAUL TRUCKS SHALL BE COVERED.
- 13. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PRACTICES DETAILED IN THE EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 4TH EDITION.
- 14. DURING PERIODS WHEN STORMS ARE FORECAST -
 - 14.1. EXCAVATED SOILS SHOULD 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

- 1 FIBER ROLL (C4.4)
- 2 INLET PROTECTION (C4.4)
- 2 CONTRACTOR TO DETERMINE LOCATION FOR TEMPORARY CONCRETE WASHOUT FACILITY ON SITE (C4.4)



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CJW ARCHITECTURE
 130 Portola Road, suite A
 Portola Valley, CA 94028
 (650) 851-9335 (Fax) 851-9337

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PROJECT
 R. Kelley Bridge
 3343 Alpine Road
 APN: 0142-15-008
 Alpine Road
 Portola Valley, CA 94028

SHEET TITLE
 Site Plan

REVISIONS

No.	Date	Notes
1	11/11/13	PC APPROVE
2	3/14/14	PC APPROVE
3	5/28/15	SEAL FOR PERMITS

JOB: 2010.0100
DATE: 9/16/2013
SHEET: 1A

PROPOSED NEW FLOOR AREA

LOT SIZE (ACRES)	NOTE AT THIS TIME
0.625	1.178 +/- SF

NEW BUILDING AREA
 NEW DRIVEWAY SANITARY SIDE

UTILITIES
 POTABLE WATER - TREATMENT
 CAL WATER - FROM ALPINE ROAD
 SEWERAGE - DISPOSAL - PUBLIC

CONSTRUCTION STAGING AND SEQUENCE

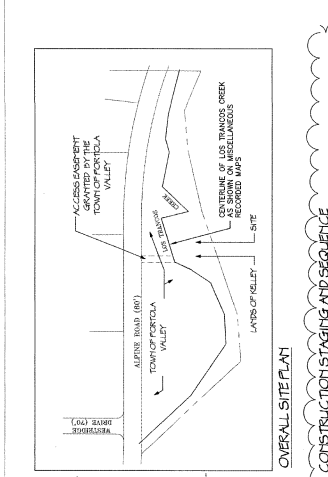
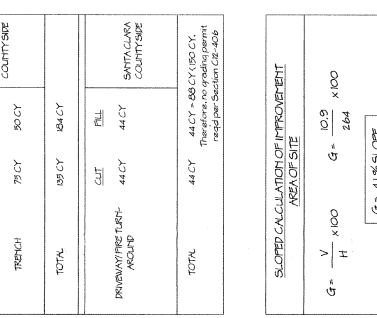
1. CLEAR AND GRUB SITE
2. EXCAVATE AND INSTALL SANITARY SIDE
3. CONSTRUCT DRIVEWAY AND SANITARY SIDE
4. CONSTRUCT DRIVEWAY AND SANITARY SIDE
5. CONSTRUCT DRIVEWAY AND SANITARY SIDE
6. CONSTRUCT DRIVEWAY AND SANITARY SIDE
7. CONSTRUCT DRIVEWAY AND SANITARY SIDE
8. CONSTRUCT DRIVEWAY AND SANITARY SIDE
9. CONSTRUCT DRIVEWAY AND SANITARY SIDE
10. CONSTRUCT DRIVEWAY AND SANITARY SIDE

GRADING QUANTITIES (CUBIC YARDS)

ITEM	AMOUNT	COUNTY	AMOUNT	COUNTY
ROADWAY FROM ALPINE ROAD	60 CY	94 CY	94 CY	94 CY
TRENCH	79 CY	90 CY	90 CY	90 CY
TOTAL	139 CY	184 CY	184 CY	184 CY

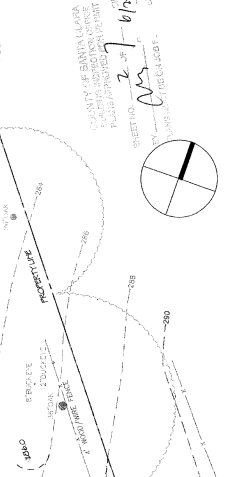
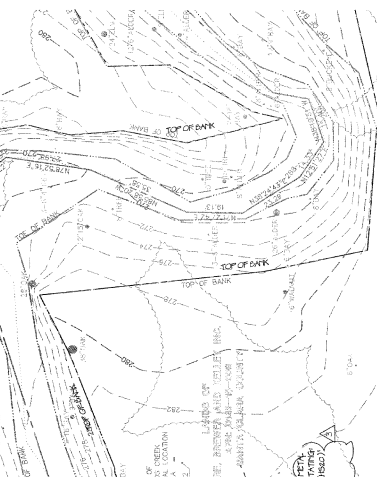
SLOPED CALCULATION OF IMPROVEMENT

AREA OF SITE	SLOPE	AREA	AREA
G = V x 100	H = 10.9	G = 264	264
G = 41.9% SLOPE			

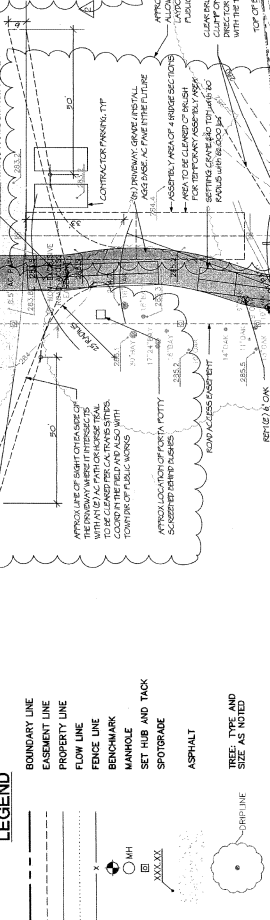
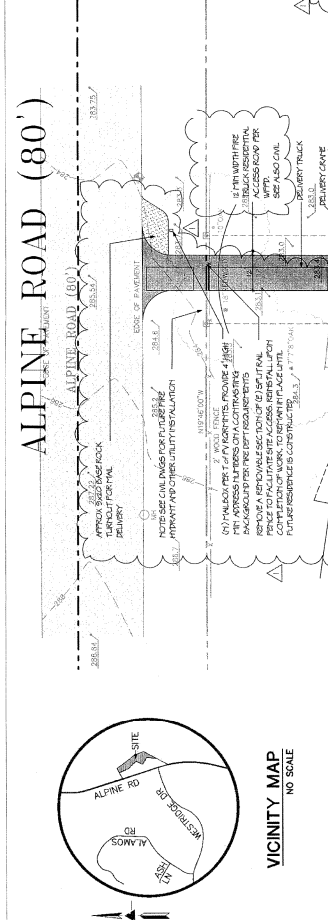


CONSTRUCTION STAGING AND SEQUENCE

1. CLEAR AND GRUB SITE
2. EXCAVATE AND INSTALL SANITARY SIDE
3. CONSTRUCT DRIVEWAY AND SANITARY SIDE
4. CONSTRUCT DRIVEWAY AND SANITARY SIDE
5. CONSTRUCT DRIVEWAY AND SANITARY SIDE
6. CONSTRUCT DRIVEWAY AND SANITARY SIDE
7. CONSTRUCT DRIVEWAY AND SANITARY SIDE
8. CONSTRUCT DRIVEWAY AND SANITARY SIDE
9. CONSTRUCT DRIVEWAY AND SANITARY SIDE
10. CONSTRUCT DRIVEWAY AND SANITARY SIDE



1 Site Plan
 1" = 20'



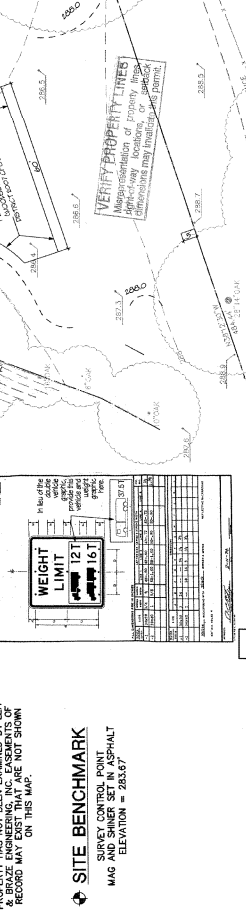
BOUNDARY NOTE
 CONTROLLING GRANT DEED DOCUMENTS THAT BORDER LOS TRANCOS CREEK IDENTIFY THE EXISTING CREEK PROPERTY LINE SHOWN ON AVERAGE CENTERLINE OF LOS TRANCOS CREEK.

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 MARK BENCHMARK
 3.5" BRASS DISK IN MONUMENT WELL
 STAMPED "P-100"
 ELEVATION = 2847.9'

EASEMENT NOTE
 A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY INDICATES THE EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK
 SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 2850.7'

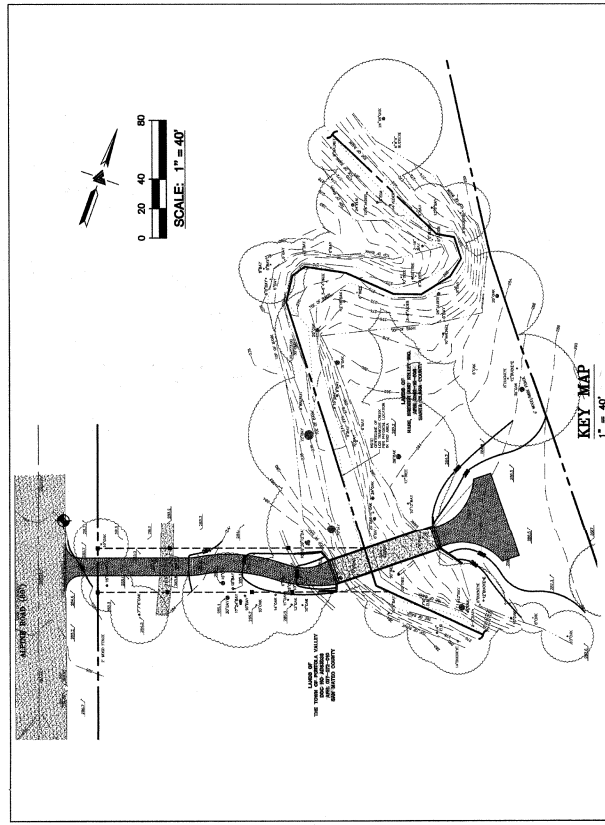


2 Pipe Hanger Detail
 1" = 20'

KELLY RESIDENCE ALPINE ROAD PORTOLA VALLEY, CALIFORNIA

LEGEND

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

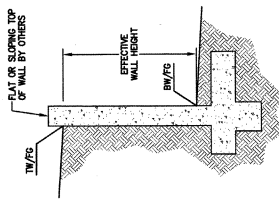


KEY MAP
1" = 40'

INSPECTIONS REQUIRED
THE TOWN OF PORTOLA VALLEY REQUIRES LEA & BRAZE ENGINEERING, INC. TO INSPECT WALL CONSTRUCTION AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH THE SPECIFICATIONS AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, 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
(510)887-4086 jtooby@leabraze.com

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL NOT ACTUAL TOP OF WALL MATERIAL. BW/FS REPRESENTS FINISHED GRADE OR PAVEMENT ELEVATION INCLUDING FULL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO FINISH GRADES ADJACENT TO THE RETAINING WALL NOT INCLUDING FOOTINGS, FREEDBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [] INDICATE THE EXISTING WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEDBOARD, AND EMBEDEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL DRAWINGS FOR FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE EDS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (NET SET INTO THE WALL).
5. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
6. 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 DET.



GEOTECHNICAL NOTES:
NEW BASEMENT EXCAVATION, RETAINING WALL BACKFILL, AND SLOPES SHALL BE COMPACTED TO THE PROPER DENSITY AND FINISH GRADE. ALL EXISTING AND PROPOSED CONDUITS SHALL BE FULLY COVERED AND PROTECTED BY 18" MINIMUM CONCRETE OR 12" MINIMUM POLYETHYLENE. ALL EXISTING AND PROPOSED CONDUITS SHALL BE FULLY COVERED AND PROTECTED BY 18" MINIMUM CONCRETE OR 12" MINIMUM POLYETHYLENE. ALL EXISTING AND PROPOSED CONDUITS SHALL BE FULLY COVERED AND PROTECTED BY 18" MINIMUM CONCRETE OR 12" MINIMUM POLYETHYLENE.

BOUNDARY NOTE
CONTRACTOR SHALL VERIFY EXISTING SITE GRADING, EXISTING LOS TRANSCOS GREEK IDENTIFY THE PROPERTY LINE AS THE CENTERLINE OF THE CONDUIT. THIS SURVEY ADJUS TO THE EXISTING AVERAGE CENTERLINE GREEK.

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. ALUM. 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 = 283.67'

ESTIMATED EARTHWORK QUANTITIES

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

NOTE: QUANTITIES REPRESENT BANK VOLUME. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS, AND IS INTENDED TO REPRESENT THE QUANTITIES OF MATERIAL TO BE IMPORTED OR EXPORTED. (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS RETAINERS OR EROSION CONTROL, CONTRACTOR TO VERIFY QUANTITIES.

NOTE:
FOR CONSTRUCTION SCHEDULING OR QUOTATIONS PLEASE CONTACT OREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 106. jtooby@leabraze.com

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

SHEET INDEX

SHEET NO.	TITLE
C-1	TITLE SHEET
C-2	RETAINING WALL
C-3	GRADING SPECIFICATIONS
C-4	DETAILS
C-5	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS



TITLE SHEET

KELLY RESIDENCE
ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
SACRAMENTO REGION
3817 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95668
(916) 887-4086
WWW.LEABRAZE.COM



1 OF 8 SHEETS
C-1



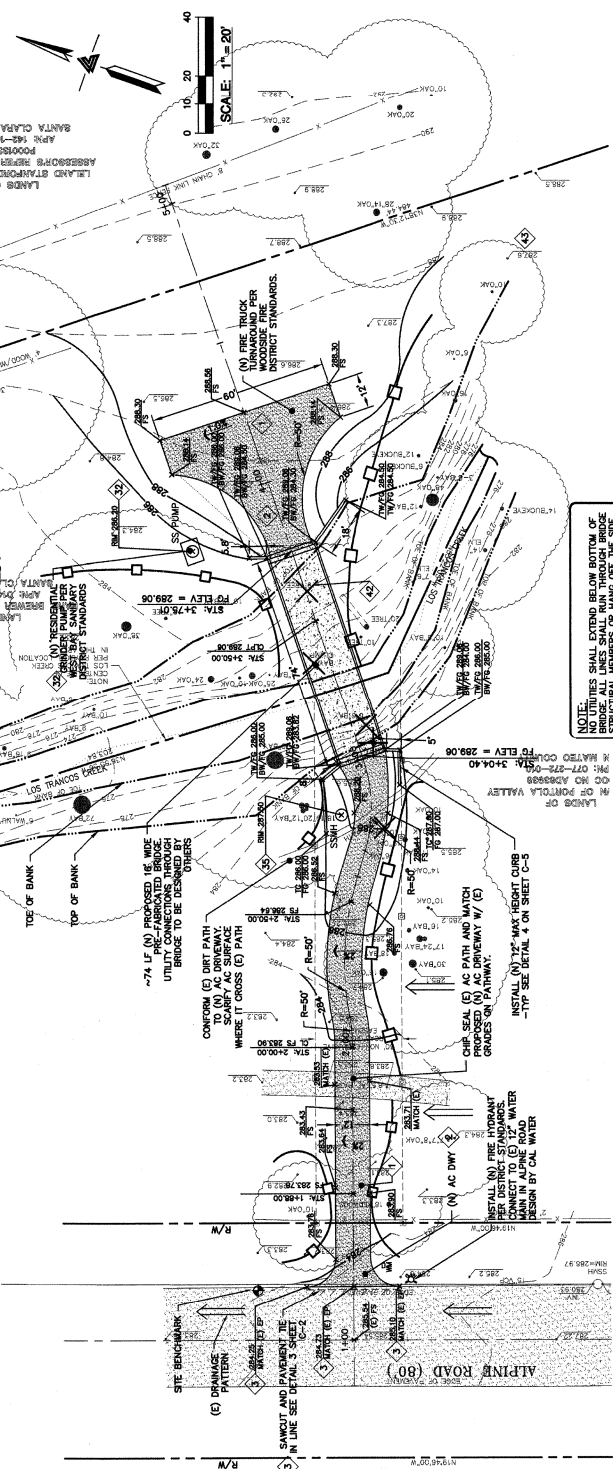
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 2077 DOUGLAS BLVD. # 200
 ROSSETTE, CA 95661
 (916) 887-4086
 (916) 887-4086
 (916) 887-4086
 WWW.LEABRAZE.COM

**KELLY RESIDENCE
 ALPINE ROAD
 PORTOLA VALLEY,
 CALIFORNIA**
 SANTA CLARA COUNTY
 APN: 142-15-008

**GRADING & PROFILE
 DRAINAGE PLAN
 & PROFILE**

PLAN CHECK	BY	DATE
REVISED	BY	DATE
REVISIONS	BY	DATE
JOB NO.	2103003	
DATE	10-21-13	
SCALE	AS SHOWN	
DESIGN BY:	JTR	
DRAWN BY:	ST	
SHEET NO.	1	

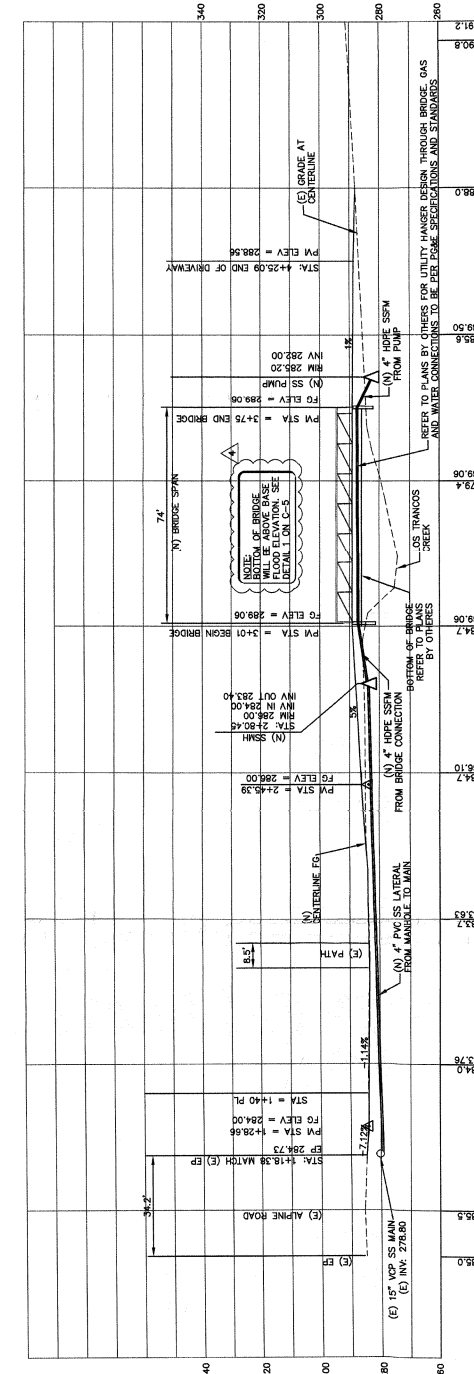
C-2
 2 OF 8 SHEETS



NOTE:
 NO UTILITIES SHALL EXTEND BELOW BOTTOM OF BRIDGE. ALL LINES SHALL RUN THROUGH BRIDGE AND WATER CONNECTIONS TO BE PER DISTRICT STANDARDS. DESIGN SHALL BE BY OTHERS.

PLAN VIEW
 SCALE: 1" = 20'

- 1. **FLATWORK KEYNOTES** 1 to 3
 PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 230A(1.2) SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN. C-3.
- 2. **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 10
 INSTALL (N) SANITARY SEWER LATERALS USE 4" PVC (SDR-35) SLOPED TO CLEAR TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER JOINT THROUGH DETAIL 6 ON SHEET C-4. DETAIL 9 ON SHEET C-4.
 CONDUIT (N) WATER SERVICES PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 7" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS SHOWN. REUSE (E) SERVICE LINE THROUGH BRIDGE TO BE PER POSE SPECIFICATIONS AND STANDARDS.
 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CITY & ELECTRIC FROM NEAREST POINT OF CONNECTION PER DISTRICT AND POSE STANDARDS. DESIGN BY OTHERS.
 INSTALL (N) SANITARY SEWER MANHOLE PER DISTRICT STANDARDS. SEE DETAIL 3 ON SHEET C-6.
- 5. **DEMOLITION KEYNOTES** 11 to 13
 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) DEMOLITION PERMITS.
- 6. **REMOVE (E) TREE.** CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- 7. **PROTECT (E) TREES.** CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED. TREES SHALL BE TAKEN WHEN REACHING NEAR TREES AS TO NOT DAMAGE THE TREES. TREE PROTECTION FENCING SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. SEE DETAIL 2 SHEET BR-2.



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

NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 CONTACT THE PROJECT ENGINEER
 AT LEA & BRAZE ENGINEERING
 (916) 887-4086 EXT 101.
 gbraze@leabraze.com





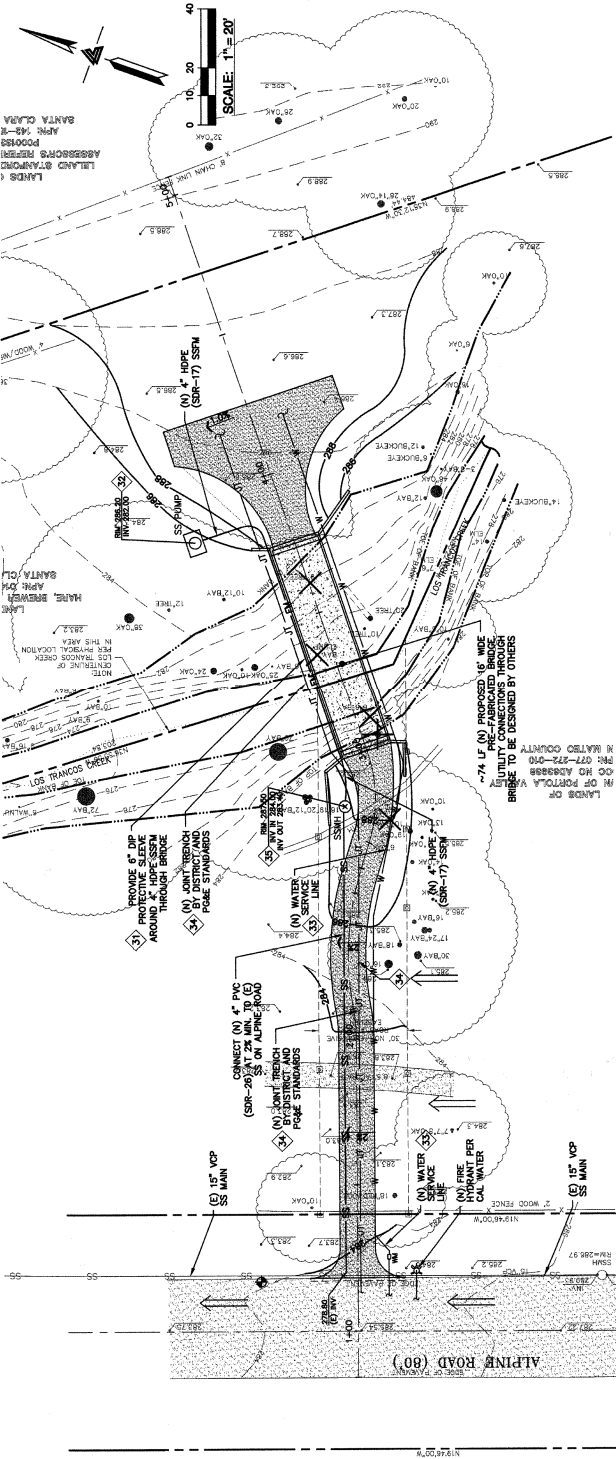
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 BAY AREA REGION
 3017 GONDAR BLVD., SUITE 200
 ROSELIFE, CA 94668
 (916) 996-1388
 (916) 997-4088
 (916) 997-3019
 WWW.LEABRAZE.COM

KELLY RESIDENCE
ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA
 SANTA CLARA COUNTY
 APR. 14-21-13

UTILITY PLAN

PLAN CHECK	AW
DESIGN CHECK	AW
DATE	10-21-13
JOB NO.	2126303
REVISIONS	BY
DATE	
SCALE	10'-21'-13
DESIGN BY	AT/RC
DRAWN BY	SY
SHEET NO.	
C-3	
3 OF 8 SHEETS	

NOTE:
 FOR CONSTRUCTION STAKING
 SCHEDULING OR QUOTATIONS
 PLEASE CONTACT GREG BRINZ
 AT LEA & BRAZE ENGINEERING
 (510) 887-4088 EXT 103.
 gbrinze@leabrazec.com



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 6
- 5 INSTALL (N) SANITARY SEWER LATERALS USE 4" PVC (SRP-26) SLOPED TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (C) LATERALS IF POSSIBLE. CONSULT PER DISTRICT STANDARDS DETAIL 6 ON SHEET C-4.
- 6 DETAIL (N) NECESSARY ONE PUMP GRINDER ELECTOR SYSTEM. SEE DETAIL 6 ON SHEET C-4.
- 7 (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (C) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE.
- 8 INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS SHOWN. REUSE (C) LATERALS 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 ROOT SYSTEM. TREE PROTECTION FENCING SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. SEE DETAIL 2 SHEET BR-2.





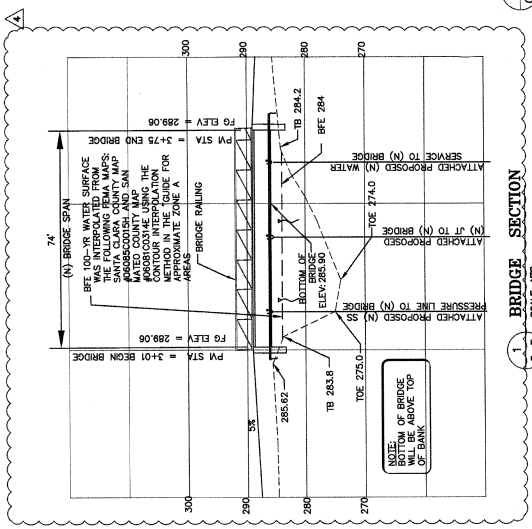
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 BAY AREA REGION
 1400 RAYBURN DRIVE
 SAN FRANCISCO, CA 94134
 (415) 771-7263
 WWW.LEABRAZE.COM

KELLY RESIDENCE
ALPINA ROAD
PORTOLA VALLEY,
CALIFORNIA
 SANTA CLARA COUNTY
 APN: 142-15-008

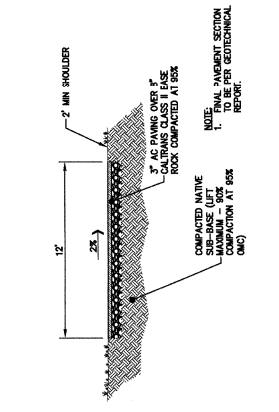
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PLAN CHECK	BY	DATE
DESIGNED	BY	DATE
CHECKED	BY	DATE
APPROVED	BY	DATE
REVISIONS	BY	DATE
JOB NO: 2103003		
DATE: 10-21-13		
SCALE: AS NOTED		
DESIGN BY: J7/RC		
DRAWN BY: SY		
SHEET NO:		

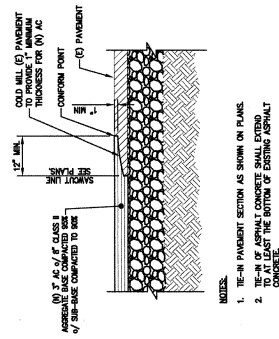
C-5
 5 OF 8 SHEETS



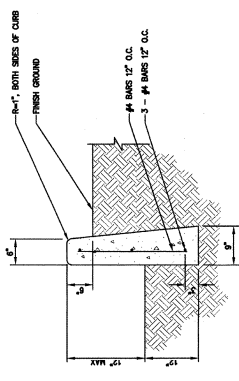
1. BRIDGE SECTION
 SCALE: NTS



2. TYPICAL DRIVEWAY SECTION
 NTS



3. PAVEMENT TIE-IN
 NTS



4. DEEPEENED CURB
 NTS



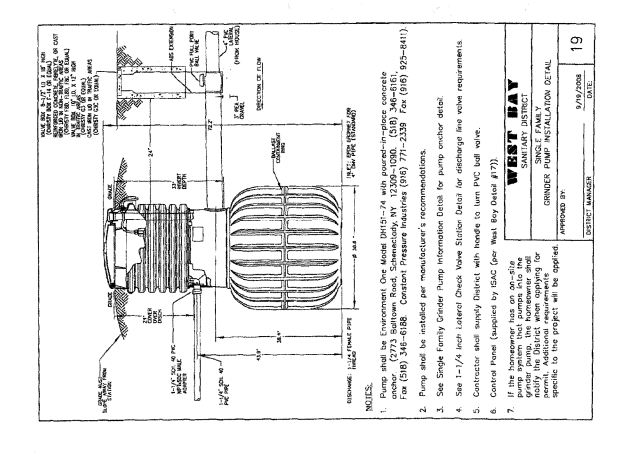
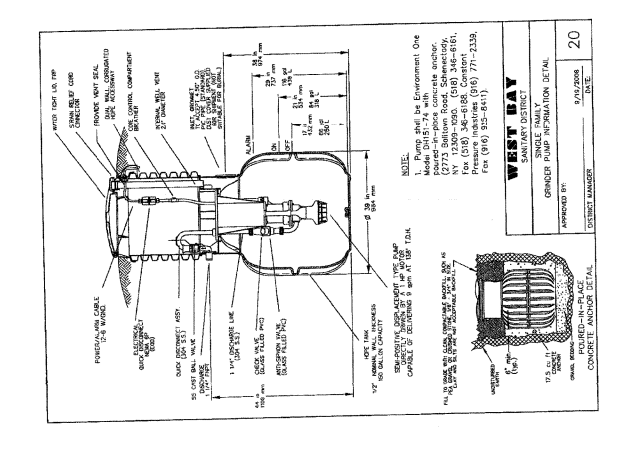
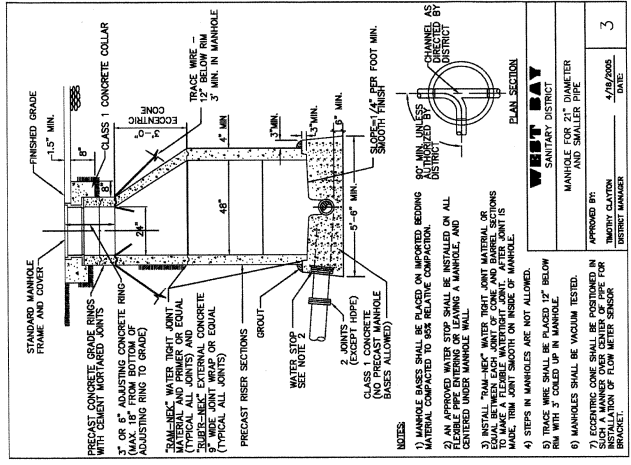
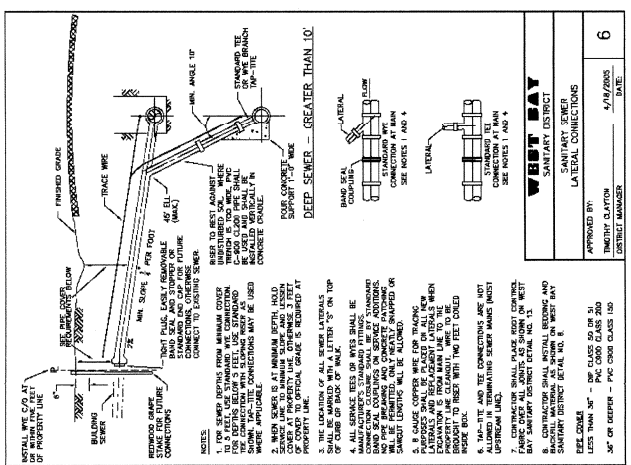
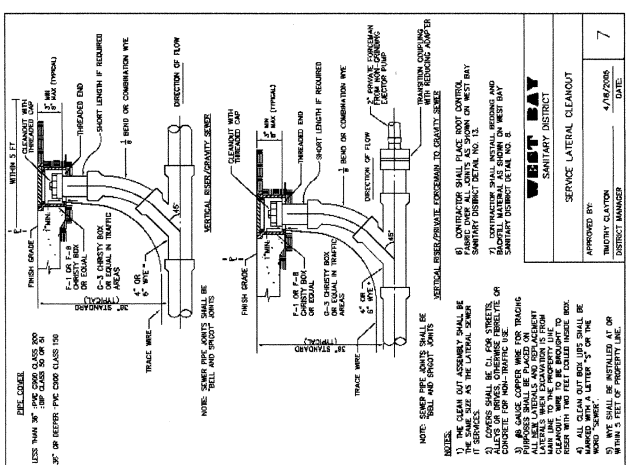
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 2495 INDUSTRIAL PARK WEST
 ROCKVILLE, CA 95959
 (916) 926-1328
 (916) 926-1328
 WWW.LEABRAZE.COM

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

DETAILS

PLAN CHECK	BY
DATE	10-21-13
SCALE	AS NOTED
DESIGN BY	JT/PC
DRAWN BY	JT
SHEET NO.	6
JOB NO.	2120303
DATE	10-21-13
SCALE	AS NOTED
DESIGN BY	JT/PC
DRAWN BY	JT
SHEET NO.	6

C-6
 6 OF 8 SHEETS



WEST BAY
 SANITARY DISTRICT
 LATERAL CONNECTIONS
 APPROVED BY: TIMOTHY CLAYTON
 DISTRICT MANAGER
 DATE: 4/13/2008

WEST BAY
 SANITARY DISTRICT
 LATERAL CONNECTIONS
 APPROVED BY: TIMOTHY CLAYTON
 DISTRICT MANAGER
 DATE: 4/13/2008

WEST BAY
 SANITARY DISTRICT
 LATERAL CONNECTIONS
 APPROVED BY: TIMOTHY CLAYTON
 DISTRICT MANAGER
 DATE: 4/13/2008

WEST BAY
 SANITARY DISTRICT
 LATERAL CONNECTIONS
 APPROVED BY: TIMOTHY CLAYTON
 DISTRICT MANAGER
 DATE: 4/13/2008



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 BAY AREA REGION
 SACRAMENTO REGION
 HAWAII REGION
 PORTLAND REGION
 ROSSETTE, CA 95661
 (916) 966-1328
 (916) 966-4066
 (916) 966-7203
 WWW.LEABRAZE.COM

ALPINA ROAD
 KELLY RESIDENCE
 EROSION CONTROL PLAN
 CALIFORNIA
 SANJOAQUIN COUNTY
 APR. 14-15-08

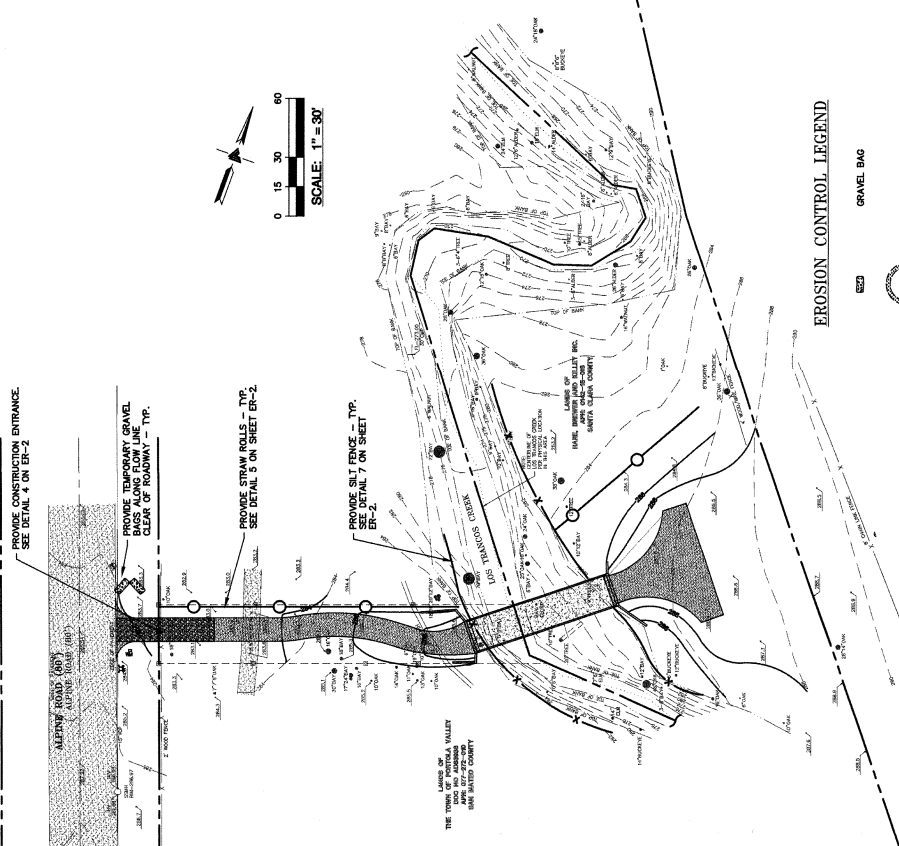
EROSION CONTROL PLAN
 ALPINA ROAD
 KELLY RESIDENCE
 CALIFORNIA
 SANJOAQUIN COUNTY
 APR. 14-15-08

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

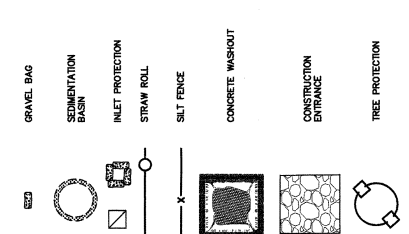
ER-1
 SHEET NO. 7 OF 8 SHEETS

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 EROSION CONTROL MEASURES. ALL VEHICLES SHALL BE EQUIPPED WITH TYRE CLEANERS AS REQUIRED BY THE GOVERNING AGENCY.
2. ALL EROSION CONTROL MEASURES SHALL BE HYDROSEDED, IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN HYDROSEEDING SHALL BE USED. HYDROSEEDING SHALL BE PERFORMED BY A LICENSED HYDROSEEDER. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED, WHICH IS INCORPORATED BY REFERENCE INTO THESE SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
3. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT EROSION OF THE SURROUNDING AREAS. INLET PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED, WHICH IS INCORPORATED BY REFERENCE INTO THESE SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
4. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
5. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 20 FOOT INTERVALS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT.
6. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
7. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION.



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. 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 EROSION CONTROL MEASURES. 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 BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, 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 OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES. ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES, SHALL BE MAINTAINED AND OPERATED AS DESIGNED TO PREVENT EROSION AND SEDIMENTATION.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND SEDIMENTATION SHALL BE MAINTAINED AT ALL TIMES. 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 AFTER EACH STORM.
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, MUD, SAND, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY. MEASURES SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM BEING WASHED BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO 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 GREATER.

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. STRAW ROLLS, TRAPS, AND SWALES ARE 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 MAINTAINED TO THE FULL DEPTH OF THE ROLL.
 - I. SALT 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 SALT/SOIL BULDOZING.
 - K. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
SACRAMENTO REGION
14940 CHURCH ROAD, SUITE 100
SACRAMENTO, CA 95838
(916) 996-1338
WWW.LEABRAZE.COM

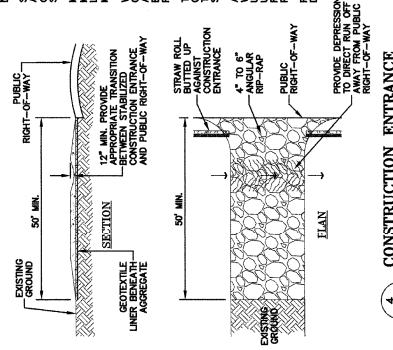
KELLY RESIDENCE
ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA
SUNNYVALE, CALIFORNIA
APR. 142-15-008
P.O. 8100
(415) 947-3018
(415) 947-3019
(415) 947-3020

EROSION CONTROL
DETAILS

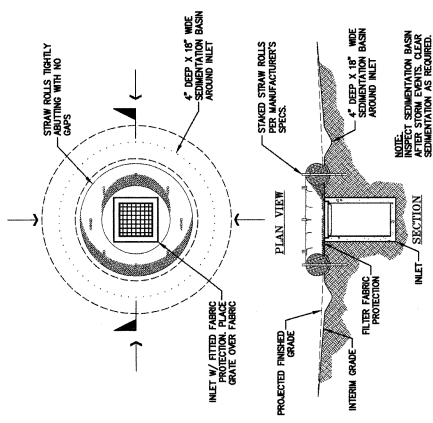
PLAN CHECK	AH
PERMITS	AH
CONTRACTOR REVIEW	AH
FINAL CHECK	AH
REVISIONS	BY
JOB NO.	21203003
DATE	10-21-13
SCALE	AS NOTED
DESIGN BY	JTR/C
DRAWN BY	SY
SHEET NO.	

ER-2
8 OF 8 SHEETS

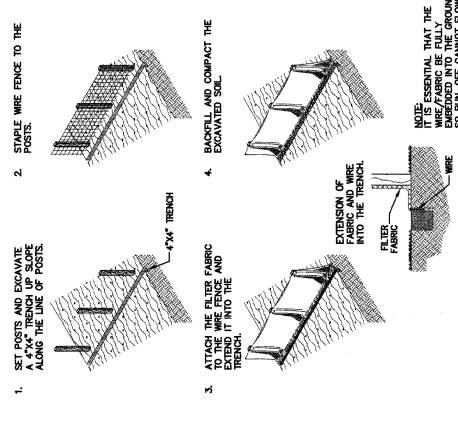
NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED TO THE PERMANENT FINISHED GRADE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12" MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 18" OR GREATER IF NECESSARY TO COVER ALL VEHICULAR IMPRESS AND PROVIDE ADEQUATE TURNING RADIUS.
THE ENTRANCE 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.
EROSION CONTROL MEASURES SHALL BE DONE AS NOTED.



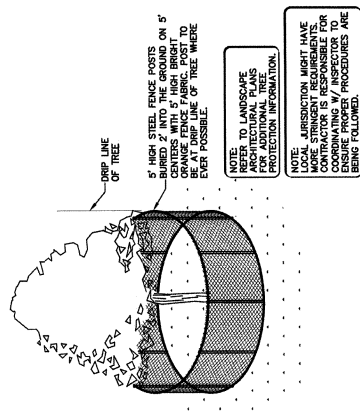
4 CONSTRUCTION ENTRANCE
ER-2 NTS



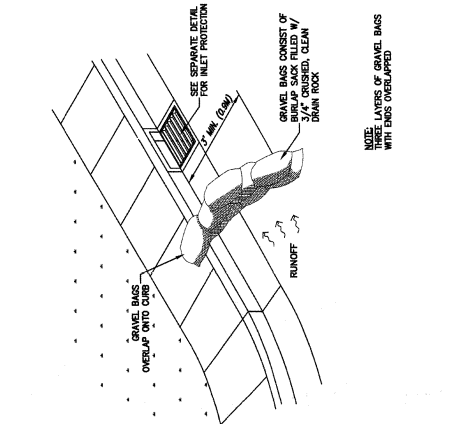
3 SEDIMENTATION BASIN
ER-2 NTS



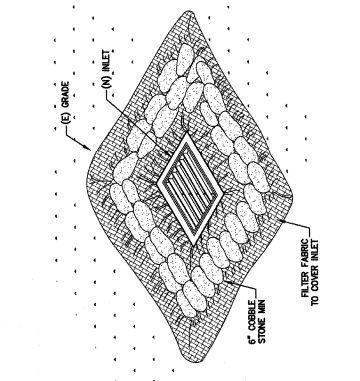
7 SILT FENCE
ER-2 NTS



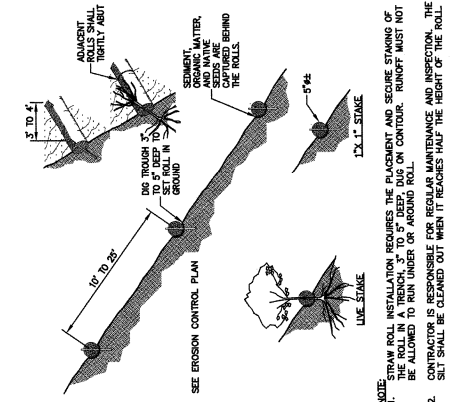
2 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



6 GRAVEL BAG DIKE
ER-2 NTS



1 INLET PROTECTION
ER-2 NTS



5 STRAW ROLLS
ER-2 NTS



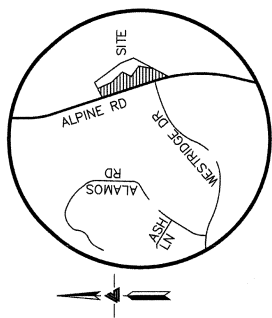
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5400 KENNEDY BLVD., SUITE 100
 ROCKVILLE, CA 94551
 2425 INDUSTRIAL PKWY. WEST
 ROSAMOND, CA 91072
 (916) 887-4096
 (916) 887-3019
 WWW.LEABRAZE.COM

SANTA CLARA COUNTY
 PORTOLA VALLEY, CALIFORNIA
 APR. 142-15-008

BASE FLOODPLAIN DEVELOPMENT ELEVATION

PLAN CHECK	BY
APPROVED	UT/PC
REVISIONS	BY
DATE	02-21-13
JOB NO.	2120203
DESIGN BY:	UT/PC
DRAWN BY:	SY
SHEET NO.:	

EX-1
 1 OF 1 SHEETS



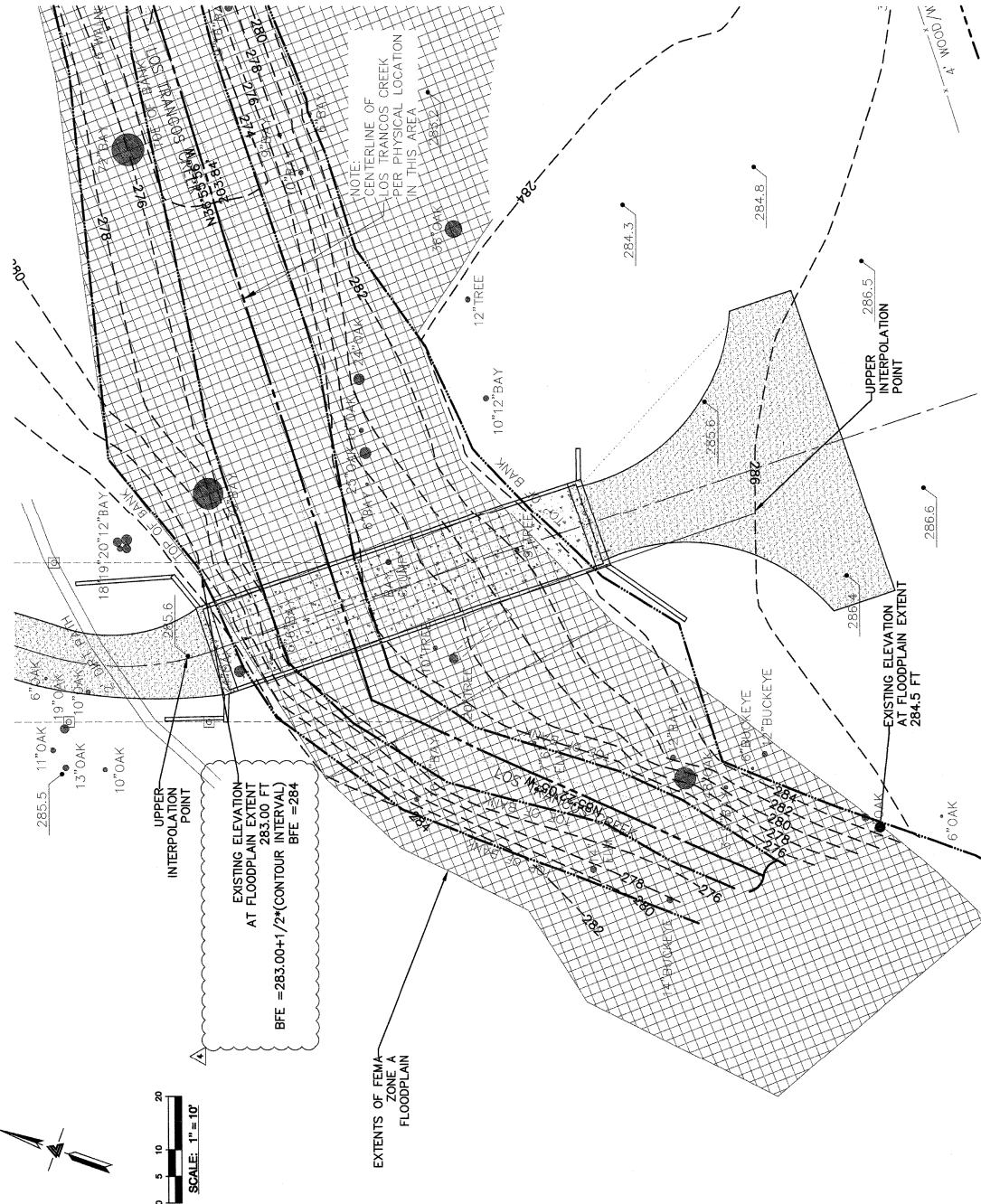
VICINITY MAP
 NO SCALE

BFE DEVELOPMENT
 FLOOD LEVEL ELEVATIONS WERE INTERPOLATED FROM THE FEMA FLOODPLAIN MAP FOR SANTA CLARA COUNTY MAP #88000001H AND 88000002H. THE INTERPOLATION METHOD IN THE GUIDE FOR APPROXIMATE ZONE INTERPOLATION WAS USED TO INTERPOLATE THE SURFACE ELEVATIONS ON A 10' GRID. THE USE OF THIS METHOD QUALIFIES THE USE OF THIS METHOD TO INTERPOLATE 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. THE INTERPOLATION METHOD DESCRIBED IN SECTION 10.2 OF THE GUIDE FOR APPROXIMATE ZONE 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 OR SCHEDULING OR QUOTATIONS FOR CONSTRUCTION OF THIS PROJECT, CONTACT LEA & BRAZE ENGINEERING AT LEA & BRAZE ENGINEERING (916)887-4096 EXT 103. lbrazee@leabrazee.com



SCALE: 1" = 10'



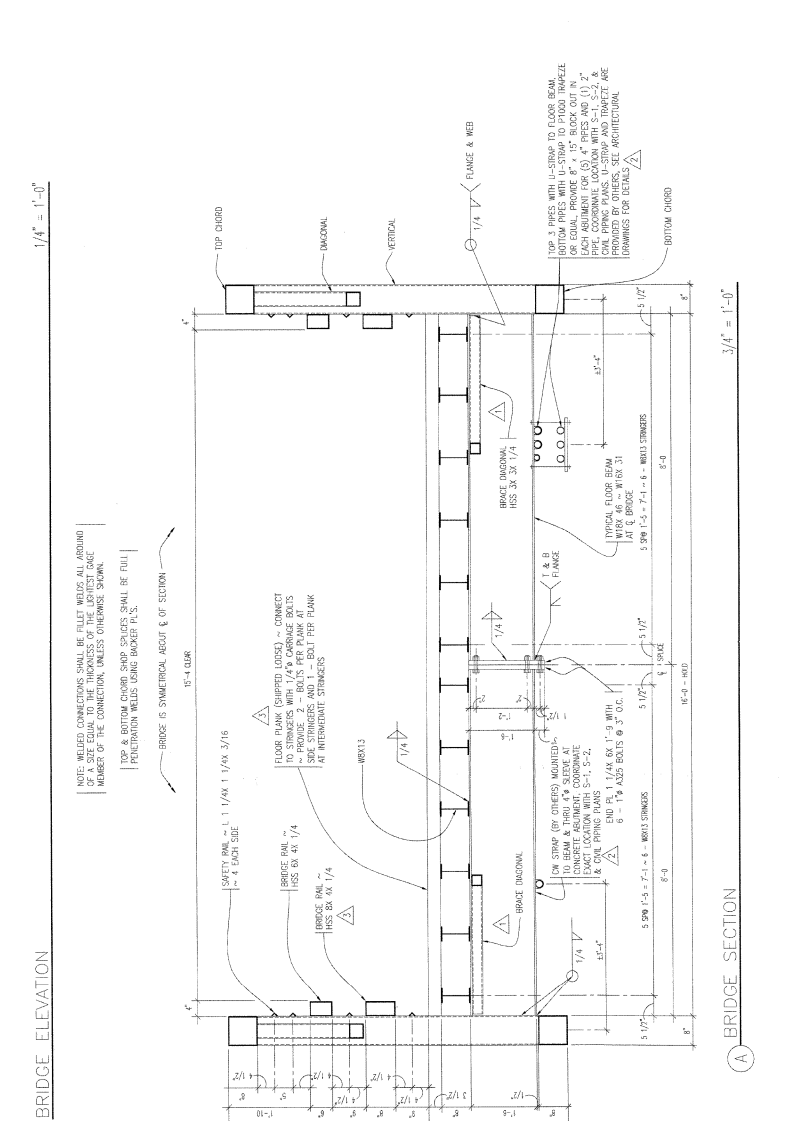
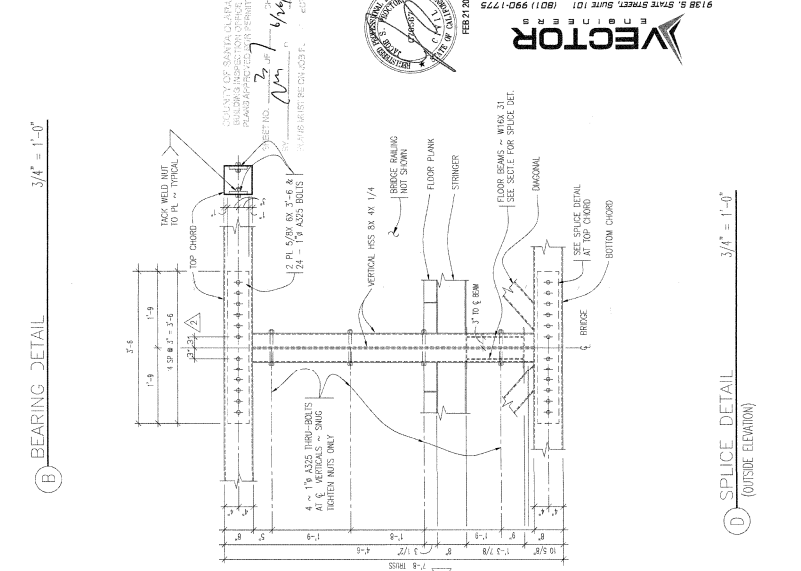
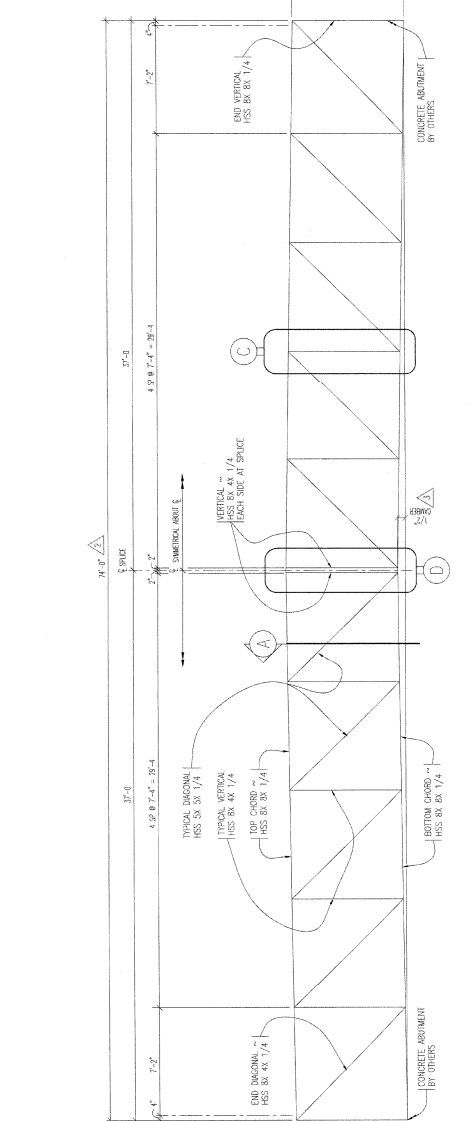
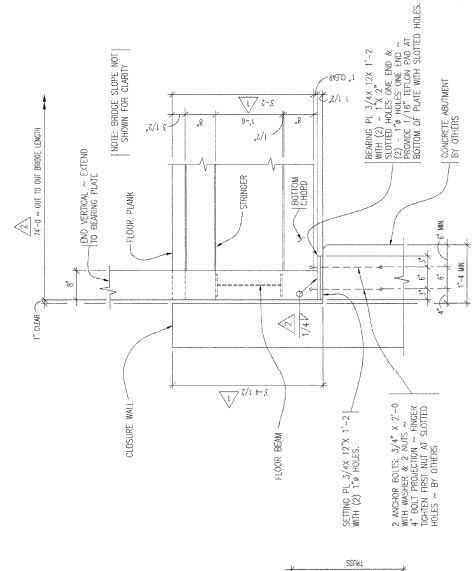
EXISTING ELEVATION AT FLOODPLAIN EXTENT 283.00 FT
 BFE = 283.00+1/2*(CONTOUR INTERVAL) BFE = 284

EXTENTS OF FEMA ZONE A FLOODPLAIN

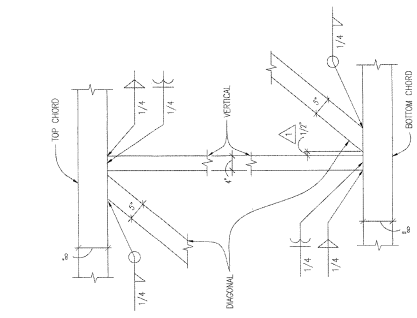
EXISTING ELEVATION AT FLOODPLAIN EXTENT 284.5 FT

UPPER INTERPOLATION POINT

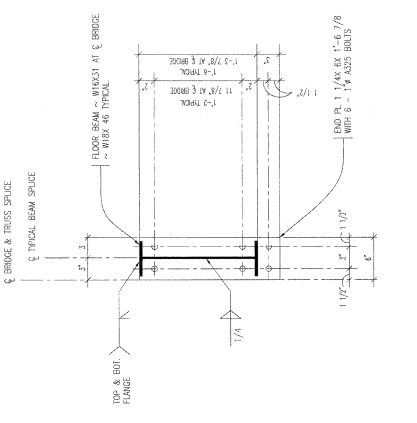
NOTE:
 CENTERLINE OF LOS TRANCOS CREEK PER PHYSICAL LOCATION IN THIS AREA



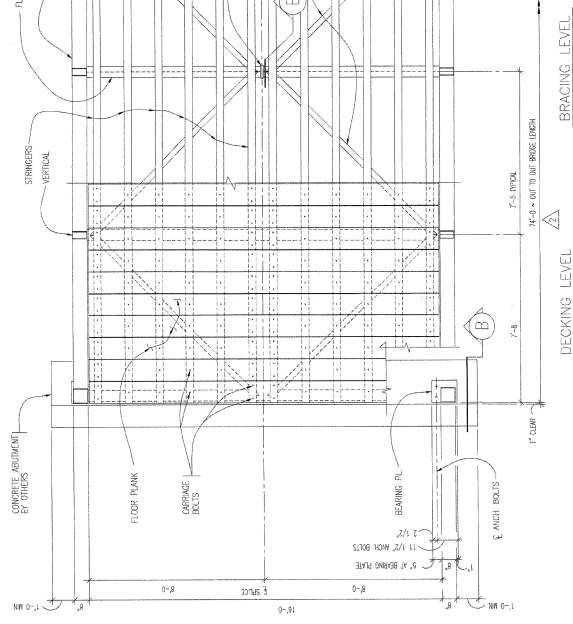
9138 S. STATE STREET, SUITE 101 (801) 990-1775
 SKAYN, UTAH 84070 (801) 990-1736 FAX
 FEB 21 2014
 COUNTY OF SAN BERNARDINO
 DIVISION OF HIGHWAYS
 PLANS FOR THE PORTOLA VALLEY BRIDGE
 PROJECT NO. 138038
 SHEET NO. 2/3
 BY: [Signature]
 CHECKED BY: [Signature]



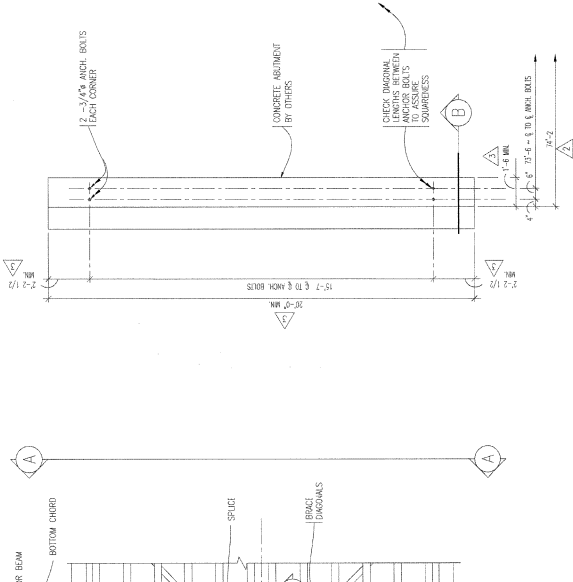
C TRUSS WELDS 3/4" = 1'-0"



E BEAM SPLICE DETAIL 1 1/2" = 1'-0"



BRIDGE PLAN 3/8" = 1'-0"



ABUTMENT PLAN 3/8" = 1'-0" ANCHOR BOLT SETTING

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF EXCEL BRIDGE MANUFACTURING COMPANY AND ARE NOT TO BE COPIED OR MANUFACTURED WITHOUT THEIR WRITTEN CONSENT.

GENERAL NOTES
 1. LIVE LOADS USED IN DESIGN
 A. Uniform Live Load -
 1. Buss 85 psf
 2. Vehicle ASHTM HS20
 B. Wind 25 psf
 C. Seismic C.B.C., Fe=1.0, Sa=2.50.

2. FOUNDATIONS:
 A. Foundations are to be designed and installed by others.
 B. Foundations shall provide minimum 4000 psi concrete bearing surface.

3. TIMBER:
 A. Wood for bridge decking shall be 4 x 12 treated Douglas Fir Lumber, No. 1 or better, as specified in the National Fire Protection Association, Wood Construction Code, Section 2303.1.1.

4. METALS:
 A. All steel shall be high strength low alloy (Fy = 50,000 psi), self-welding and atmospheric corrosion resistant.
 1. All structural steel tube shapes shall conform to ASTM A501.
 2. All structural steel plates and pipes shall conform to ASTM A567.
 3. All structural steel shapes and plates shall conform to ASTM A36.
 4. Corrosion resistant steel shall be 304 stainless steel.
 5. High strength bolts shall conform to ASTM A325, Type 1.
 6. All bolts shall be galvanized in accordance with the related specification with K55C Specification for Structural Steels in the AISC Manual for Steel Construction.

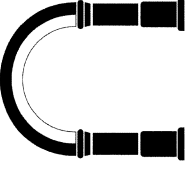
B. All connections shall be designed and installed in accordance with the AISC Manual of Steel Construction and 1987 AISC Bridge Specifications for the Design of Highway Bridges.
 C. Steel Structural Fastening Council standard SPC-394-E3.

5. WELDED CONNECTIONS:
 A. All structural steel welds shall conform to the latest AWS D1.1.
 B. All welds shall be qualified in accordance with the above AWS D1.1.
 C. All welds shall be checked and process using SMAW and/or FCAW.
 D. All welds shall be pre-qualified per AWS Code Book.
 E. All welds of live spans shall assure a permanent connection.
 F. Minimum deck weld size shall be 7/16" unless noted on drawings.
 G. All welds shall be inspected and approved in accordance with requirements.

6. EXCEL Bridge Manufacturing Company is certified for major/NO. 1 License #1582.
 7. EXCEL Bridge Manufacturing Company is certified for minor/NO. 2 License #1582.
 8. EXCEL Bridge Manufacturing Company is responsible for delivery of this fabricated bridge to the job site only. Unloading, erection, and placement safety are the responsibility of others.
 9. BRIDGE REACTIONS in pounds per line foot:
 (1 per ft. span width).
 Uniform Live Load 13,700 lbs.
 Vehicle Live Load 31,500 lb./ft.
 Wind vertical 19,800 lbs.
 Wind transverse 3,300 lbs.
 Seismic longitudinal (2) 18,000 lbs.
 Seismic 54,000 lbs.
 L/300.
 L/300.

10. BRIDGE LIFTING WEIGHT: 54,000 lbs.
 11. UNIFORM LIVE LOAD DEFLECTION: L/1380.
 12. VEHICLE LIVE LOAD DEFLECTION: L/300.

SHIPPING NOTES:
 1. Bridge will be shipped in over-the-road trucks. Truck or trailer responsible for securing and unloading. Unloading, erection, support, storage, and other necessary items. Unloading time is 2 hours per truck. Our checker will be responsible for all standby time and time over two hours, required by unloading.
 SPECIAL INSPECTION:
 1. All welding shall be performed in an approved fabrication shop.
 2. All high strength bolts shall be installed per the turn of nut method and shall be continuously spot checked.



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

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 1300 Industrial Road Unit 1
 San Carlos, California 94070
 (415) 650-9622
 www.BCAEngineering.com



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

TITLE

REVISIONS

Notes
 1. 10-23
 2. 10-23
 3. 10-23

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

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA BUILDING CODES, FEDERAL, STATE AND LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND WHAT IS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ANY OMISSIONS OR CONFLICTS BETWEEN THE ARCHITECTURE, THE ATTENTION OF THE ARCHITECT BEFORE ANY RELATED WORK IS STARTED.
- SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER.
- 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 VIOLATIONS MUST BE MECHANICALLY EQUIPPED MUST BE FIRMLY ATTACHED TO THE STRUCTURE.
- ALL MECHANICAL EQUIPMENT ATTACHED TO BE SUPPORTED ON OR FROM THE STRUCTURE SHALL BE DESIGNED AND APPROVED BY THE ARCHITECT. ALL BE SUBMITTED TO THE ARCHITECT FOR ENGINEER'S APPROVAL PRIOR TO INSTALLATION.
- ALL CONDITIONS NOT CLEARLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AND CHARACTER AS THOSE SHOWN FOR SIMILAR CONDITIONS.

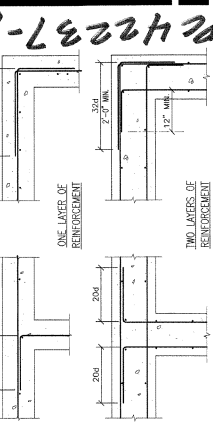
- FOUNDATION DESIGN IS BASED ON 4' DEPTH OF 4' CONCRETE WITH PROTECTIVE 15% SULFURIC ACID RESISTANT DIMENSION PER FOUNDATION SPECIFICATION 450 PSF FOR THE TOP 6 FEET ACTIVE PRESSURE = 45 PSF AT REST PRESSURE 85 PSF PASSIVE PRESSURE = 300 OVER 1.0 PER DIMENSIONS.
- PER DRILLING SHALL BE OBTAINED BY THE GEOTECHNICAL ENGINEER.
- FOUNDATION EXCAVATIONS SHALL BE EXAMINED AND CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL OR CONCRETE.

- CONCRETE**
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - CONCRETE SHALL BE PLACED AGAINST FORMS TO BE DESIGNED TO WITHSTAND THE WEIGHT OF THE CONCRETE AND THE WEIGHT OF THE FORMS.
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE 1 OR 2.
 - PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH ACT 318.
 - CONCRETE SHALL BE MACHINE MIXED AND DELIVERED IN ACCORDANCE WITH ACT 318.
 - PROVIDE MINIMUM CLEAR COVER OF CONCRETE OVER REINFORCING AS NOTED.
 - AGGREGATE SHALL CONFORM TO ASTM C33, U.S. NO. 57.
 - FORMS SHALL BE DESIGNED TO WITHSTAND THE WEIGHT OF THE CONCRETE AND THE WEIGHT OF THE FORMS.
- REINFORCING STEEL**
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60 FOR #5 AND LARGER BARS AND A615 FOR #3 AND #4.
 - ALL REINFORCING STEEL SHALL BE LAPTED AS NOTED BELOW. SEE 7/51.2 UNLESS OTHERWISE NOTED IN PLANS. SPLICES SHALL BE LOCATED AS NOTED IN PLANS.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A62 AND A185.
 - ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH ACT 318. ANCHOR BOLTS SHALL BE PLACED IN PLACE BEFORE CONCRETE IS PLACED. USE CUT THREAD ANCHOR BOLTS ONLY.

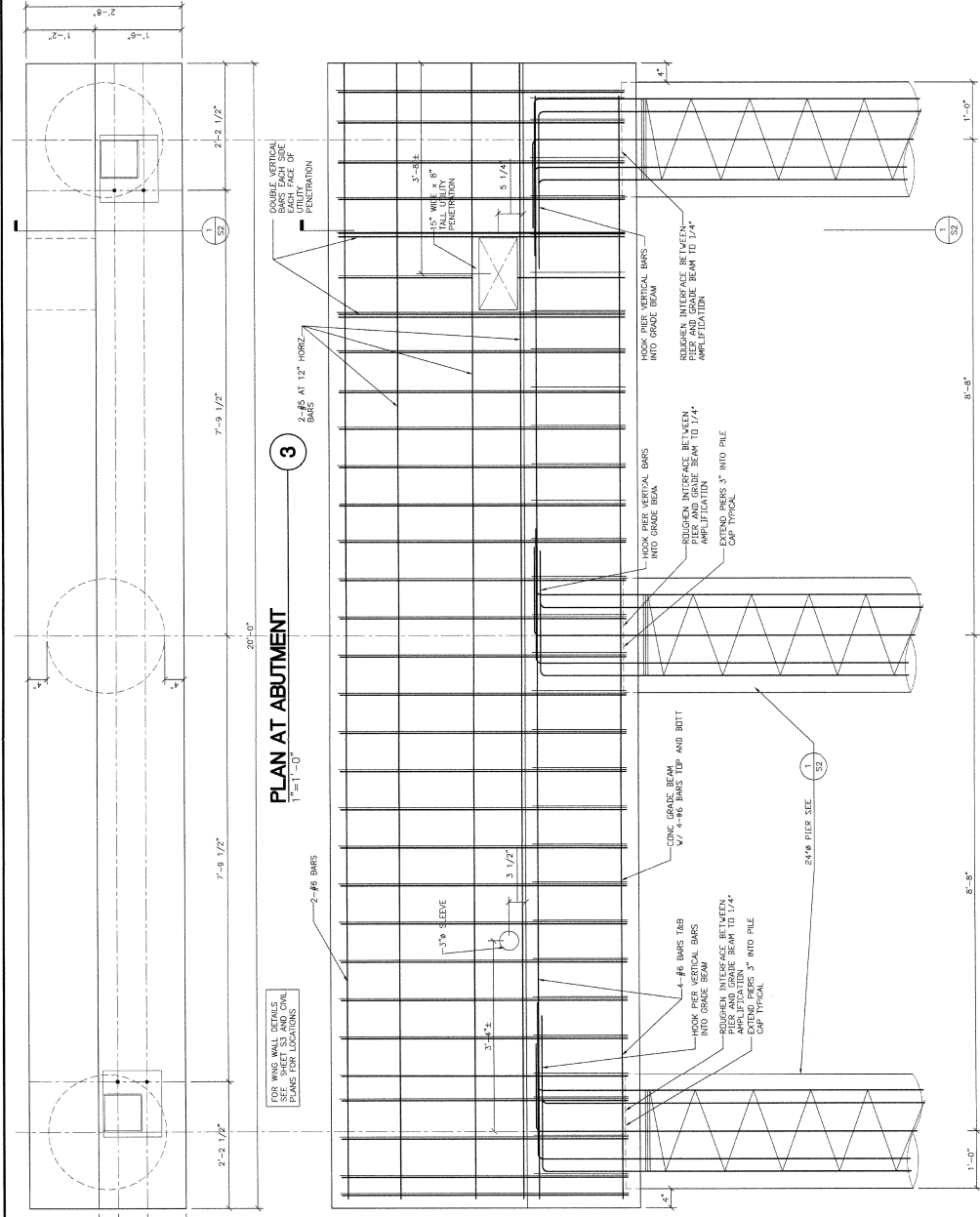
SITE INFORMATION

SEISMIC DESIGN CATEGORY = E
 F_s = 1 F_v = 1.3 S₁ = 1.063
 S_s = 0.242 S_s = 0.312 S_{0.5} = 1.675 S_{0.1} = 0.921
 SITE CLASS = C

SPECIAL INSPECTION
 SHEET NO. 1 OF 2
 1. CONCRETE AND REINFORCING LAPS AND OFFSETS
 2. PREP FOUNDATION (DEEP FOUNDATION)
 3. PREP FOUNDATION (DEEP FOUNDATION)

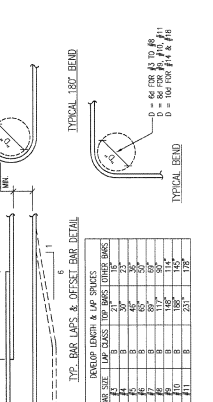


TYPICAL LAP SPLICES - CONC.
 N.T.S.



PLAN AT ABUTMENT
 1" = 1'-0"

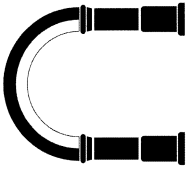
ELEVATION AT ABUTMENT
 1" = 1'-0"



TYP. BAR LAPS & OFFSET BAR DETAIL

BAR SIZE	LAP LENGTH	OFFSET BAR DETAIL
#4	12"	12"
#5	18"	18"
#6	24"	24"
#7	30"	30"
#8	36"	36"
#9	42"	42"
#10	48"	48"
#11	54"	54"
#12	60"	60"

TYP. BAR LAPS AND OFFSETS
 1" = 1'-0"



CWJ ARCHITECTURE
 130 Portola Road, Suite A
 Portola Valley, CA 94028
 (650) 351-0333 (Fax) (650) 351-0337

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ENGINEERING, INC.
 1300 Industrial Road, Unit 1
 San Bruno, CA 94066
 (415) 656-2500
 (415) 656-2505
 www.BCIAeng.net



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

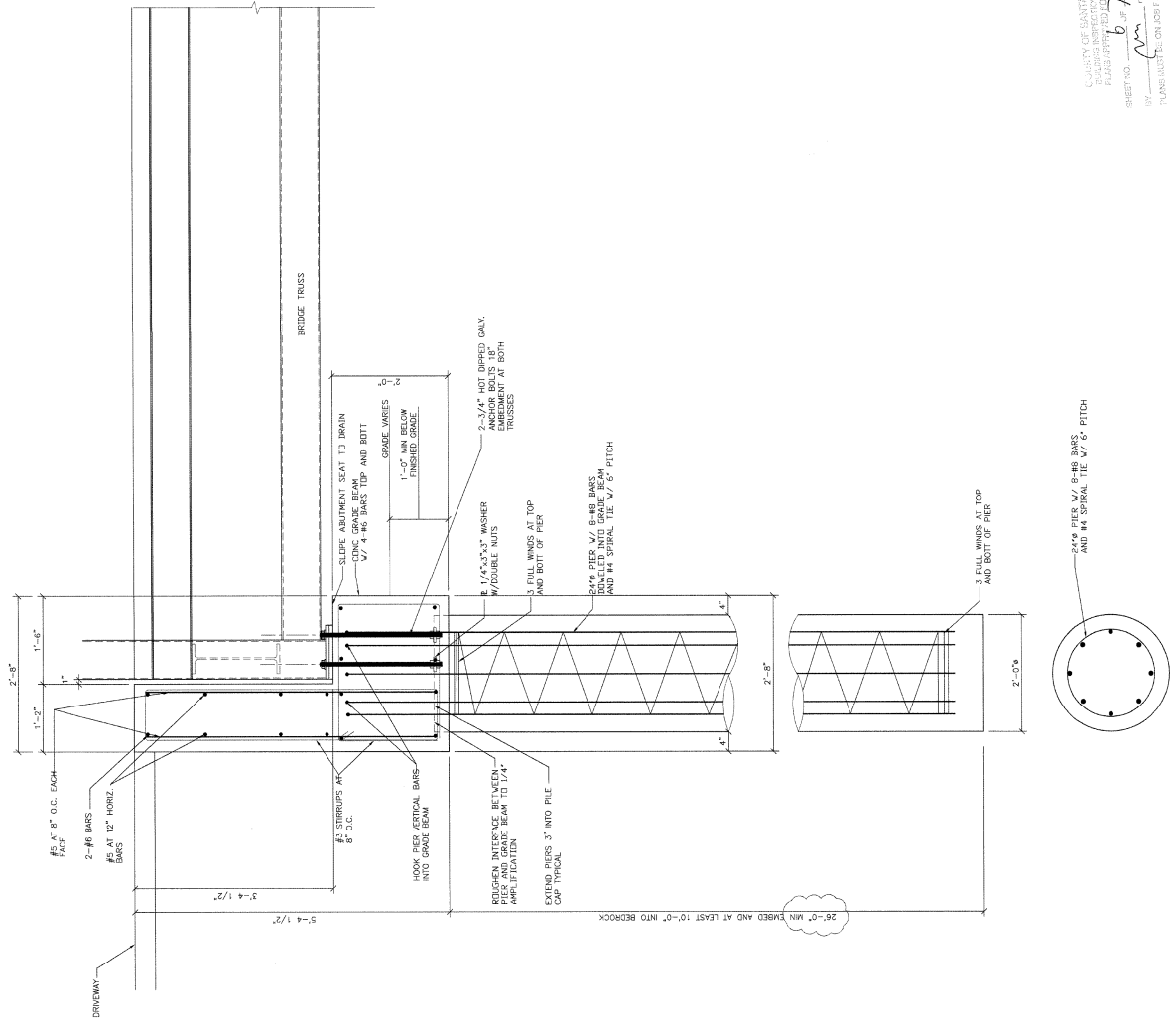
PROJECT •
 R. Kelley Residence
 APN: 0142-15-008
 Alpine Road
 Portola Valley, CA 94028
 New Driveway & Bridge

TITLE

REVISIONS

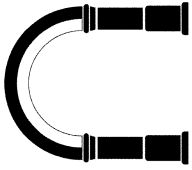
No.	Date	Name
1.	11.8.13	BC COMMENTS
2.	12.14	BC COMMENTS
3.	5.11.15	S.C.C. LABS

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



COURTESY OF SANTA CLARA
 COUNTY ENGINEERING DEPARTMENT
 SHEET NO. 6-27
 DATE: 4/26/10
 BY: [Signature]
 TRANSMITTED TO CIVIL 03/11

SECTION AT ABUTMENT
 1/1'-0"



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

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 1300 Industrial Road, Unit 1
 San Carlos, California 94070
 (415) 650-9625
 www.BCAEng.net



BCA, INC. 5/29/2015
 No. 153440

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

TITLE

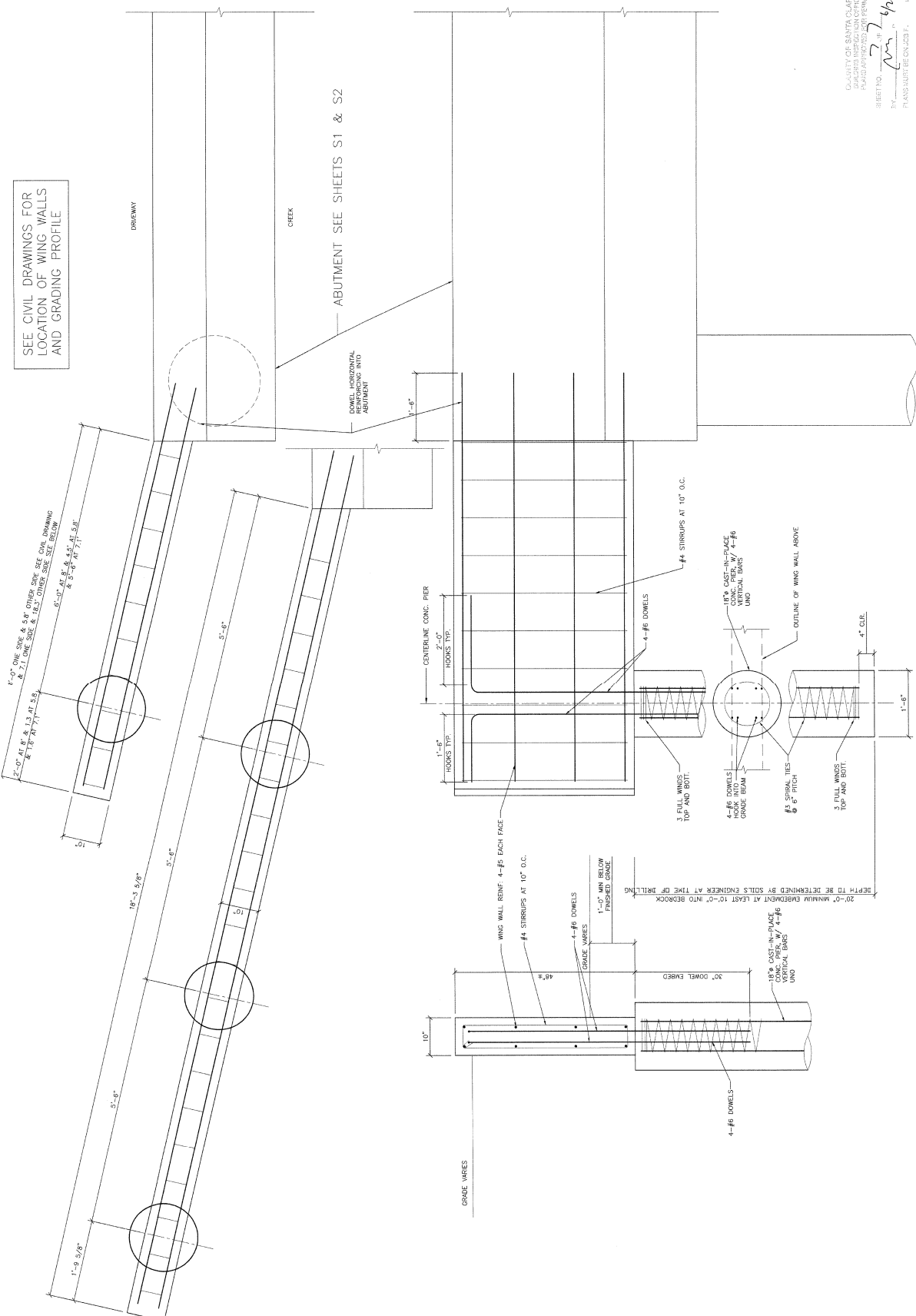
No.	Date	Notes
1.	11-14-13	PC COMMENTS
2.	12-14-13	PC COMMENTS
3.	1-11-14	SCC LOADS

JOB: 2010.0100

DATE: 8/29/2013

DWG #: 88

SEE CIVIL DRAWINGS FOR LOCATION OF WING WALLS AND GRADING PROFILE



DESIGNED BY: DANIEL A. DEAN
 CHECKED BY: JAMES H. DEAN
 PERMITTED BY: JAMES H. DEAN
 SHEET NO. 77
 DATE: 8/26/15
 PROJECT: R. KELLEY RESIDENCE



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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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.

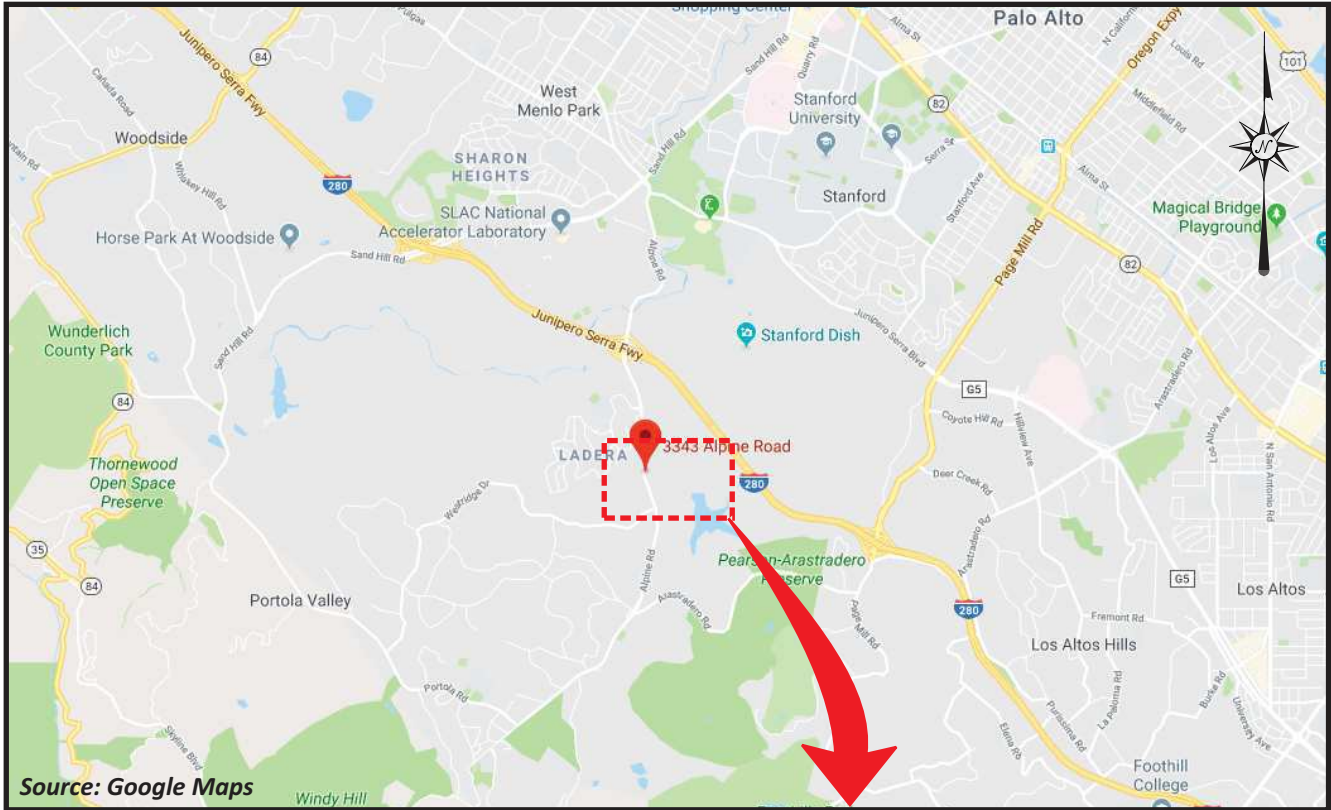
The following references and plates are attached and complete this report:

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

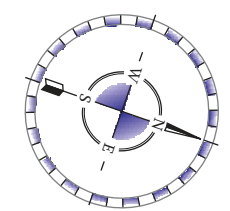
VICINITY MAP

DATE:
 JUNE 2019

JOB NO.:
 CUPAL-18-01

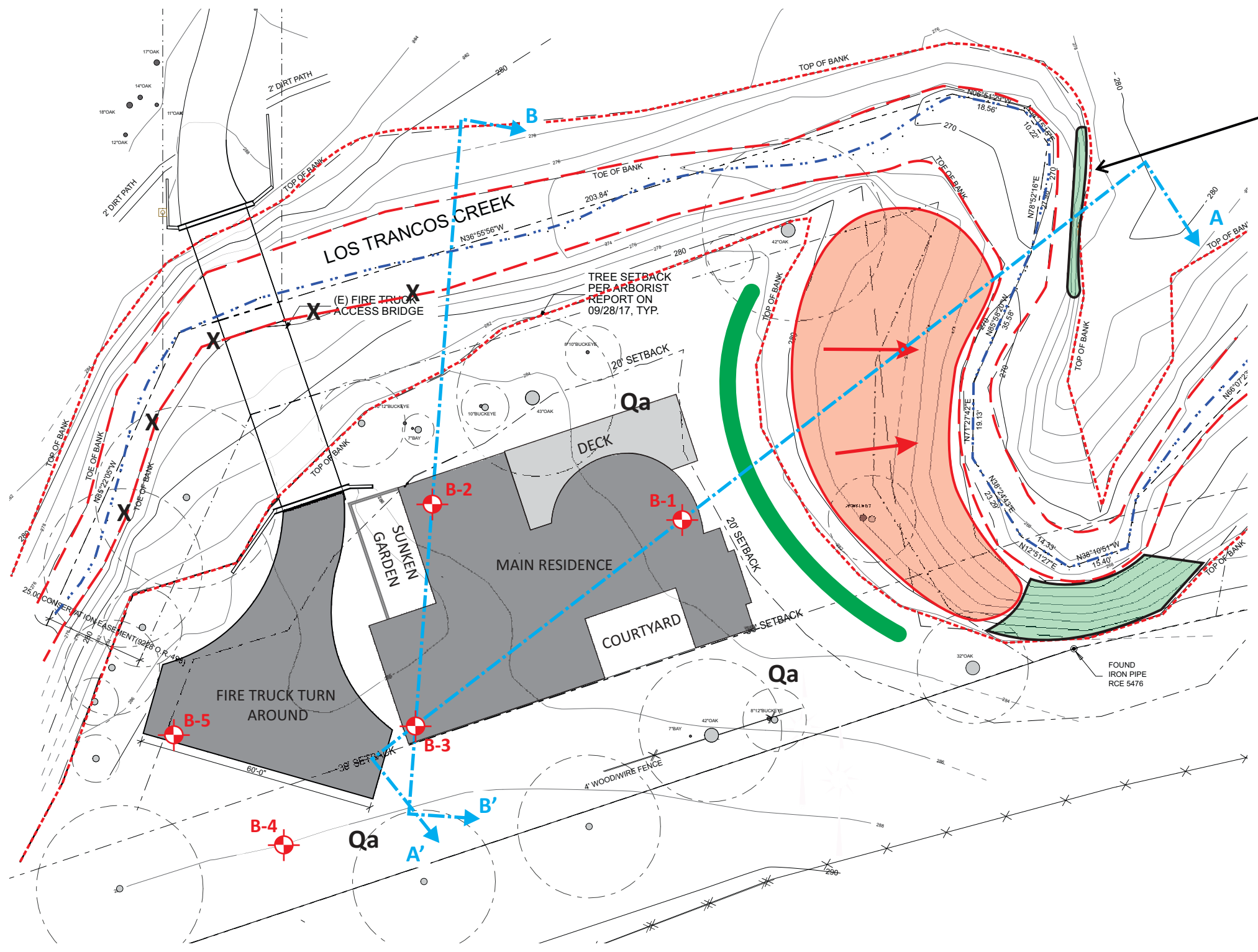
PLATE:
 1

Area of Concern, however, it is part of the Town of Portola Valley and outside of the scope of this project.



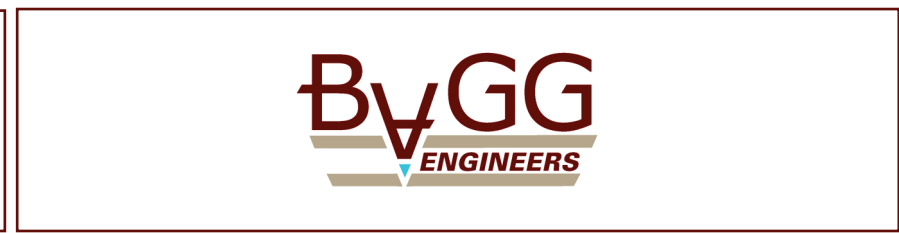
LEGEND

- 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

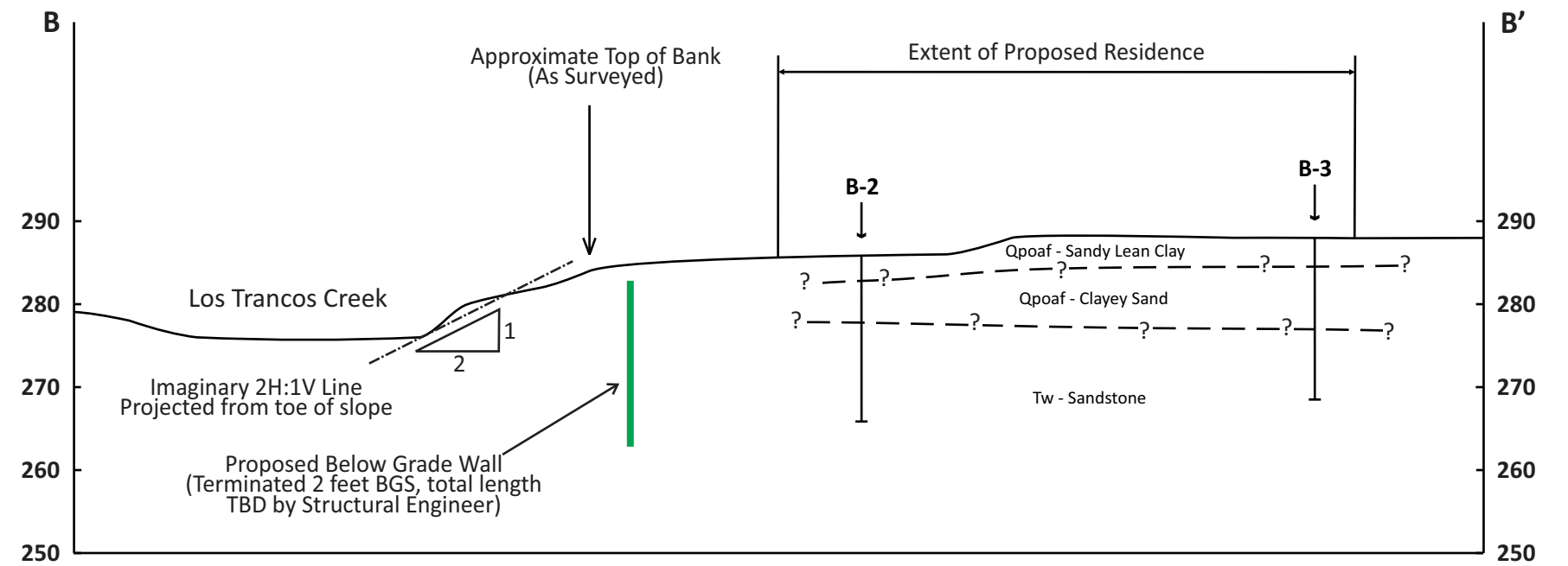
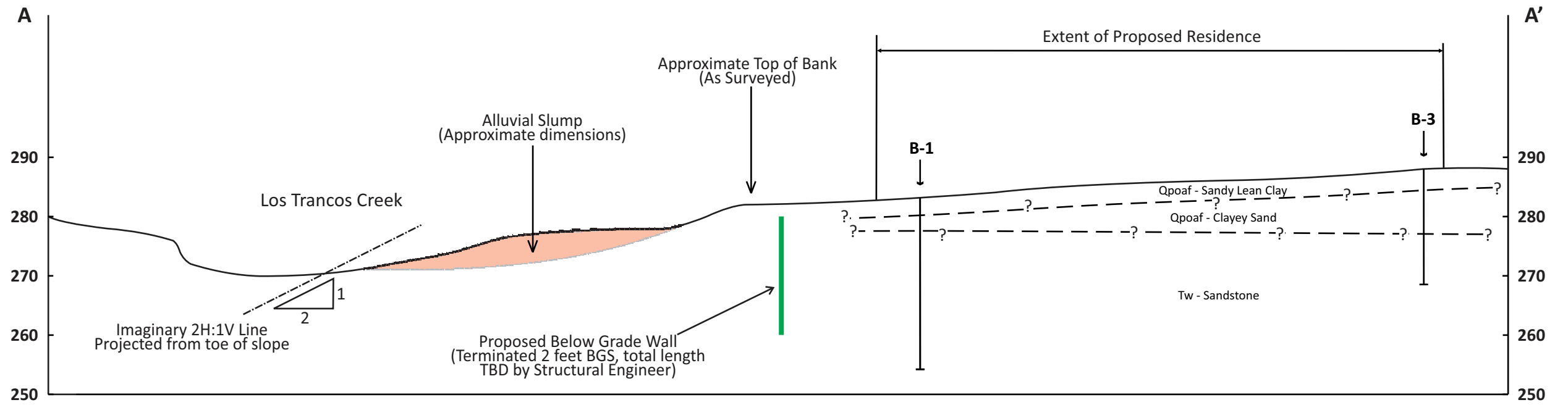


Base Map:
 "Cupal Residence," Prepared by Paul Discoe Design in association with Irongrain, third revision issued September 2018.

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



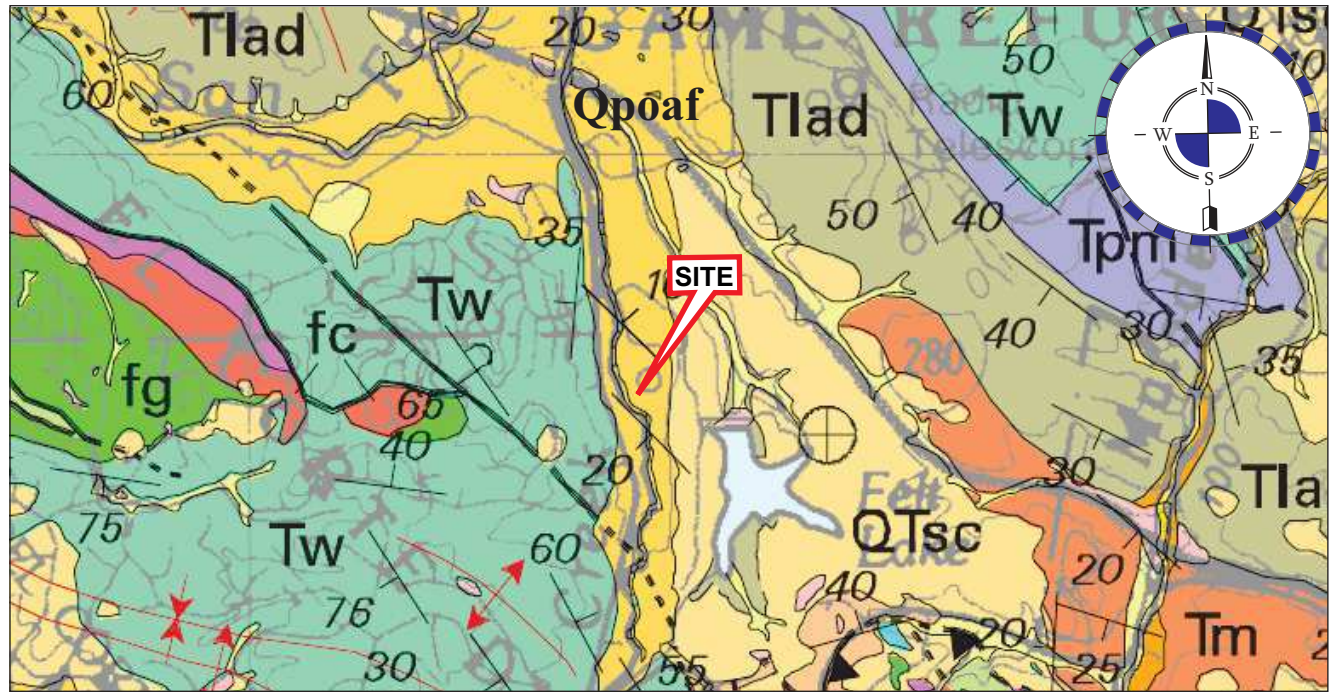
IDEALIZED SUBSURFACE PROFILES

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.

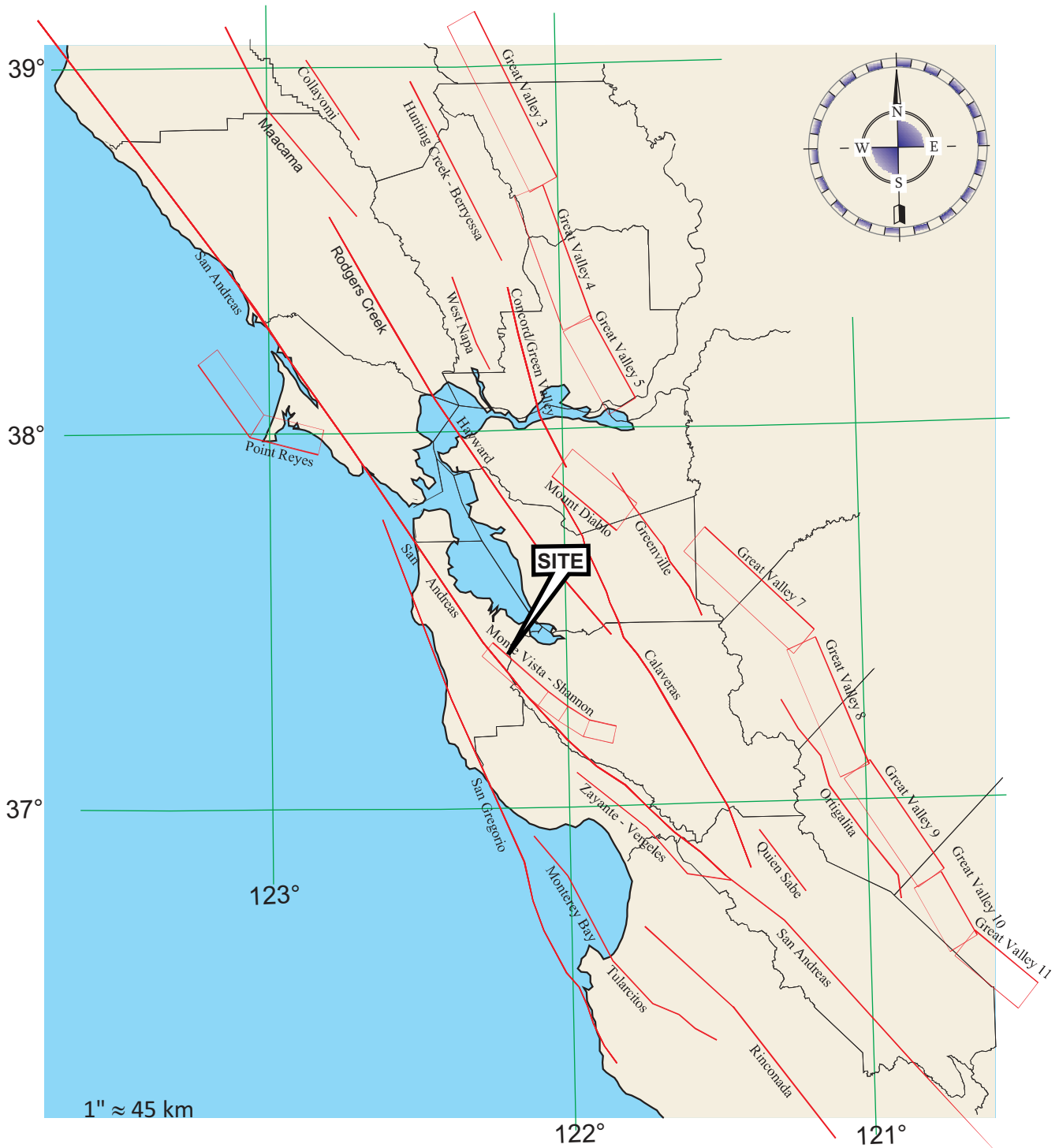
REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

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

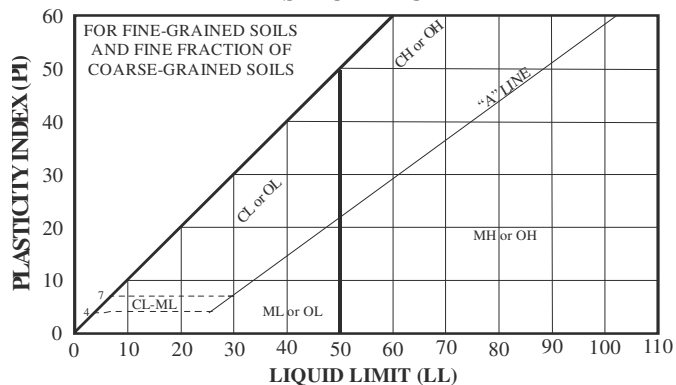
NOTE: Fine-grained soils receive dual symbols if their limits in the hatched zone on the Plasticity Chart(L-M)

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				


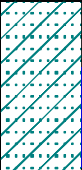





BORING LOG

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				

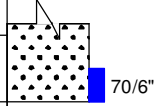


BORING LOG

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	 70/6"		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
						3				
DS	1600	NAT	2312	13.7	113	6		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.	%Swell=5%
						9				
						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.	
						18				55/6" 60/3"




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

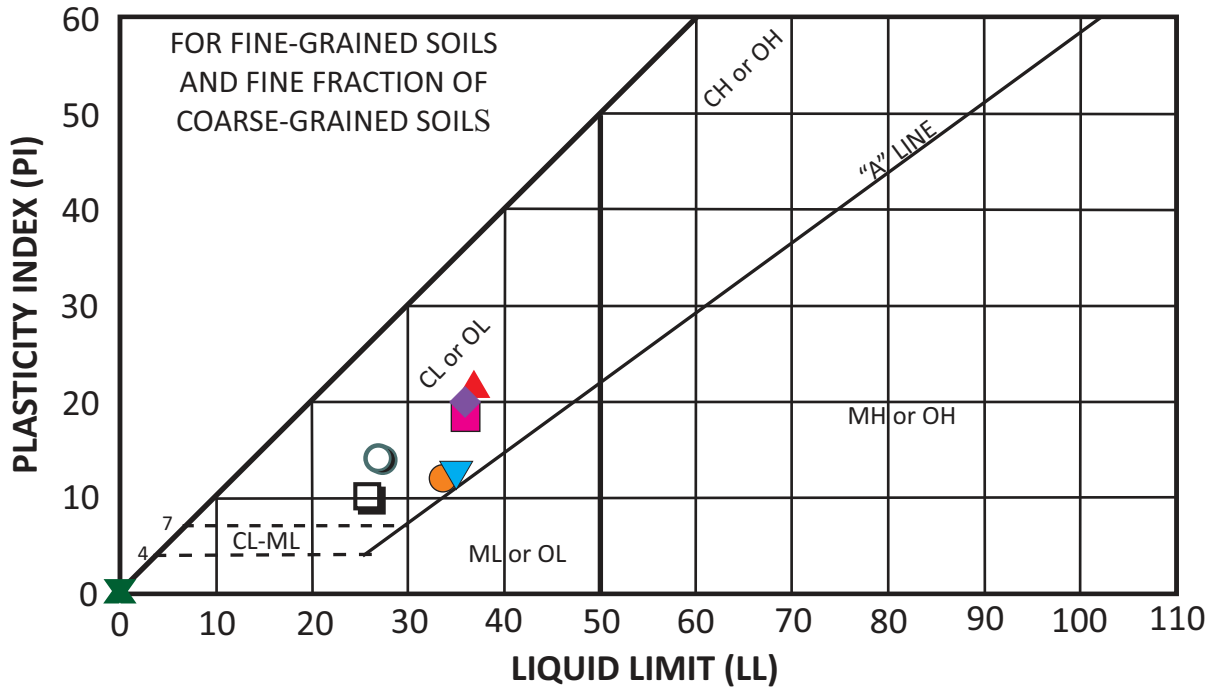
Boring No. B-5
Page 1 of 1

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

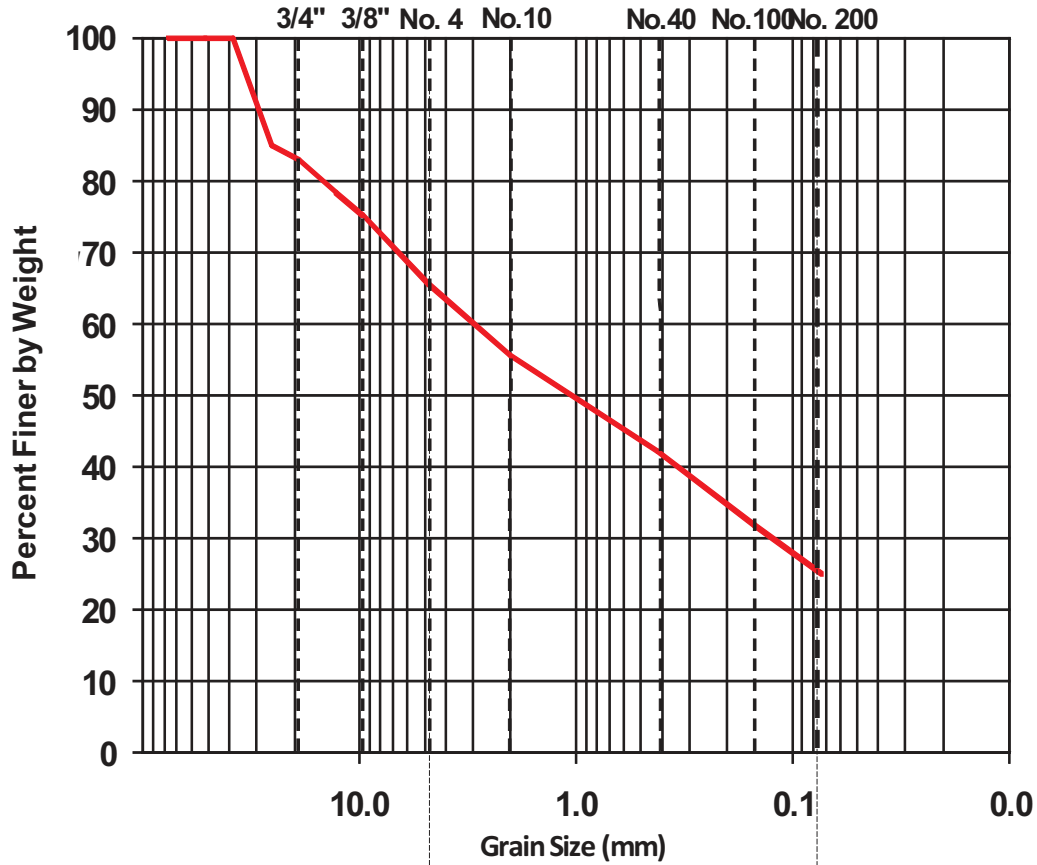
PLASTICITY DATA

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

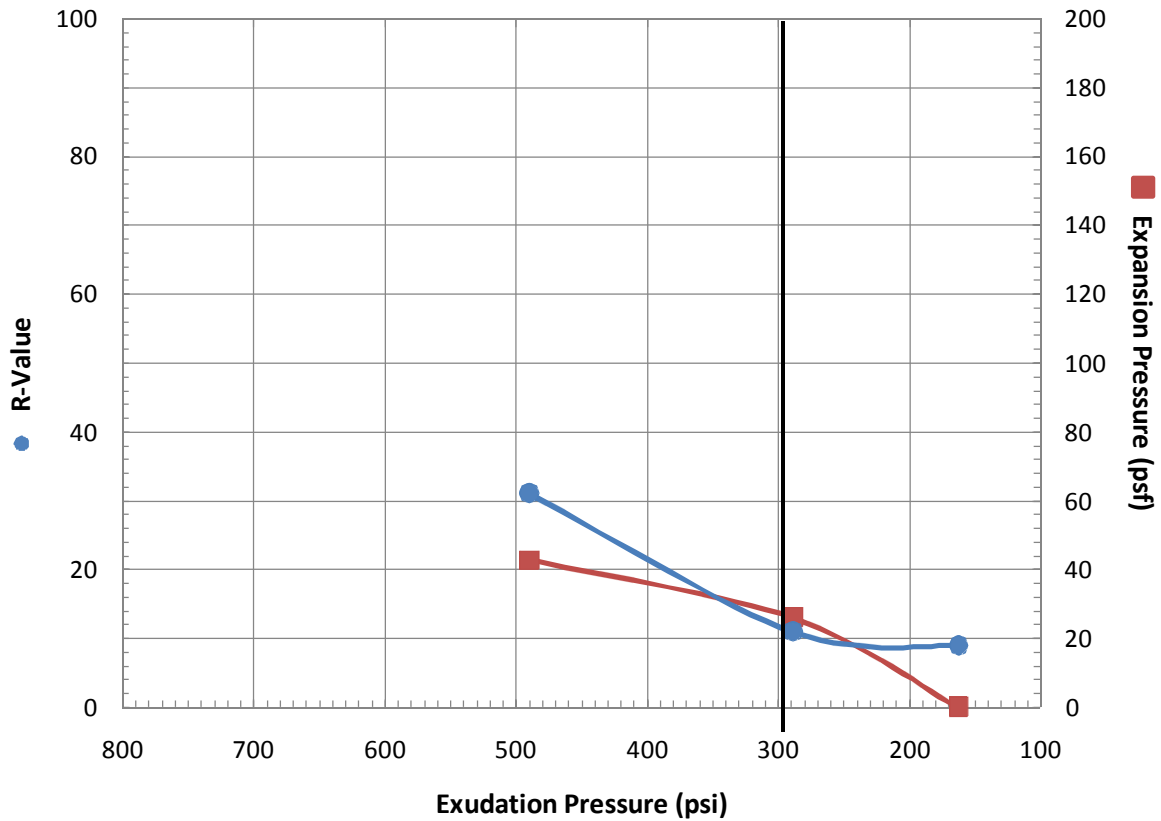
GRADATION TEST DATA

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**

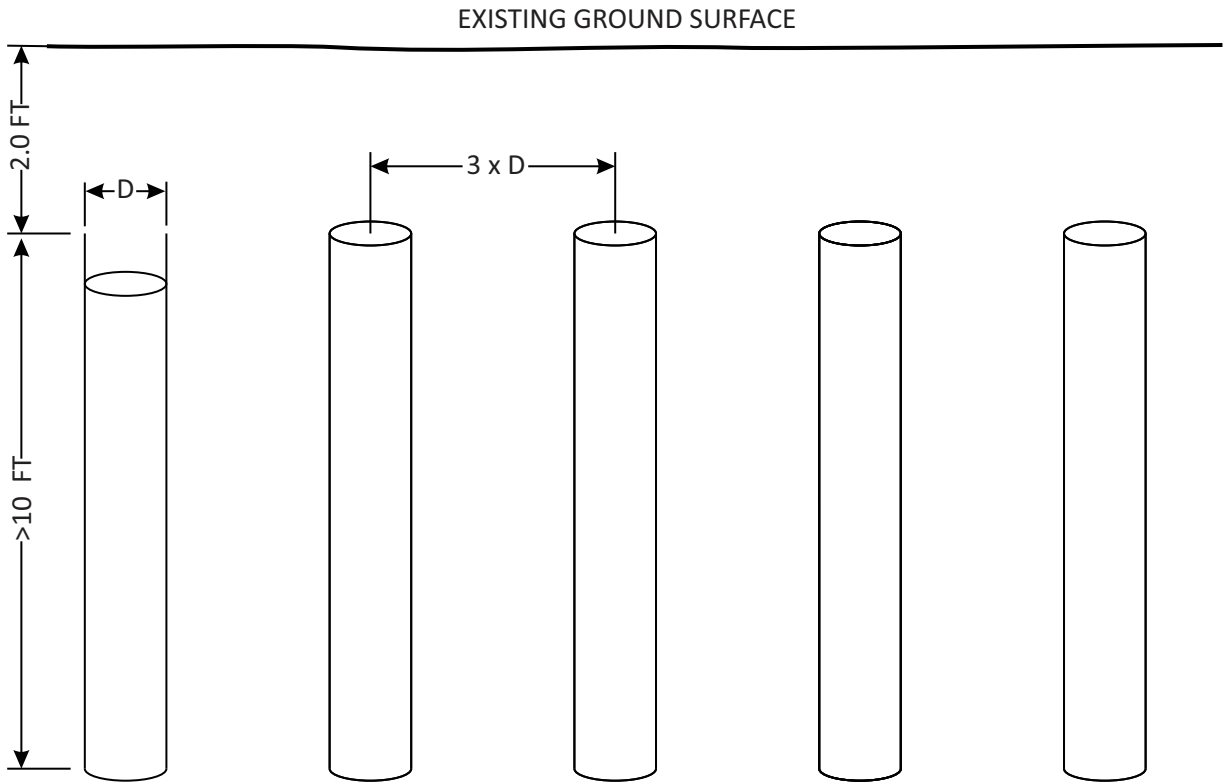
REPORT REVISION 2
GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED CUPAL RESIDENCE
3343 ALPINE ROAD
PORTOLA VALLEY, CA

R-VALUE TEST DATA

DATE:
JUNE 2019

JOB NUMBER:
CUPAL-18-01

PLATE
18



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*.



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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:

$$C_d = 0.62 \text{ (coefficient of contraction)}$$

$$g = 32.2 \text{ ft/s}^2 \text{ (gravitational acceleration)}$$

10-year Storm Event

$$Q = 0.28 \text{ cfs (allowable release for 5 minute } T_c \text{ for 10-year event)}$$

$$h = 1.35 \text{ ft (head at 10-year storage elevation)}$$

$$A = 0.28 / (0.62 * (2 * 32.2 * 1.35)^{0.5})$$

$$A = 6.97 \text{ in}^2$$

Lower orifice diameter = 3.0"

100-year Storm Event

$$Q = 0.39 \text{ cfs (allowable release for 5 minute } T_c \text{ for 100-year event)}$$

$$h = 2.00 \text{ ft (head at 100-year storage elevation above lower orifice)}$$

$$\text{Flow through lower orifice at } h = 2.00 \text{ ft} = 0.35 \text{ cfs}$$

This is close enough to the 0.39cfs 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:

$$Q = 0.28 \text{ cfs (126GPM)}$$

$$\text{Velocity} = 2.9 \text{ ft/sec}$$

100-year event:

$$Q = 0.39 \text{ cfs (175GPM)}$$

$$\text{Velocity} = 3.1 \text{ ft/sec}$$

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;

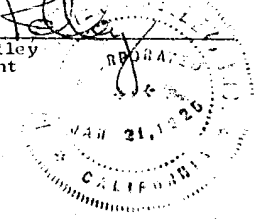
provided, however, that exceptions to the prohibitions stated herein may be granted by the Town Council of the Town of Portola Valley.

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

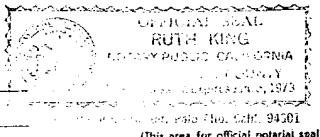
COUNTY OF Santa Clara

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

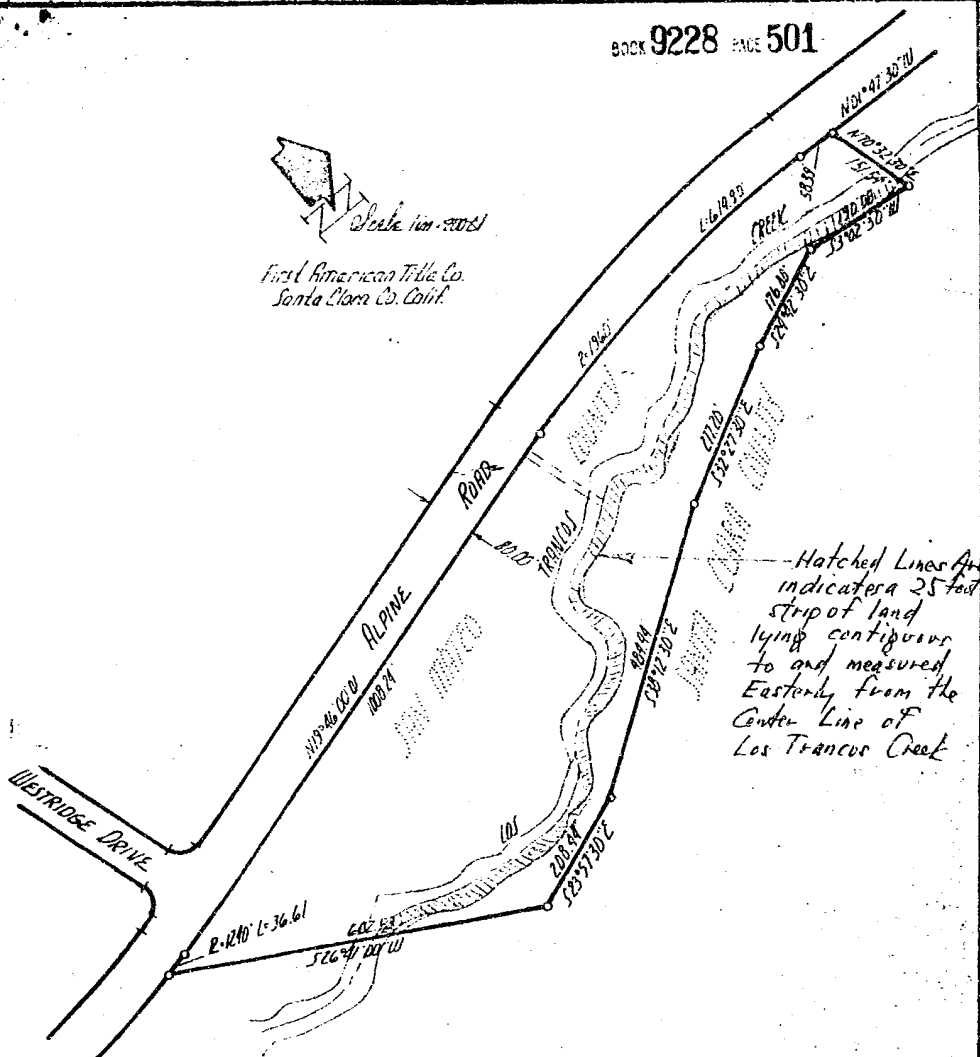
EXHIBIT "A"

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) 351-1788

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



Legend

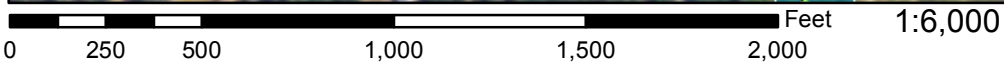
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| 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 | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | 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.

122°11'43.47"W
37°23'58.03"N



USGS The National Map: Orthoimagery. Data refreshed October 2017.



37°23'29.45"N

122°11'6.01"W

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.



**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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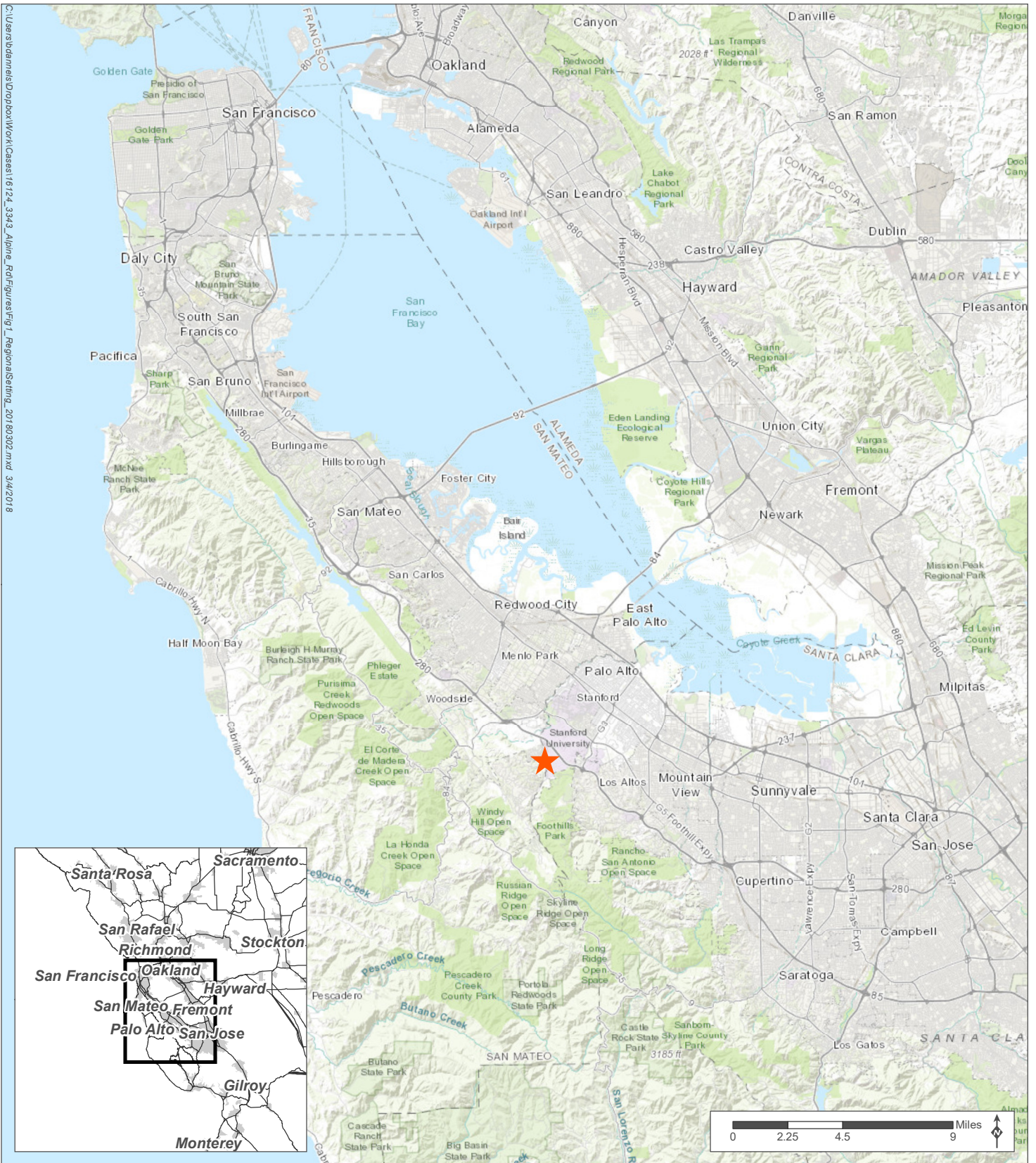
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Appendix A – Figures



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-leafed 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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RESOLUTION NO. 1285

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF SAN MATEO
MAKING DETERMINATIONS, APPROVING LAFCO FILE 22-02 -
PROPOSED MINOR SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION OF 3343 ALPINE ROAD,
UNINCORPORATED SANTA CLARA COUNTY (APN 142-15-008)
TO THE WEST BAY SANITARY DISTRICT, WAIVING CONDUCTING AUTHORITY PROCEEDINGS
AND ORDERING SAID ANNEXATION**

RESOLVED, by the Local Agency Formation Commission of the County of San Mateo, State of California, that

WHEREAS, a proposal for the annexation of certain territory to the West Bay Sanitary District in the County of Santa Clara County was heretofore filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, the San Mateo Local Agency Formation Commission forwarded this proposal to Local Agency Formation Commission of the County of Santa Clara for an advisory recommendation because the affected territory is located in Santa Clara County; and

WHEREAS, on April 6, 2022 the Santa Clara Local Agency Formation Commission by a unanimous vote has approved a resolution recommending the annexation of 3343 Alpine Road, Unincorporated Santa Clara County (APN 142-15-008) to the West Bay Sanitation District; and

WHEREAS, the Executive Officer has reviewed the proposal submitted to San Mateo Local Agency Formation Commission and prepared a report, including the recommendations thereon, the proposal and report having been presented to and considered by this Commission; and

WHEREAS, it appears to the satisfaction of this Commission that all owners of the land included in the proposal consent to the proceeding; and

WHEREAS, a public hearing by this Commission was held on the proposal and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the proposal and the Executive Officer's report; and

WHEREAS, the proposed annexation is not consistent with the Sphere of Influence with the West Bay Sanitary District and it is appropriate that the Commission amend the Sphere of Influence to include

the territory in the Sphere of Influence of the West Bay Sanitary District and that the Commission make the following determinations:

- 1) *The 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 currently vacant and a single-family residence is proposed to be constructed on the parcel. The parcel does not include agricultural or open space lands as defined in the Cortese-Knox-Hertzberg Act.

- 2) *The present and probable need for public facilities and services in the area.*

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, located in Alpine Road. The property will be served by Cal Water for domestic water service.

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 to the property. San Mateo LAFCo worked with Santa Clara County Planning, San Mateo County Public Safety Communications, and Woodside Fire Protection District to identify the process of dispatching emergency responders to the property.

- 3) *The 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.

- 4) *The 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.

- 5) *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 San Mateo County based upon mapping information provided by the State of California Department of Water Resources. Per Santa Clara LAFCo, no DUCs are within the service area of WBSD in Santa Clara County.

WHEREAS, the landowners and District have requested that the Commission waive conducting authority proceedings pursuant to government code Section 56837(c); and

WHEREAS, On February 11, 2021, the County of San Mateo as lead agency adopted a Mitigated Negative Declaration (MND) under California Environmental Quality Act (CEQA) guidelines and approved the associated permits; and

WHEREAS, The Commission reviewed and considered the Mitigated Negative Declaration including any findings and the mitigation and monitoring program, prepared by the County of Santa Clara as lead agency and that mitigation measures are within the responsibility and jurisdiction of the County of Santa Clara (Section 15091(a)(2)).

NOW, THEREFORE, the Local Agency Formation Commission of the County of San Mateo DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. This proposal is approved, subject to the following conditions: none.

Section 2. The boundaries as set forth in the application are hereby approved as submitted and are as described in Exhibit "A" attached hereto and by this reference incorporated herein.

Section 3. The territory consists of 4.15 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: SOI amendment and annexation of 3343 Alpine Road, Unincorporated Santa Clara County (APN 142-15-008) to the West Bay Sanitary District.

Section 4. Conducting authority proceedings are hereby waived in accordance with Government Code Section 56663 and this annexation is hereby ordered.

Regularly passed and adopted this _day of _____, _____.

Ayes and in favor of said resolution:

Commissioners:

Noes and against said resolution:

Commissioners Absent and/or Abstentions:

Commissioners:

Chair
 Local Agency Formation Commission
 County of San Mateo
 State of California

ATTEST:

 Executive Officer
 Local Agency Formation Commission

Date: _____

I certify that this is a true and correct copy of the resolution above set forth.

Date: _____

 Clerk to the Commission
 Local Agency Formation Commission