

# County of Santa Clara

## Department of Planning and Development

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



	<b>Administration</b>	<b>Development Services</b>	<b>Fire Marshal</b>	<b>Planning</b>
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5797
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

## Notice of Intent to Adopt a Mitigated Negative Declaration

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

File Number	TAZ	APN(s)	Date
PLN19-0226	116	326-12-057	5/19/2021
Project Name		Project Type	
Gustafson Creek Bank Restoration		Grading Abatement	
Person or Agency Carrying Out Project		Address	Phone Number
Project Planner – Colleen Tsuchimoto of Santa Clara County Planning Dept.		70 W. Hedding St., E. Wing, 7 <sup>th</sup> Floor	(408) 299-5797
Name of Applicant		Address	Phone Number
Michael Gustafson		10500 Creston Drive Los Altos	(408) 221-4021
Project Location			
10500 Creston Dr. Los Altos See <b>Attachment A</b> – <i>Project Vicinity Map</i> .			
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 <b>Attachment B</b> -<i>Plan Set</i>.</p>			
Purpose of Notice			
<p>The purpose of this notice is to inform you that the County Planning Staff has recommended that a Mitigated Negative Declaration be approved for this project. County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, <b>finds that although the proposed project could initially have a significant effect on the environment, changes or alterations have been incorporated into the project to avoid or reduce impacts to a point where clearly no significant effects will occur.</b> The project site is not on a list of hazardous material sites as described by Government Code 65962.5 (Cortese List).</p> <p>Final action on the project is tentatively scheduled on June 18, 2021 It should be noted that the approval of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.</p>			
Public Review Period:	Begins:	Ends:	
30 days	5/19/21	6/18/21	
Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the above date. Such comments should be based on specific environmental concerns. Written comments should be addressed to the attention of Colleen Tsuchimoto at			

the County of Santa Clara Planning Office, County Government Center, 70 W. Hedding Street, San Jose, CA 95110, Tel: (408) 299-5797 . For additional information regarding this project and the Negative Declaration, please contact Colleen Tsuchimoto at (408) 299-5797 or Colleen.Tsuchimoto@pln.sccgov.org

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

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

**Responsible Agencies sent a copy of this document**

Regional Water Quality Control Board, CA Dept. of Fish and Wildlife Service

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

**(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)

**(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)

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

**Prepared by:**  
Colleen Tsuchimoto  
Senior Planner

*Colleen A. Tsuchimoto*  
\_\_\_\_\_  
**Signature**

5/19/21

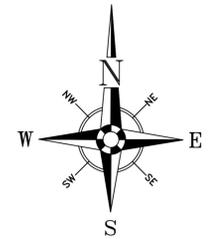
\_\_\_\_\_  
**Date**

# **Attachment A – Project Vicinity Map**



**Attachment B – Plan Set**





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

REVISIONS:

1) ADDED SHT 12/31/2019

REVISIONS	DATE	INT.
FIRST		
SECOND	12/31/2019	
THIRD		
FOURTH		

SCALE: GRID

DRAWN BY:

DESIGNED BY:

CHECKED BY: DATE:

APPROVED BY: DATE:



TITLE:

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

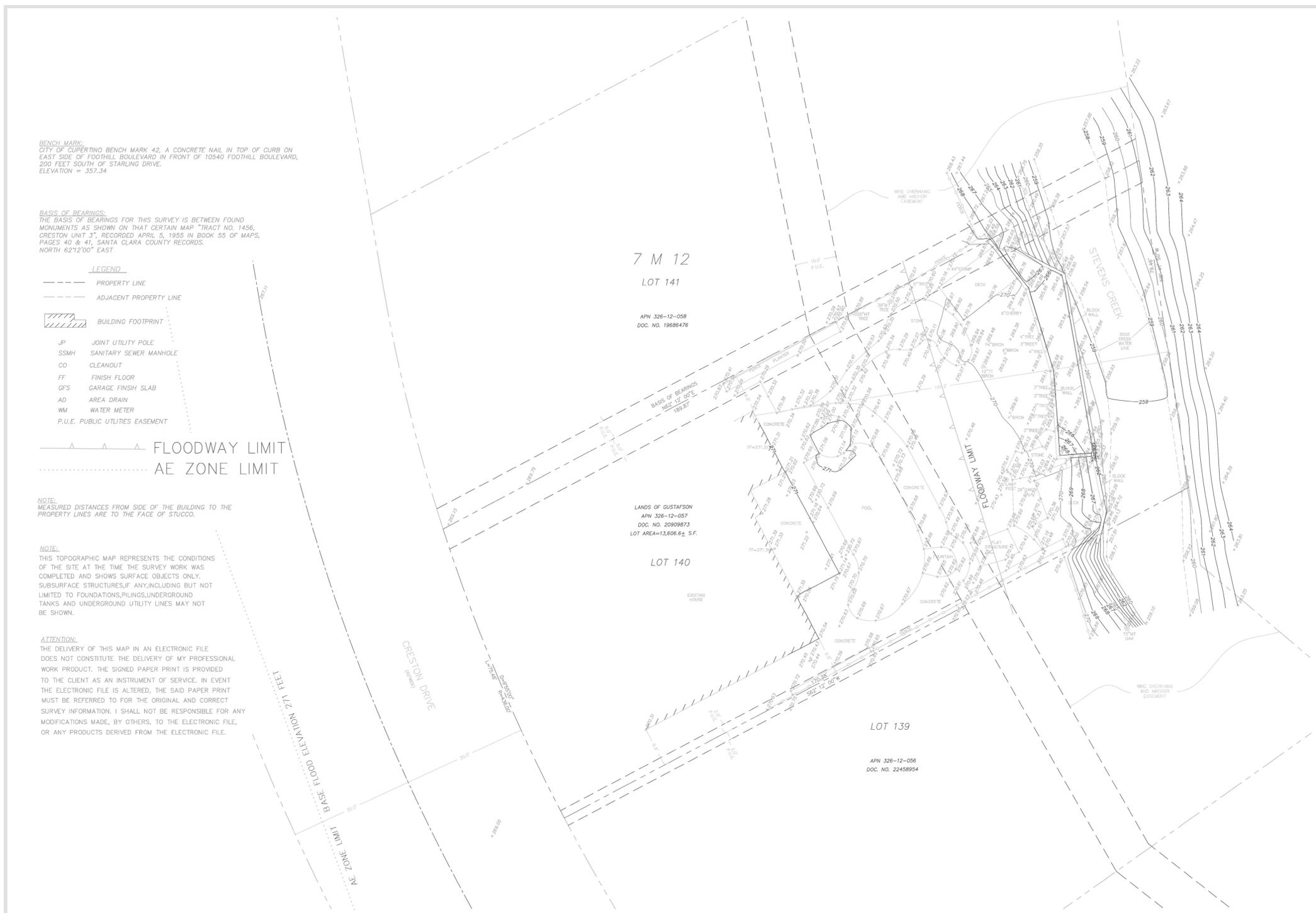
EXISTING

DATE: 07/30/2020

PROJECT ID: 2018\_027

DRAWING NO.: C2

SHT 2 OF 6



**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.

DATE: KEVIN M. SMITH, P.L.S., 8/3/21

KEVIN SMITH  
LAND SURVEYING  
111 DELLVIEW AVENUE  
SANTA CRUZ, CA 95062  
(831) 588-0154

PARTIAL TOPOGRAPHIC SURVEY  
FOR: MICHAEL GUSTAFSON  
10500 CRESTON DRIVE, LOS ALTOS, CA 94024  
APN 326-12-057

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

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











## 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.

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## 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.

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## 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.

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### 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	
	<b>Total Willow Stakes</b>							<b>100%</b>	<b>43</b>
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	
	<b>Total Lower Terrace Tree/Shrubs</b>							<b>100%</b>	<b>12</b>
	0.004	<i>Juncus patens</i>	spreading rush	perennial herb	plug	3	65%	12	
<b>Total Lower Terrace Container Herbaceous Plants</b>							<b>65%</b>	<b>12</b>	
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	
	<b>Total Upper Terrace Tree/Shrubs</b>							<b>80%</b>	<b>6</b>
	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	
<b>Total Upper Terrace Container Herbaceous Plants</b>							<b>100%</b>	<b>18</b>	

**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**

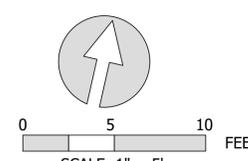
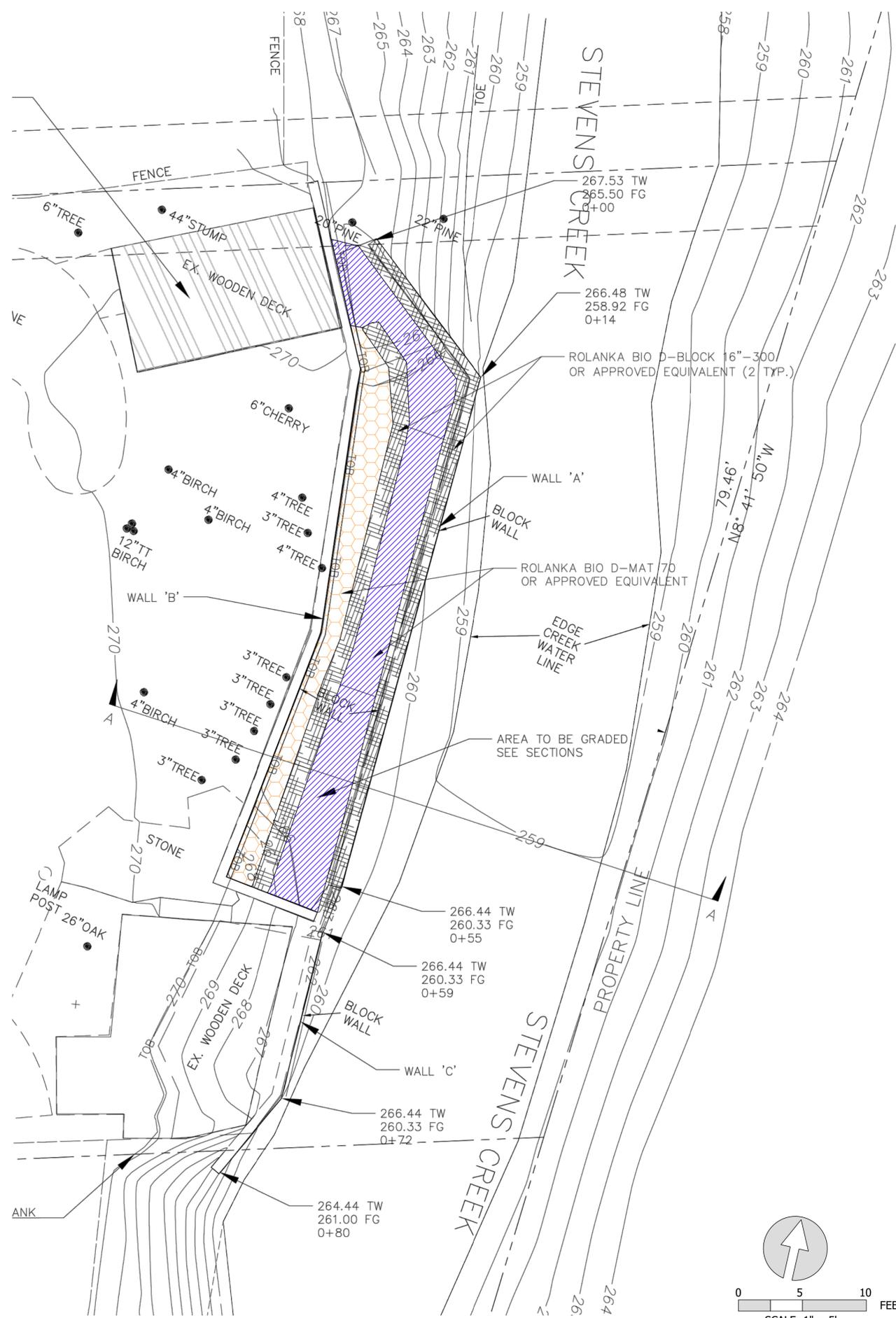
10500 CRESTON DRIVE,  
LOS ALTOS, CA 94024

SANTA CLARA COUNTY, CA

**Stillwater Sciences**

2855 TELEGRAPH AVENUE, SUITE 400  
BERKELEY, CA 94705 P: (510) 848-8098

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	
<b>Total Willow Stakes</b>							<b>100%</b>	<b>43</b>	
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	
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	<b>Total Lower Terrace Tree/Shrubs</b>							<b>100%</b>	<b>12</b>
	0.004	<i>Juncus patens</i>	spreading rush	perennial herb	plug	3	65%	12	
<b>Total Lower Terrace Container Herbaceous Plants</b>							<b>65%</b>	<b>12</b>	
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	
	<b>Total Upper Terrace Tree/Shrubs</b>							<b>80%</b>	<b>6</b>
	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	
<b>Total Upper Terrace Container Herbaceous Plants</b>							<b>100%</b>	<b>18</b>	



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: ----- IF BAK DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - JUST APPROXIMATE

**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

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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.

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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