



NOTICE OF EXEMPTION

To: County Clerk
County of Santa Clara

From: Midpeninsula Regional Open Space District
5050 El Camino Real
Los Altos, CA 94022

Project Title: Sierra Azul Ranger Residence Renovation

Project Location: 18171 Pheasant Road, Los Gatos, CA 95032 at Sierra Azul Open Space Preserve

City: Los Gatos

County: Santa Clara

Description of Project: The Midpeninsula Regional Open Space District (District) proposes to renovate an existing, approximately 2,000-square foot single-family home (former ranger outpost) on the former Slaught Property (Project) located within Sierra Azul Open Space Preserve (Buidling A in Attachment 1). The Project would renovate the home to bring the building into compliance with local planning and building codes and adapt the building for use as District staff housing. The Project site has been previously disturbed, and all work will be conducted within the developed area of the property. The Project includes the following modifications to the home:

- Removal of three un-permitted additions (east addition, south enclosed porch, and north extension) and existing chimney.
- Installation of new foundation and seismic strengthening of cripple walls.
- Conversion of existing living room to a second bedroom.
- Conversion of existing office into a bathroom and laundry room.
- Replacement of existing siding and repair of damaged roof framing.
- Upgrade of existing electrical and plumbing systems.

Historic Resources

An evaluation of the former Slaught Property prepared by Garavaglia Architecture, Inc. in 2014 concluded that the Slaught Property, which encompasses the structures on 18171 Pheasant Road, is ineligible for listing on the California Register of Historic Places and on the local historic resource inventory. Therefore, the building is not an historic resource under the California Environmental Quality Act (CEQA).

Biological Resources

Wildlife surveys conducted in 2021 detected large rodent feces in the project area that could indicate activity of the San Francisco dusky-footed woodrat [*Neotoma fuscipes annectens*] (SFDFW), a special status species. However, no SFDFW nest structures were found within or immediately adjacent to the building. No active bat roosts, SFDFW nests, or bird nests were found within the project area. Biological awareness training will be required for any contractors working on the site.

Name of Public Agency Approving Project: Midpeninsula Regional Open Space District

Name of Person or Agency Carrying Out Project: Same



Exempt Status: In accordance with the State CEQA Guidelines, the proposed project is categorically exempt under the following sections:

Section 15301 – Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Class 1 (a) includes interior or exterior alterations involving interior partitions, plumbing, and electrical conveyances. The project entails minor alterations and repairs to an existing building such as upgrades to existing electrical and plumbing systems. The project would not expand the existing use.

Section 15302 – Replacement or Reconstruction: Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project includes modifications to an existing single-family home, including removal of un-permitted additions, conversion of an existing living room and office to a bedroom and bathroom, and other associated repairs. The structure will maintain the same purpose and capacity as a residence.

Lead Agency Contact:

Leigh Guggemos, Capital Projects Manager III
lguggemos@openspace.org
(650) 772-3631

Attachments:

1. Project Site Map

Signature: _____

A handwritten signature in black ink, appearing to read "Jason Lin".

Jason Lin, Engineering & Construction Manager

Date: _____

8/7/23

