

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN19-0226	Date: May 19, 2021
Project Type:	Grading Abatement	APN(s): 326-12-057
Project Location / Address:	10500 Creston Drive Los Altos	GP Designation: City of Cupertino General Plan – Low Density 1 to 5 dwelling units per acre
Owner’s Name:	Michael Gustafson	Zoning: R1-10
Applicant’s Name:	Robert Schneider of Delve Engineering and Consulting	Urban Service Area: City of Cupertino
Project Description		
<p>This application is a Grading Abatement to restore the site to pre-graded conditions. This includes removal of two retaining walls and a deck located along the top of bank of Stevens Creek (Wall A approximately 55 linear ft, and Wall B-2 approximately 7.5 linear ft), along with restoration of the creek banks with riparian vegetation. Two additional walls in close proximity to the creek are proposed to remain (Wall C approximately 9 linear ft, and Wall B-1 which does not impact the top of bank of the creek). Grading quantities are approximately 45 cubic yards of cut with a maximum depth of 2.5 ft. See Attachment B -Plan Set.</p>		
Environmental Setting and Surrounding Land Uses		
<p>The subject property has an average slope of 5.4%, with an existing residence and driveway located off Creston Drive, in an unincorporated area of Los Altos. Surrounding uses include other single family residences in the immediate neighborhood. The creek is located in the rear yard of the property (Stevens Creek). The property is located in an urban pocket of the County directly adjacent to City of Cupertino. Trees include a mix of sycamore and cottonwood trees along the creek banks as a mixed riparian woodland habitat. See Attachment A – Project vicinity map.</p>		
Other agencies sent a copy of this document:		
<p>CA Dept. of Fish and Wildlife Regional Water Quality Control Board Santa Clara Valley Water District</p>		

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 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.

Colleen A. Tsuchimoto
Signature

5/19/21
Date

Colleen Tsuchimoto – Printed Name

For Santa Clara County Planning Dept

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"/>	2,3,4, 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, 6,7 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 project site is located within an urban zoning district, within an unincorporated area adjacent to the City of Cupertino. The lot is surrounded by other residential homes in the neighborhood. The site has an existing residence with Stevens Creek in the rear yard of the property – surrounding by walls and decking.

DISCUSSION:

a, b, c, & d) No Impact - The purpose of this project is to restore the creek bank to pre-graded conditions. As noted in the project description, the scope of work includes the following:

Removal of two retaining walls and a deck located along the top of the bank of Stevens Creek (Wall A approximately 55 linear ft, and Wall B-2 approximately 7.5 linear ft), along with restoration of the creek banks, utilizing riparian vegetation. Two other walls in close proximity to the creek are proposed to remain (Wall C approximately 9 linear ft, and Wall B-1 which does not impact the top of bank of the creek). Grading quantities are approximately 45 cubic yards of cut with a max depth 2.5 ft. in depth.

Restoring the site to pre-graded condition will not create any visual impacts to the site. No new structures are being constructed. No trees are proposed for removal, and there are no historical features such as rock outcroppings. This is an urban lot – therefore finding c does not apply to this project.

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
	<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) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, 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"/>	9,21a
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"/>	
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"/>	1, 28
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"/>	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"/>	

SETTING:

The project consists of non-prime farmland agricultural soil type described as Urban land- Candel Spark Complex (0 to 2 percent slopes). The property is located within a non agricultural zone – urban residential district (R1-10). There is no forest land on this site. The property is not under any Williamson Act contract.

DISCUSSION:

a, b, c, d, e & f)– No Impact -As noted in the Setting Section of this analysis, the project site has no prime farmland and no forest land. The soil type is urban – not suitable for agriculture. The property is zoned for residence use R1-10. The property does not have a Williamson Act contract, and not located within any forestland/timberland area. No trees are proposed for removal. Therefore the project would have no impacts to agricultural resources.

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
	<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) 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"/>	5,29, 30
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"/>	5,29, 30
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"/>	5,29, 30
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"/>	5, 29, 30

SETTING:

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 particulates linked with respiratory health 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).

DISCUSSION:

a,b,c & d) No Impact

Operation

The proposed project would involve restoration of the site to pre-graded conditions and contours including removal of unpermitted retaining walls and a deck. BAAQMD has published screening criteria for operational criteria pollutants for different land use types.¹ The land use type applicable to the proposed project is single-family residential. Single family residential uses are the most appropriate use category for the project, as the lot has an existing home and surrounded by residential development (other single-family homes). The operational screening threshold for criteria pollutants for this land use type is 325 dwelling units. The proposed project would not impact any building area, which is well under this threshold. As such, operation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment.

Demolition/Construction

Fugitive dust will be created during the grading activities to restore the site to pre-graded condition. Standard dust control measures and best management practices, as stipulated by County Land Development Engineering and the BAAQMD, would be employed to ensure that any air quality impacts, such as fugitive dust from NO_x (oxides of nitrogen) and PM₁₀ (respirable particulate matter with aerodynamic resistance diameter of 10 micrometers), would remain less than significant during construction. Grading operations would not exceed BAAQMD maximum thresholds.

MITIGATION:

None required.

¹Although the BAAQMD CEQA Guidelines that contain these screening level sizes have been overturned in court, the County has determined that these thresholds are based on substantial evidence, as identified in Appendix D of the Guidelines, and has therefore incorporated them into this Initial Study.

D. BIOLOGICAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 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, 8a, 17b, 17e, 22d, 22e, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 7, 17n, 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"/>	1, 3, 31, 32
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"/>	1,7, 17b, 17o
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"/>	32
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:

As noted in the project description, this application includes a request for a Grading Abatement to restore the project site to pre-graded conditions, including removal of retaining walls and a deck located along the top bank of Stevens Creek. The site is outside of the County Habitat Conservation Plan boundaries.

DISCUSSION:

a, c, d, e, f, & g) No Impact -There are no serpentine soils, oak woodland vegetation or endangered/special status species habitat on-site. The CA Department Fish and Game's Natural Diversity Database do not identify any endangered, threatened or special status species on the subject property. The site is located within an urban neighborhood – mostly paved with impervious surface for the home and driveway – adjacent to the City of Cupertino. There is no suitable habitat for endangered riparian species. Field surveys conducted by the applicant's biologist were unable to find suitable vegetation for riparian species such as CA red legged frog, and CA tiger salamander as the creek bank is very eroded with the walls and decking.

b) Less than Significant with Mitigation -As the proposed work impacts the riparian vegetation of the creek bank, a Creek Bank Restoration Plan will be implemented as part of the conditions of this project. "Creek Bank Restoration on Stevens Creek at 10500 Creston Drive Habitat Mitigation Monitoring and Reporting Plan," prepared by MIG biological consultant, dated December 12, 2020, was reviewed and approved by the County Planning Dept., CA Dept. of Fish and Wildlife Service, Regional Water Control Board and Santa Clara Valley Water District. See **Attachment C – Creek Bank Restoration Plan**.

MITIGATION:

The scope of this project requires mitigation as the retaining wall and deck eroded the top bank of Stevens Creek and made the toe of slope unstable. There are erosion and bank stabilization impacts of significance that will be mitigated through the implementation of the Creek Bank Restoration Plan above. Riparian plantings of native vegetative include willow, maple, buckeye trees and a variety of shrubs (See Table 1 Plant Palette) of the report – **Attachment C**. A qualified biologist will monitor the riparian habitat on an annual basis to ensure that shrub and tree survivorship is documented, and hydrologist or geomorphologist will monitor the bank stability from the restoration work.

Below is a list of the specific mitigation measures that will be incorporated into the Mitigation Monitoring Program:

(Bio-Mit No. 1) –The approved Creek Bank Riparian Restoration Plan (**Attachment C**) shall be implemented as part of the grading abatement work in restoring the site to pre-graded conditions including riparian plantings and monitoring of the site with inspection from the qualified biologist and hydrologist or geomorphologist.

(Bio-Mit No. 2) – Prior to final grading abatement inspection, submit to the Planning Division a Biological Monitoring Report from qualified biologist to confirm that riparian restoration plant installations comply with the Creek Bank Riparian Restoration Plan. Planning staff will distribute report to the reviewing agencies (CA Dept. of Fish and Wildlife Service, Regional Water Quality Control Board and Santa Clara Valley Water District).

(Bio-Mit. No. 3) – On an annual basis, for a 10-year period, submit to the Planning Division, a Biological Monitoring Report, from a qualified biologist and a creek bank stability report from the qualified hydrologist or geomorphologist to document compliance with the Creek Bank Restoration Plan. Planning staff will distribute reports to the reviewing agencies (CA Dept. of Fish and Wildlife Service, Regional Water Quality Control Board and Santa Clara Valley Water District)

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, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 40, 41

SETTING:

The California Historical Resources Northwest Information Center indicated that the proposed project area has the possibility of containing unrecorded archaeological site(s). The focus of the project is on work conducted within the creek, on-site, within the top of bank of Stevens Creek, including demolition of retaining walls and a deck and restoration of the creek bank to pre-graded conditions.

DISCUSSION:

a, b, & c) No Impact - An archaeological study prepared by a qualified archaeologist was required for submittal, evaluating the project’s impacts to cultural resources. “10500 Creston Drive Cultural Resources Inventory,” prepared by MIG consultants,” dated April 2020, concludes that work within the creek bank, including demolition of an unpermitted retaining wall and deck and subsequent bank stabilization, with replanting of native vegetation could potentially uncover archaeological resources during ground disturbing activities. The field

The following is a standard condition of approval in meeting Ordinance requirements: (In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator Of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified

archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.)

MITIGATION:

None required.

F. ENERGY							
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) 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:

As noted in the project description the Grading Abatement will restore the site to pregraded conditions, including removal of retaining wall and decking along the top bank of Stevens Creek, and restoring the creek bank with riparian plantings. No energy resources are involved with this project.

DISCUSSION:

a & b) No Impact - There will be no new construction of any structures or other substantial improvements. Therefore, there are no negative impacts to energy resources. The project will not conflict with any renewable energy plan.

MITIGATION: N/A

G. GEOLOGY AND SOILS							
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) 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, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 17L, 118b
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 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 type="checkbox"/>	<input checked="" 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"/>	2,3,4,40,41

SETTING:

The site is not located within any geologic hazard zones. The soil type Urbanland-Landelspark complex (0 to 2 % slope) is considered to have moderate expansive shrink swell potential. The County Geologist did not require any Geologic requirements as this project does not involve impact of any occupied structures and has no geologic impact zones.

DISCUSSION:

a, b, c, d, e, & f) No Impact – The County maps do not identify any geologic hazard zones for this lot. As such there are no adverse impacts for rupture of earthquake faults, landslides, and liquefaction hazards.

The project will be subject to Santa Clara County’s Policies and Standards Pertaining to Grading and Erosion Control. Land Development Engineering requires a geotechnical report prior to final grading permit issuance, focusing on soil stability for all the grading restoration. As the grading does not involve occupancy of any building or structures, with no geology hazards zones on-site, the County Geologist does not require further review.

The required grading will be carried out in accordance with the recommendations set forth by the County Grading Ordinance. At the time of construction, all graded areas shall be reseeded in conformance with the County Grading Ordinance to ensure that the project will minimize 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.

MITIGATION:

None required.

H. GREENHOUSE GAS EMISSIONS							
	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) 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30

SETTING:

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 - The proposed project would regrade the site to pre-existing graded conditions. BAAQMD has published screening level sizes for operational GHG emission for different land use types.² The land use type applicable to the proposed project is “Single-family.” Single family residential is the most appropriate for the project as the lot has an existing single family home. The operational screening level sizes for GHG emissions for this land use type is 56 dwelling units. The proposed project does not impact any new building area. GHG emissions from construction are considered to be less than significant when the development is below the operational screening level size. Therefore, construction of restoring the site to pre-graded conditions would not result in a cumulatively considerable net increase in GHG emissions.

MITIGATION:

None required.

I. HAZARDS & HAZARDOUS MATERIALS							
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) 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"/>	1, 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"/>	2, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 22a

²Although the BAAQMD CEQA Guidelines that contain these screening level sizes have been overturned in court, the County has determined that these thresholds are based on substantial evidence, as identified in Appendix D of the Guidelines, and has therefore incorporated them into this Initial Study.

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	
private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?							
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 17g

SETTING:

The property is located in the Santa Clara County Central Fire Department Area. The site is not located near any airport. The site is not located within a Wildland Urban Interface Area.

DISCUSSION:

a, b, c, d, e, f, & g) No Impact - No new development is being proposed. The proposed grading will restore the site to pre-graded conditions. There is no storage of hazardous materials associated with this project. There is no risk of wildland fires as this is not in a Wildland Urban Interface Area, with no impacts to trees in the area of restoration.

MITIGATION:

None required.

J. HYDROLOGY AND WATER QUALITY							
Would the project:	IMPACT						SOURCE
	Potential 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
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17n,

i)	Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 36, 21a
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
IV)	Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 18b, 18d
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

SETTING:

As note in the project description and Biological Resources Section, this application is for a Grading Abatement to restore the site to pre-graded conditions for the creek impacts, including removal of two retaining walls and a deck located along the top of bank of Stevens Creek (Wall A approximately 55 linear ft, and Wall B-2 approximately 7.5 linear ft), along with restoration of the creek banks with riparian vegetation. Grading quantities are approximately 45 cubic yards of cut with a max depth 2.5 ft. in depth.

DISCUSSION:

a, b, c III, d, & e – No Impact – The project would discharge pollutants from surface or ground water, or decrease groundwater supply, or exceed storm drainage runoff. This project is not applicable to any groundwater management plan as there is no new development proposed.

c I, II, IV – Less than Significant with Mitigation - The proposed grading abatement work will impact the top of bank of Stevens Creek. Thus, waterway jurisdiction permits (Regional Water Quality Control Board, CA Dept. of Fish and Wildlife Service, are required as part of the restoration of the creek as discussed below.

MITIGATION:

The scope of this project requires mitigation as the retaining wall and deck eroded the top bank of Stevens Creek and made the toe of slope unstable. There are erosion and bank stabilization impacts of significance that will be mitigated through the implementation of the Creek Bank Restoration Plan which includes obtaining jurisdictional permits for the impacts to the top bank. A Regional Water Quality Control Board 401 Permit is for the filling of Regional Water board waters. A CA Dept. of Fish and Wildlife Service 1600 Streambed Alteration Agreement is required for the alteration of the streambed from the retaining walls and decking cutting into the top bank of Stevens Creek.

(HWQ-Mit No. 1): The project will require the following Agency approvals/permit for altering the watercourse on-site. Prior to final grading abatement issuance, the applicant will be required to provide evidence of obtaining permits or clearance regarding the following:

- Regional Water Quality Control Board (401 Permit)
- CA Dept. of Fish and Wildlife Service (1600 Streambed Alteration Agreement)

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

SETTING:

The proposed project is an application for a Grading Abatement to restore the creek bank to pre-graded conditions. Grading quantities are approximately 45 cubic yards of cut with a max depth 2.5 ft. in depth.

Surrounding land uses include other single-family residences in the neighborhood.

DISCUSSION:

a, & b) No Impact - The subject property is zoned R1-10. It is the intent of the One-Family Residence Zone to provide for single-family dwellings. The subject project is not requiring a subdivision of the lot – restoration of site to pre-graded conditions along the top bank of the creek.

As no new structures are being constructed, and the project is intended to return the site back to pre-graded conditions along the creek bank, this is in consistency with the Zoning Ordinance standards for the property. The existing land use – residential will not change as a result of the restoration work.

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"/>	1, 2, 3, 6, 44
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"/>	1, 2, 3, 6, 8a

SETTING:

The proposed project is an application for a Grading Abatement to restore the creek bank to pre-graded conditions. This would not entail the removal of any mineral resources.

DISCUSSION:

a, & b) No Impact - There are no mineral resources on-site. Thus, there are no impacts to mineral resources.

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"/>	8a, 13, 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"/>	13, 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"/>	1, 5, 22a

SETTING:

The project site is located off Creston Drive. The surrounding land uses are other single-family residences in the neighborhood. The nearest sensitive receptors are neighboring homes across the street and immediately adjacent on each side of the lot.

DISCUSSION:

a, b, & c) No Impact - The noise levels created during the grading of this project could create a temporary construction noise disturbance to neighboring properties. As the construction noise would be temporary and would not affect the ambient noise levels beyond the construction period, the impacts are considered of no impact. Furthermore, the project would be required to conform to the County Noise Ordinance. The resulting restoration is not anticipated to create a significant impact to ambient noise levels after construction is completed. Furthermore, the County Noise Ordinance (Section B11-152) sets maximum exterior noise levels for land use categories, and compliance with these specifications will ensure that the neighboring properties are not significantly impacted.

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"/>	1, 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"/>	1, 2, 3, 4

SETTING:

The proposed project will grade the creek bank to pre-graded conditions. No new structures are proposed. No housing will be demolished as a result of the grading activity.

DISCUSSION:

a, & b) No Impact - The project will not alter or increase population growth in the area. As discussed in the setting section above, no new structures will be built with the project.

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"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 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"/>	1, 3, 5

SETTING:

The existing home on the property has fire, police, school and park facility access.

DISCUSSION:

a) No impact - No expansion of public services is required for this project. No new buildings are being constructed.

MITIGATION:

None required.

P. RECREATION							
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) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

There are no parks or trails on the subject property or within the neighborhood.

DISCUSSION:

a & b) No Impact - The proposed project, restoring the creek bank to pre-graded conditions would not require the construction of or expansion of recreational facilities. This project would not increase the use of any parks.

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)? ³	<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 project is to restore the creek bank to pre-graded conditions. Grading restoration includes 46 cubic yards of cut grading material.

DISCUSSION:

a, b, c, & d) No Impact - No new operational traffic will be created as result of the project. There may be a temporary increase in trips to and from the site while grading abatement activities are occurring. Up to 12 cubic yards of dirt can be hauled in one truck load. The applicant will be required to use approved haul routes and expose of hauled earthwork to an approved disposal site.

MITIGATION:

None required.

³ 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	

SETTING:

The project area has no recorded tribal cultural resources. The “10500 Creston Drive Cultural Resources Inventory,” prepared by MIG consultants dated April 2020 shows no evidence of tribal cultural resources on-site. There is a potential to uncover archaeological resources during restoration work (See Cultural Resources Section for details).

DISCUSSION:

a) No Impact - Legislative law AB52 requires that tribes notify local agencies of any tribal concerns. Section 21080.3.1 of the code states the following:

Prior to release of a mitigated negative declaration, the lead agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California

Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

No tribes have notified the County of any concerns of tribal cultural resources related to this project. Therefore, no tribal consultation has been conducted.

MITIGATION:

None required.

S. UTILITIES AND SERVICE SYSTEMS							
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) 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 type="checkbox"/>	<input checked="" 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 project does not impact utilities of any kind – restoring creek bank to pre-graded conditions.

DISCUSSION:

a, b, c, d, & e) No Impact - The proposed project will not exceed the capacity of existing utilities and service system or result in the construction of new facilities that could cause significant environmental effects. Furthermore, the proposed project will be in compliance with any statutes or regulations relative to solid waste and will not employ equipment that would introduce interference with any communication system.

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"/>	1, 2, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 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"/>	1, 2, 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"/>	1, 3, 4, 5

SETTING:

The property is not located within a Wildland Urban Interface zone.

DISCUSSION:

a,b,c,d,& e) No Impact - The project – restoring the creek bank to pre-graded condition will not have any wildland fire impacts. No trees are being removed, or impacted as part of the grading abatement restoration.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1 to 52
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 52
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 52

DISCUSSION:

a) **Less Than Significant Impact.** As discussed in the Biological Resources section, impacts of the proposed project on special status species has no impacts and impacts to riparian habitat 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 for Grading Abatement. 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](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>
34. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
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.baaqmd.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/Documents/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

***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.**

References:

- 1) "10500 Creston Drive Cultural Resource Inventory," by MIG consultants, dated April 2020.
- 2) "Creek Bank Restoration on Stevens Creek at 10500 Creston Drive Habitat Mitigation, Monitoring, and Reporting Plan," by MIG consultants, submitted December 2, 2020.

Attachments:

Attachment A – Project Vicinity Map

Attachment B – Plan Set

Attachment C – Creek Bank Restoration Plan – See reference #2 above

Attachment A – Project Vicinity Map



Attachment B – Plan Set

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 C2EARTH INC. AND DATED FEBRUARY 2020. THIS REPORT IS SUPPLEMENTED 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...

GRADING

- 1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED 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...

Table with columns: LOCATION, CUT (C.Y.), FILL (C.Y.), VERT. DEPTH. Includes rows for RESIDENCE, ACCESSORY STRUCTURE, POOL/HARDSCAPE, LANDSCAPE DRIVEWAY, OFF SITE IMPROVEMENTS, and TOTAL.

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE. 7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK WITH THE COUNTY ENGINEER...

TREE PROTECTION

- 1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR FIELD DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES...

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).

STREET LIGHTING

- 1. PACIFIC GAS & ELECTRIC ELECTROLER 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...

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...

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 IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. 2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE 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.



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

- 1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES. 2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED...

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

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.

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

BIOLOGICAL INFORMATION TOP OF BANK DELINEATED BY MIG INC., "GENERAL BIOLOGICAL RESOURCE ASSESSMENT" DATED OCTOBER 2019 PROJECT NO. 16710 RESTORATION ENGINEER / GEOMORPHOLOGIST STILLWATER SCIENCES 2855 TELEGRAPH AVENUE, SUITE 400, BERKELEY, CA 94705 CHRIS LYLE

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...

AS-BUILT PLANS STATEMENT

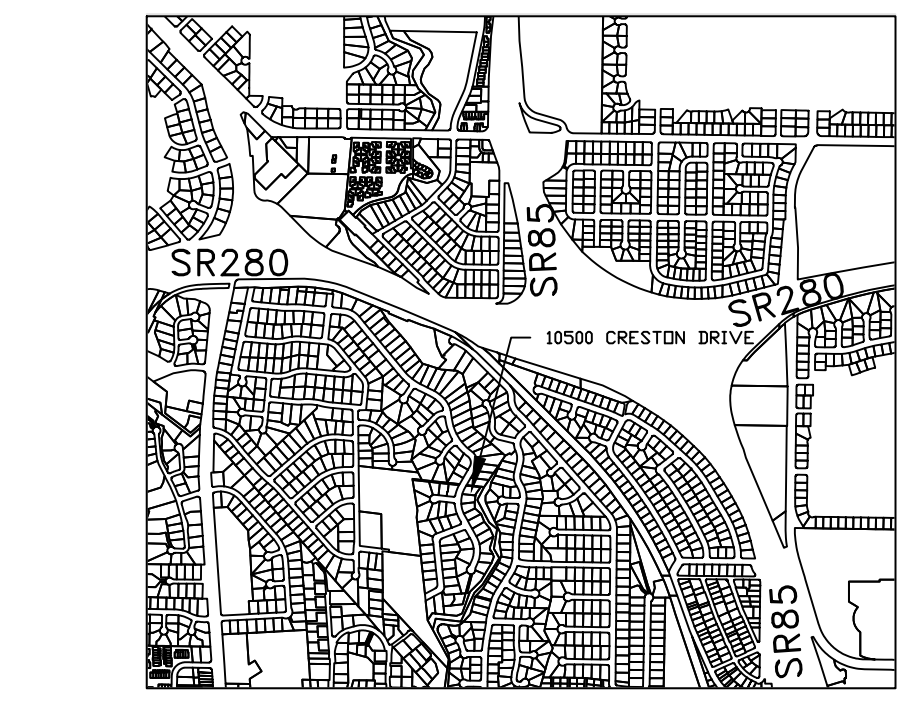
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE () WERE () WERE () WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (C). THERE () WERE () WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL A.

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

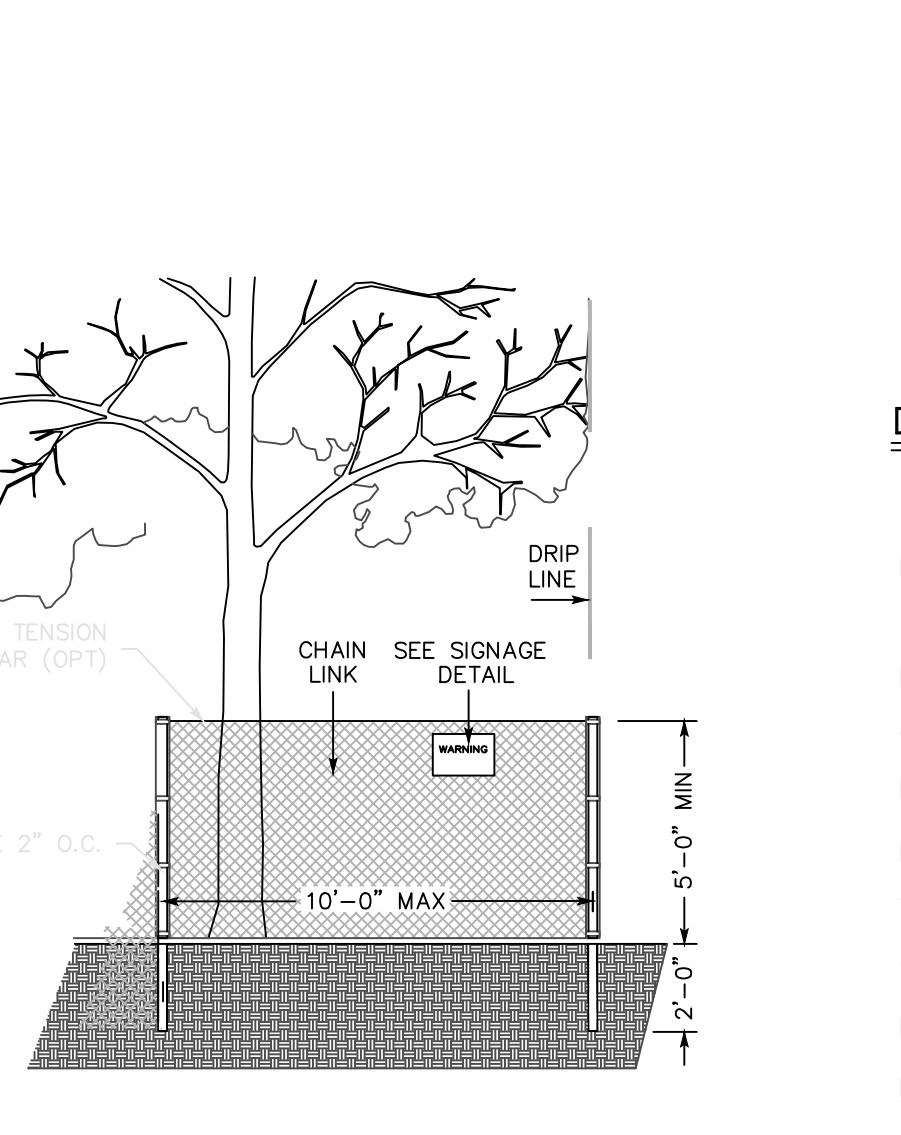
COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER 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 _____ SIGNATURE _____ R.C.E. NO. _____ EXPIRATION DATE _____



VICINITY MAP



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...

LANDS OF GUSTAFSON 10500 CRESTON DRIVE LOS ALTOS, CA 94024 GRADING ABATEMENT PERMIT & PLAN

SCOPE OF WORK

- 1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED IN 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 ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.

Table with columns: LEGEND, DESCRIPTION, PROPOSED, EXISTING. Lists items like PROPERTY LINES, ADJACENT PROPERTY LINES, EASEMENTS, CURB AND GUTTER, EX. CONCRETE SURFACE, etc.

STATEMENT OF JUSTIFICATION

- 1. AMOUNT, DESIGN, LOCATION AND NATURE OF PROPOSED GRADING NECESSARY TO MAINTAIN USE. RESPONSE: THE FOUR DRAWINGS CONTAINED HEREIN PROVIDE THE AMOUNT, DESIGN AND LOCATION OF THE EARTHWORK EFFORT WHICH IS A RELATIVELY SMALL AMOUNT OF CUT AND REMOVAL OF AN EXISTING WALL...

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. _____ C42912 R.C.E. NO. _____ SIGNATURE _____ 3-31-2020 EXPIRATION DATE _____

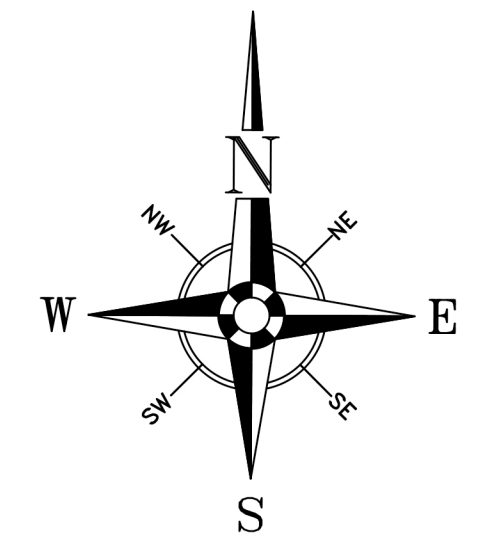
Table with columns: Revision, Date, APN, Co. File, Sheet. Shows revisions 1, 2, and 3.

APPLICANT: _____ ROAD: _____ COUNTY FILE NO.: _____



2018027_EXCONDITION.dwg

3/19/2007



3111 Carriger Lane
Soquel, Ca 95073
831-295-7831
www.delveengineering.com

REVISIONS:

1) ADDED SHT 12/31/2019

DATE	INT.
FIRST	<input type="checkbox"/>
SECOND	<input type="checkbox"/>
THIRD	<input type="checkbox"/>
FOURTH	<input type="checkbox"/>

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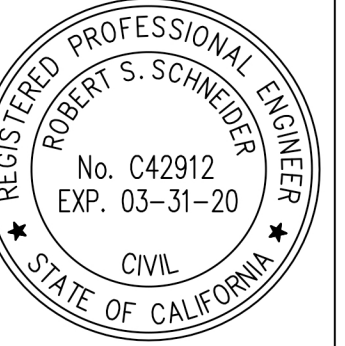
GRID

DRAWN BY:

DESIGNED BY:

CHECKED BY: DATE:

APPROVED BY: DATE:



TITLE:

10500 Creston Drive
Los Altos, CA 94024
Grading Abatement Permit & Plan

EXISTING

DATE: 07/30/2020

PROJECT ID: 2018_027

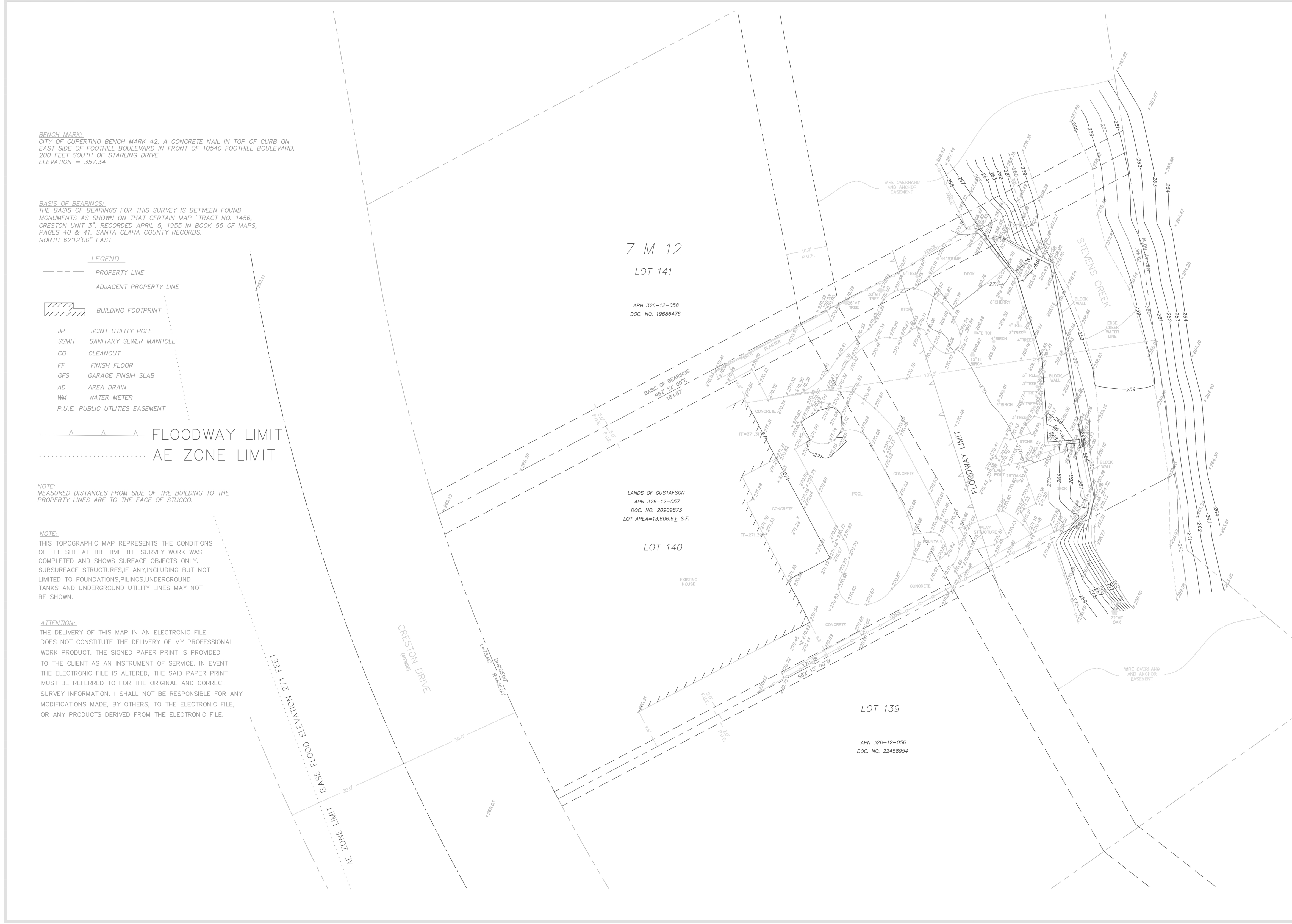
DRAWING NO.: C2

SHT 2 OF 6

DATE: _____
 KEVIN M. SMITH, P.L.S., R.S.T.
 KEVIN SMITH
 LAND SURVEYING
 111 DELLVIEW AVENUE
 SANTA CRUZ, CA 95062
 (831) 588-0154

DATE: _____
 FOR: MICHAEL GUSTAFSON
 10500 CRESTON DRIVE, LOS ALTOS, CA 94024
 APN 326-12-057

SHEET 1
 OF 1
 DATE: MAY 2019
 JOB NO. K19014



BENCH MARK:
CITY OF CUPERTINO BENCH MARK 42, A CONCRETE NAIL IN TOP OF CURB ON EAST SIDE OF FOOTHILL BOULEVARD IN FRONT OF 10540 FOOTHILL BOULEVARD, 200 FEET SOUTH OF STARLING DRIVE.
ELEVATION = 357.34

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP "TRACT NO. 1456, CRESTON UNIT 3", RECORDED APRIL 5, 1955 IN BOOK 55 OF MAPS, PAGES 40 & 41, SANTA CLARA COUNTY RECORDS.
NORTH 62°12'00" EAST

- LEGEND**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - ▨ BUILDING FOOTPRINT
 - JP JOINT UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEANOUT
 - FF FINISH FLOOR
 - GFS GARAGE FINISH SLAB
 - AD AREA DRAIN
 - WM WATER METER
 - P.U.E. PUBLIC UTILITIES EASEMENT

▲ FLOODWAY LIMIT
..... AE ZONE LIMIT

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE PROPERTY LINES ARE TO THE FACE OF STUCCO.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

7 M 12
LOT 141

APN 326-12-058
DOC. NO. 19686476

LANDS OF GUSTAFSON
APN 326-12-057
DOC. NO. 20909873
LOT AREA=13,606.6± S.F.

LOT 140

LOT 139

APN 326-12-056
DOC. NO. 22458954

BASE FLOOD ELEVATION 271 FEET
AE ZONE LIMIT

CRESTON DRIVE

STEVEN'S CREEK

NO.	DESCRIPTION	DATE

SUBMITALS	DATE	INT.
FIRST	<input type="checkbox"/>	
SECOND	<input type="checkbox"/>	12/31/2019
THIRD	<input type="checkbox"/>	
FOURTH	<input type="checkbox"/>	

SCALE:

1"=5'

DRAWN BY:

DESIGNED BY:

CHECKED BY: DATE:

APPROVED BY: DATE:



TITLE:

10500 Creston Drive
Los Altos, CA 94024
Grading Abatement Permit & Plan

DEMOLITION

DATE:

07/30/2020

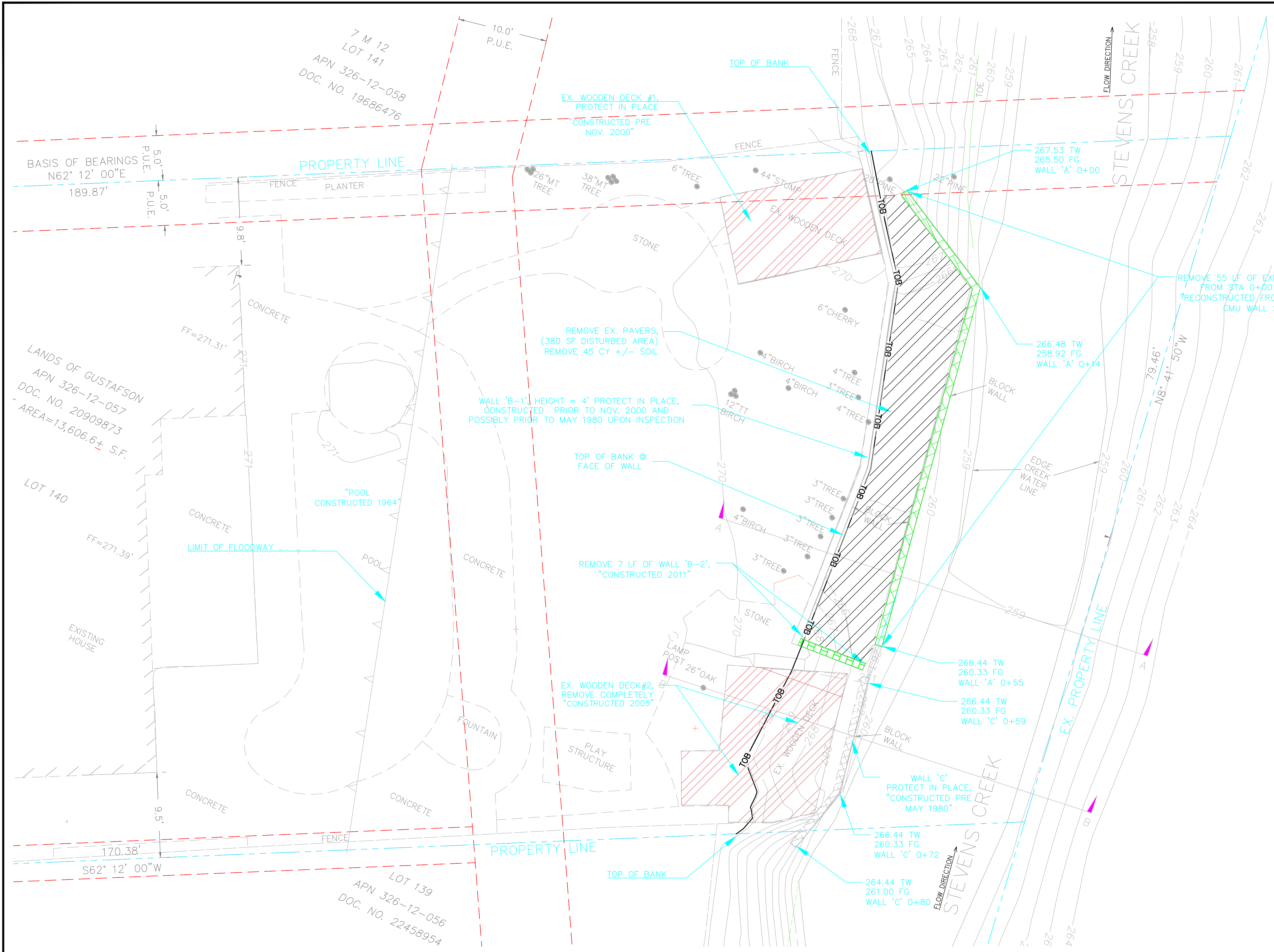
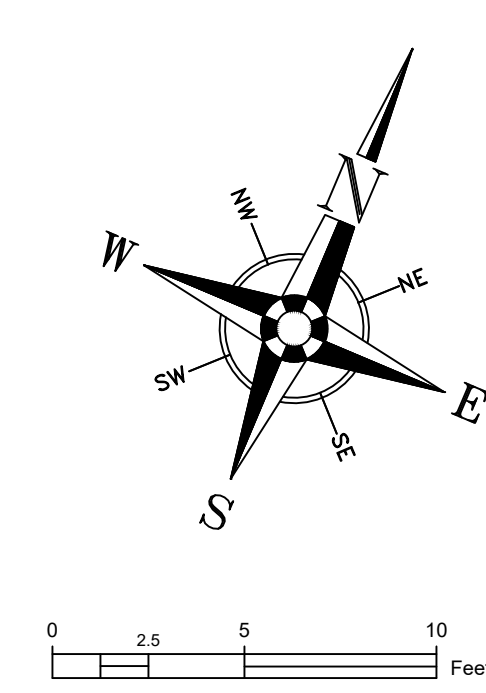
PROJECT ID:

2018_027

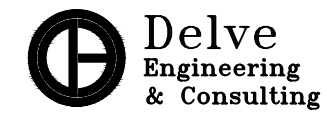
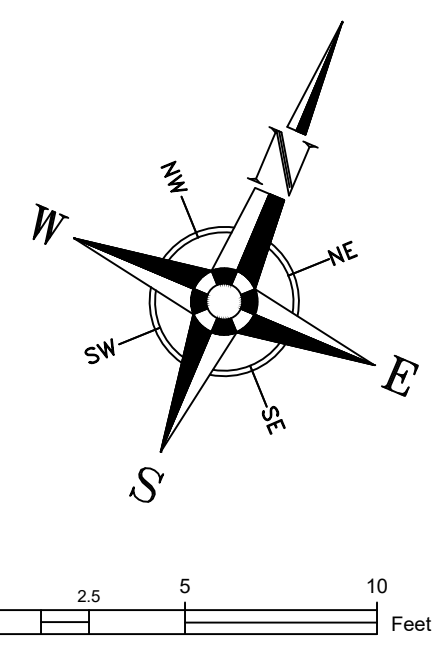
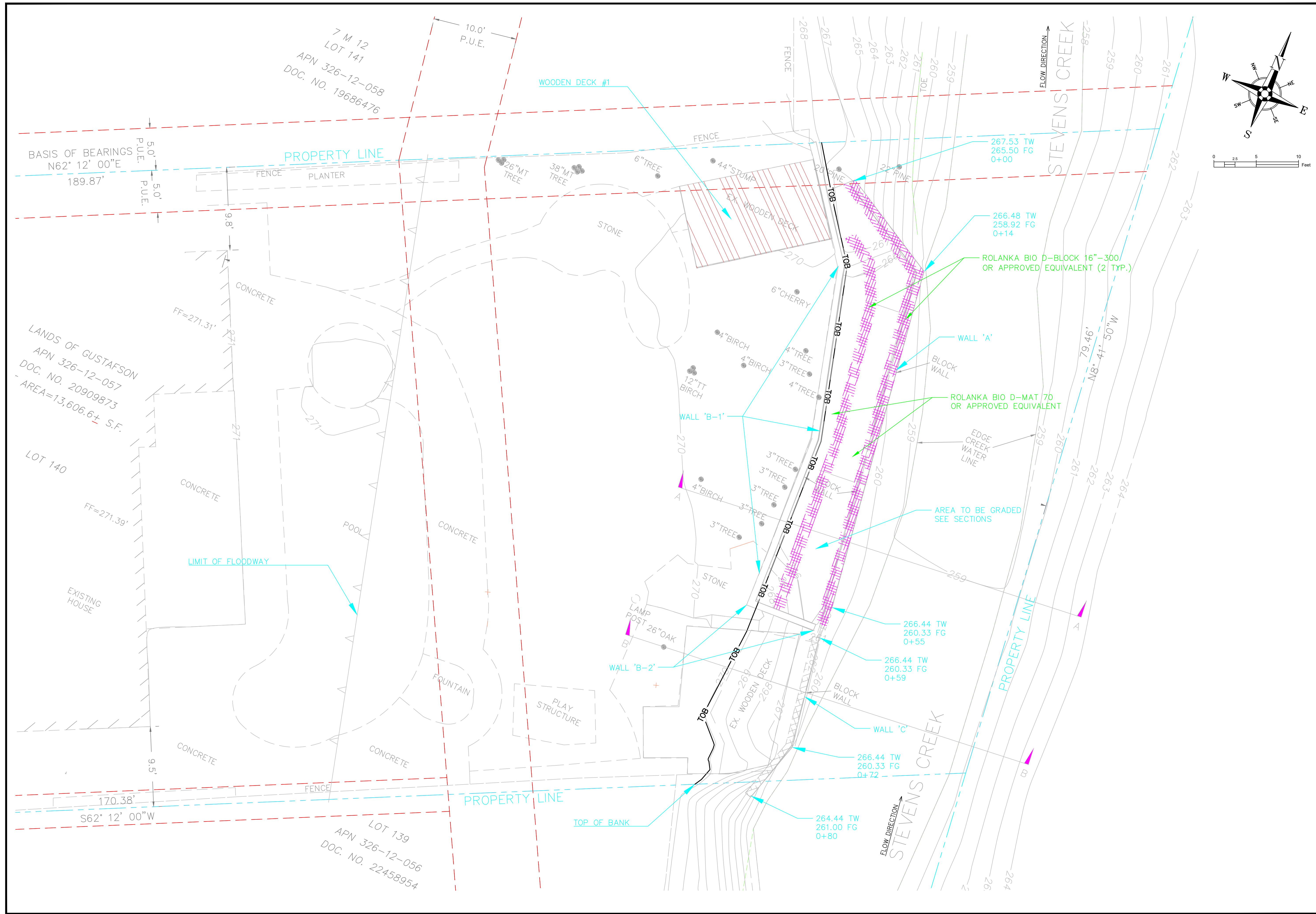
DRAWING NO.:

C3

SHT 3 OF 6



2018027_GRADE.dwg 6/10/2019



3111 Carriger Lane
Soquel, Ca 95073
831-295-7631
www.delveengineering.com

REVISIONS:

NO.	DESCRIPTION	DATE

SUBMITALS:	DATE:	INT.
FIRST	<input type="checkbox"/>	10/30/2019
SECOND	<input type="checkbox"/>	12/31/2019
THIRD	<input type="checkbox"/>	
FOURTH	<input type="checkbox"/>	

SCALE:
1"=5'

DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



TITLE:
Grading Abatement Permit & Plan
 10500 Creston Drive
 Los Altos, CA 94024

EARTHWORK &
 IMPROVEMENTS
 DATE: **07/30/2020**
 PROJECT ID.: **2018_027**
 DRAWING NO.: **C4**
 SHT 4 OF 6

REVISIONS:

NO.	DESCRIPTION	DATE

SUBMITTALS

NO.	DATE	INT.
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SECOND		<input type="checkbox"/>
THIRD		<input type="checkbox"/>
FOURTH		<input type="checkbox"/>

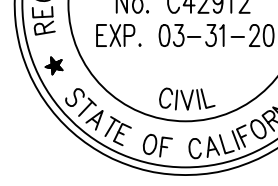
SCALE:
GRID

DRAWN BY:

DESIGNED BY:

CHECKED BY: **DATE:**

APPROVED BY: **DATE:**



TITLE:

10500 Creston Drive
Los Altos, CA 94024
Grading Abatement Plan

SECTIONS

DATE:

07/30/2020

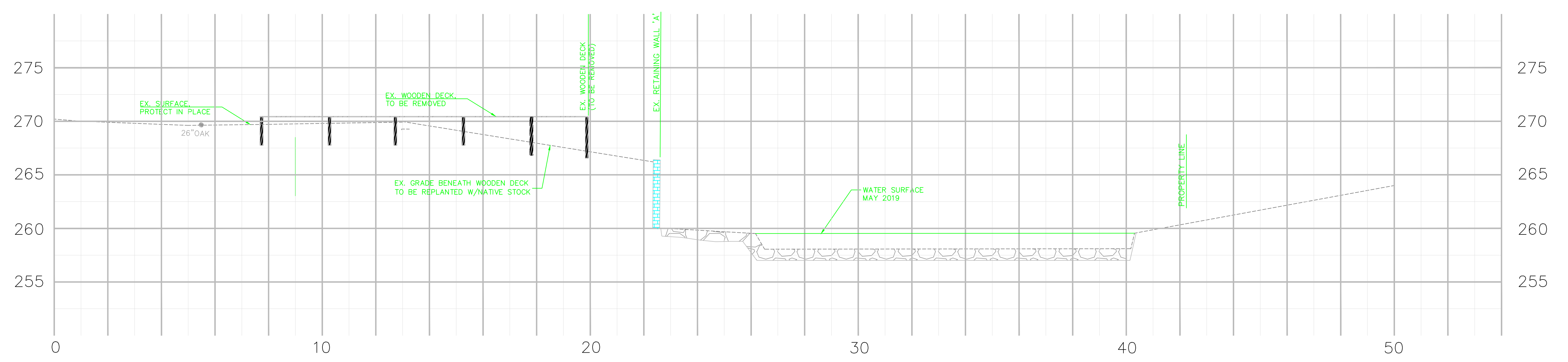
PROJECT ID:

2018_027

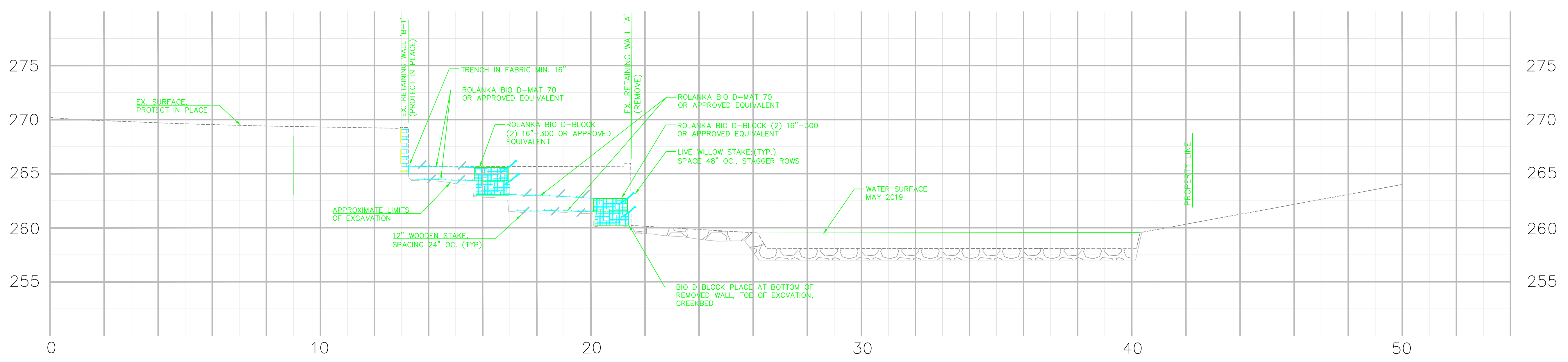
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C5

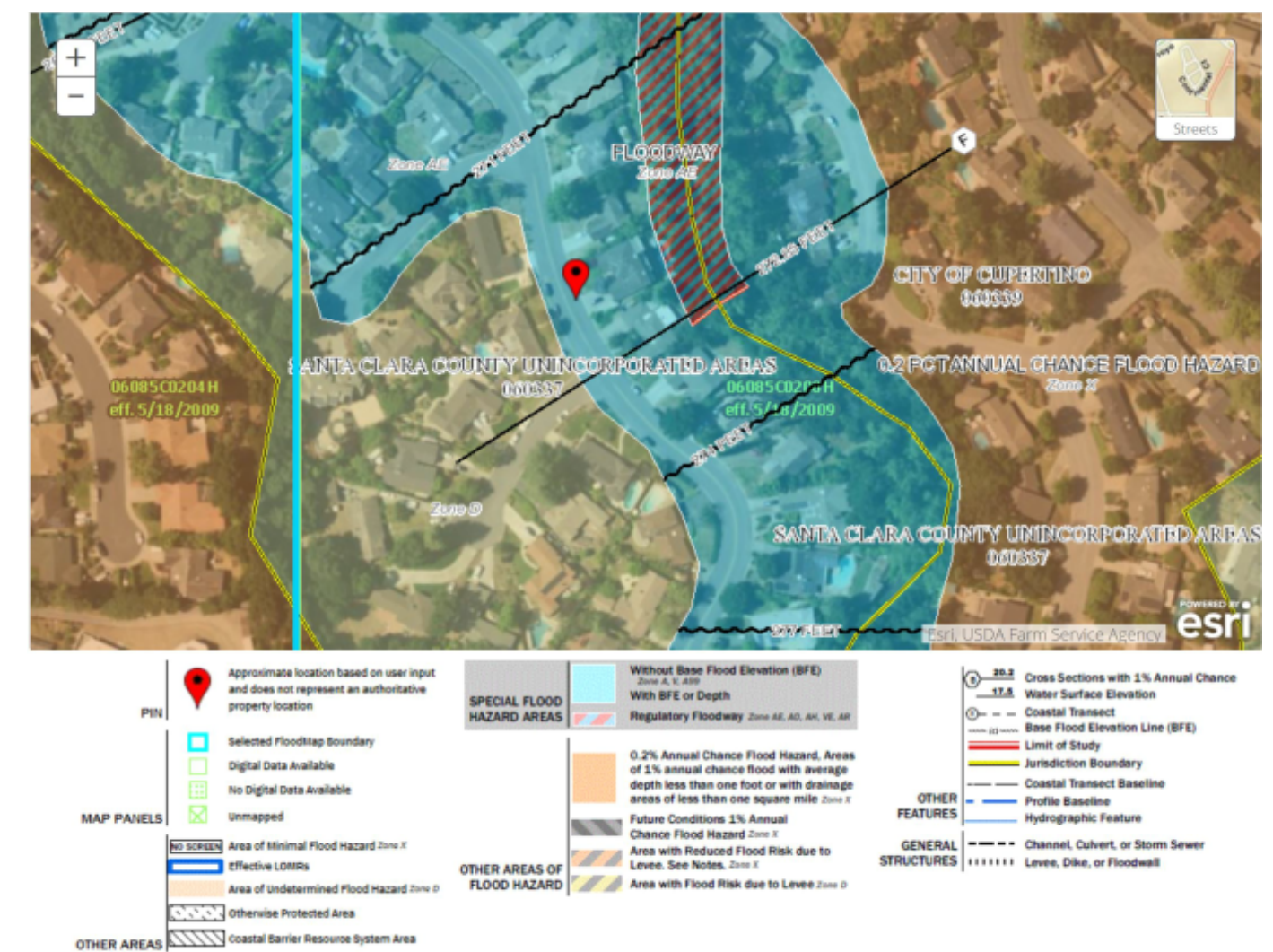
SHT 5 OF 6



SECTION B-B (PROPOSED)



SECTION A-A (PROPOSED)



FEMA FLOOD MAP (CURRENT)

- RED SYMBOL IS PROPERTY LOCATION
- FLOODWAY ZONE AE
- FLOODWAY SHOWN ON DRAWINGS
- FLOOD INSURANCE RATE ZONE CORRESPONDS TO 100-YR FLOOD
- BASE FLOOD ELEVATION = 272.2 +/-
- MAP EFFECTIVE DATE 5/18/2009
- MAP PANEL 06085C0208H

INITIAL FIRM (FLOODWAY MAPPING)

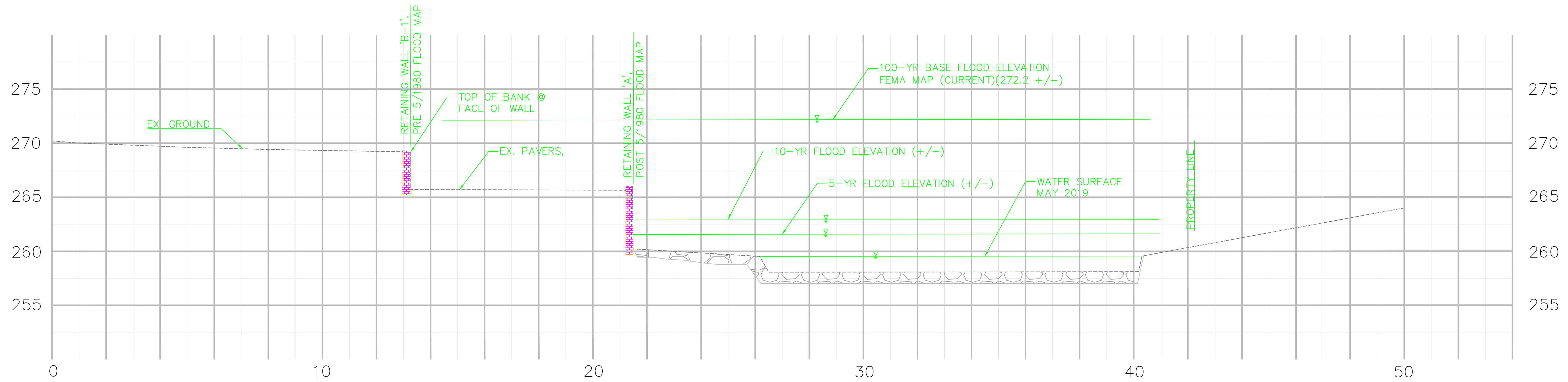
- FIRM = FLOOD INSURANCE RATE MAP
- OLD FLOOD ZONE A1
- FLOOD INSURANCE RATE ZONE CORRESPONDS TO FLOODWAY
- MAP EFFECTIVE DATE 5/1/1980
- MAP PANEL 060339 0080

2018027_GRADE.dwg

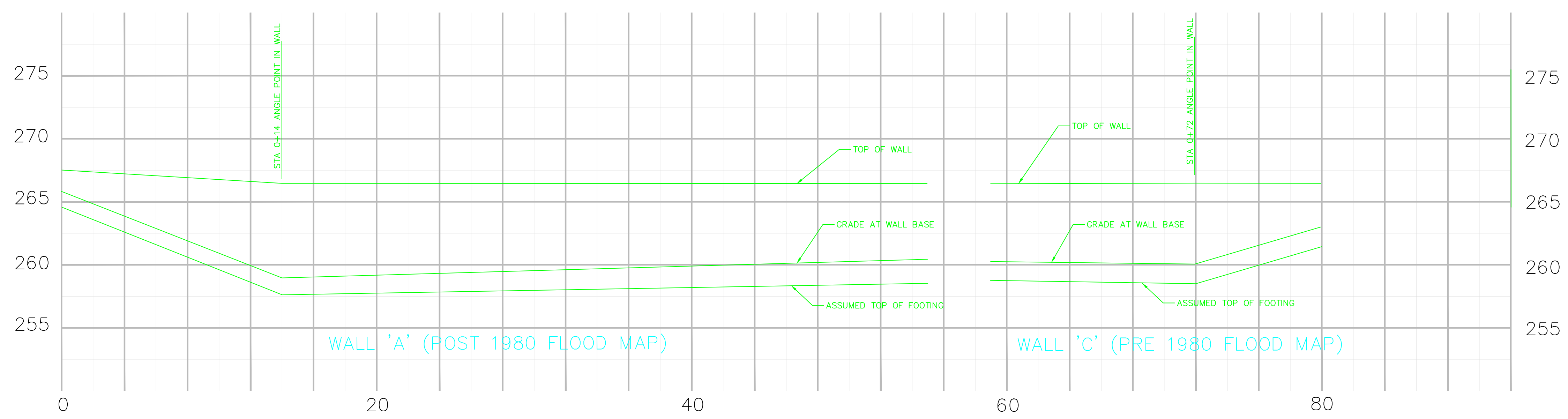
3/19/2007

2018027_GRADE.dwg

3/19/2007



SECTION A-A (EXISTING)



WALL FACE 'A' PROFILE (EXISTING)



3111 Carriger Lane
Sausalito, Ca 94965
831-295-7631
www.delveengineering.com

REVISIONS:

SUBMITTALS

DATE	INT.
FIRST	<input type="checkbox"/>
SECOND	<input type="checkbox"/>
THIRD	<input type="checkbox"/>
FOURTH	<input type="checkbox"/>

SCALE: **GRID**

DRAWN BY: _____

DESIGNED BY: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____



TITLE:

10500 Creston Drive
Los Altos, CA 94024
Grading Abatement Plan

SECTIONS 2

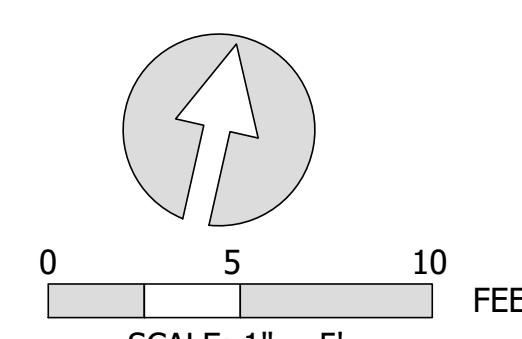
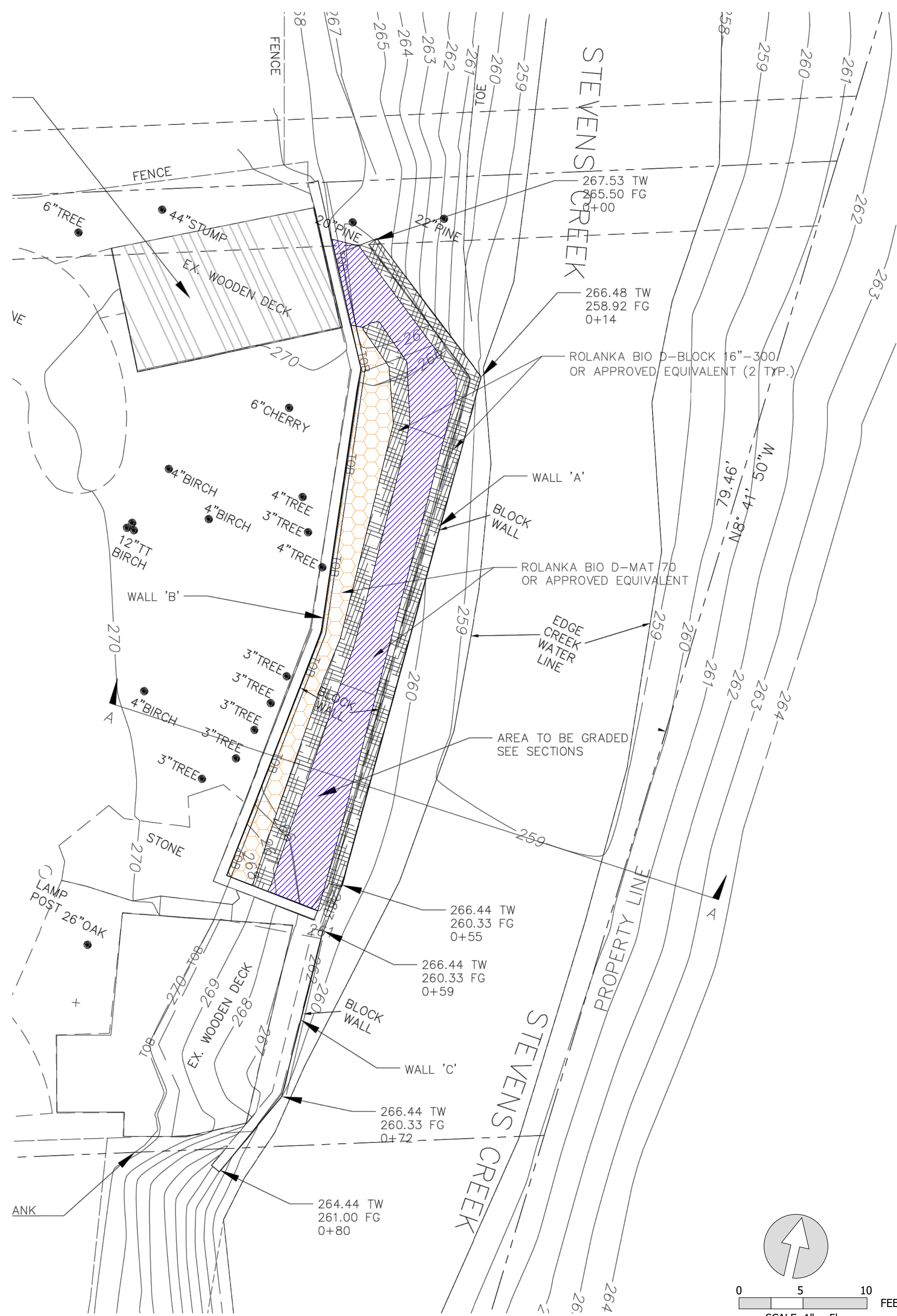
DATE: **07/30/2020**

PROJECT ID.: **2018_027**

DRAWING NO.: **C6**

SHT **6** OF **6**

Planting Zone	Area of Planting Zone (acres)	Scientific Name	Common Name	Life Form	Container plant size	Average Spacing (feet on-center)	Percent Fill	Number of Plants	
Coir Staking	0.009	<i>Salix exigua</i>	narrow-leaved willow	shrub or small tree	cutting	3	15%	6	
	0.009	<i>Salix laevigata</i>	red willow	tree	cutting	3	25%	11	
	0.009	<i>Salix lasiandra</i>	Pacific willow	shrub or small tree	cutting	3	25%	11	
	0.009	<i>Salix lasiolepis</i>	arroyo willow	shrub or small tree	cutting	3	35%	15	
Total Willow Stakes							100%	43	
Lower Terrace	0.004	<i>Acer negundo</i>	box elder	tree	container (≥ deepot 40)	6	50%	2	
	0.004	<i>Baccharis salicifolia</i>	mule fat	shrub	container (≥ deepot 16)	3	15%	3	
	0.004	<i>Cornus sericea</i>	American dogwood	shrub	container (≥ deepot 16)	3	20%	4	
	0.004	<i>Physocarpus capitatus</i>	ninebark	shrub	container (≥ deepot 16)	3	15%	3	
	Total Lower Terrace Tree/Shrubs							100%	12
	0.004	<i>Juncus patens</i>	spreading rush	perennial herb	plug	3	65%	12	
Total Lower Terrace Container Herbaceous Plants							65%	12	
Upper Terrace	0.002	<i>Acer macrophyllum</i>	big-leaf maple	tree	container (≥ treeband 4)	6	20%	1	
	0.002	<i>Aesculus californica</i>	California buckeye	tree	container (≥ deepot 40)	6	20%	1	
	0.002	<i>Rubus parviflorus</i>	thimbleberry	shrub	container (≥ deepot 16)	3	40%	4	
	Total Upper Terrace Tree/Shrubs							80%	6
	0.002	<i>Artemisia douglasiana</i>	mugwort	perennial herb	plug	2	25%	6	
	0.002	<i>Clematis ligusticifolia</i>	Creek clematis	woody vine	container (≥ deepot 16)	3	25%	3	
	0.002	<i>Elymus triticoides</i>	beardless wild-rye	annual to perennial herb	plug	2	25%	6	
	0.002	<i>Scrophularia californica</i>	California figwort	perennial herb	container (≥ deepot 16)	3	25%	3	
Total Upper Terrace Container Herbaceous Plants							100%	18	



PROJECT NUMBER: 859.00

SCALE: AS NOTED

DATE: 2/14/2020

DESIGN: CL

DRAWN: CL

CHECKED: MK

APPROVED: ----

PLANTING PLAN

SHEET 1 OF 1

LAST SAVED: 2/14/2020 PLOT DATE: 2/14/2020 PLOT STYLE: ---- P:\DATA\859.00-STEVENS CREEK\10500 CRESTON\PLANTING.BWG

PLANTING AND SEEDING SPECIFICATIONS

PART 1 GENERAL

1.01 PROJECT

- A. The specifications below have been developed specifically for the implementation of the Stevens Creek Wall Mitigation Project (Project) at 10500 Creston Drive, Los Altos, California 94024.

1.02 PARTIES

A. Contractor

- 1. The selected Contractor shall implement the Project according to the specifications contained herein.

B. Construction Manager

- 1. The Construction Manager is the landowner, Michael Gustafson, or his representative, MIG, Inc.

C. County

- 1. Representatives of Santa Clara County may require or request input or reporting on items specified below.

1.03 DESCRIPTION

- A. This section covers the contract item for Planting and Seeding.

- B. The work described in this section shall be performed in designated planting areas shown on the Drawings and shall include:

- 1. Site preparation,
- 2. Plant material procurement, delivery, storage, and installation, including container plants, plugs, and pole cuttings,
- 3. Seedbed preparation and seeding of all areas shown on the contract drawings,
- 4. Maintenance during the installation period, and
- 5. Cleanup.

1.04 REFERENCES

- A. The following publications form a part of this specification to the extent referenced:
1. Grading Abatement Permit and Plan. 10500 Creston Drive, Los Altos, CA 94024. Design Plans. Delve Engineering. 2019.
 2. Guidelines and Standards for Land Use Near Streams. Valley Water. 2006.
 3. American National Standards Institute (ANSI) – ANSI Z60.1 (2004), Nursery Stock.
 4. Swiecki, T., and E. Bernhardt. 2016. CNPS Best Management Practices (BMPs) for Producing Clean Nursery Stock.
 5. Swiecki, T., and E. Bernhardt. 2016. Phytosanitary Procedures for CNPS BMPs for Producing Clean Nursery Stock.
 6. Agricultural Marketing Service: AMS-01 (Amended through: Aug 1988) Federal Seed Act Regulations (Part 201-202).
 7. California Food and Agricultural Code.
 8. Species names: All container plant material and seeds shall be true to botanical and common name (and variety or subspecies, if specified) as indicated in Jepson Flora Project. 2020. Jepson eFlora. <http://ucjeps.berkeley.edu/eflora/>.

1.05 SUBMITTALS

- A. The Contractor shall submit the following:
1. Implementation schedule.
 2. Plant source (i.e., nursery supplier) and evidence of nursery order.
 3. Seeding product data
 - a. Materials certifying that each container of seed delivered meets the specification requirements (bag tags).
 - b. Seed mixes: The Contractor shall furnish certified seed mix labels from the supplier affixed to sealed seed mix bags prior to seeding. Scans of the seed tags shall be submitted upon opening the seed bag.
 - c. Native grass straw (weight receipts from scales shall be required), including harvest date, location, species, and invasive plant content.

4. Following plant delivery to the Project site, the Contractor shall submit inspection, inventory, and receiving records that describe the condition of the plants at time of delivery (i.e., delivery receipts).

1.06 DEFINITIONS

- A. Installation period: The installation period shall start when the Contractor commences work within this section and shall continue until all requirements indicated in this section and accompanying drawings are successfully completed as determined by the Construction Manager's favorable review.

1.07 SEED QUALITY ASSURANCE

- A. Seed material shall be provided by the Contractor and shall be from locally collected propagules sourced within 50 miles of the Project site. Seed may be grown outside of 50 miles of the Project site only with prior written approval from the County.
- B. Seed shall be pre-mixed by the supplier before shipment to the Project site. Seed mix shall not contain invasive plants or mold. Seeding rates in the tables assume seeding areas will be broadcast seeded.
- C. The Contractor shall furnish seed that is unopened, tagged and labeled in accordance with the California Food and Agricultural Code (§ 52451–52456).
- D. Seed shall be of a quality which has a minimum pure live seed (PLS) content as specified (percent purity x percent germination) and invasive plant seed shall not exceed 0.5 percent of the aggregate of PLS and other material. Seed mixes and materials not meeting the Construction Manager's favorable review shall immediately be removed from the site and replaced at the Contractor's expense.

1.08 PLANT INSPECTIONS

- A. The Contractor shall notify the Construction Manager at least 5 days prior to each of the anticipated inspection events described below:
 1. Plant Delivery Inspection: Following delivery of plants to the Project site, the Construction Manager shall inspect the plant material (prior to installation) for conformity to the ANSI Z60.1 (2004), Nursery Stock and these specifications. Such inspections shall not impair the right of additional observations during further progress of the work. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurement. Tree trunks shall

be sturdy and have well hardened systems. The trees should have fibrous root systems which are not root- or pot-bound. The size of the plants shall correspond with that normally expected for species of commercially available nursery stock and as specified on the Drawings. If inspections find that sample plants are defective, the Construction Manager reserves the right to reject the entire lot of plants.

- a. Replacement Plants. All plants not conforming to the requirements in these specifications shall be considered defective and such plants shall be marked as rejected and immediately removed from the Project site and replaced with conforming plants. Substitutions of plant species shall be approved in writing by the County.
2. Plant Installation Inspection: Plant installation will be inspected by the Construction Manager for conformance with the plans and specifications. Installation inspection shall be initiated only after all collective Project requirements have been completed, which include but are not limited to: site preparation, seeding, planting, watering, and all other associated work.

The quantity and type of plants and rootstock installed, clean up requirements, and the acceptability of the plants installed, in accordance with the requirements stated herein, shall be determined and noted in writing by the Contractor and submitted to the Construction Manager. At the inspection, the Construction Manager will evaluate any deficiencies previously noted to ensure they have been corrected. Time for the inspection shall be established in writing. An Installation Acceptance will be given after all installation requirements have been satisfactorily completed and approved by the Construction Manager.

1.09 PLANT PROCUREMENT

- A. Phytophthora Control and Management: The contracted nursery shall follow best management practices (BMPs) for minimizing the spread of Phytophthora species (CNPS Best Management Practices (BMPs) for Producing Clean Nursery Stock and Phytosanitary Procedures for CNPS BMPs for Producing Clean Nursery Stock).
- B. Container plants and plugs: Local plant stock collected from the San Francisco Peninsula, growing under similar ecological conditions (e.g., climate, soils, depth to groundwater) shall be used; if possible, material shall be collected from within 50 miles of the Project site. The contracted nursery shall collect material during the appropriate time of

year per species or provide existing in-stock material already collected from within the region.

C. Pole cuttings:

1. Collection origin: Where cuttings are specified, and the plant species has been documented on-site, cuttings may be taken from riparian and mesic areas on site. If the Project site does not supply sufficient source materials, cuttings shall be obtained from plants within 50 miles of the site.
2. Timing of collection: Cuttings shall be collected during the species' dormant period, kept moist, and installed within one week of collection. Collection during late fall/early winter shall coincide with the species' dormancy period and the planting schedule. Local cuttings may be substituted for the container stock requirements identified for species if it is determined to be more cost-effective and consistent with high survival rates.
3. Collection procedures:
 - a. Cuttings shall be taken from healthy trees that are at least 1 year old or older and only straight branches should be used. The optimal age is 4-5 years, smooth barked, not with deeply furrowed bark. Do not collect suckers and current year's growth (these do not have sufficient energy reserves).
 - b. Collect cuttings from various sources to ensure genetic diversity of the plant material. Do not cut more than 30 percent of the plants in a designated area. Do not cut more than 30 percent of any individual plant; leave a minimum of 70 percent of each individual plant intact. Leave a minimal impact to donor areas. Select for collection only branches whose removal will not impair the parent tree's health and appearance. Remove branches from the inside of the crown area rather than the more visually obvious exterior area.
 - c. Harvest cuttings with pruning shears, lopping shears, small wood saw, or brush cutters. Do not use chain saw. Do not use anvil type shears of any type (these tend to crush and split cutting ends). Make cuts with sharp, clean tools. Make clean cuts without any additional damage or scarring of parent tree. For easy recognition of top and bottom of cutting at time of planting, cut off top end with a horizontal square cut above a leaf bud, bottom end with a cut at 45 degree angle below a leaf bud.

- d. The cuttings shall be cut into a minimum of 4-foot sections with the stem diameter between 3/4 and 3 inches at the base. No cuttings shall be made from the tips of branches. A clean, angled cut (approximately 45-degree angle) shall be made at the base. All other branches shall be removed from the primary cutting.
4. Preparation procedures:
- a. Stripping: Remove all side branches and all leaves along the entire length of each cutting, immediately at time of collection, so cutting is one single stem. Stems shall be straight and unbranched from the base of the stem through at least half the stem length. Spread pruned-off branches and trimmings in the designated willow cutting areas so that no areas are left unsightly.
 - b. Dipping: Seal top end of each cutting by dipping it in 50:50 mix of light-colored latex paint in water. Assign one different color to each species (a total of four species as indicated on the Drawings shall be collected). Use pure latex paint only. Do not use other synthetic paints or paints containing lead additives. Comply with all legal requirements regarding VOC (Volatile Organic Compounds).
 - c. Packaging: Bundle cuttings and label by species (in addition to dipping in paint). Wrap bundles in burlap or other suitable material that protects the cuttings from sunlight, heat, and wind, and allows air to circulate. Soak cuttings in water for a minimum of 5 days, but no more than 21 days, prior to planting. Proper soaking consists of saturating at least one third of the basal end of the cuttings in water for the specified period in a shaded location. Avoid soaking latex painted cutting tops.
 - d. Temporary Storage: Under no conditions shall any cuttings be allowed to dry out. Any temporary storage (less than 24 hours) shall ensure that cuttings are maintained in a moist, shaded, and cool condition.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Plants

1. Delivery

- a. The Contractor will provide the plants for the initial planting and for any required re-planting during the Installation Period. The plants will be delivered to the Project site.

- b. The Contractor will provide the Construction Manager 5 days advance notice of the proposed date(s) of all plant deliveries.
- c. The Contractor shall load, transport, offload, and protect plants from the point of pickup to points of installation.
- d. The Contractor and the Construction Manager shall perform a joint Delivery Plant Inspection and inventory of the condition of the plants at the time the Contractor takes delivery of the plants.

2. Storage

- a. Plants (including container plants, plugs, and pole cuttings) not installed on the day of arrival at the site shall be stored and protected in areas approved by the Construction Manager. Plants shall be protected from exposure to wind and shall be shaded from the sun. Any covering provided to protect the plants must allow air to circulate to avoid internal overheating. The plant's soil shall be kept in a moist condition until planted. Container plants damaged due to improper storage by the Contractor shall be replaced before the start of plant installation at the Contractor's expense.

3. Handling

- a. The Contractor shall handle all container plants to ensure they are not damaged at any time. Plants and materials shall not be dropped from vehicles. Container-grown plants shall be handled by the container and not by the trunk or stems.

B. Seeds

1. The Contractor shall provide proper storage of the seed. Storage facilities shall be cool, clean, dry, and free from other seed sources such as invasive plants or agricultural products. Seed stored where temperatures exceed 80 degrees F will be considered defective and shall be replaced at no additional expense to the Construction Manager.
2. Seed, which in the Contractor's possession, has become wet, moldy, or otherwise damaged, will be considered defective and shall be replaced at no additional expense to the Construction Manager.
3. Upon delivery to the site, store seed, and fertilizer in cool, dry locations away from potential contaminants. Do not store chemical materials with landscape materials.

1.11 TIMING AND CONDITIONS

A. Planting

1. Planting operations shall be performed only during periods when beneficial results can be obtained. When excessive moisture, winds, or other unsatisfactory conditions prevail, the work shall be stopped when directed by the Construction Manager. If the temperature is expected to be 90 degrees Fahrenheit or greater, the Contractor shall schedule plant installation in the mornings to avoid stressing plants. When special conditions warrant a variance to the planting operations, changes to operations shall be approved by the Construction Manager. The Contractor shall be prepared to install plants at the earliest time when all conditions (weather, moisture, temperature, and river flows, etc.) are acceptable.

B. Seeding

1. Seeding shall be performed within 5 days of completion of BioD-Mat (or equivalent) installation in all areas subject to erosion control measures. No variance to the start date will be allowed unless given in writing by the Construction Manager.
2. Areas subject to replanting with plug and container plants shall be seeded within 5 days of final plant installation.
3. Seeding Conditions: Seeding operations shall be performed only during periods when beneficial results can be obtained. When conditions are unsatisfactory for seeding, as determined by the Construction Manager, the work shall be stopped as directed by the Construction Manager. At no time shall the Contractor's equipment be operated during rain events or on saturated work areas. If the seeding schedule calls for installation when the temperature is expected to be 90 degrees or greater, the Contractor shall schedule seeding in the mornings to avoid stressing plants during seeding. The Contractor shall be prepared to seed at the earliest time when all conditions (weather, moisture, temperature, wind) are acceptable. When special conditions warrant a variance to the seeding operations, a proposed seeding time shall be submitted for the Construction Manager's favorable review.

PART 2 PRODUCTS

2.01 PLANTING

A. Plants

1. All plant species included in the planting plan are locally sourced and native to the watershed the Project is within, in conformance with the Guidelines and Standards for Land Use Near Streams.
2. The Contractor will provide the plants, including container plants, plugs, and pole cuttings for the initial planting and for any required re-planting during the Installation Period.
3. The location, quantity, and spacing of container plants, plugs, and pole cuttings will be implemented as indicated in the Project design Drawings.

2.02 SEEDING

A. Seed

1. All seed species included in the planting plan are locally sourced and native to the watershed the Project is within, in conformance with the Guidelines and Standards for Land Use Near Streams.
2. Seed species and seeding rates shall be applied as specified in the Project design drawings.

PART 2 EXECUTION

3.01 SITE CONDITIONS AND COORDINATION

- A. Site preparation: Site preparation shall include planting zone preparation, and seedbed preparation as described in Paragraphs 3.02, 3.03, and 3.04 below.
- B. Watering: The water supply and equipment shall be verified by the Construction Manager prior to planting and seeding.
- C. Vandalism: The Contractor shall be responsible for securing the Project site to minimize negative effects from vandalism and theft.
- D. Equipment Operation: At no time shall the Contractor's equipment be operated during rain events or on saturated work areas, as defined herein. If saturated work areas exist, no mechanized equipment shall be permitted without prior approval in writing by the Construction Manager. Contractor shall coordinate with the Construction Manager to determine when work can begin following saturated work area conditions.
- E. Existing Features: During plant installation operations, care shall be taken to avoid damaging existing facilities, overhead utilities, roads and access ramps, sensitive habitats, or any other items on or around the

Project areas. The Contractor shall schedule seeding after planting to avoid compacting or otherwise damaging the prepared surface and seed.

3.02 PLANTING ZONE PREPARATION

- A. After grading activities have been completed, the Contractor shall prepare the planting areas including hand-grading of the planting surface, and soil loosening if deemed necessary.

3.03 PLANT MATERIAL INSTALLATION

- A. Site preparation as described in Paragraphs 3.01 and 3.02 of this section shall be completed prior to plant installation. Plants shall be installed under moist soil conditions at planting locations.
 - 1. Container Plant Installation: The location, quantity, and spacing of cuttings, plugs, and container plants shall be implemented as shown in the Project Drawings. The Contractor shall provide and remove container plants from their containers without damage to the plant or root system. For container plants a hole shall be prepared that is the depth of the container and 1.5 to 2 times the diameter of the root ball. The plant shall be placed so the root crown is 0.5 to 1 inch above the soil surface, and the hole shall be backfilled with the original soil that was removed. The Contractor shall backfill carefully, with existing soil, and work around the root ball then tamp soil so that all air pockets are removed, and the plant is secure and at the proper grade. Additional fill shall be placed due to settlement of soil as required. If planting is on a slope, a downslope berm that is 4 inches tall shall be installed to form a basin for retaining water.
 - 2. Plug installation: Plugs shall be planted in planting holes slightly deeper than the length of the plugs; plugs shall be inserted deeply so that the top of the plug soil is at least 0.5 inches below the adjacent native soil. Firm soil around plugs and cover all nursery soil with 0.5 inch of native soil.
 - 3. Pole Cutting Installation:
 - a. Time:
 - 1) Do not use cuttings allowed to dry out. Dispose of unused cuttings.
 - 2) Do not plant cuttings until the soil is moist to a minimum depth of 6 inches, unless otherwise permitted by the Construction Manager.

- 3) Plant cuttings between the months of September through December and no later than mid-February.
 - b. Watering: If the soil in and around the planting area is not wet prior to planting, water the soil and maintain in a wet state until the cuttings are planted.
 - c. Planting Pits: Make planting pits perpendicular to the ground and form with a steel bar, hand-held auger or similar tool or equipment. Make pits large enough so that cuttings may be planted to the proper depths without damage to the bark. Where rock or other hard material prevents the installation of cuttings as specified, new pits shall be excavated elsewhere and the abandoned pits backfilled.
 - d. Cuttings Adjustment: Do not cut or prune cuttings after their initial collection to adjust them to the pit size or for any other reason. The growth hormones concentrate at both ends of the cutting immediately after collection. A second cutting for length adjustment would remove the majority of these hormones and substantially limit the probability of their growth.
 - e. Installation Method: Plant cuttings with the bottom angle-cut ends in the ground and latex painted straight-cut tops above ground. Leaf bud scars shall point up. Cuttings shall be pressed or pounded into the soil so that the rooting end of the cutting is at a depth of 2 to 2.5 feet. Avoid damaging cuttings, stripping their bark, or splitting them during installation. Remove and replace split or damaged cuttings. Do not hammer cuttings into the soil.

3.04 SEEDBED PREPARATION

- A. After planting activities have been completed, the Contractor shall prepare the seeding areas including hand-grading of the planting surface, and soil loosening if deemed necessary. Soil shall be scarified to a depth of 1–2 inches to create a loose and friable topsoil medium prior to seeding operations.
- B. Soil surfaces that are too hard and smooth, or soil clods too large to accept seeding, as determined by the Construction Manager, shall be broken up by methods approved by the Construction Manager until the condition of the soil is acceptable as a suitable seed bed.
- C. Soils shall be wetted to a minimum of 4-inch depth immediately prior to seed application.

3.05 EROSION CONTROL DEVICES

- A. Before completion of erosion control devices the seedbed shall be prepared.

2.01 SEEDING METHODS AND SEQUENCE

- A. The Contractor shall perform restoration seeding by broadcast seeding after installation of erosion control devices. In conjunction with or immediately following broadcast seeding, the seed shall be raked in and covered with blown straw mulch.

3.06 MAINTENANCE DURING INSTALLATION PERIOD

- A. **General Maintenance:** The Contractor shall maintain installed plants (including pole cuttings) and seeding material in a healthy, and vigorous growing condition. Maintenance shall begin immediately after each plant is installed and after seeding material is installed, and shall continue throughout the installation period. Maintenance shall include regular observations of the site, watering, pruning, straightening, adjusting, repairing, and other necessary operations to ensure each plant and all seeded areas are maintained in a healthy growing condition.
- B. **Watering:** The Contractor shall provide the labor, materials, and water necessary to fully water the planting and seeding areas during the installation period. The Contractor shall be responsible for maintaining the watering system during the installation period. Maintenance shall include the repair, checking, adjustment and replacement of parts, ensuring the system is delivering the required amount of water, and ensuring the system is fully operational. Failure of the watering system or failure of the system to provide full and proper coverage shall not relieve Contractor of the responsibility to provide adequate water as required for vigorous growth of all plants.
- C. **Area Protection:** Seeded areas shall be protected from pedestrian traffic or other compaction.
- D. **Watering-In Planting:** The Contractor shall water-in plant material including pole cuttings immediately after installation, completely saturating each plant location.
- E. **Watering-in Seeding:** The Contractor shall keep the soil at the seeded area constantly moist throughout the installation period. Thereafter the Construction Manager shall keep the soil constantly moist during the first 3 weeks immediately after seeding.

- F. Watering Frequency, Rate, and Duration: Watering of all plants installed under this contract shall start at the earliest time during the installation period. The Contractor shall be responsible for watering and keeping the soil around newly installed plants sufficiently moist at a rate and frequency sufficient to provide healthy, vigorous growth. The Contractor shall wet soil to a minimum depth of 18 inches during each watering event. Water shall be applied in a manner that ensures deep penetration in the soils surrounding the plant root balls. Water shall not be applied at a rate that will cause erosion, damage to the plants, or cause runoff.
- G. Repair: Areas damaged shall be repaired to their original condition and/or reseeded within 7 working days at no additional expense to the Construction Manager.
- H. Re-seeding: Seeded areas that have failed to germinate or without substantial growth (as determined by the Construction Manager) shall be re-seeded within 1 month after seeding with the same seed mix as originally specified at no additional expense to the Construction Manager.

3.06 CLEANUP

- A. Excess and waste material from the planting and seeding operations shall be removed and disposed of off-site at the Contractor's expense and according to all federal, State, and local codes.

PART 4 PAYMENT

4.01 PAYMENT

- A. The contract price will be paid for PLANTING AND SEEDING; which price shall include full compensation for all costs incurred under this section.

END OF SECTION

Attachment C – Creek Bank Restoration Plan



Creek Bank Restoration on Stevens Creek at 10500 Creston Drive Habitat Mitigation, Monitoring, and Reporting Plan

The following describes the Habitat Mitigation, Monitoring, and Reporting Plan (HMMRP) for the Creek Bank Restoration on Stevens Creek at 10500 Creston Drive, Los Altos Project (project) located in the City of Los Altos, Santa Clara County. The responsible party is the property owner, Michael Gustafson.

1. Project Location

The project site is located at 10500 Creston Drive (latitude: 37.330186, longitude: -122.060737; APN: 326-12-057) in unincorporated Santa Clara County, California surrounded by the cities of Los Altos and Cupertino (Attachment B, Exhibit 1). The project site occurs within the U.S. Geological Survey (USGS) 7.5' series Cupertino Quadrangle. This property has been in private ownership since before California joined the United States. It is therefore not part of the Township and Range system, which was a survey of federal lands.

To access the site from I-280 South, take the Foothill Expressway exit and merge onto Foothill Boulevard. Turn left onto Starling Drive, left onto Baxter Avenue, and right onto Creston Drive.

The project site is located along Stevens Creek upstream of I-280.

2. Project Description

The proposed project entails the demolition of an unpermitted retaining wall and patio located adjacent to Stevens Creek, subsequent bank stabilization, and replanting of native vegetation (Appendix A and B). The proposed construction period is between June 15 and October 15 and construction is expected to last up to 30 days.

The purpose of the project is to remove an unpermitted retaining wall, restore the creek bank, and comply with all regulations and guidelines.

The 0.31-acre parcel is developed with a single-family dwelling including a pool, paved parking area, ornamental vegetation, and a lawn. It is adjacent to Stevens Creek, which flows from its headwaters in the Santa Cruz Mountains to San Francisco Bay. The flows in Stevens Creek are controlled by a dam at the Stevens Creek Reservoir; at this location upstream of Fremont Avenue, the flows are typically perennial, but reaches downstream of the project are not perennial.

The parcel is mostly developed and includes a single-family house, swimming pool, yard/landscaped areas, and a small deck and patio area that is located adjacent to Stevens Creek. At the time of a biological survey, Stevens Creek was flowing and supported mixed riparian woodland. The project site (i.e. limits of disturbance) is confined to the stone retaining wall and stone patio area adjacent to the creek and is elevated approximately seven feet above the creek bed.

The mixed riparian woodland habitat is dominated by Fremont's cottonwood (*Populus fremontii*) and western sycamore (*Platanus racemosa*). The understory is dominated by English ivy, California

blackberry (*Rubus ursinus*), and mint (*Mentha* sp.). Other understory species present include flatsedge (*Cyperus* sp.) and stinging nettle (*Urtica dioica*).

Stevens Creek is 22 miles long. It originates in the Santa Cruz Mountains on the western flank of Black Mountain in the Monte Bello Open Space Preserve. From its headwaters the creek flows into Stevens Creek Reservoir. Past the reservoir, the creek flows north through dense residential and commercial development through Cupertino, Los Altos, Sunnyvale and Mountain View before emptying into San Francisco Bay at Whisman Slough. The creek watershed has been modified, and currently includes a portion of the Permanente Creek Watershed, due to the Permanente diversion channel that connects the two creeks downstream of Fremont Avenue. In addition, flows in Stevens Creek are affected by a dam at Stevens Creek Reservoir upstream of the parcel.

3. Mitigation

Impacts to jurisdictional waters will be mitigated in place by restoring approximately 0.009 acres (approximately 392 square feet) of riparian habitat along Stevens Creek. The project area will be restored by grading the bank to stable contours, installing biodegradable coir erosion control measures, and planting native riparian trees, shrubs, and herbaceous plants. Three planting zones will be established as shown in Appendix A. Coir staking with willows will occur throughout the entire 0.009 planting area, although it will be focused in a 0.003 acre area on the outer edges as shown in the planting plan in Appendix A. It will include live stakes of narrow-leaved willow, red willow, Pacific willow, and arroyo willow. The Lower Terrace planting area of 0.004 acres will include container plantings of box elder, mule fat, American dogwood, and nine bark, as well as plugs of spreading rush. The Upper Terrace planting area of 0.002 acres will include container plantings of big-leaf maple, California buckeye, thimbleberry, creek clematis, and California figwort, as well as plugs of mugwort and beardless wild-rye. All species are native to California and appropriate for the setting and habitat type in the project area. Quantity, area, and spacing are described in Table 1, below.

Plants will be sourced, handled, and installed in accordance with Appendix B, Planting Specifications. Restoration planting will occur as soon as possible after construction. Temporary drip-line irrigation will be installed to irrigate plantings as necessary until established.

The project will avoid the transmission of *Phytophthora* species, including Sudden Oak Death (*Phytophthora ramorum*), to the project site. Plants and seeds will be sourced from nurseries that are certified free of *P. ramorum* contamination. Equipment, tools, and shoes will be inspected, cleaned, and sanitized before entering the project site.

Creek Bank Restoration on Stevens Creek at 10500 Creston Drive, Los Altos Project
Mitigation, Monitoring, and Reporting Plan

Table 1. Plant Palette

Planting Zone	Area of Planting Zone (acres)	Scientific Name	Common Name	Life Form	Container plant size	Average Spacing (feet on-center)	Percent Fill	Number of Plants	
Coir Staking	0.009	<i>Salix exigua</i>	narrow-leaved willow	shrub or small tree	cutting	3	15%	6	
	0.009	<i>Salix laevigata</i>	red willow	tree	cutting	3	25%	11	
	0.009	<i>Salix lasiandra</i>	Pacific willow	shrub or small tree	cutting	3	25%	11	
	0.009	<i>Salix lasiolepis</i>	arroyo willow	shrub or small tree	cutting	3	35%	15	
	Total Willow Stakes							100%	43
Lower Terrace	0.004	<i>Acer negundo</i>	box elder	tree	container (≥ deepot 40)	6	50%	2	
	0.004	<i>Baccharis salicifolia</i>	mule fat	shrub	container (≥ deepot 16)	3	15%	3	
	0.004	<i>Cornus sericea</i>	American dogwood	shrub	container (≥ deepot 16)	3	20%	4	
	0.004	<i>Physocarpus capitatus</i>	ninebark	shrub	container (≥ deepot 16)	3	15%	3	
	Total Lower Terrace Tree/Shrubs							100%	12
	0.004	<i>Juncus patens</i>	spreading rush	perennial herb	plug	3	65%	12	
Total Lower Terrace Container Herbaceous Plants							65%	12	
Upper Terrace	0.002	<i>Acer macrophyllum</i>	big-leaf maple	tree	container (≥ treeband 4)	6	20%	1	
	0.002	<i>Aesculus californica</i>	California buckeye	tree	container (≥ deepot 40)	6	20%	1	
	0.002	<i>Rubus parviflorus</i>	thimbleberry	shrub	container (≥ deepot 16)	3	40%	4	
	Total Upper Terrace Tree/Shrubs							80%	6
	0.002	<i>Artemisia douglasiana</i>	mugwort	perennial herb	plug	2	25%	6	
	0.002	<i>Clematis ligusticifolia</i>	Creek clematis	woody vine	container (≥ deepot 16)	3	25%	3	
	0.002	<i>Elymus triticoides</i>	beardless wild-rye	annual to perennial herb	plug	2	25%	6	
	0.002	<i>Scrophularia californica</i>	California figwort	perennial herb	container (≥ deepot 16)	3	25%	3	
Total Upper Terrace Container Herbaceous Plants							100%	18	

4. Monitoring & Success Criteria

The mitigation area will be monitored and maintained for 10 years, and until the success criteria are met. Monitoring will assess vegetation cover, vegetation survivorship, and bank stability.

4.1 Success Criteria

The following criteria will be used to assess the project’s post-construction revegetation and bank stabilization success:

Table 2. Success Criteria

Location	Size	Planting Types	Percent Cover Goals by Year						Year 10
			Year 2*	Year 3	Year 4 and 5	Year 6 and 7	Year 8 and 9		
Coir staking	392 SF, 0.009 ac, but primarily in 0.003 ac Bio-d block area	43 willow cuttings	10	20	30	50	70	75% total cover of willow species in 0.003 ac Bio-d block area	
Lower Terrace	174 SF, 0.004 ac	2 trees (deepot 40)	5	10	15	30	50	75% total cover of vegetation	
		10 shrubs (deepot 16)	10	15	25	30	50		
		12 herbaceous plants (plug)	10	15	25	40	65		
Upper Terrace	87 SF, 0.002 ac	2 trees (treeband 4, deepot 40)	5	10	15	30	40	75% total cover of vegetation	
		4 shrubs (deepot 16)	10	15	25	30	40		
		18 herbaceous plants (plug, deepot 16)	10	15	25	40	65		

*Success criteria will start to be measured the second year after planting. The first year will document installation in an as-built report.

Creek Bank Restoration on Stevens Creek at 10500 Creston Drive, Los Altos Project
Mitigation, Monitoring, and Reporting Plan

In addition:

- Revegetated areas will contain no more than 5 percent cover of California Invasive Plant Council (Cal-IPC) rated moderate and high impact weed species (excluding Cal-IPC-rated annual grasses) in any year. These shall be removed annually.
- Revegetated areas will attain a species richness of at least four native species by the end of the monitoring period.
- Tree and shrub plantings (i.e. pole cuttings and container plantings) will maintain at least 95 percent survival in year 1, 85 percent survival in years 2 through 4, and 80 percent survivorship in years 5 through 10.
- Creek banks upstream, cross-stream, downstream, and at the restoration site shall not show signs of failure, such as significant slumping, erosional channels or rills, fissures and cracks, or bank undercutting as a result of the restoration project.
- If the survivorship criteria cannot be met during a monitoring year, naturally recruited native plants of at least five years of age may be added to the survivorship calculation, if approved by CDFW. Survivorship for planted vegetation and naturally recruited vegetation would be discussed separately in each annual report to map and document the age of naturally recruited plants.

If success criteria are not met in any monitoring year, remedial or adaptive management measures will be taken as described in section 4.4.

4.2 Methods

The following methods will be used during the 10-year monitoring period. If field conditions dictate a change in monitoring methods, the recommended changes made by the agency approved biologist will be included in the annual report and implemented in subsequent years unless there is agency comment to the contrary.

Photo-Documentation Points

Before impacting the project site, the agency approved biologist will establish a minimum of six permanent photo-documentation points to track the stability of the creek channel and the progress of revegetation. The photo-documentation points will include the bank restoration area, upstream of the restoration area, downstream of the restoration area, and the bank across the stream (“cross-stream”) from the restoration area. The photo-documentation points will be marked on a site map before construction begins and the locations will be reported in the first year with the As-built report. The project site will be photographed at the photo-documentation sites shortly before construction, after construction, and annually each spring/summer growing season. The photo points will be used to document both vegetation success at the restoration site and the streambank conditions upstream, cross-stream, and downstream of the project.

Vegetation Cover

The restoration area is approximately 392 square feet in size and is divided into three linear zones: the Bio-d block coir willow stake zone (131 square feet in two strips), the lower terrace zone (174 square

feet in one strip), and the upper terrace zone (87 square feet in one strip). The plantings include stakes, plugs, and container plants, as noted in Table 1.

Monitoring shall capture percent vegetation cover in the herbaceous, shrub, and canopy layers to compare to the success criteria in Table 2. The same scientific method should be used each year for consistency and comparability, and the method shall be described in detail in the monitoring report. If the approved biological monitor believes a different method should be used, that should be documented in the monitoring report.

The agency approved biological monitor will visually assess total percent live vegetation cover and bare ground in each planted strip using the transect method. In this method, a transect line will be established along each revegetation zone (i.e. four transects total), and percent cover will be estimated at points approximately every 10 feet along the transect. The points don't need to be in exactly the same location each year, but the same number of points will be gathered.

The monitor shall also document and map naturally recruited native species, and shall document percent cover of invasive non-native plant species. Presence of invasive non-native plant species shall be documented anywhere in the restoration area, regardless of presence along a transect point.

Vegetation Survivorship and Species Richness

Each tree and shrub planting (i.e. pole cuttings and container plantings) will be permanently marked in the field so that the planting can be found each monitoring visit to determine if it has survived. The survivorship of each tree and shrub will be monitored for ten years. Shrub and tree survivorship will be documented on a data sheet that will be appended to the monitoring report. Species richness will be calculated based on the vegetation survivorship monitoring data.

Bank Stability

The restored area and areas upstream, cross channel, and downstream will be visually examined for signs of bank instability, including soil slumping, erosional channels or rills, fissures or cracks, and bank undercuts. Areas of concern will be flagged and documented for subsequent consultation with a hydrologist/geomorphologist. They will be assessed for repair actions prior to the next rainfall. The survey will occur during each monitoring visit. Creek bank conditions will also be documented photographically. Monitoring will be conducted/overseen by the approved biological monitor who may consult a hydrologist/geomorphologist.

4.3 Monitoring Schedule

The mitigation site will be monitored for 10 years and maintained as required to meet the success criteria. This includes monthly monitoring the first year after planting, quarterly monitoring for subsequent years to year 5, and bi-annual monitoring in years 5-10. The following monitoring schedule is proposed:

Prior to installation: Obtain approval for the biological monitor.

Creek Bank Restoration on Stevens Creek at 10500 Creston Drive, Los Altos Project
Mitigation, Monitoring, and Reporting Plan

Year 1

- The plantings and irrigation will be monitored and maintained monthly by the Contractor;
- Plants that die in the first year will be replaced by the Contractor;
- The As-built drawing will be completed by the Contractor;
- The As-built drawing and photo-documentation point map will be submitted to the permitting agencies;
- Tree and shrub plantings will be monitored for percent survival and species richness on a quarterly basis per methods described in this plan;
- Bank stability will be monitored on a quarterly basis per methods described in this plan; and
- The project site will be photographed once during the spring/summer growing season at the established photo-documentation points.

Years 2-3

- The plantings and irrigation will be monitored and maintained by the Contractor/Owner on a quarterly basis in years 2 and 3. Suggested months are February, May, August, and November;
- Percent cover will be monitored on a quarterly basis per methods described in this plan;
- Tree and shrub plantings will be monitored for percent survival and species richness on a quarterly basis per methods described in this plan;
- Bank stability will be monitored on a quarterly basis per methods described in this plan;
- The project site will be photographed annually during the spring/summer growing season at the established photo-documentation points; and
- The first annual monitoring report will be provided to the agencies at the end of year 2. A submittal date of January 31 is proposed. An annual monitoring report will be provided for year 3.

Years 3-5

- Percent cover will be monitored on a quarterly basis per methods described in this plan;
- Tree and shrub plantings will be monitored for percent survival and species richness on a quarterly basis per methods described in this plan;
- Bank stability will be monitored on a quarterly basis per methods described in this plan;
- The project site will be photographed annually during the spring/summer growing season at the established photo-documentation points; and
- Annual monitoring reports will be submitted by January 31 following each monitoring year.

Years 5-10

- Percent cover will be monitored bi-annually per methods described in this plan;
- Tree and shrub plantings will be monitored for percent survival and species richness bi-annually per methods described in this plan;
- Bank stability will be monitored bi-annually per methods described in this plan;
- The project site will be photographed annually during the spring/summer growing season at the established photo-documentation points; and

- Annual monitoring reports will be submitted by January 31 following each monitoring year.

4.4 Contingency Measures

If vegetation success criteria are not met, or if the bank shows evidence of instability, the following contingency measures will be taken:

Vegetation Cover. If vegetation cover criteria are not being met by year 3, the approved biologist shall identify possible reasons and the biologist or applicant shall implement any, or all, of the following measures:

- Improve or increase irrigation;
- Judiciously trim canopy to allow more light into the growing zone, but take potential impacts to water temperature in the creek into account;
- Plant additional container plants to fill in where needed, and add irrigation if necessary;
- Introduce new native plant species into the mix; and/or
- Other measures recommended by the biologist.

The proposed measures will be described in the annual monitoring report for year 3 and implemented in year 4. They can also be implemented earlier if the success rate in the first two years is very low, however, measures for replacing species during the first year are already incorporated into the plan.

Vegetation Survivorship and Species Richness. If survivorship criteria have not been met, then dead plants shall be replaced in the same year that they died, preferably in the fall or winter, unless they have been replaced by natural recruitment of a native species, in which case the specific native recruit will be monitored and survive for a minimum of five years before it is determined to be a viable native recruit.

If certain native plant species are not growing successfully, then other species suited to the environment shall replace those species, as long as the species richness criteria is met for the restoration site.

Restoration Site Erosion. If soil slumping or erosion rills are detected on the restored creek bank, they shall be repaired and protected as necessary with straw wattles (no plastic casing), jute netting, coir mat, or a similar biodegradable method and hand seeded with a native erosion mix.

Creebank Stability Up, Down, and Cross-Stream. If the creek banks upstream, downstream or cross channel from the restoration site are showing signs of undercutting, erosion or slumping, a fluvial geomorphologist or hydrologist shall inspect the damage, assess whether the project is causing the damage, and recommend remediation. Remediation may include modifications to the project and/or protection measures along other areas of the creek bank. Remediation methods shall be discussed with the permit agencies to determine if permit amendments are required.

5. Reporting

Progress toward meeting the success criteria will be documented and submitted to the appropriate agencies during the monitoring period.

5.1 As-built Report

An as-built report will be prepared for the construction activities and for the planting plan. A map of the photo-documentation points will be included. These will be prepared as soon as possible after the completion of construction and after the completion of restoration planting, including installation of the irrigation system.

5.2 Annual Report

An Annual Monitoring Report will be prepared by January 31 after each monitoring year beginning the second year after completion of the mitigation (e.g., if the project is completed in 2021, the first annual monitoring report is due January 31, 2023). The Annual Monitoring Report will include a description of any revegetation and non-native species removal, methods used to assess restoration success, the results of the monitoring, an assessment of the progress made towards achievement of the success criteria, and recommendations of any contingency measures that may be necessary or prudent. Recent photo-documentation will also be included in each report.

It is suggested that the annual report include the following sections:

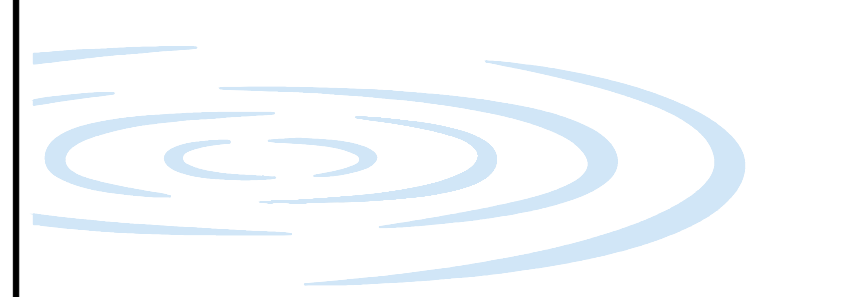
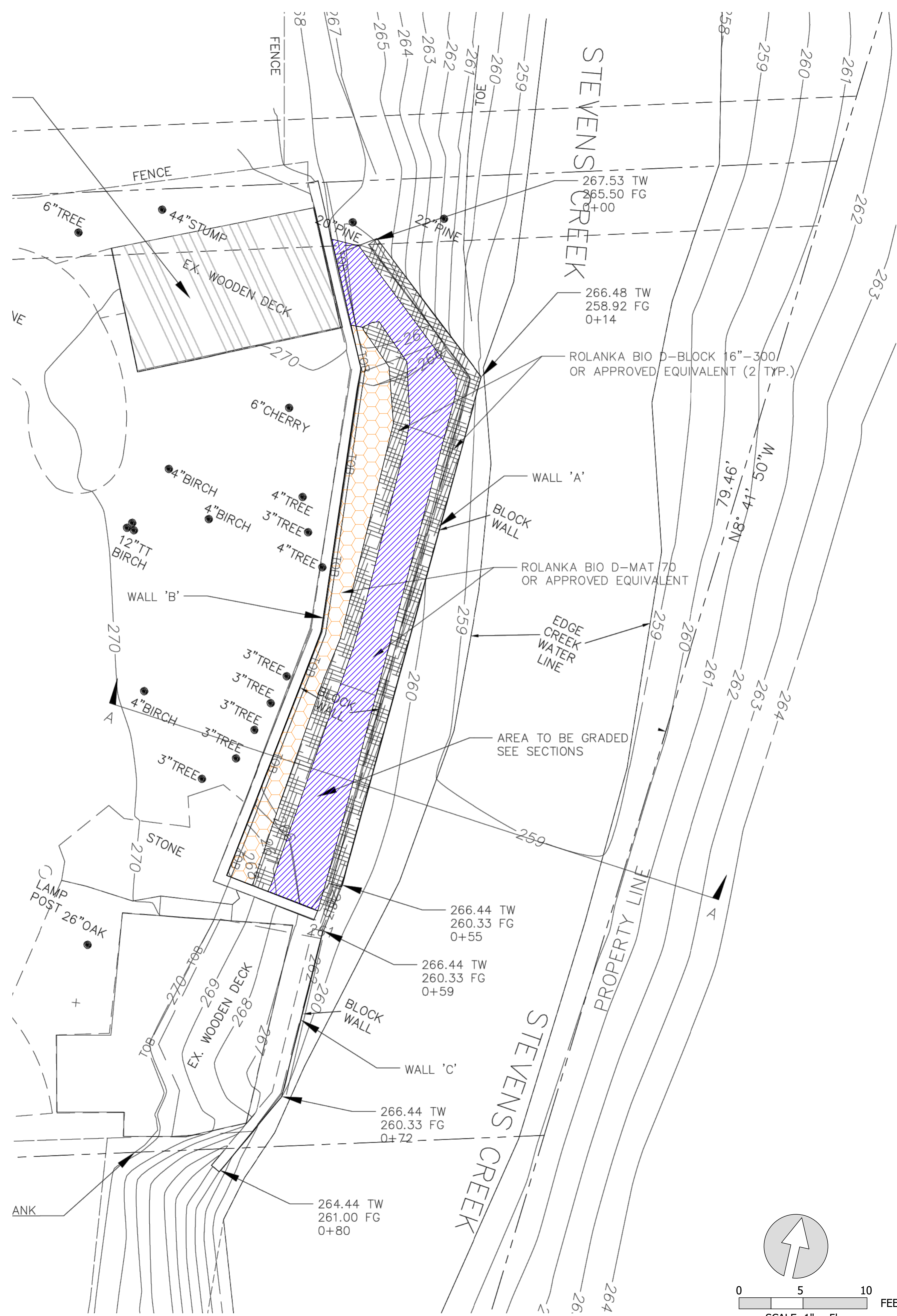
- Executive Summary
- 1. Project Description
- 2. Monitoring Methods
- 3. Monitoring Results
- 4. Compliance with Success Criteria
- 5. Recommendations
- Appendices
 - A. Photographs
 - B. Data Sheets

5.3 Final Report

At the end of Year 10, a Final Report will be prepared that will include a summary of monitoring data and representative site photographs. If the success criteria are not met at the end of year 10, the report will identify measures to be undertaken, including the extension of monitoring, maintenance, and reporting until the criteria are met.

Appendix A: Planting Plan

Planting Zone	Area of Planting Zone (acres)	Scientific Name	Common Name	Life Form	Container plant size	Average Spacing (feet on-center)	Percent Fill	Number of Plants
Coir Staking	0.009	<i>Salix exigua</i>	narrow-leaved willow	shrub or small tree	cutting	3	15%	6
	0.009	<i>Salix laevigata</i>	red willow	tree	cutting	3	25%	11
	0.009	<i>Salix lasiandra</i>	Pacific willow	shrub or small tree	cutting	3	25%	11
	0.009	<i>Salix lasiolepis</i>	arroyo willow	shrub or small tree	cutting	3	35%	15
			Total Willow Stakes				100%	43
Lower Terrace	0.004	<i>Acer negundo</i>	box elder	tree	container (≥ deepot 40)	6	50%	2
	0.004	<i>Baccharis salicifolia</i>	mule fat	shrub	container (≥ deepot 16)	3	15%	3
	0.004	<i>Cornus sericea</i>	American dogwood	shrub	container (≥ deepot 16)	3	20%	4
	0.004	<i>Physocarpus capitatus</i>	ninebark	shrub	container (≥ deepot 16)	3	15%	3
			Total Lower Terrace Tree/Shrubs				100%	12
	0.004	<i>Juncus patens</i>	spreading rush	perennial herb	plug	3	65%	12
		Total Lower Terrace Container Herbaceous Plants				65%	12	
Upper Terrace	0.002	<i>Acer macrophyllum</i>	big-leaf maple	tree	container (≥ treeband 4)	6	20%	1
	0.002	<i>Aesculus californica</i>	California buckeye	tree	container (≥ deepot 40)	6	20%	1
	0.002	<i>Rubus parviflorus</i>	thimbleberry	shrub	container (≥ deepot 16)	3	40%	4
			Total Upper Terrace Tree/Shrubs				80%	6
	0.002	<i>Artemisia douglasiana</i>	mugwort	perennial herb	plug	2	25%	6
	0.002	<i>Clematis ligusticifolia</i>	Creek clematis	woody vine	container (≥ deepot 16)	3	25%	3
	0.002	<i>Elymus triticoides</i>	beardless wild-rye	annual to perennial herb	plug	2	25%	6
	0.002	<i>Scrophularia californica</i>	California figwort	perennial herb	container (≥ deepot 16)	3	25%	3
		Total Upper Terrace Container Herbaceous Plants				100%	18	



PROJECT NUMBER: 859.00

SCALE: AS NOTED

DATE: 2/14/2020

DESIGN: CL

DRAWN: CL

CHECKED: MK

APPROVED: ----

PLANTING PLAN

SHEET 1 OF 1

P:\DATA\859.00-STEVENS CREEK\10500 CRESTON\PLANTING.BWG
 LAST SAVED: 2/14/2020 PLOT DATE: 2/14/2020 PLOT STYLE:

Appendix B: Planting Specifications

PLANTING AND SEEDING SPECIFICATIONS

PART 1 GENERAL

1.01 PROJECT

- A. The specifications below have been developed specifically for the implementation of the Stevens Creek Wall Mitigation Project (Project) at 10500 Creston Drive, Los Altos, California 94024.

1.02 PARTIES

A. Contractor

- 1. The selected Contractor shall implement the Project according to the specifications contained herein.

B. Construction Manager

- 1. The Construction Manager is the landowner, Michael Gustafson, or his representative, MIG, Inc.

C. County

- 1. Representatives of Santa Clara County may require or request input or reporting on items specified below.

1.03 DESCRIPTION

- A. This section covers the contract item for Planting and Seeding.

- B. The work described in this section shall be performed in designated planting areas shown on the Drawings and shall include:

- 1. Site preparation,
- 2. Plant material procurement, delivery, storage, and installation, including container plants, plugs, and pole cuttings,
- 3. Seedbed preparation and seeding of all areas shown on the contract drawings,
- 4. Maintenance during the installation period, and
- 5. Cleanup.

1.04 REFERENCES

Appendix B: Planting and Seeding Specifications

- A. The following publications form a part of this specification to the extent referenced:
1. Grading Abatement Permit and Plan. 10500 Creston Drive, Los Altos, CA 94024. Design Plans. Delve Engineering. 2019.
 2. Guidelines and Standards for Land Use Near Streams. Valley Water. 2006.
 3. American National Standards Institute (ANSI) – ANSI Z60.1 (2004), Nursery Stock.
 4. Swiecki, T., and E. Bernhardt. 2016. CNPS Best Management Practices (BMPs) for Producing Clean Nursery Stock.
 5. Swiecki, T., and E. Bernhardt. 2016. Phytosanitary Procedures for CNPS BMPs for Producing Clean Nursery Stock.
 6. Agricultural Marketing Service: AMS-01 (Amended through: Aug 1988) Federal Seed Act Regulations (Part 201-202).
 7. California Food and Agricultural Code.
 8. Species names: All container plant material and seeds shall be true to botanical and common name (and variety or subspecies, if specified) as indicated in Jepson Flora Project. 2020. Jepson eFlora. <http://ucjeps.berkeley.edu/eflora/>.

1.05 SUBMITTALS

- A. The Contractor shall submit the following:
1. Implementation schedule.
 2. Plant source (i.e., nursery supplier) and evidence of nursery order.
 3. Seeding product data
 - a. Materials certifying that each container of seed delivered meets the specification requirements (bag tags).
 - b. Seed mixes: The Contractor shall furnish certified seed mix labels from the supplier affixed to sealed seed mix bags prior to seeding. Scans of the seed tags shall be submitted upon opening the seed bag.
 - c. Native grass straw (weight receipts from scales shall be required), including harvest date, location, species, and invasive plant content.

Appendix B: Planting and Seeding Specifications

4. Following plant delivery to the Project site, the Contractor shall submit inspection, inventory, and receiving records that describe the condition of the plants at time of delivery (i.e., delivery receipts).

1.06 DEFINITIONS

- A. Installation period: The installation period shall start when the Contractor commences work within this section and shall continue until all requirements indicated in this section and accompanying drawings are successfully completed as determined by the Construction Manager's favorable review.

1.07 SEED QUALITY ASSURANCE

- A. Seed material shall be provided by the Contractor and shall be from locally collected propagules sourced within 50 miles of the Project site. Seed may be grown outside of 50 miles of the Project site only with prior written approval from the County.
- B. Seed shall be pre-mixed by the supplier before shipment to the Project site. Seed mix shall not contain invasive plants or mold. Seeding rates in the tables assume seeding areas will be broadcast seeded.
- C. The Contractor shall furnish seed that is unopened, tagged and labeled in accordance with the California Food and Agricultural Code (§ 52451–52456).
- D. Seed shall be of a quality which has a minimum pure live seed (PLS) content as specified (percent purity x percent germination) and invasive plant seed shall not exceed 0.5 percent of the aggregate of PLS and other material. Seed mixes and materials not meeting the Construction Manager's favorable review shall immediately be removed from the site and replaced at the Contractor's expense.

1.08 PLANT INSPECTIONS

- A. The Contractor shall notify the Construction Manager at least 5 days prior to each of the anticipated inspection events described below:
 1. Plant Delivery Inspection: Following delivery of plants to the Project site, the Construction Manager shall inspect the plant material (prior to installation) for conformity to the ANSI Z60.1 (2004), Nursery Stock and these specifications. Such inspections shall not impair the right of additional observations during further progress of the work. All plants shall have a normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sun scalds, fresh abrasions of the bark, excessive abrasions, or other objectionable disfigurement. Tree trunks shall

be sturdy and have well hardened systems. The trees should have fibrous root systems which are not root- or pot-bound. The size of the plants shall correspond with that normally expected for species of commercially available nursery stock and as specified on the Drawings. If inspections find that sample plants are defective, the Construction Manager reserves the right to reject the entire lot of plants.

- a. Replacement Plants. All plants not conforming to the requirements in these specifications shall be considered defective and such plants shall be marked as rejected and immediately removed from the Project site and replaced with conforming plants. Substitutions of plant species shall be approved in writing by the County.
2. Plant Installation Inspection: Plant installation will be inspected by the Construction Manager for conformance with the plans and specifications. Installation inspection shall be initiated only after all collective Project requirements have been completed, which include but are not limited to: site preparation, seeding, planting, watering, and all other associated work.

The quantity and type of plants and rootstock installed, clean up requirements, and the acceptability of the plants installed, in accordance with the requirements stated herein, shall be determined and noted in writing by the Contractor and submitted to the Construction Manager. At the inspection, the Construction Manager will evaluate any deficiencies previously noted to ensure they have been corrected. Time for the inspection shall be established in writing. An Installation Acceptance will be given after all installation requirements have been satisfactorily completed and approved by the Construction Manager.

1.09 PLANT PROCUREMENT

- A. Phytophthora Control and Management: The contracted nursery shall follow best management practices (BMPs) for minimizing the spread of Phytophthora species (CNPS Best Management Practices (BMPs) for Producing Clean Nursery Stock and Phytosanitary Procedures for CNPS BMPs for Producing Clean Nursery Stock).
- B. Container plants and plugs: Local plant stock collected from the San Francisco Peninsula, growing under similar ecological conditions (e.g., climate, soils, depth to groundwater) shall be used; if possible, material shall be collected from within 50 miles of the Project site. The contracted nursery shall collect material during the appropriate time of

Appendix B: Planting and Seeding Specifications

year per species or provide existing in-stock material already collected from within the region.

C. Pole cuttings:

1. Collection origin: Where cuttings are specified, and the plant species has been documented on-site, cuttings may be taken from riparian and mesic areas on site. If the Project site does not supply sufficient source materials, cuttings shall be obtained from plants within 50 miles of the site.
2. Timing of collection: Cuttings shall be collected during the species' dormant period, kept moist, and installed within one week of collection. Collection during late fall/early winter shall coincide with the species' dormancy period and the planting schedule. Local cuttings may be substituted for the container stock requirements identified for species if it is determined to be more cost-effective and consistent with high survival rates.
3. Collection procedures:
 - a. Cuttings shall be taken from healthy trees that are at least 1 year old or older and only straight branches should be used. The optimal age is 4-5 years, smooth barked, not with deeply furrowed bark. Do not collect suckers and current year's growth (these do not have sufficient energy reserves).
 - b. Collect cuttings from various sources to ensure genetic diversity of the plant material. Do not cut more than 30 percent of the plants in a designated area. Do not cut more than 30 percent of any individual plant; leave a minimum of 70 percent of each individual plant intact. Leave a minimal impact to donor areas. Select for collection only branches whose removal will not impair the parent tree's health and appearance. Remove branches from the inside of the crown area rather than the more visually obvious exterior area.
 - c. Harvest cuttings with pruning shears, lopping shears, small wood saw, or brush cutters. Do not use chain saw. Do not use anvil type shears of any type (these tend to crush and split cutting ends). Make cuts with sharp, clean tools. Make clean cuts without any additional damage or scarring of parent tree. For easy recognition of top and bottom of cutting at time of planting, cut off top end with a horizontal square cut above a leaf bud, bottom end with a cut at 45 degree angle below a leaf bud.

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- d. The cuttings shall be cut into a minimum of 4-foot sections with the stem diameter between 3/4 and 3 inches at the base. No cuttings shall be made from the tips of branches. A clean, angled cut (approximately 45-degree angle) shall be made at the base. All other branches shall be removed from the primary cutting.
4. Preparation procedures:
 - a. Stripping: Remove all side branches and all leaves along the entire length of each cutting, immediately at time of collection, so cutting is one single stem. Stems shall be straight and unbranched from the base of the stem through at least half the stem length. Spread pruned-off branches and trimmings in the designated willow cutting areas so that no areas are left unsightly.
 - b. Dipping: Seal top end of each cutting by dipping it in 50:50 mix of light-colored latex paint in water. Assign one different color to each species (a total of four species as indicated on the Drawings shall be collected). Use pure latex paint only. Do not use other synthetic paints or paints containing lead additives. Comply with all legal requirements regarding VOC (Volatile Organic Compounds).
 - c. Packaging: Bundle cuttings and label by species (in addition to dipping in paint). Wrap bundles in burlap or other suitable material that protects the cuttings from sunlight, heat, and wind, and allows air to circulate. Soak cuttings in water for a minimum of 5 days, but no more than 21 days, prior to planting. Proper soaking consists of saturating at least one third of the basal end of the cuttings in water for the specified period in a shaded location. Avoid soaking latex painted cutting tops.
 - d. Temporary Storage: Under no conditions shall any cuttings be allowed to dry out. Any temporary storage (less than 24 hours) shall ensure that cuttings are maintained in a moist, shaded, and cool condition.

1.10 DELIVERY, STORAGE, AND HANDLING

A. Plants

1. Delivery

- a. The Contractor will provide the plants for the initial planting and for any required re-planting during the Installation Period. The plants will be delivered to the Project site.

Appendix B: Planting and Seeding Specifications

- b. The Contractor will provide the Construction Manager 5 days advance notice of the proposed date(s) of all plant deliveries.
- c. The Contractor shall load, transport, offload, and protect plants from the point of pickup to points of installation.
- d. The Contractor and the Construction Manager shall perform a joint Delivery Plant Inspection and inventory of the condition of the plants at the time the Contractor takes delivery of the plants.

2. Storage

- a. Plants (including container plants, plugs, and pole cuttings) not installed on the day of arrival at the site shall be stored and protected in areas approved by the Construction Manager. Plants shall be protected from exposure to wind and shall be shaded from the sun. Any covering provided to protect the plants must allow air to circulate to avoid internal overheating. The plant's soil shall be kept in a moist condition until planted. Container plants damaged due to improper storage by the Contractor shall be replaced before the start of plant installation at the Contractor's expense.

3. Handling

- a. The Contractor shall handle all container plants to ensure they are not damaged at any time. Plants and materials shall not be dropped from vehicles. Container-grown plants shall be handled by the container and not by the trunk or stems.

B. Seeds

1. The Contractor shall provide proper storage of the seed. Storage facilities shall be cool, clean, dry, and free from other seed sources such as invasive plants or agricultural products. Seed stored where temperatures exceed 80 degrees F will be considered defective and shall be replaced at no additional expense to the Construction Manager.
2. Seed, which in the Contractor's possession, has become wet, moldy, or otherwise damaged, will be considered defective and shall be replaced at no additional expense to the Construction Manager.
3. Upon delivery to the site, store seed, and fertilizer in cool, dry locations away from potential contaminants. Do not store chemical materials with landscape materials.

1.11 TIMING AND CONDITIONS

A. Planting

1. Planting operations shall be performed only during periods when beneficial results can be obtained. When excessive moisture, winds, or other unsatisfactory conditions prevail, the work shall be stopped when directed by the Construction Manager. If the temperature is expected to be 90 degrees Fahrenheit or greater, the Contractor shall schedule plant installation in the mornings to avoid stressing plants. When special conditions warrant a variance to the planting operations, changes to operations shall be approved by the Construction Manager. The Contractor shall be prepared to install plants at the earliest time when all conditions (weather, moisture, temperature, and river flows, etc.) are acceptable.

B. Seeding

1. Seeding shall be performed within 5 days of completion of BioD-Mat (or equivalent) installation in all areas subject to erosion control measures. No variance to the start date will be allowed unless given in writing by the Construction Manager.
2. Areas subject to replanting with plug and container plants shall be seeded within 5 days of final plant installation.
3. Seeding Conditions: Seeding operations shall be performed only during periods when beneficial results can be obtained. When conditions are unsatisfactory for seeding, as determined by the Construction Manager, the work shall be stopped as directed by the Construction Manager. At no time shall the Contractor's equipment be operated during rain events or on saturated work areas. If the seeding schedule calls for installation when the temperature is expected to be 90 degrees or greater, the Contractor shall schedule seeding in the mornings to avoid stressing plants during seeding. The Contractor shall be prepared to seed at the earliest time when all conditions (weather, moisture, temperature, wind) are acceptable. When special conditions warrant a variance to the seeding operations, a proposed seeding time shall be submitted for the Construction Manager's favorable review.

PART 2 PRODUCTS

2.01 PLANTING

A. Plants

Appendix B: Planting and Seeding Specifications

1. All plant species included in the planting plan are locally sourced and native to the watershed the Project is within, in conformance with the Guidelines and Standards for Land Use Near Streams.
2. The Contractor will provide the plants, including container plants, plugs, and pole cuttings for the initial planting and for any required re-planting during the Installation Period.
3. The location, quantity, and spacing of container plants, plugs, and pole cuttings will be implemented as indicated in the Project design Drawings.

2.02 SEEDING

A. Seed

1. All seed species included in the planting plan are locally sourced and native to the watershed the Project is within, in conformance with the Guidelines and Standards for Land Use Near Streams.
2. Seed species and seeding rates shall be applied as specified in the Project design drawings.

PART 2 EXECUTION

3.01 SITE CONDITIONS AND COORDINATION

- A. Site preparation: Site preparation shall include planting zone preparation, and seedbed preparation as described in Paragraphs 3.02, 3.03, and 3.04 below.
- B. Watering: The water supply and equipment shall be verified by the Construction Manager prior to planting and seeding.
- C. Vandalism: The Contractor shall be responsible for securing the Project site to minimize negative effects from vandalism and theft.
- D. Equipment Operation: At no time shall the Contractor's equipment be operated during rain events or on saturated work areas, as defined herein. If saturated work areas exist, no mechanized equipment shall be permitted without prior approval in writing by the Construction Manager. Contractor shall coordinate with the Construction Manager to determine when work can begin following saturated work area conditions.
- E. Existing Features: During plant installation operations, care shall be taken to avoid damaging existing facilities, overhead utilities, roads and access ramps, sensitive habitats, or any other items on or around the

Project areas. The Contractor shall schedule seeding after planting to avoid compacting or otherwise damaging the prepared surface and seed.

3.02 PLANTING ZONE PREPARATION

- A. After grading activities have been completed, the Contractor shall prepare the planting areas including hand-grading of the planting surface, and soil loosening if deemed necessary.

3.03 PLANT MATERIAL INSTALLATION

- A. Site preparation as described in Paragraphs 3.01 and 3.02 of this section shall be completed prior to plant installation. Plants shall be installed under moist soil conditions at planting locations.
 - 1. Container Plant Installation: The location, quantity, and spacing of cuttings, plugs, and container plants shall be implemented as shown in the Project Drawings. The Contractor shall provide and remove container plants from their containers without damage to the plant or root system. For container plants a hole shall be prepared that is the depth of the container and 1.5 to 2 times the diameter of the root ball. The plant shall be placed so the root crown is 0.5 to 1 inch above the soil surface, and the hole shall be backfilled with the original soil that was removed. The Contractor shall backfill carefully, with existing soil, and work around the root ball then tamp soil so that all air pockets are removed, and the plant is secure and at the proper grade. Additional fill shall be placed due to settlement of soil as required. If planting is on a slope, a downslope berm that is 4 inches tall shall be installed to form a basin for retaining water.
 - 2. Plug installation: Plugs shall be planted in planting holes slightly deeper than the length of the plugs; plugs shall be inserted deeply so that the top of the plug soil is at least 0.5 inches below the adjacent native soil. Firm soil around plugs and cover all nursery soil with 0.5 inch of native soil.
 - 3. Pole Cutting Installation:
 - a. Time:
 - 1) Do not use cuttings allowed to dry out. Dispose of unused cuttings.
 - 2) Do not plant cuttings until the soil is moist to a minimum depth of 6 inches, unless otherwise permitted by the Construction Manager.

Appendix B: Planting and Seeding Specifications

- 3) Plant cuttings between the months of September through December and no later than mid-February.
 - b. Watering: If the soil in and around the planting area is not wet prior to planting, water the soil and maintain in a wet state until the cuttings are planted.
 - c. Planting Pits: Make planting pits perpendicular to the ground and form with a steel bar, hand-held auger or similar tool or equipment. Make pits large enough so that cuttings may be planted to the proper depths without damage to the bark. Where rock or other hard material prevents the installation of cuttings as specified, new pits shall be excavated elsewhere and the abandoned pits backfilled.
 - d. Cuttings Adjustment: Do not cut or prune cuttings after their initial collection to adjust them to the pit size or for any other reason. The growth hormones concentrate at both ends of the cutting immediately after collection. A second cutting for length adjustment would remove the majority of these hormones and substantially limit the probability of their growth.
 - e. Installation Method: Plant cuttings with the bottom angle-cut ends in the ground and latex painted straight-cut tops above ground. Leaf bud scars shall point up. Cuttings shall be pressed or pounded into the soil so that the rooting end of the cutting is at a depth of 2 to 2.5 feet. Avoid damaging cuttings, stripping their bark, or splitting them during installation. Remove and replace split or damaged cuttings. Do not hammer cuttings into the soil.

3.04 SEEDBED PREPARATION

- A. After planting activities have been completed, the Contractor shall prepare the seeding areas including hand-grading of the planting surface, and soil loosening if deemed necessary. Soil shall be scarified to a depth of 1–2 inches to create a loose and friable topsoil medium prior to seeding operations.
- B. Soil surfaces that are too hard and smooth, or soil clods too large to accept seeding, as determined by the Construction Manager, shall be broken up by methods approved by the Construction Manager until the condition of the soil is acceptable as a suitable seed bed.
- C. Soils shall be wetted to a minimum of 4-inch depth immediately prior to seed application.

3.05 EROSION CONTROL DEVICES

- A. Before completion of erosion control devices the seedbed shall be prepared.

2.01 SEEDING METHODS AND SEQUENCE

- A. The Contractor shall perform restoration seeding by broadcast seeding after installation of erosion control devices. In conjunction with or immediately following broadcast seeding, the seed shall be raked in and covered with blown straw mulch.

3.06 MAINTENANCE DURING INSTALLATION PERIOD

- A. **General Maintenance:** The Contractor shall maintain installed plants (including pole cuttings) and seeding material in a healthy, and vigorous growing condition. Maintenance shall begin immediately after each plant is installed and after seeding material is installed, and shall continue throughout the installation period. Maintenance shall include regular observations of the site, watering, pruning, straightening, adjusting, repairing, and other necessary operations to ensure each plant and all seeded areas are maintained in a healthy growing condition.
- B. **Watering:** The Contractor shall provide the labor, materials, and water necessary to fully water the planting and seeding areas during the installation period. The Contractor shall be responsible for maintaining the watering system during the installation period. Maintenance shall include the repair, checking, adjustment and replacement of parts, ensuring the system is delivering the required amount of water, and ensuring the system is fully operational. Failure of the watering system or failure of the system to provide full and proper coverage shall not relieve Contractor of the responsibility to provide adequate water as required for vigorous growth of all plants.
- C. **Area Protection:** Seeded areas shall be protected from pedestrian traffic or other compaction.
- D. **Watering-In Planting:** The Contractor shall water-in plant material including pole cuttings immediately after installation, completely saturating each plant location.
- E. **Watering-in Seeding:** The Contractor shall keep the soil at the seeded area constantly moist throughout the installation period. Thereafter the Construction Manager shall keep the soil constantly moist during the first 3 weeks immediately after seeding.

Appendix B: Planting and Seeding Specifications

- F. Watering Frequency, Rate, and Duration: Watering of all plants installed under this contract shall start at the earliest time during the installation period. The Contractor shall be responsible for watering and keeping the soil around newly installed plants sufficiently moist at a rate and frequency sufficient to provide healthy, vigorous growth. The Contractor shall wet soil to a minimum depth of 18 inches during each watering event. Water shall be applied in a manner that ensures deep penetration in the soils surrounding the plant root balls. Water shall not be applied at a rate that will cause erosion, damage to the plants, or cause runoff.
- G. Repair: Areas damaged shall be repaired to their original condition and/or reseeded within 7 working days at no additional expense to the Construction Manager.
- H. Re-seeding: Seeded areas that have failed to germinate or without substantial growth (as determined by the Construction Manager) shall be re-seeded within 1 month after seeding with the same seed mix as originally specified at no additional expense to the Construction Manager.

3.06 CLEANUP

- A. Excess and waste material from the planting and seeding operations shall be removed and disposed of off-site at the Contractor's expense and according to all federal, State, and local codes.

PART 4 PAYMENT

4.01 PAYMENT

- A. The contract price will be paid for PLANTING AND SEEDING; which price shall include full compensation for all costs incurred under this section.

END OF SECTION