County of Santa Clara

Department of Planning and Development Planning Office

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



STAFF REPORT Zoning Administration November 4, 2021

Item No. 6

Staff Contact: Lara Tran, Senior Planner (408) 299-5759, <u>lara.tran@pln.sccgov.org</u>

File: PLN20-070 Concurrent Land Use Permit of a Grading Approval and Design Review for an Addition to an Existing Single-Family Residence.

Summary: Consider recommendation of a concurrent land use permit for Grading Approval and Design Review for a 1,599 square foot addition to an existing single-family residence on a 15.9acre lot. Associated improvements include exterior terraces and decks, a swimming pool, and improvement to the existing driveway for fire turnout. Grading consists of 681 cubic yards of cut and 190 cubic yards of fill.

Owner: Gursavraj Dhami Applicant: Daniel Silvernail Architecture Lot Size: 15.9 acres APN: 029-31-011 Supervisorial District: 3 Gen. Plan Designation: Hillsides Zoning: HS-d2 Address: 2100 Old Calaveras Road, Milpitas Present Land Use: Single-Family Residence HCP: Area 2 (Not a Covered Project)

RECOMMENDED ACTIONS

- A. Accept Categorical Exemptions, under Section 15303(a) of the CEQA Guidelines, Attachment A.
- **B.** Grant a concurrent land use permit for a Grading Approval and Design Review, subject to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination Attachment B – Proposed Conditions of Approval Attachment C – Location & Vicinity Map Attachment D – Proposed Plans (with Light Reflective Value/LRV Color) Attachment E – Line of Site Analysis for Milpitas Crestline Attachment F – Biological Survey of Tri-colored Blackbird by Toure Environmental

PROJECT DESCRIPTION

The proposed project is for a concurrent land use permit of a Grading Approval and Design Review for a 1,599 square foot addition to an existing 6,401 square foot single-family residence built in 2001. The proposed work also includes exterior improvements such as extension of a lower deck, a new upper deck and an open terrace with an in-ground swimming pool and improvements to the fire turnout. Proposed grading consists of 681 cubic yards of cut and 190 cubic yards of fill with a maximum vertical depth of 15 feet. The project will not require any removal of trees or demolition of any existing structures.

Setting/Location Information

The subject property is a 15.9 gross-acre parcel located on Old Calaveras Road, near the intersection of Evans Road and Kennedy Drive, in the unincorporated area of Santa Clara County. The property is 0.18 miles east from the City of Milpitas; however, it is not located within the Urban Service Area (USA) of the City of Milpitas. The site is a surrounded by many vacant parcels with only a few properties that have single-family residences that were built in in the 1950s to recent as 2019. The neighborhood character consists of primarily vacant land with some low-density ranch style homes and agricultural uses. The property currently has an existing septic system and is serviced by an onsite well.

The site is located within the Santa Clara Valley Habitat Plan (HCP) Area 2 and is not considered a covered project. The proposed development is located within the following landcovers: Grain, Row-crop, Hay and Pasture, Disked/Short-term Fallowed and Rural Residential. Although the property does have a wildlife survey area for tri-colored blackbird adjacent to the existing access driveway and existing leach field, the biological report conducted by Toure Environmental Engineering dated March 19, 2021 (Attachment F) did not find any presence or evidence of habitat for tri-colored blackbird. As the property is adding less than 2 acres of permanently disturbed area and there is no impact to any wildlife, plant, or sensitive landcover, the development is not considered a covered project under HCP. The proposed project will not be in proximity to any creeks/watercourses or any riparian sensitive land covers. Based on County GIS data, the slope of the property is 33.2%.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption under Section 15301(e) of additions to existing single-family residence. As such, an Initial Study and further analysis under the CEQA was not required.

B. Project/Proposal

- 1. General Plan: Agriculture Medium Scale
- 2. Approval Building Site: The property has a Building Site Approval that was granted on August 1, 1997 and a Building Permit issuance in 1998 for the existing single-family residence.

3. Zoning Standards: The Zoning Ordinance specifies the required development standards for HS-d2 Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.20.050 "-d2" Combing District:

Main Residence	
Setbacks (HS-d2):	30-feet from all property lines and/or rights-of-way
	(ROW)
Height:	27-feet maximum
Stories:	2-stories maximum

 Table A: Compliance with Development Standards for -d2 Combining District

STANDARDS & REQUIREMENTS	CODE SECTION	Meets Standard (Y/N)*
Maximum House Size	§ 3.20.050 (A)	Y*
Height	§ 3.20.050 (B)	Y*
Color & LRV	§ 3.20.050 (C)	Y*
Crestline Area	§ 3.20.050 (D)	Y*
Development Restriction		
Story Poles	§ 3.20.050 (E)	Y*

*See a detailed discussion of these development standards within the body of the Design Review Findings in Section C below

C. Design Review Findings:

Pursuant to Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

According to the County's GIS data on visibility of properties as seen from the valley floor, the subject property is located in a "highly visible" area. The project will be adding 1,599 square feet addition to the existing single-family residence with approximately 5,200 square feet open of decks and terraces to the rear of the house. The addition to the second floor for extra bedrooms will continue to keep the height of the residence at a maximum of 27 feet, which is consistent to the Zoning Ordinance for the Milpitas Hillsides. The proposed exterior walls of the terrace area are tiered with all the exterior walls below five (5) feet. Additionally, landscaping such as shrubs are incorporated into the Conditions of Approval to soften and screen the proposed exterior deck wall. The applicant is incorporating earth toned colors that are not more than 45 LRV and is consistent to the requirements for the Milpitas Hillsides.

A line-of-sight-analysis (Attachment E) was completed for the project to ensure the proposed addition does not protrude above the perceived crestline as delineated on the official City of Milpitas zoning map. As the analysis found, the existing property is west of the Milpitas crestline and additions to the existing second floor of the residence will not create a visual impact as the addition is not more than 27 feet tall from all vantage points in the sight analysis. Additionally, Planning Staff conducted a site visit for the story poles of the project from various viewpoints on Evans Road, Old Calaveras Road, and Calaveras Road looking towards the property with consideration of the Milpitas crestline.

As sited and designed, the project minimized visual impacts toward the valley floor or neighboring properties, and the grading quantities are minimized to the extent possible for a single-family residential use on the property. As such, the above finding can be made.

2. Compatibility with the natural environment;

The project will not have any adverse impact to the existing natural environment as the proposed development is only for additions (which includes the open decks and terraces) to an existing single-family residence and an in-ground pool. The grading proposed is primarily for the deck and terrace areas and improvement to the existing driveway for fire access turnouts. The development will not impact any wildlife habitat as the biology report conducted by Toure Environmental Engineering dated March 19, 2021 (Attachment F) did not find any presence or evidence of habitat for tri-colored blackbird. The grading for the additions is consistent to the natural environment as the applicant is not proposing large amounts of fills or cuts that are unnecessary for the residential use and massive retaining walls are also not proposed. The development is concentrated in an area that is already developed and will not create any visual scars into the hillside.

As such, the proposed project is designed to be compatible with the natural and existing environment and is utilizing existing natural terrain for the construction of the structures. For the above reasons, this finding can be made.

3. Conformance with the *"Design Review Guidelines,"* adopted by the Board of Supervisors;

The proposed project conforms to the County's Board-adopted *Design Review Guidelines*. The addition to the existing single-family residence is in a developed area with an established pad so there is minimal disturbance to the natural terrain and contours. The necessary grading is primarily for the foundation of the terrace area that will surround the proposed pool and improvements to the access driveway for fire turnouts. The terrace walls will be screened with native shrubs to soften the maximum five (5) foot wall. The existing residence will not be more than 27 feet in height and the additions will not create additional visual impact, as there are multiple rooflines, as recommended in the *Design Review Guidelines*. The development is also not located on or adjacent to any ridgeline.

The architectural design of the proposed deck and terrace avoids excessive bulk and mass by incorporating undulating facades. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, as shown as part of the plan set (Attachment D). As part of the requirement for Design Review for the Milpitas hillsides (-d2), the applicant is required to erect story poles prior to the Zoning Administration Hearing and was inspected by Planning Staff on October 15, 2021 to ensure compliance to Section 3.20.050 (D) and Section 3.20.050 (E). After inspecting the required story poles, no new impacts were observed by Staff. For these reasons, the above finding can be made.

4. Compatibility with the neighborhood and adjacent development;

Neighboring properties are primarily vacant land with a few parcels that have lowdensity residences for was constructed as early as the 1950s to more recent as in 2019. There are also agricultural uses in the neighborhood as livestock can be seen grazing on a recent site visit to the area. The addition is keeping with the characteristics of the surrounding neighborhood in that the property already has an existing residential use and the proposed size and architectural designs are compatible to adjacent developments. The project will not be obtrusive compared to the other developed parcels in the vicinity, due to the similarities in size, overall design, and color. As such, this finding can be made.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in the HS-d2 Hillsides Zoning District, and the project complies with the HS-d2 zoning regulations and development standards. The proposed additions to the existing residence meet the required setbacks (30-feet front, 30-feet side, and 30 feet rear) and height at 27 feet (maximum of 27-feet). Additionally, the proposed development will not exceed the gross floor area of 8,000 square feet that is allowed for properties 10 acres or more within the Milpitas Hillsides. The overall design of the additions are consistent with the -d2 design guideline standards and building massing standards in that the structure incorporates varied roof heights and uses architectural elements, such as terraces to produce patterns of light and shade. Exterior colors are proposed and conditioned to be less than 45 in LRV. A line-of-sight analysis of the proposed additions to the existing second floor of the residence will not create a visual impact as the addition is not more than 27 feet tall from all vantage points in the sight analysis. Additionally, Planning Staff conducted a site visit for the story poles of the project from various viewpoints on Evans Road, Old Calaveras Road, and Calaveras Road looking towards the property with consideration of the Milpitas crestline and can confirm the story poles did not protrude above the Milpitas crestline. For these reasons, Staff has determined that the project follows the applicable zoning district regulations, and this finding can be made.

6. Conformance with the general plan, any applicable specific plan, other applicable guidelines.

The proposed development conforms with the Santa Clara County General Plan Policies R-LU18, R-GD22, R-GD23, and Design Guidelines.

The existing use of the property is consistent to General Plan Policy R-LU18 as lowdensity residential use is allowed use and additions that include a deck and terraces are consistent to the single-family residential use. The project conforms to R-GD22 and R-GD23 as the proposed development utilizes an existing developed area and the proposed grading is the minimum necessary for the terrace area and fire turnouts. In conclusion Planning Staff determined that the additions are consistent to the County's General Plan (R-GD22, R-GD23) as it minimizes grading by locating the addition area in an already developed pad and the associated grading is needed for the terrace and fire turnouts.

The proposed development is consistent to the County's Board-adopted *Design Guidelines* as it is sited on a flat pad and does not have any massive and/or bulky facades. The exterior color and materials are muted and to have an LRV of 45 or less to ensure compatibility with the surrounding environment. For the above reasons, the finding can be made.

D. **Grading Approval:** Pursuant to Section C12-433 of the County Ordinance Code, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The project's grading quantities are 681 cubic yards of cut and 190 cubic yards of fill. The proposed grading is necessary to maintain the current residential use of the property as the proposed grading will provide a stable foundation for the terrace area as the rear location of the residence does have a steep downard slope. Additionally, as the applicant will be adding more than 1,000 square feet of living space to the existing residence, improvements to the driveway such as a wider turnout for fire apparatus are required by Cal Fire and County Fire.

Consequently, the amount, design, location and the nature of the proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS-d2 zoning district. As such, this finding can be made.

2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil

sediments on any public right-of-way, or impair any spring or existing watercourse.

The proposed grading will not endanger public or private property. The grading is minimized to maintain a single-family residential use on the property that will provide a safe and stable foundation the proposed terrace and deck areas. All export will be deposited at an approved site. The Conditions of Approval of final grading plans will ensure that grading around the building pads and driveway will not result in slope instability or erosion. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. As such, this finding can be made.

3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to contour to the natural topography to the maximum extent possible and the overall design the of the terrace is tiered and stepped to minimize disturbance to the natural landscape. The terrace wall is designed to not exceed five (5) feet in height with native shrubs to screen and soften the wall façade. The development will not impact any wildlife habitat as the biology report conducted by Toure Environmental Engineering dated March 19, 2021 (Attachment F) did not find any presence or evidence of habitat for tri-colored blackbird. The grading for the additions is consistent to the natural environment as the applicant is not proposing large amounts of fills or cuts that are unnecessary for the residential use and massive retaining walls are also not proposed. The development is concentrated in an area that is already developed and will not create any visual scars on the hillside.

All new grading will utilize temporary erosion control measures during contruction that will be replace with long-term permanent erosion control measures in the form of natural landscaping. As such, the above finding can be made.

4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The proposed development is an addition to an existing residence, and therefore, the development site and pad had already been established. However, the area of the addition utilizes an existing developed area, and the proposed grading is the minimum necessary for the terrace area and fire turnouts. Staff determined that the additions are consistent to the County's General Plan (R-GD22, R-GD23) as it minimizes grading by locating the addition area in an already developed pad and the associated grading is needed for the terrace and fire turnouts. As such, this finding can be made.

5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The majority of the grading is necessary the foundation for the terrace area and improvement to the access driveway for fire turnouts. Additionally, the project is using an existing flat area of the property and is conforming to the natural terrain by only putting a terrace and deck to the rear of the existing singl-family residence and creating any additonal development that would result in more grading on the hillside that would create a visual scar. As such, this finding can be made.

6. Grading conforms with any applicable general plan or specific plan; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. For example, the total grading quantities have been minimized by utilizing part of the existing building pad and the overall design of the residence is tiered and stepped to reduce bulk and massing that is consistent with the County's General Plan R-GD22 and R-GD24 (see Finding 4 above), which encourages only the minimal grading necessary to establish a single-family residence. As such, this finding can be made.

7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for grading, siting, building form, and design. The overall design of the additions are consistent with the -d2 design guideline standards and building massing standards in that the structure incorporates varied roof heights and uses architectural elements, such as terraces to produce patterns of light and shade. Exterior colors are proposed and conditioned to be less than 45 in LRV. A line-of-sight analysis of the proposed additions to the existing second floor of the residence will not create a visual impact as the addition is not more than 27 feet tall from all vantage points in the sight analysis. Additionally, Planning Staff conducted a site visit for the story poles of the project from various viewpoints on Evans Road, Old Calaveras Road, and Calaveras Road looking towards the property with consideration of the Milpitas crestline and can confirm the story poles did not protrude above the Milpitas crestline. For the above reason, this finding can be made.

In conclusion, Staff recommends the Zoning Administration Hearing Officer to approve the concurrent land use entitlements for a Grading Approval and Design Review. As noted throughout the Staff Report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Grading Approval and Design Review.

BACKGROUND

On June 26, 2020, the owner, Gursavraj Dhami, applied for a Design Review to add square footage to his existing single-family residence. The application was deemed incomplete on July 24, 2020 as there were missing items from the original submittal and staff also had comments related to the project. The owner's consultants for Silvernail Architect resubmitted the application of Design Review with a Grading Approval on September 30, 2020. The application

was deemed incomplete as specific items were not submitted and staff continued to have questions regarding the design of the project. Staff had several meetings with the owner and his consultants regarding the design and grading of the project between subsequent resubmittals. The application was submitted on September 17, 2021 and was deemed complete on October 13, 2021.

The owner installed the required story poles by October 15th at the development site as part of the requirements for Design Review Zoning Administration Hearing items (at least 7 days prior to the hearing). A public notice was mailed to all property owners within a 300-foot radius of the project on October 21, 2021and was also published in the Post Records on October 21, 2021, for the Zoning Administration Hearing date.

STAFF REPORT REVIEW

Prepared by: Lara Tran, Senior Planner Reviewed by: Leza Mikhail, Interim Planning Manager/Zoning Administrator

ATTACHMENT A Proposed CEQA Determination

ATTACHMENT A

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)		
PLN20-070	029-31-011	10/29/2021	
PROJECT NAME	APPLICATION TYPE		
Grading Approval and Design Review 2100 Old Calaveras Road, Milpitas	Approval and Design Review Calaveras Road, Milpitas Grading Approval and Design Review		
OWNER	APPLICANT		
Gursavraj Dhami	Daniel Silvernail Architecture		
PROJECT LOCATION			
2100 Old Calaveras Road, Milpitas			
PROJECT DESCRIPTION			
Grading Approval and Design Review for a 1,599 square foot ad lot. Associated improvements include exterior terraces and decks driveway for fire turnout. Grading consists of 681 cubic yards of	dition to an existing single-family resid a swimming pool, and improvement to cut and 190 cubic yards of fill.	ence on a 15.9-acre the existing	
All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.			
CEQA (GUIDELINES) EXEMPTION SECTION			
Categorically Exempt – Section 15301(e) of additions to existing	single-family residence		
COMMENTS			
There is no proposal to remove any existing trees on the property landscaping plans to screen the maximum terrace walls.	v. Native shrubs will be incorporated int	o a future	
APPROVED BY:			
Lara Tran, Associate Planner Signature	10/2	29/2021 Date	

ATTACHMENT B Proposed Conditions of Approval

ATTACHMENT B PRELIMINARY CONDITIONS OF APPROVAL BUILDING SITE APPROVAL AND DESIGN REVIEW

Date:	October 29, 2021
Owner/Applicant:	Gursavraj Dhami / Daniel Silvernail Architecture
Location:	2100 Old Calaveras Road, Milpitas, CA (APN: 029-31-011)
File Number:	PLN20-070
CEQA:	Categorically Exempt – Section 15301(e)
Project Description:	Concurrent land use permit for Grading Approval and Design Review for
	a 1,599 square foot addition to an existing single-family residence on a
	15.9-acre lot. Associated improvements include exterior terraces and
	decks, a swimming pool, and improvement to the existing driveway for
	fire turnout. Grading consists of 681 cubic yards of cut and 190 cubic
	yards of fill. Proposed development is a not a covered project under the
	Santa Clara Valley Habitat Conservation Plan (HCP).

For any question regarding the following preliminary conditions of approval, contact the person listed for that agency. S/he represents a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Lara Tran	(408) 299-5759	lara.tran@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
Building Inspection		(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at <u>www.sccbuilding.org</u>.

Planning

2. Development must take place in substantial conformance with the approved civil plans, prepared by Hanna-Brunetti and architectural plans prepared by Daniel Silvernail Architecture, submitted on June 21, 2021 and the Conditions of Approval. Any changes

to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, or additional Planning review and a public hearing.

3. Existing zoning is HS-d2. Maintain the following minimum residential setbacks:

Front:	30 feet
Sides:	30 feet
Rear:	30 feet
Height:	27 feet (maximum)
Stories:	2 (maximum)

- 4. Grading consists of 681 cubic yards of cut and 190 cubic yards of fill with a maximum vertical depth of 15 feet. Any significant increase in grading quantities, or modification to the grading design, is subject to further review and may require a modification to the Grading Approval and associated fees.
- 5. The exterior color surfaces (including walls, roof, window trim/accent, retaining walls, fences) of the structure (including decks and terraces) must be of muted colors with light reflectivity value (LRV) of 45 or lower (as indicated on Sheets SK4.0 and SK4.1 of the approved plan set) and shall be in conformance with the color and materials approved by the Hearing Officer at the Zoning Administration hearing on February 4, 2021.
- 6. Incorporate native shrubs to screen the terrace walls in the rear of the residence in a landscaping plan.
- 7. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately stop, and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

Land Development Engineering

8. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Environmental Health

- 9. Soil profiles and percolation tests were conducted to examine whether the existing onsite wastewater treatment system (OWTS) was able to support/accommodate the proposed increase in square footage and bedroom counts (from existing 4 to 6).
 - A. Through OWTS feasibility testing, a percolation rate of 19 minutes per inch (MPI) was determined.
 - B. Based upon a percolation rate of 19 MPI, a six (6) bedroom single family dwelling would require an OWTS with the following components: a 2,000-gallon septic tank and dual dispersal field consisting of 260 lineal plus 260 lineal feet.

- C. The existing dispersal as installed (permit #61131) exceeds the minimum required for the proposed development.
- 10. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

<u>CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING AND/OR</u> <u>GRADING PERMIT ISSUANCE</u>

Planning

- 11. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
- 12. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.
- 13. **Prior to issuance of a building permit**, provide a landscaping plan for the proposed terracing walls in the rear of the residence. The landscaping plan shall provide the type and size of plants to screen the terrace walls.
- 14. **Prior to issuance of a building permit**, submit final color samples for the residential addition indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Section 3.020.050(C), and consistent with approved project, color samples and plans approved at the November 4, 2021 Zoning Administration Hearing.

Environmental Health

15. Prior to issuance of a development permit, provide/submit the Environmental Health approved onsite wastewater treatment plan and a final floor plan for project sign-off.

Geology

16. **Prior to issuance of grading or building permits**, submit a Geotechnical Engineer's Plan Review Letter that confirms the plans conform with the recommendations presented in the Milstone's Geotechnical Investigation report (dated 09-21-2020).

Land Development Engineering (LDE)

17. Prior to issuance of a building permit, obtain a grading permit from LDE (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: www.sccplanning.org > How to... > Submit a development Permit Application > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans. Please contact LDE at (408) 299-5734 for additional information and timelines.

18. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

Improvement Plans

- 19. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
 - March 1981 Standards and Policies Manual, Volume 1 (Land Development) <u>https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManu</u> <u>al_Vol1.pdf</u>.
 - 2007 Santa Clara County Drainage Manual <u>https://www.sccgov.org/sites/dpd/DocsForms/Documents/DrainageManual_Final.</u> <u>pdf</u>
- 20. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 21. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
- 22. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
- 23. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.

Drainage

- 24. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
- 25. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Stormwater Treatment – San Francisco Bay

26. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment >C.3 Stormwater Handbook (June 2016)

Soils and Geology

- 27. Submit one (1) copy of the signed and stamped geotechnical report for the project.
- 28. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice of Intent

29. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Fire Marshal's Office

- 30. **Prior to building permit issuance**, change the current address from Liberata Drive to Barnard Road to accurately reflect the access the property uses.
- 31. **Prior to approval of the foundation,** fire protection water system shall be installed, functioning, and inspected. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

- 32. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g. onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).
 - A. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
 - B. Provide two (2) 5,000-gallon (total of 10,000-gallon) secondary aboveground storage tanks dedicated to the wharf hydrant. Final water amount to meet CFMO-W1 based on structure size.
 - C. Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.
- 33. One on-site wharf hydrant with 2-1/2-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.
 - A. Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure.
 - B. Hydrant shall be installed within 8 ft. of driving surface in a location acceptable to the Fire Marshal's Office.
 - C. Installation of a hydrant adjacent to a driveway (12 ft. wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.
 - D. Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration. *Note*: Tank and hydrant elevations shall be noted on the site plan submitted for building permit.
- 34. Fire Department access are minimum Fire Marshal standards. Should the access standards conflict with any other local, State, or Federal requirements, the most restrictive shall apply.
- 35. Construction of access roads and driveways shall use good engineering practice.
- 36. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or always maintained.
- 37. Driveways (roads serving 2 or less lots) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).

- A. Width: Clear width of drivable surface of 12 ft.
- B. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
- C. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- D. Grade: Maximum grade shall not exceed 15%.
- E. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pounds gross vehicle weight.
- F. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- G. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- H. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
- 38. The property is located within the State Response Area (served by Cal Fire) and in the Wildland/Urban Interface Fire Area. All the following conditions shall apply:
 - A. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
 - B. Provide a $\frac{1}{2}$ inch spark arrester for the chimney.
 - C. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.
- 39. Fire protection water systems and equipment shall always be accessible and maintained in operable condition and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.
- 40. Fire department access roads, driveways, turnouts, and turnarounds shall always be maintained free and clear and accessible for fire department use. Gates shall be maintained in good working order and shall always remain in compliance with Fire Marshal Standard CFMO-A3.

<u>CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR</u> <u>ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT,</u> <u>WHICHEVER COMES FIRST.</u>

Planning

41. **Prior to final inspection**, contact Lara Tran in the Planning Division, **at least two (2) weeks in advance** to schedule a site visit to verify the approved exterior colors and proposed shrubs have been installed as approved.

Geology

42. Submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plan.

Land Development Engineering

- 43. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 44. Construct all the improvements. Construction staking is required and shall be the responsibility of the developer.

Fire Marshal's Office

- 45. **Prior to occupancy,** an approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure system and finalized by the Fire Marshal Office.
- 46. A separate permit shall be obtained from Fire Marshal Office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by the Fire Marshal Office.

ATTACHMENT C Location & Vicinity Map



Attachment C

ATTACHMENT D Proposed Plans with LRV

ALTI DHA

ABBREVIATIONS GENERAL NOTES LT MAX M B MECH MFR M H Light Maximum Machine Bolt Mechanical Area Anchor Bolt 1. SITE USE: Construction access shall be through areas of Site designated as a AB ABV construction unloading and storage area. ABV AC ACST ADH AFF AGGR ALUM ALT APP APP APPROX ARCH ASSY BD BETW BLT-IN BLKG BLT-IN BLW BM BM Above SITE CLEAN-UP: The Site shall be maintained in a clean, orderly Asphaltic Concrete, Air Conditioning Manufacture, N Manhole Acoustic, Acoustical condition free of debris and litter, and shall not be unreasonably encumbered Adhese, Adhesive Above Finish Floor with any materials or equipment. Verify location of trash containers and parking M I MIN M O MTL N I C Malleable Iron areas to be used with Owner and regulatory agency. Aggregate Aluminum Minimum Masonry Open SECURITY: Contractor shall maintain and is solely responsible for any Metal Not In Contract Alternate temporary security measures necessary to the Work. Contractor shall provide Approve, Approved, Approval NOM N T S and maintain fencing, barricades, warning sign/signals and all other protective Nominal Not To Scale Approximate Architect, Architecture measures appropriate to the necessary standard of safety. On Center Outside Diamete Overflow Drain Overhead Opening Opposite Power Activatec Plate, Property Plastic Laminate Plastic L Plastic L Plastic L Plastic L Plastic L 0/ 0 C 0 D Assembly UTILITIES: Contractor shall verify location and protect utilities in and Board Between Building Blocking Built-in Below Beam Bench Mark around work area whether or not delineated in the Drawings. Contractor shall notify utility company and responsible professional of any conflict or potential conflict with utilities. VERIFICATION: Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and ВМ conditions and other information known to the Contractor with the Drawings prior Boundary Nail Bottom Brass Bronze Built-up Roof Cabinet B N BOT BR to commencing activities. Errors, omissions, or inconsistencies between these and all documents or against field conditions shall be at once reported to Owner Plywood Panel Pair Provide BUR CAB and Architect. NOTIFICATION: Architect shall be promptly notified of any changes C B C C J Catch Basin from Work indicated herein, whether discretionary, necessitated by unanticipated Pressure Treat Concrete Control Joint field conditions, by code requirements, or for any other reason. Prompt written Cement Ceramic Chamfer Cast Iron Painted Polyvinyl chlorid Quarry Tile Quarter Riser Radius CEM CER CHAM PTD PVC QT QTR notice shall be given by the Owner to the Architect if the Owner becomes aware of any fault or defect in the Project or nonconformance with the prepared Drawings or documents. ČJ Control Joint, Ceiling Joist DOCUMENTS: The intent of the Contract Documents is to include all C L C L G CLOS CLR Centerline R D Roof Drain Roof Drain Relative Density Roof Drain Line Redwood Reference Refrigerator Reinforce, Reinfo Repair Replace Required Required Requirement Retaining Revised, Revisic Boom Ceiling Closet Clear items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, in that what is required CLH C M U CNTR C O COL CONC CONSTR CONT CONTR C/R Concrete Masonry Unit Counter Clean Out Column by one shall be as binding as if required by all. CODE CONFORMANCE: All Work shall conform to requirements of currently adopted California Building Code (CBC), C.A.C.Title-24 requirements, Federal Americans with Disabilities Act, and all other applicable federal, state, Concrete and local codes and requirements adopted by local jurisdiction or otherwise Construction Continuous Contractor Cash Register Channel Screed applicable to this Project. CONSTRUCTION STANDARDS: All construction and materials shall be CS CU Room Round Rough Opening Rafter Rainwater Leade Solid Block Solid Core Schedule Site Drain Siding Square Feet Sheet Shoet Shoet Shoet Shoet Shoet Shoet Shoet Shoet Shoet Sheet Shoet Shoe as specified and as required by the current edition of the CBC, locally enforced Copper, Cubic codes, and authorities. All articles, materials, and equipment shall be installed, Penny (nail) Datum Double d DAT applied, and connected as directed by the manufacturer's specifications except DBL DEG DEMO D F DIAM where otherwise noted. Degree Demolition 10. STORAGE: All materials stored on Site shall be properly stacked and protected to prevent damage or deterioration until use. Failure to protect Douglas Fir, Drinking Fountain materials may be cause for rejection of work. Diameter or Round DIM Dimension 11. WORKMANSHIP: Contractor shall do all cutting, fitting, or patching of Down Deep Door Work that may be required to make its several parts fit together properly and DR DS shall not endanger any other Work by cutting, or otherwise altering the total Downspout Detail Drawing, Drawings Each Work or any part of it. Contractor shall exercise care to protect any construction so that integrity and finish is not impaired. All patching, repairing and replacing of materials and surfaces, cut or damaged in execution of Work shall be done with Expansion Joint applicable materials so that surfaces replaced will, upon completion, match Elevation surrounding similar surfaces. ELEC Electric, Electrical EN ENGR 12. DIMENSIONS: All dimensions must be verified prior to starting Work. Do Edge Nail Engineer not scale Drawings without specific written authorization from Architect. EQ EQUIP EW Equal Measured dimensions supersede dimensions obtained by scaling. All plan Equipment dimensions (interior and exterior) are to face of structure (FOS if wood-framed, Each Way EXIST EXH Exists, Existing Exhaust FOM if masonry) unless noted otherwise. When so dimensioned, "CLR" means clear dimension from face of finish (FOF). EXT F D FDN FIN F J FLR Exterior Floor Drain TEL TEMP TEN T&G THK THRU T O C 13. SUPPORTS: Provide all necessary blocking, backing and framing for Foundation light fixtures, electric units, pluming fixtures, toilet accessories, heating equipment and all other items requiring support. Floor Joist Floor 14. SHORING: It shall be the Contractor's sole responsibility to design and FLN FLUOR FO FO FO FOS FOSTL FOSTL provide adequate shoring, bracing, etc., during construction and/or demolition. Fluorescent Face of Face Of Finish 15. SAFETY: Contractor shall be solely responsible for initiating, T O F TOL T O P T O S T O STL T O W T P maintaining and supervising all safety precautions and programs in connection Face of Masonry Face of Stud with the Work, and take all reasonable precautions for safety of and protection to Face of Steel Face of Wall prevent damage, injury, or loss to employees on the Work and other persons who may be affected thereby, the Work and materials and equipment to be FPL FR FR FT FTG GA GALV GALV Fireplace From incorporated into the Work, and all property at the site or adjacent to it. Fiber Reinforced Plastic 16. HAZARDOUS MATERIALS: In the event Contractor encounters on the тΒ Foot, Feet site materials reasonably believed to be asbestos, PCBs, or other listed TSF TV Footing Gauge Galvanized hazardous materials, Contractor shall stop Work and report the condition in Television Typical Typical Unless Noted Ot Urinal Vent Ventilate, Ventila Verify Vertical Vestibule Wide, Width With TYP UNO UR V VENT VER VERT VEST W writing to Owner, Architect, and the regulating authority. Galvanized Iron 17. SIMILAR CONDITIONS: Typical details and notes shall apply unless G L B G S M Glue Laminated Beam specifically shown or noted otherwise. Details not fully shown or noted shall be Galvanized Sheet Metal similar to details shown for similar conditions. GYP H B HC H D HDWD HDR HOR HOR HOR HT I NSUL INSUL Gypsum 18. OBSERVATION: Architect shall visit the site at intervals appropriate to High Hose Bib the stage of construction, at Owner's authorization. At minimum, Contractor Handicapped should arrange for Architect to observe the Work: W/ W C WD WDW W GL With Water Closet Wide, Wood Window Wire Glass Hollow Core a. after demolition/ uncovering of structure but prior to subsequent work. Hand Dryer Hardwood Header b. at green building preconstruction conference. c. at each regulatory inspection. Hollow Metal Wrought Iron Without Waterproof Water Resistant Wainscot Weight Welded Wire Me Yard Zinc d. at Substantial Completion. W I W/O WP WR WSCT WT WWM Horizontal 19. MISCELLANEOUS: Word "provide" used in Drawings means item is Horizontal Hour, Hours furnished, installed, and connected as required for complete installation, except Height Inside diameter as specifically noted otherwise. Word "verify" used in Drawings means item, Insulate, Insulated Interior Janitor Joint oist Kiln Dried dimension, condition, or provision shall be verified for accuracy and written clarification secured from Architect prior to initiation of associated Work. Zinc And By (e.g. 2X4) LAV LBR LNGE LS Lavatory Existing Lounge Landscape, Land Surveyor New Proposed

9

Drawings prepared by DANIEL SILVERNAIL ARCHITECT, INC (DSAi) are Instruments of Service issued for a one-time, single use by the

	TIONS /	AND ADDITIC	To DSAI. Architect retains all right and title. No part may be reproduced in any ONS TO:	y fashion or medium without the express written permission of the Architer	ct. REEVISIONS DATE # 12-11-20 A 4-23-21 A 5-27-21 A 6-9-21 A 6-9-21 A 6-9-21 A 6/21/21 3:23 PM 6/21/21 3:23 PM 6-9-21 A 6-9-21 A 6/21/21 3:23 PM 0-5-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 6-30-2021 RENEWAL C-24335 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 0-30-2021 RENEWAL C-2435 C-24-20-0 C-24-
anufacturer Ig er J Fastener Line aminate Ad de / forcement on ler tural ended aling yove y	LOC LOC LOC CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP CALAVERA MILP	CATION MAP SITE OLD CALAVERADS PD. CALAVERADS PD. CALAVERADS PD. CALAVERAS PD. CALAVERADS PD. CALAVERAS DECTIFICATION CONTRACT CALAVERAS PD. MILTIAS, CA 95035 (847) 928-7896 DANIEL SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 462-9138 WWW.SILVERNAIL ARCHITECT, INC. S01 MISSION STREET, STE #2 SANTA CRUZ, CA, 95060 (831) 438-4420 CHRISTOPHER DAY P0 BOX 26 BEDWOOL CITY, CA, 94064	<section-header><section-header><section-header><section-header><section-header><section-header></section-header></section-header></section-header></section-header></section-header></section-header>	SHEET INDEX SK-1.0 TITLE SHEET SK-2.0 SITE PLAN SK-3.0 FIRST FLOOR PLAN SK-3.1 SECOND FLOOR PLAN SK-4.0 ELEVATIONS SK-4.1 ELEVATIONS SK-5.0 BUILDING SECTIONS SK-6.0 AXONOMETRICS SK-7.0 BLDG AREA ANALYSIS EX-1 EXISTING CONDITIONS C0.1 COVER SHEET C1.1 (E) CONDITIONS & DEMO PLAN C2.1 SITE PLAN C3.1 GRADING & DRAINAGE PLAN C4.1 FIRE PREVENTION PLAN C4.2 FIRE PREVENTION PLAN C5.1 EROSION CONTROL DETAILS C5.2 EROSION CONTROL DETAILS C5.3 EROSION CONTROL DETAILS OWTS1 AS- BUILT SEPTIC SYSTEM PLAN	Part S S Internet Internet Internet Internet Internet Daniel Silvernail Architect, Inc. SCHEMATIC DESIGN DOCUMENTS Daniel Silvernail Architect, Inc. SCHEMATIC DESIGN DOCUMENTS Daniel Silvernail Architect, Inc. DHAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DLAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DLAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DAMI RESIDENCE Internet Source #2 Santa Cruz CA 95060 831.462.9138 DESIGN REVENTION Internet Source #2 Santa Cruz CA 95060 831.462.9138
t esh	BIOLOGIST	(050) 293-1045 T'SHAKA TOURÉ SR. BIOLOGIST/REGULATORY SPECIALIST TOURE ENVIRONMENTAL ENGINEERING 1485 BAYSHORE BLVD, SUITE 427 SAN FRANCISCO, CA 94124 (415) 716-8434		OF CONTRACT FOR CONSTRUCTION. DEFERRED SYSTEMS: a. FIRE SPRINKLER SYSTEM.	DATE XX/XX/XXXX JOB# 20.008 MODEL- ING BY DSAI SHEET SHEET SK-1.0 OF 20 SHEETS



SITE LEGEND

PERMEABLE PAVING

PROPOSED ADDITION

(N) TRAFFIC DECKING

e reproduced in any fashion or medium without the express written permission of the	Architect.	REVISIONS DATE	
		12-11-20	
		4-23-21	
		5-27-21	
		6-9-21	
		6/21/21 3:23	PM
		NSED ARCL	
			TRET
		C-24335	<u>\</u>
		PARENEWAL DATE OF CALLE	A. A
		S RD	
		<u>508:</u> 01 0503	96
		CA S	8-78
		EPAR RAJ [D CA ITAS,	7) 92
			(64
LUSTRADE ABOVE - ED WALL BELOW: CONFORM		210	
EQUIREMENTS			
12, 101/2"			
5'-2" 2'-101/2"			
		9138	
		162.9	
		331.4	2
A K-5.0			
		9506	
		CA	S
		Cruz	
		nta (
		Sal Sal	5
		e #2	
		Suit	
C SK-4.0		erna n St	
$\langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \langle \rangle \rangle \langle \langle \rangle \rangle \langle \rangle \langle \rangle \langle \rangle \rangle \langle \rangle \langle \rangle \langle \rangle \langle \rangle \langle \rangle \rangle \langle \rangle $		Ssio	
		1 Mii	
		50 50	
ARAGE A			5
No. A.			
Č Š			▏▕▙┹
			7
			0293
			N APN
		U MEN	
WALL LEGEND			Ω.
(E) WALL OR PARTITION		SIGI	0503
(N) INT WALL OR PARTITION		DE DE	AS CA
= $=$ $=$ $=$ WALL OR PARTITION REMOVED		ATIC	
			KD N
\rightarrow			ERAS
			CALAV
			2100
		DATE XX/XX/XXXX	
		20.008	
		ING BY DOAL SHEET	—
		SK-3.	0
			-

REF NORTH

20 _{SHEETS}

Drawings prepared by DANIEL SILVERNAIL ARCHITECT, INC (DSAi) are Instruments of Service issued for a one-time, single use by the Owner. The entire contents of same Drawings are Copyright © 2020, 2021 by Daniel Silvernail of DSAi. Architect retains all right and title. No part may be reproduced in any fashion or medium without the express written permission of the Architect.

be reproduced in any fashion or medium without the express written permission of the Architect.	REVISIONS DATE # 12-11-20 1 4-23-21 1 5-27-21 1 6-9-21 1 6-9-21 1 6/21/21 3:24 PM 0 0 0
	A REVIEW PERMIT SUITE #2 Santa Cruz CA 95060 831.462.9138
ERRACE	BUILDING SECTIONS BUILDING SEC

Drawings prepared by DANIEL SILVERNAIL ARCHITECT, INC (DSAi) are Instruments of Service issued for a one-time, single use by the Owner. The entire contents of same Drawings are Copyright © 2020, 2021 by Daniel Silvernail of DSAi. Architect retains all right and title. No part may be reproduced in any fashion or medium without the express written permission of the Architect.

	REVIS DATE 12-11-2	20	# ^	
4-23-21 22 5-27-21 3 6-9-21 4				
6/21/21 3:25 PM				
JJJ STA	DANIEL M SILVEI C-24 6-30- RENE F OF OF	ARCH IATTHEW RNAIL I335 2021 IWAL CALLFO	TECT P/NA	
PREPARED FOR:	2100 OLD CALAVERAS RD	MILPITAS, CA 95035	(647) 928-7896	
	Daniel Silvernail Architect, Inc. 501 Mission St Suite #2 Santa Cruz CA 95060 831.462.9138			DEVIEW DEDNIT CLIDNITTAL
			02931011	
	NTS	Ш	APN C	
BLDG AREA ANALYSIS	SCHEMATIC DESIGN DOCUME	DHAMI RESIDENCE	2100 OLD CALAVERAS RD MILPITAS CA 95035	
JOB#	xx/xx 20.0 רח Y	(/xxxx 008 SAi		
SHEET	5K-	-7.	0	
OF	20	S	HEETS	

	AREA TABULATION					
STORY	BUILDING PORTION		GROSS AREA			
1	EXISTING		4,733			
1	SPICE KITCHEN ADDITION		203			
1	NORTHERLY ADDITIONS		846			
2	EXISTING		1,668			
2	BEDROOM ADDITIONS		545			
		TOTAL	7,995			

EXISTING SECOND FLOOR PLAN SCALE: 1/8" = 1'-0" B

ALTERATIONS AND ADDITIONS TO DHAMI'S RESIDENCE 2100 OLD CALAVERAS ROAD,

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

AS-BUILT NOTE

AN 'AS-BUILT' PLAN SHALL BE PREPARED BY THE CONTRACTOR AND CERTIFIED BY THE PROJECT ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

UNAUTHORIZED CHANGES AND USES

GENERAL NOTES

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

CONTRACTOR RESPONSIBILITY

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

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

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPERESENTATIVES.

2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.

3. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

6. CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

7

|--|

AB		AGGREGATE BASE
	، D	
REC	'' `	
BED	L L	
DEC	ו נ	
ם ום		
	G I	
БU С	[
CAI	V	
COR		
	יא נ	
חום חום	l	
	l v r	
	Y L	
EC	t	
EP	1	
	1 1 1/1	
EGR		
	1	
(E)	1	
	r	
	1	
го	I I	
FI	ו נ	
CR	1	
CE		
Ц		
INV	1	
ID	I	
	· 	
	י י ר	
ME	י י ו	
MIN	' I	MINIMUM
NAP	י ר	NOT A PART
NG	1	
PI	, t	
PSF	·	PUBLIC SERVICE FASEMENT
R/W	/ F	RIGHT OF WAY
SDM	ин ч	STORM DRAIN MANHOLF
SLB		SLAB
SSM	ін ^с	SANITARY SEWER MANHOLE
STD		STANDARD
TC	-	TOP OF CURB
TYP		TYPICAL
UG	I	
IIT	1	
WV	,	WATER VALVE

INDEX

CO.1 - COVER

- C1.1 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.1 OVERALL CIVIL SITE PLAN
- C3.1 GRADING AND DRAINAGE PLAN
- C4.1 FIRE PREVENTION PLAN
- C4.2 FIRE PREVENTION PLAN
- C5.1 EROSION CONTROL PLAN
- C5.2 EROSION CONTROL DETAILS
- C5.3 EROSION CONTROL DETAILS

PROJECT DATA:

NEW + EXISTING STRUCTURE AREASSTRUCTURESQ FTADU1025DETACHED GARAGE795SHED125SHED 2161MAIN RESIDENCE7455TERRACE4139DECK2450AC8981TOTAL25131			
STRUCTURESQ FTADU1025DETACHED GARAGE795SHED125SHED 2161MAIN RESIDENCE7455TERRACE4139DECK2450AC8981TOTAL25131	NEW + EXISTING STRUCTURE AREAS		
ADU1025DETACHED GARAGE795SHED125SHED 2161MAIN RESIDENCE7455TERRACE4139DECK2450AC8981TOTAL25131	STRUCTURE	SQ FT	
DETACHED GARAGE795SHED125SHED 2161MAIN RESIDENCE7455TERRACE4139DECK2450AC8981TOTAL25131	ADU	1025	
SHED 125 SHED 2 161 MAIN RESIDENCE 7455 TERRACE 4139 DECK 2450 AC 8981 TOTAL 25131	DETACHED GARAGE	795	
SHED 2 161 MAIN RESIDENCE 7455 TERRACE 4139 DECK 2450 AC 8981 TOTAL 25131	SHED	125	
MAIN RESIDENCE 7455 TERRACE 4139 DECK 2450 AC 8981 TOTAL 25131	SHED 2	161	
TERRACE 4139 DECK 2450 AC 8981 TOTAL 25131	MAIN RESIDENCE	7455	
DECK 2450 AC 8981 TOTAL 25131	TERRACE	4139	
AC 8981 TOTAL 25131	DECK	2450	
TOTAL 25131	AC	8981	
	TOTAL	25131	

6

 \square





Signature

EARTHWORK QUANTITIES

Date

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)	NET (cu.yds)	MAX CUT (cu.ft) HEIGHT	MAX FILL (cu.ft) HEIGHT
BUILDING PADS	78	0	78(C)	3	0
DRIVEWAY IMP	49	0	81(C)	2	0
SITE GRADING	406	38	307(C)	4	2
PIERS	100	100	0	15	15
POOL PAD	13	52	39(F)	1.5	5
RETAINING WALLS	35	0	0	5	0
TOTAL	681	190	488(C)		

NET VOLUME = 488 CU.YDS. OF CUT THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

 \triangle

8

۹S	
	SQ FT
	1049
	1436
	4130
	90
	8981
	15686

AND PLAN GRADING No. C 64561 Exp. 6/30/21 () \leq UP С GR 🔵 TS ST Л lacksquare \square \sim **D** \mathcal{O} 9503! RESIDENCE AVERA CA AL \mathcal{S} \bigcirc DHAMI 00 OLD (MILPITA \triangleleft $\overline{}$ \sim 4/8/2021 Date: 1" = 10' Scale: DD Drawn: Job: 9010.01 Sheet: C3.⁻ Of **9** Sheets

REVISIONS

COUNTY COMMENTS \ DATED 10/28/20

COUNTY COMMENTS

BY

CONCRETE

DRIVEWAY

7









 \bigtriangledown

\bigtriangledown	4	\bigtriangledown	5	\bigtriangledown	



STANDARD BEST MANAGEMENT PRACTICE NOTES

- 1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- 2. <u>Hazardous Waste Management</u>: Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- 3. <u>Spill Prevention and Control</u>: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- 4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where onsite maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- 5. Material Delivery, Handling and Storage: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- 6. <u>Handling and Disposal of Concrete and Cement</u>: When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- 7. Pavement Construction Management: Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- 8. Contaminated Soil and Water Management: Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- 9. Sanitary/Septic Water Management: Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- 10.Inspection & Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management:

Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures(tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.

- 2. <u>Erosion Control</u>: During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- 3. Inspection & Maintenance: Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/ or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- 4. Project Completion: Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- 5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- 6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.





2

1

 \bigtriangledown

3



 \bigtriangleup

1

2

 $\overline{ }$

5





5

6

 \bigtriangledown

7



4

5

 \square

6



8



 \wedge





ATTACHMENT E Line of Site Analysis for Milpitas Crestline









ATTACHMENT F Biological Survey of Tri-colored Blackbird by Toure Environmental

LETTER OF TRANSMITTAL

		Date:	3/22/2021		
	oure	To:	Raj Dhami, Property Owne	er	
ENVIRO ENGINE	NMENTAL ERING				
San Francisco (Main Of 1485 Bayshore Blvd.,	an Francisco (Main Office) 485 Bayshore Blvd.,	Subject:	Biological Resources Assessment Report		
Suite 427 MS 158 San Francisco, CA 94124 415.716.8434		Project Name:	Dhami Residential Project		
Fresno 1444 Fultor Fresno, CA 559.682.10	resno 444 Eulton Street, Suite 124	Forwarding Via:	USPS Mail Courier	Overnight (Next Day) Other	
	resno, CA 93721 559.682.1075	Status:	Preliminary Revised	Final Approved	
		Action:	☐ For Review ⊠ For Approval	☐ Signature Required ⊠ Use or File	
		Requested By:			
		Deliverables:	QTY Description 1 Biological Resou	rces Assessment Report	
		Comments:	See enclosed Biological Report prepared for the following property 2100 Old Calaveras Road, Milpitas, CA		
		Copies To:	Daniel Silvernail and Davi	d Dauphin	
		Signature:	T'Sact	<i>L</i> ,	
		Sent By:	T'Shaka Touré, MS		
		Title	Senior Biologist/Regulate	ory Specialist	
		Office Location:	1485 Bayshore Blvd, Ste	427, San Francisco, CA 94124	

Biological Resources Assessment Dhami Residential Project City of Milpitas, Santa Clara County, California

Calaveras Reservoir, California, USGS 7.5-Minute Topographic Quadrangle Map Un-sectioned, Township 6S, Range 1E

Prepared for: Dhami Residential Owner 2100 Old Calaveras Road City of Milpitas, Santa Clara County, California 95035 Contact: Gursavraj Dhami, Owner / Office Phone: (650) 304-1234

Prepared by: Touré Environmental Engineering Contact: T'Shaka Toure, Project Biologist / Office Phone: (415) 716-8434





Environmental Engineering 1485 Bayshore Blvd, Suite 427 MS 158 San Francisco, CA 94124

March 19, 2021

TABLE OF CONTENTS

Section 1: Summary1
Section 2: Introduction
2.1 - Property Location
2.2 - Property Description
Soction 2: Mathadalagy
2 1 Literatura Daviau
3.1 - Existing Environmental Decumentation
3.1.2 - Tonographic Mans and Aerial Photographs
3.1.2 - Topographic Maps and Aerial Photographs
3.2 - Field Surveys
3.2 - 1 Field Surveys
3.2.1 = 1 fait Community 10
0.2.2 Winding Community
Section 4: Existing Conditions11
4.1 - Environmental Setting11
4.1.1 - Topographic Features
4.1.2 - Soils
4.2 - Plant Communities
4.2.1 - Non-Native Annual Grassland
4.2.2 - Ruderal
4.2.3 - Trees
4.3 - Wildlife Community15
$4.3.1 - \text{Ampnibians} \dots 15$
4.3.2 - Reptiles
4.3.3 - Birds
4.3.4 - Mammals
Section 5: Sensitive Biological Resources16
5.1.1 - Sensitive Species Database Search16
5.2 - Sensitive Plant Communities16
5.3 - Sensitive Plant Species16
5.4 - Sensitive Wildlife Species
5.4.1 - Threatened or Endangered Species
5.5 - Nesting Birds
5.6 - Wildlife Movement Corridor
5.7 - Jurisdictional Waters and Wetlands
Section 6: Recommendations
6.1 - Special-Status Wildlife Species
6.2 - Nesting Birds
Section 7: References
Jeouon / . Autorney

Appendix A: Floral and Faunal Compendia

Appendix B: Site Photographs

LIST OF TABLES

Table 1: Sensitive Plant Species	
Table 2: Sensitive Wildlife Species	32

LIST OF EXHIBITS

Exhibit 1: Regional Location Map	4
Exhibit 2: Local Vicinity Topographic Map	5
Exhibit 3: Local Vicinity Aerial Map	6
Exhibit 4: Site Plan	7
Exhibit 5: Land Cover Types	12
Exhibit 6: USDA Soils Map	14
Exhibit 7: CNDDB-Recorded Occurrences of Special-Status Plant Species	28
Exhibit 8: CNDDB-Recorded Occurrences of Special-Status Wildlife Species	29
Exhibit 9: Santa Clara Valley HCP Wildlife Survey Areas	30

SECTION 1: SUMMARY

Biological resources assessment surveys were conducted by Touré Environmental Engineering within the approximately 16-acre Dhami Residential Property (Project Site) on 03/01/2021. The location of the property corresponds to Calaveras Reservoir, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. This report contains information for wildlife and plant surveys conducted on March 1, 2021 by *Touré Environmental Engineering* biologist, T'Shaka Toure address the following (1) general biological resources of the project site and (2) habitat assessment for the tri-colored black bird and other special status species on the project site.

SECTION 2: INTRODUCTION

On behalf of Dhami Property, Touré Environmental Engineering conducted a biological resources assessment to document existing biological conditions within the approximately 16-acre property located in the City of Milpitas, Santa Clara County, California. The field survey results presented in this report provide information regarding the potential impacts to biological resources and to determine whether the property has suitable habitat for the Tricolored blackbird (*Agelaius tricolor*) and other special status species. There was no USACE jurisdictional features or wetland habitat on the property. The environmental policies and regulations pertinent to the property are also discussed in this report. The purpose of the biological resources assessment survey is listed below:

- Generally, characterize all habitat types within the property.
- Determine whether suitable habitat for the tricolored blackbird or other special status species occurs on the project site.
- Determine the presence or absence of waters of the U.S. and waters of the State, including wetlands.
- Determine the presence or absence of other sensitive resources within the property.
- Provide compliance with the CEQA.

2.1 - Property Location

The location of the property corresponds to Un-sectioned, Township 06 South, Range 01 East, *Calaveras River, California* USGS 7.5-minute topographic quadrangle (Exhibits 1-2). The property is specifically located on 2100 Old Calaveras Road, Milpitas, California. The approximate center of the property has a latitude/longitude corresponding to 37°26' 33"N and 121°52' 09"W.

2.2 - Property Description

The property is characterized by rolling grassland along slopes with an ephemeral drainage to include native, non-native, and ornamental trees along the paved private residential driveway. The adjacent lands consist of open space to the north, south, and east of the property. While residential communities occur to the west of the property. A major roadway, Calaveras Road, is located west of the property.

The majority of the property consists of ruderal, native and non-native foothill grasslands. The ephemeral drainage feature enters from the northeastern hillside and traverses the property in a northwest direction before exiting the property.





2100 Old Calaveras Road Project City of Milpitas, Santa Clara County



Feet

4,000

1,000

0

2,000

Local Vicinity Map Aerial Base

2100 Old Calaveras Road Project City of Milpitas, Santa Clara County



City of Milpitas, Santa Clara County

SECTION 3: METHODOLOGY

Analysis of the biological resources associated with the property consisted of a review of previous literature recorded for the project area, relevant literature research for the surrounding area and HCP lands. The objectives of the biological resources study were to (1) evaluate the approximately 16-acre property, (2) determine whether suitable habitat for the tricolored blackbird and other special-status species occur, and (3) conduct a general biological survey on the property. The entire approximately 16-acre property was canvassed on foot by qualified *Touré Environmental Engineering* biologists, T'Shaka Touré. Prior to conducting the field study on the property, the following information sources were reviewed:

- Calaveras Reservoir, California USGS 7.5-minute topographic quadrangle, see Exhibits 1 and 2.
- Aerial photography of the property (Google Earth 2021), see Exhibits 3-6.
- Natural Resource Conservation Service (NRCS) soils map of the property, see Exhibit 6.
- California Natural Diversity Data Base (CNDDB) records for Santa Clara County, California and the surrounding eight quadrangles, see Exhibits 7 and 8.
- CDFW California Wildlife Habitat Relationship System (CWHR).
- U.S. Fish and Wildlife Service (USFWS) list of endangered and threatened species that may occur in or be affected by the project, in the Calaveras Reservoir, California quadrangle.
- The California Native Plant Society (CNPS) online Inventory of Rare and Endangered Vascular Plants of California.

Pertinent literature review included the *Jepson Manual, Higher Plants of California* (Hickman 1993), *Amphibian and Reptile Species of Special Concern in California* (Jennings and Hayes 1994), *California Birds: Their Status and Distribution* (Small 1994), *Bird Species of Special Concern in California* (Remsen 1978), and *Mammalian Species of Special Concern in California* (Williams 1986).

3.1 - Literature Review

Sensitive biological resources present, or potentially present, were identified through a literature review and the CNDDB to include the reference material listed above, see Section 3. Evaluation of the property included a review of plant and wildlife species and their habitat preferences as it relates to the property.

3.1.1 - Existing Environmental Documentation

As part of the literature reviews, *TEE* biologist examined existing environmental documentation for the property and local vicinity. This documentation included previous biological studies

conducted within the vicinity of the property, literature pertaining to habitat requirements of special-status species potentially occurring in the vicinity, federal register listings, protocols, and species data provided by USFWS and CDFW.

3.1.2 - Topographic Maps and Aerial Photographs

TEE biologists reviewed current USGS 7.5-minute topographic quadrangle map(s) and aerial photographs as a preliminary analysis of the existing conditions within the property and immediate vicinity. Information obtained from the review of the topographic maps included elevation range, general watershed information, and potential drainage feature locations. Aerial photographs provide a view of the most current site conditions related to onsite and offsite land-use, plant community locations, and potential wildlife movement corridors.

3.1.3 - Soil Surveys

Many sensitive plant species have a limited distribution based exclusively on soil type. The United States Department of Agriculture (USDA) has published soil surveys that describe the soil series that occur within a particular area. A soil series is a group of soils with similar profiles. These profiles include major horizons with similar thickness, arrangement, and other important characteristics. These series are further subdivided into soil mapping units, which provide specific information regarding soil characteristics. Pertinent USDA soil survey maps were reviewed to determine the existing soil mapping units within the property and to establish if soil conditions onsite are suitable for any sensitive plant species. See Exhibit 6 for the USDA Soils Map reviewed for this property.

3.2 - Field Surveys

On March 1, 2021 *TEE* biologist, T'Shaka Toure conducted a general biological survey and habitat assessment survey for the tricolored blackbird and other special-status species known to occur within the vicinity of the property based on CNDDB records (see Exhibits 8 and 9). The entire approximately 16-acre property was surveyed on foot with the aid of binoculars, a GPS unit, and field notebook. The biologist walked at a slow pace carefully around suitable habitat in order to detect the presence/absence of the tricolored blackbird and other special-status species to include Alameda song sparrow (*Melospiza melodia pusillula*,), American peregrine (*Falco peregrinus anatum*), Berkeley kangaroo rat (*Dipodomys heermanni berkeleyensis*), California black rail (*Laterallus jamaicensis coturniculus*), California red-legged frog (*Rana aurora draytonii*), foothill yellow-legged frog (*Rana boylii*), California tiger salamander (*Ambystoma californiense*), Alameda whipsnake (*Masticophis lateralis*)

euryxanthus), western pond turtle (*Actinemys marmorata*), northern California legless lizard (*Anniella pulchra*), Crotch bumble bee (*Bombus crotchii*), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), Townsend's big-eared bat (*Corynorhinus townsendii*), Yuma myotis (*Myotis yumanensis*), burrowing owl (*Athene cunicularia*), golden eagle (*Aquila chrysaetos*), great blue heron (*Ardea herodias*), mimic tryonia (*Tryonia imitator*), obscure bumble bee (*Bombus caliginosus*), pallid bat (*Antrozous pallidus*), prairie falcon (*Falco mexicanus*), salt-marsh harvest mouse (*Reithrodontomys raviventris*), saltmarsh wandering shrew (*Sorex vagrans halicoetes*), saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*), steel-head central California coast DPS (*Oncorhynchus mykiss irideus*), western bumble bee (*Bombus occidentalis*), western snowy plover (*Charadrius nivosus nivosus*), western yellow-billed cuckoo (*Coccyzus americanus*), white-tailed kite (*Elanus leucurus*), and yellow rail (*Coturnicops noveboracensis*). All wildlife species observed during the survey were recorded and a compendium of observed species in provided in Appendix A and representative photographs of the property in Appendix B.

3.2.1 - Plant Community

The documentation of plant species consisted of conducting presence/absence surveys, patch sampling, visual encounters, and other diagnostic signs to identify plant species presence. Field notations were recorded regarding suitable habitat for those sensitive species determined to potentially occur within the property. Appropriate field guides were used to assist with species identification. Common plant species observed during the survey were identified in the field and recorded in a field book. A list of all plant species observed on the property is provided in Appendix A and representative photographs of the property in Appendix B. In this report, scientific names are provided immediately following common names of plant species for the first reference only.

3.2.2 - Wildlife Community

The documentation of wildlife species consisted of conducting presence/absence survey, visual encounters, patch sampling, wildlife tracks, scat, and other diagnostic signs to identify wildlife species presence and activity. Field notations were recorded regarding suitable habitat for those sensitive species determined to potentially occur within the property. Appropriate field guides were used to assist with species identification. Common wildlife species observed during the surveys were identified in the field and recorded in a field book. A list of all wildlife species observed on the property are provided in A and representative

photographs of the property in Appendix B. In this report, scientific names are provided immediately following common names of plant species for the first reference only.

SECTION 4: EXISTING CONDITIONS

4.1 - Environmental Setting

The property consists of approximately 16-acres of primarily ruderal and non-native grassland habitat to include an ephemeral drainage (concrete bottom) feature. The surface soil consists of rolling foothill grassland. Adjacent land uses consist of residential lands to the west and open space land to the east, north, and south. The property has an elevation ranging from 289 to 535 feet above mean sea level (msl).

4.1.1 - Topographic Features

Topographically, the property occurs on rolling foothill grassland with an average elevational range of 289 to 535 feet above mean sea level (msl). A paved private residential driveway runs in a northwest to southeast direction across the property. An ephemeral drainage feature enters the property from the northeast and exists the property along the northwest boundary, just below and south of the paved driveway.

4.1.2 - Soils

The NRCS Web Soil Survey shows one soil series mapped within the property (Exhibit 6). *Alo- Altamont complex*, 15 to 30 percent slopes. There are no classified hydric soils as described in the USDA-NRCS Official Soils Series Description (OSD) http://soils.usda.gov/technical/classification/osd/index.html, present on the property.



4.2 - Plant Communities

The plant communities that occur within the property include primarily non-native rolling grasslands on slopes. Coyote brush (*Baccharis pilularis*) occurs along the eastern boundary of the property. Representative photos of the property are depicted in Appendix B.

4.2.1 - Non-Native Annual Grassland

Non-native annual grasslands are known throughout California on all aspects and topographic positions underlain by a variety of substrates. Within the project site, non-native annual grassland contains elements of several vegetation alliances described by CNPS (2017a), including yellow star thistle fields (*Centaurea solstitialis* Herbaceous Semi-Natural Alliance), wild oats grassland (*Avena [barbata, fatua]* Herbaceous Semi-Natural Alliance), annual brome grasslands (*Bromus [diandrus, hordeaceus] – Brachypodium distachyon*), and perennial rye grass fields (*Festuca perennis [Lolium perenne*] Herbaceous Semi-Natural Alliance).

4.2.2 - Ruderal

Ruderal areas are extensive throughout California, particularly in developed and disturbed areas; however, these communities are not described by CNPS (2017a). Within the property, the ruderal areas are located in the south, southeastern, central, and northwest sections. Though vegetation was sparse, the area is dominated by non-native annual grasses such as soft chess, Italian ryegrass, and black mustard (*Brassica nigra*).

4.2.3 - Trees

Native, non-native, and ornamental trees occur on the project site. The trees primarily occur in the north-central and northwest section of the property and along the private residential driveway. To include shrubs along the central and eastern boundaries of the property.



2100 Old Calaveras Road Project City of Milpitas, Santa Clara County

4.3 - Wildlife Community

The property provides habitat for wildlife species that occur in grassland habitat. Common wildlife species detected, or wildlife signs observed included California ground squirrel (*Spermophilus beecheyi*), turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), western scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), northern mockingbird (*Mimus polyglottos*), and western fence lizard (*Sceloporus occidentalis*). A complete list of wildlife species observed during the field survey is provided in Appendix A.

4.3.1 - Amphibians

There were no amphibians detected during the survey conducted on the project site.

4.3.2 - Reptiles

The western fence lizard was commonly observed on the property. Although no snakes were observed the gopher snake (*Pituophis catenifer*) would be expected to occur within the property.

4.3.3 - Birds

Bird and raptor species commonly observed on site included American crow, American robin, black phoebe, mourning dove, northern mockingbird, western scrub-jay, red-tailed hawk, and turkey vulture.

4.3.4 - Mammals

California ground squirrel was commonly observed on the property during the site survey. Additionally, domestic dogs occurred on the property.

SECTION 5: SENSITIVE BIOLOGICAL RESOURCES

5.1.1 - Sensitive Species Database Search

The CNDDB (2021) database for Santa Clara County, and ArcGIS software, was used to determine the distance between known recorded occurrences of sensitive species and the property. Based on the results of the literature review and site survey conducted on March 1, 2021, *TEE* documented the existing site conditions to determine if tricolored blackbird and other sensitive biological species occur on the property.

5.2 - Sensitive Plant Communities

Nineteen (19) special-status plant species were documented within a five-mile radius of the property (CNDBB 2021), see Exhibit 8. A discussion of these sensitive plant species is provided below. The plant species are Congdon's tarplant (*Centromadia parryi spp. conddonii*), San Joaquin spearscale (*Extriplex joaquinana*), Alkali milk-vetch (*Astragalus tener var. tener*), Hall's bush mallow (*Malacothamnus hallii*), Hoover's button-celery (*Eryngium aristulatum* var. *hooveri*), Point Reyes salty bird's beak (*Cordylanthus maritimus ssp. palustris*), Santa Clara red ribbons (*Clarkia concinna ssp. automixa*), Fragrant fritillary (*Cordylanthus palmatus*), Saline clover (*Trifolium depauperatum var. hydrophilum*), Robust spineflower (*Chorizanthe robusta var. robusta*), Most beautiful jewelflower (*Streptanthus albidus ssp. peramoenus*), Maple-leaved checkerbloom (*Sidalcea malachroides*), and Northern coast salt marsh. There were no sensitive plant species detected.

5.3 - Sensitive Plant Species

Congdon's tarplant

Congdon's tarplant is an endemic CNPS List 1B species. Occurs in valley and foothill grassland (alkaline); elevation 1-230 meters with a blooming period from May through October. Although, the site visit was conducted outside of its blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

San Joaquin spearscale

San Joaquin spearscale is an endemic CNPS List 1B.2 species. Occurs in meadows, scrub, and valley grasslands with a blooming period from April to September. Although, the site visit was conducted outside of its blooming season. Based on lack of suitable habitat this

species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

season.

Alkali milk-vetch

Alkali milk-vetch is an endemic CNPS List 1B.2 species. Occurs primarily in valley and foothill grasslands, vernal pools and playas, edges of salt marshes, alkali meadows, and moist grassy flats with a blooming period from March to June. This species was not detected during survey conducted within the beginning of its blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Hall's bush-mallow

Hall's bush mallow is an endemic CNPS List 1B.2 species. Occurs primarily in chaparral habitat with a blooming season from May to September. Although, the site visit was conducted outside of its blooming season. Based on the existing non-native and ruderal vegetation the species is not likely to occur on the property. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Hoover's button-celery

Hoover's button-celery is a CNPS List 1B.1 species. Occurs primarily in vernal pools with a blooming season from June to August. Although, the site visit was conducted outside of the blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Point Reyes salty bird's-beak

Point Reyes salty bird's beak is a CNPS List 1B.2 species. Occurs in coastal salt marshes, wetlands, and riparian with a blooming period from June to October. Although, the site visit was conducted outside of the blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Santa Clara red ribbons

Santa Clara red ribbons is a CNPS List 4.3 species. Occurs in foothill woodland with a blooming period from April to July. Although, the site visit was conducted outside of the blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Fragrant fritillary

Fragrant fritillary is a CNPS List 1B.2 species. Occurs in cismontane woodland, coastal prairie and scrub, valley, and foothill grasslands with a blooming period from February to April. Based on the existing non-native and ruderal vegetation the species is not likely to occur on the property. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Saline clover

Saline clover is a CNPS List 1B.2 species. Occurs in alkaline and mesic soils, marshes, swamps, vernal pools, valley, and grassland foothills with a blooming period from April to June. Although, the site visit was conducted outside of the blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Robust spineflower

Robust spineflower is a CNPS List 4.2 species. Occurs in coastal strand, northern coastal scrub, and foothill woodlands with a blooming period from April to September. Although, the site visit was conducted outside of the blooming season. Based on the existing non-native and ruderal vegetation the species is not likely to occur on the property. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Most beautiful jewelflower

Most beautiful jewelflower is a CNPS List 1B.2 species. Occurs in foothill woodland, chaparral, and valley grassland with a blooming period from April to September. Although, the site visit was conducted outside of the blooming season. Based on lack of suitable habitat this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Maple-leaved checkerbloom

Maple-leaved checkerbloom is a CNPS List 4.2 species. Occurs in disturbed areas, broadleafed upland forest, coastal prairie, coastal scrub, north coast coniferous forest, and riparian woodland with a blooming period from March to August. This species was not detected during survey conducted within the beginning of its blooming season. Based on lack of detection this species is unlikely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Northern Coastal Salt Marsh

This plant community is dominated by herbaceous, suffrutescent (subshrubby), salt- tolerant hydrophytes (water plants), typically forming a dense mat of vegetation up to three feet high. Species are segregated vertically into more or less distinct zones defined by the degree to which they are inundated by the tides. This habitat does not occur on the property.

Threatened or Endangered Species

There were no threatened or endangered plant species documented on the property.

5.4 - Sensitive Wildlife Species

Thirty (30) special-status wildlife species are known to occur within a 5-mile radius of the property (CNDDB 2021), see Exhibit 8. The wildlife species are Alameda song sparrow, Alameda whipsnake, American peregrine, Berkeley kangaroo rat, California black rail, California red-legged frog, California tiger salamander, Crotch bumble bee, San Francisco dusky-footed woodrat, Townsend's big-eared bat, Yuma myotis, burrowing owl, foothill yellow-legged frog, golden eagle, great blue heron, mimic tryonia, northern California legless lizard, obscure bumble bee, pallid bat, prairie falcon, salt-marsh harvest mouse, salt-marsh wandering shrew, saltmarsh common yellowthroat, steel -head -central California coast DPS, tricolored blackbird, western bumble bee, western pond turtle, western snowy plover, western yellow-billed cuckoo, white-tailed kite, and yellow rail. A discussion of these sensitive wildlife species is provided below. There were no sensitive wildlife species observed on the property during the March 1, 2021 field survey.

California red-legged frog

California red-legged frog (*Rana aurora draytonii*) is a federally-listed endangered (FE) and state-listed threatened (ST) species. Usually found near ponds or other permanent water with extensive vegetation. The species is also observed during rain events traveling over land between ponds or other water bodies. Breeding occurs from December to March with egg masses laid in permanent bodies of water. Based on lack of aquatic habitat the species is not expected to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

California tiger salamander

California tiger salamander (*Ambystoma californiense*) is a federally-listed threatened (FT) and state-listed endangered (SE) species. The species depends on vernal pools for
reproduction, its habitat is limited to the vicinity of large, fishless vernal pools or similar water bodies. Adults migrate at night from upland habitats to aquatic breeding sites during major rainfall events of fall and early winter and return to upland habitats after breeding. Based on lack of aquatic and vernal pool habitat the species is not expected to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Foothill yellow-legged frog

Foothill yellow-legged frog (*Rana boylii*) is a state-listed endangered (SE) species and California Species of Special Concern (SSC). Frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools. This species was not detected and unlikely to occur based on lack of suitable habitat. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Alameda whipsnake

Alameda whipsnake (*Masticophis lateralis euryxanthus*) is a federally-listed threatened (FT) and state-listed threatened (ST) species. Typically occurs in chaparral, scrub, and sage brush plant communities. Rock outcrops, rock crevices and mammal burrows are important features of their habitat because they provide safe escape from predators and heat and a place to hibernate. They are most commonly found to occur on east, south, southeast, and southwest facing slopes. This species was not observed during field survey on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Northern California legless lizard

Northern California legless lizard (*Anniella pulchra*) is California Species of Special Concern (SSC). Habitats include moist warm loose soil with plant cover where moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs. Can also be found by gently raking leaf litter under bushes and trees. This species was not detected and unlikely to occur based on lack of suitable habitat. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Western pond turtle

Western pond turtle (*Actinemys marmorata*) is a California Species of Special Concern (SSC). This species is aquatic and often seen basking above the water but will quickly slide into the water when it feels threatened. Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. It hibernates underwater, often in the muddy bottom of a pool and estivates during summer droughts by burying itself in soft bottom mud. Breeding occurs primarily from February through November and warm periods during winter months. Mating occurs in April and May. Based on the lack of aquatic habitat this species is not expected to occur onsite. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Tricolored blackbird

Tricolored blackbird is a state-listed threatened (ST) species, California Species of Special Concern (SSC), and covered species of the Santa Clara Valley Habitat Conservation Plan (HCP) [Exhibit 9]. They occur within wetlands, marshes, cattails, bulrushes, blackberry, and other emergent vegetation, dense riparian and shrubs, and agricultural fields where nesting activity also occurs. The tricolored blackbird breeding season extends from mid-March through May from southern California to the northern San Joaquin Valley and from mid-May through July in the Sacramento Valley. Although, the site visit was conducted prior to the peak of the breeding season for the tricolored blackbird there was no suitable habitat on the property.

American peregrine falcon

American peregrine falcon (*Falco peregrinus anatum*) is a California fully protected (FP) species. These falcons occur in open country, cliffs (mountains to coast), and urban areas. Over its wide range, found in wide variety of open habitats, from tundra to desert mountains. Often near water, especially along coast, and migrants may fly far out to sea. Limited by availability of nest sites and prey; thus, it often moves into cities, nesting on building ledges and feeding on pigeons. Although, this species was not detected potential foraging habitat occurs within the project site.

Golden eagle

Golden eagle (*Aquila chrysaetos*) is a California fully protected (FP) species. They inhabit open mountains, foothills, plains, open country. Require open terrain to include tundra, prairie, rangeland, and desert. Based on lack of suitable habitat this species is not likely to occur on the project site. Although, this species was not detected potential foraging habitat occurs within the project site.

Prairie falcon

Prairie falcon (*Falco mexicanus*) is a California Species of Special Concern (SSC). These falcons prey chiefly on small birds and mammals, and on a variety of reptiles and insects. Prairie falcons hunt using low, rapid, searching flight, usually capturing prey on or near the ground. Nesting occurs in mid-April through July. Their nests are often found in rock crevices and sometimes in vacated stick nests left by other birds. An uncommon permanent resident distributed from annual grasslands to alpine meadows, but associated primarily with perennial grasslands, savannahs, rangeland, some agricultural fields, and desert scrub areas. Although, this species was not detected potential foraging habitat occurs within the project site.

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern (SSC). Typical associated with short-grass prairies, grasslands, lowland scrub, agricultural lands, coastal dunes, and desert floors. This species was not detected within the project site. Additionally, due to the presence of residential domestic dogs on the property it is unlikely for the species to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Alameda song sparrow

Alameda song sparrow (*Melospiza melodia pusillula*) is a California Species of Special Concern (SSC). They are usually found in open brushy habitats, mostly along the borders of ponds or streams, abandoned pastures, thickets or woodland edge. This species was not detected. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Western snowy plover

Western snowy plover (*Charadrius nivosus nivosus*) is a federally-listed threatened (FT) and California Species of Special Concern (SSC). The species breeds primarily on coastal

beaches above the high tide line, sand spits, dune-backed beaches, sparsely-vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Less common nesting habitat includes bluff-backed beaches, dredged material disposal sites, salt pond levees, dry salt ponds, and river bars (USFWS 2001). Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Western yellow-billed cuckoo

Western yellow-billed cuckoo is a federally-listed threatened (FT) and state-listed endangered (SE) species. The yellow-billed cuckoo (western distinct population segment) use a variety of riparian habitats while cottonwood and willow trees are a primary foraging habitat in areas where the species occurs. They require large blocks of riparian habitat for nesting. Based on the lack of detection and suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

White tailed kite

White tailed kite (*Elanus leucurus*) is a California fully protected (FP) species. White-tailed kites are common in savannas, open woodlands, marshes, desert grasslands, partially cleared lands, and cultivated fields. They tend to avoid heavily grazed areas. Although, this species was not detected potential foraging habitat occurs within the project site.

California blackrail

California black rail (*Laterallus jamaicensis coturniculus*) is a state-listed threatened (ST) species and California fully protected (FP) species. They occurs in tidal salt and freshwater marshes. Primarily occurring in habitats with stable shallow water, usually just 1.2 inches deep at most. Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Great blue heron

Great blue heron occurs in both freshwater and saltwater habitats, and also forage in grasslands and agricultural fields, where they stalk frogs and mammals. Most breeding colonies are located within 2 to 4 miles of feeding areas, often in isolated swamps or on islands, and near lakes and ponds bordered by forests. Based on lack of suitable habitat this

species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Saltmarsh common yellowthroat

Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*) is a California Species of Concern (SSC). The species occurs in a variety of habitat types to include woody swamps, brackish marshes, freshwater marshes, swales, seeps, and groundwater surfaces. Based on lack of suitable habitat this species is unlikely to occur on the property. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Yellow rail

Yellow rail (*Coturnicops noveboracensis*) is a is a California Species of Concern (SSC). They occur in shallow marshes with fairly short vegetation. For breeding, taller emergent vegetation like cattails does not attract Yellow rails, but they sometimes nest nearby, where water is shallower and vegetation shorter. Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Berkeley kangaroo rat

Berkeley kangaroo rat (*Dipodomys heermanni berkeleyensis*) are adapted to arid conditions, have nocturnal foraging habits and other physiological adaptations to conserve water. Little is known about the favored habitat of the Berkeley kangaroo rat, they have been found on ridges near rocky outcrops and on thin soils with scattered chaparral and annual grasses. Due to the lack of suitable habitat the species is not likely to occur. As such, no impact to the species is likely to occur.

Saltmarsh wandering shrew

Saltmarsh wandering shrew (*Sorex vagrans halicoetes*) is a California Species of Concern (SSC). The species is a small, mouse-like insectivore, usually brown or gray, with canine-like upper incisors with red pigment at the tips. It has a long, pointed nose, small eyes, and small external ears. They inhabit salt marshes that provide dense cover, an abundant source of invertebrates for food, suitable nesting and resting sites, and continuous ground moisture. Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Salt-marsh harvest mouse

Saltmarsh harvest mouse is a federally-listed endangered (FE), state-listed endangered (SE), and California fully protected (FP) species. They inhabit marshes with pickleweed. Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

San Francisco dusky-footed woodrat

San Francisco dusky-footed woodrat is a California Species of Special Concern (SSC). Nests are also placed in the crotches and cavities of trees and in hollow logs. Sometimes arboreal nests are constructed but this behavior seems to be more common in habitat with evergreen trees such as live oak. They live in a variety of habitats, both arboreal and terrestrial to include chaparral, hardwood, conifer, mixed forests, and riparian woodlands. In most instances, nests are constructed in thorny thickets, poison oak patches, or nettles. Occurs in brushy habitat in chaparral and foothills of woodlands around San Francisco Bay and adjacent coastal ranges. This species was not detected and unlikely to occur based on lack of suitable habitat. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Pallid bat

Pallid bat (*Antrozous pallidus*) is a California Species of Special Concern (SSC). The species relies heavily on trees for roosts and occurs in a variety of habitats from desert to coniferous forest; most closely associated with oak, yellow pine, redwood, and giant sequoia habitats in northern California and oak woodland, grassland, and desert scrub in southern California. Wildlife sign of this species was not observed during field survey. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Townsend's big-eared bat

Townsend's big-eared bat (*Corynorhinus townsendii*) is a California Species of Special Concern (SSC). The species uses caves, mines, hollow trees, and built structures for roosting (Pearson et al. 1952, Graham1966, Humphrey and Kunz 1976, Pierson 1988, Pierson et al. 1999). During summer, females roost in communal maternity colonies, while males roost solitarily or in small groups (Sherwin et al. 2003). Mixed gender colonies have been documented in winter hibernacula (Doering 1996). Based on lack of suitable habitat this species was not detected and is not likely to occur. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Yuma myotis

Yuma myotis (*Myotis yumanensis*) is a California Species of Special Concern (SSC). The species is found in a variety of habitat ranging from juniper and riparian woodlands to desert regions near open water. Primarily occurring near rivers, streams, ponds, and lakes and associated aquatic resources. This species was not detected and not likely to occur on the project site based on lack of suitable habitat. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Crotch bumble bee

Crotch bumble bee (*Bombus crotchii*) is a state-listed candidate endangered (CE) species. They occur in grasslands and shrublands. Although not detected, potential habitat may exist on the property.

Western bumble bee

Western bubble bee (*Bombus occidentalis*) like most other species of bumble bees, typically nests underground in abandoned rodent burrows or other cavities. Occurs primarily in nests underground, squirrel or other animal nests, and in open west-southwest slopes bordered by trees. A few nests have been reported from above-ground locations such as in logs among railroad ties. Availability of nests sites for *B. occidentalis* may depend on rodent abundance (Evans *et al.* 2008). Nest tunnels have been reported to be up to 2.1 m long for this species and the nests may be lined with grass or bird feathers (MacFarlane *et al.* 1994). This species was not detected and not likely to occur on the project site based on lack of suitable habitat. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Obscure bumble bee

Obscure bumble bee (*Bombus caliginosus*) occurs in grasslands and shrublands. Although not detected, potential habitat may exist on the property.

Mimic tryonia

California brackishwater snail (*Tryonia imitator*) is a mollusk (class Gastropoda, family Hydrobiidae) that inhabits coastal brackish water sloughs, lagoons, and estuaries. Its shell is dark, smooth, nearly translucent, and very small, about 3 to 5 millimeters (0.1 to 0.2 inch) long. The fine spiral shell has four to five whorls (Taylor 1978). Based on lack of suitable habitat this species is not likely to occur on the project site. As such, no impacts to the species are likely to occur and no mitigation measures are required.

Steelhead-central California coast DPS

Steelhead-central California coast (*Oncorhynchus mykiss irideus*) is a federally threatened (FT) species. These fish inhabit waters within the San Francisco Bay Estuary and are found in the Guadalupe and Napa rivers, and San Leandro, San Lorenzo, Coyote, San Francisquito, San Mateo, and Alameda creeks. There is no aquatic habitat nor standing water present on the property. The project site does not have habitat for the species presence. As such, no impacts to the species are likely to occur and no mitigation measures are required.

5.4.1 - Threatened or Endangered Species

There were no threatened or endangered species detected on the property.



Legend







San Joaquin spearscale maple-leaved checkerbloom Santa Clara red ribbons

most beautiful jewelflower





Exhibit 7 CNDDB Map - Plant Species

> 2100 Old Calaveras Road Project City of Milpitas, Santa Clara County



Project Boundary 5 Mile Buffer

Townsend's big-eared bat

Yuma myotis

salt-marsh wandering shrew saltmarsh common yellowthroat

steelhead - central California coast DPS

Common Name



Alameda song sparrow

Alameda whipsnake

American peregrine falcon

Berkeley kangaroo rat



California red-legged frog

California tiger salamander



San Francisco dusky-footed woodrat

ouré

burrowing owl foothill yellow-legged frog



great blue heron

mimic tryonia (=California brackishwater snail)

Feet

12,000

northern California legless lizard

obscure bumble bee

pallid bat

3,000

0

VIA prairie falcon

salt-marsh harvest mouse

6,000

tricolored blackbird western bumble bee western pond turtle western snowy plover western yellow-billed cuckoo white-tailed kite yellow rail

> Exhibit 8 CNDDB Map - Wildlife Species

> > 2100 Old Calaveras Road Project City of Milpitas, Santa Clara County







Santa Clara Habitat Conservation Plan Boundary

Western Burrowing Owl

Exhibit 9 Santa Clara Valley Habitat Conservation Plan - Wildlife Survey Areas

2100 Old Calaveras Road Project City of Milpitas, Santa Clara County

Table 1: Sensitive Plant Species

Species		Status			Preferred Habitat	Blooming	Potential to Occur/
Scientific Name	Common Name	ESA	CESA	CNPS		Period	Known Occurrence/ Suitable Habitat
Centromadia parryo spp. condonii	Congdon's tarplant		_	1B	Valley and foothill grasslands.	May through October	Moderate Potential to Occur Marginally suitable habitat present.
Malacothamnus halli	Hall's bush mallow			1B.2	Occurs primarily chaparral habitats.	May through September	Low Potential to Occur Lack of suitable habitat.
Eryngium aristulatum var. hooveri	Hoover's button- celery			1B.1	Occurs primarily in vernal pool habitat.	June through August	Low Potential to Occur Lack of suitable habitat.
Cordylanthus maritimus ssp. palustris	Point Reyes salty bird's beak			1B.2	Occurs in coastal salt marshes, wetlands, and riparian habitat.	June through October	Low Potential to Occur Lack of suitable habitat.
Clarkia concinna ssp. automixa),	Santa Clara red ribbons			4.3	Occurs in foothill woodland habitat.	April through June	Low Potential to Occur Lack of suitable habitat.
Extriplex joaquinana	San Joaquin spearscale			1B.2	Occurs primarily in meadows, scrubs, and valley grasslands.	April through September	Low Potential to Occur Lack of suitable habitat.
Cordylanthus palmatus	Fragrant fritillary		_	1B.2	Occurs in cismontane woodland, coastal prairie and scrub, valley, and foothill grasslands.	February through April	Low Potential to Occur Lack of suitable habitat.
Clarkia concinna	Santa Clara red ribbons			1B	Occurs in foothill woodland and mountains.	May through June	Low Potential to Occur Lack of suitable habitat.
Astragalus tener var. tener	Alkali milk- vetch			1B.2	Occurs primarily in valley and foothill grasslands, vernal pools, plays, edge of salt marsh, alkali meadows and moist grassy flats.	March through June	Low Potential to Occur Lack of suitable habitat.

Sidalcea malachroides	Maple-leaved checkerbloom	_		4.2	Occurs in disturbed areas, broadleafed upland forest, coastal prairie, coastal scrub, coniferous forest, and riparian habitat.	March through August	Low Potential to Occur Not detected in disturbed areas.
Trifolium depauperatum var. hydrophilum	Saline clover			1B.2	Occurs in alkaline and mesic soils, marshes, swamps, vernal pools, valley, and grassland foothills.	April through June	Low Potential to Occur Lack of suitable habitat.
Chorizanthe robusta var. robusta	Robust spineflower			4.2	Occurs in coastal stands, coastal scrub, and foothill woodlands.	April through September	Low Potential to Occur Lack of suitable wetland habitat.
Streptanthus albidus ssp. peramoenus	Most beautiful jewelflower			1B.2	Occurs in chaparral, valley and foothill grassland, cismontane woodland, serpentine outcrops, on ridges and slopes.	April through September	Moderate Potential to Occur
ESA FE = Federally endangered FT = Federally threatened		CESA SE = State endangered ST = State threatened		ed d	 CNPS 1A = Presumed extinct in California. 1B = Rare, threatened, or endangered in California and elsewhere. 2 = Rare, threatened, or endangered in California, but more common elsewhere. 		

Species Present - The species was observed on the property at the time of the survey or during a previous biological survey. **High Potential to Occur** - There is both suitable habitat associated with the species and a historical record of the species on or in the immediate vicinity of

the property, within 3 miles.

Moderate Potential to Occur - The diagnostic habitats associated with the species occur on or in the immediate vicinity of the property, but there is not a recorded occurrence of the species within the immediate vicinity, within 3 miles. Some species that contain extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity.

Low Potential to Occur - There is a historical record of the species in the vicinity of the property and potentially suitable habitat onsite, but existing conditions, such as density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, isolation, substantially reduce the possibility that the species may occur. The site is above or below the recognized elevation limits for this species.

Table 2: Sensitive Wildlife Species

Species		Status			Preferred Habitat	Potential to Occur/	
Scientific Name	Common Name	ESA	CESA	CDFW		Known Occurrence/ Suitable Habitat	
Birds/Raptors							
Agelaius tricolor	Tricolored blackbird		ST	SSC	Occur within wetlands, emergent vegetation, riparian, dense shrubs, and agricultural fields.	Low Potential to Occur - Lack of suitable habitat onsite.	
Melospiza melodia pusillula	Alameda song sparrow		_	SSC	Occur in open brushy vegetation, along the borders of streams, pastures, thickets, and woodland edges.	Low Potential to Occur- Lack of suitable habitat onsite.	
Charadrius nivosus nivosus	Western snowy plover	FT	_	SSC	Inhabits coastal beaches, sand spits, dunes, lagoons, and estuaries.	Low Potential to Occur- Lack of suitable habitat onsite.	
Coturnicops noveboracensis	Yellow rail	_		SSC	Inhabits shallow marshes with short vegetation.	Low Potential to Occur- Lack of suitable habitat onsite.	
Laterallus jamaicensis coturniculus	California black rail		ST	FP	Inhabits shallow waters.	Low Potential to Occur- Lack of suitable habitat onsite.	
Geothlypis trichas sinuosa	Saltmarsh common yellowthroat			SSC	Inhabits woody swamps, brackish marshes, freshwater marshes, swales, seeps, and groundwater surfaces.	Low Potential to Occur- Lack of suitable habitat onsite.	
Coccyzus americanus	Western yellow- billed cuckoo	FT	SE		Occur primarily in riparian with cottonwood and willow trees.	Low Potential to Occur- Lack of suitable habitat onsite.	
Falco mexicanus	Prairie falcon			SSC	Nests often found in rock crevices and sometimes in vacated stick nests left by other birds. Primarily associated with perennial grasslands, savannahs, rangeland, agricultural fields and desert scrub areas.	Moderate Potential to Occur- Not observed during survey however potential forage habitat occurs onsite.	
Falco peregrinus	American peregrine falcon			FP	Occurs in open county, cliffs (mountains to coast) and urban areas. Known to nest on human-made structures such as bridges and buildings.	Moderate Potential to Occur – Not observed during survey however potential forage habitat occurs onsite.	

Birds/Raptors						
Athene cunicularia	Burrowing owl			SSC	Associated with open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Low Potential to Occur – Ruderal land and domestic dogs onsite. Lack of suitable habitat.
Elanus leucurus	White tailed kite			FP	Occur in open savannas, woodlands, marshes, desert grasslands, partially cleared lands, and cultivated fields.	Moderate Potential to Occur – Not observed during survey however potential forage habitat occurs onsite.
Ardea herodias	Great blue heron				Occurs in both freshwater and saltwater habitats, forage in grasslands and agricultural fields to include isolated swamps, islands, and near lakes and ponds bordered by forests.	Low Potential to Occur - Lack of suitable habitat onsite.
Aquila chrysaetos	Golden eagle		_	FP	Occurs in open cliffs, mountains, foothills, and plains, to include tundra, prairie, and desert habitat.	Low Potential to Occur - Lack of suitable habitat onsite.
Reptiles						
Masticophis lateralis	Alameda whipsnake	FT	ST		Typically occurs in chaparral, scrub, and sage brush plant communities. Rock outcrops, rock crevices and mammal burrows provide habitat, safe escape, heat and a place to hibernate.	Low Potential to Occur- Not observed during survey.
Emys marmorata	Western pond turtle			SSC	An aquatic species, it is found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation and either rocky or muddy bottoms in woodland, forest and grassland.	Low Potential to Occur - Lack of standing water and/or pooling locations on site.
Anneilla pulchra	Northern California legless lizard			SSC	Occur in sparsely vegetated chaparral, woodlands, desert scrub, sand washes, and stream terraces. Found under surface objects such as logs, rocks, boards, and driftwood.	Low Potential to Occur - Lack of suitable habitat onsite.

Amphibians									
Rana aurora draytonii	California red- legged frog	FE	ST		Often found near sheltered ponds or other permanent water with extensive vegetation and traveling between ponds during rain.	Low Potential to Occur - Lack of suitable habitat on site.			
Anbystoma californiense	California tiger salamander	FT	SE		Inhabit vernal pools for reproduction, its habitat is limited to the vicinity of large, fishless vernal pools or similar water bodies.	Low Potential to Occur - Lack of suitable habitat onsite.			
Rana boylii	Foothill yellow- legged frog		SE	SSC	Frequents rocky streams and rivers with rocky substrate in forests, chaparral, and woodland habitat.	Low Potential to Occur - Lack of suitable habitat onsite.			
Mammals									
Sorex vagrans halicoetes	Saltmarsh wandering shrew	_		SSC	Inhabit salt marshes with dense cover.	Low Potential to Occur - Lack of suitable habitat on site.			
Neotoma fuscipes annectens	San Francisco dusky-footed woodrat			SSC	Arboreal and terrestrial habitats to include chaparral, hardwood, conifer, mixed forests, and riparian woodlands and brushy habitat in chaparral and foothills woodlands.	Low Potential to Occur - Lack of suitable habitat onsite.			
Reithrodontomys raviventris	Saltmarsh harvest mouse	FE	SE	FP	Inhabits pickleweed marshes.	Low Potential to Occur - Lack of suitable habitat onsite.			
Myotis yumanensis	Yuma myotis	_			Variety of habitats ranging from juniper and riparian woodlands to include desert regions near water.	Low Potential to Occur - Lack of suitable habitat onsite.			
Corynorhinus townsendii	Townsend's big- eared bat			SSC	Occurs in caves, mines, hollow trees, and building structures.	Low Potential to Occur- Lack of suitable habitat onsite.			

Mammals								
Antrozous pallidus	Pallid bat	_	_	SSC	Occurs in oak, yellow pine, redwood, and giant sequoia trees to include oak woodland, grassland, and desert scrub.	Low Potential to Occur - Lack of suitable habitat onsite.		
Dipodomys heermanni berkeleyensis	Berkeley kangaroo rat				Have been found on rocky outcrops and thin soils scattered chaparral and annual grasses.	Low Potential to Occur - Not observed during survey.		
Fishes								
Oncorhynchus mykiss irideus	Steelhead-central California coast	FT			Inhabit waters within the San Francisco Bay Estuary, Guadalupe, and Napa rivers to include San Leandro, San Lorenzo, Coyote, San Francisquito, San Mateo, and Alameda creeks.	Low Potential to Occur - No aquatic habitat onsite.		
Insects and Mollusks								
Bombus occidentalis	Western bubble bee				Occurs primarily in nests underground and in open west-southwest slopes bordered by trees, although a few nests have been reported from above-ground locations such as in logs among railroad ties.	Low Potential to Occur - Lack of suitable habitat onsite.		
Bombus crotchii	Crotch bumble bee		CE		Occurs in grasslands and shrublands.	Moderate Potential to Occur- Not observed during survey. Marginal habitat onsite.		
Tryonia imitator	California brackishwater snail			—	Inhabits coastal brackish water sloughs, lagoons, and estuaries.	Low Potential to Occur- Lack of suitable habitat on site.		
Bombus caliginosus	Obscure bumble bee				Inhabits grasslands and shrublands.	Moderate Potential to Occur- Not observed during survey. Marginal habitat onsite.		
ESA FE = Federally endangered FT = Federally threatened		CESA $SE = State endangered$ $ST = State threatened$ $C = Candidate$			CDFW SSC = Special Species of Concern FP = Fully protected			

Species Present - The species was observed on the property at the time of the survey or during a previous biological survey.

High Potential to Occur - There is both suitable habitat associated with the species and a historical record of the species on or in the immediate vicinity of the property, within 3 miles.

Moderate Potential to Occur - The diagnostic habitats associated with the species occur on or in the immediate vicinity of the property, but there is not a recorded occurrence of the species within the immediate vicinity, within 3 miles. Some species that contain extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity.

Low Potential to Occur - There is a historical record of the species in the vicinity of the property and potentially suitable habitat onsite, but existing conditions, such as density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, isolation, substantially reduce the possibility that the species may occur. The site is above or below the recognized elevation limits for this species.

5.5 - Nesting Birds

The property has scattered native and ornamental trees located primarily in the northwestern section of the property and along the private residential driveway. As such the following is recommended (1) vegetation removal shall be conducted outside of the bird nesting season, which extends from February 15 to August 31 or (2) a qualified biologist conduct a nesting bird survey within 3 days of proposed vegetation clearing activities within the nesting season.

5.6 - Wildlife Movement Corridor

Grasslands and ruderal land characterize the overall property. The ephemeral drainage (concrete bottom) feature extends from the northeast and drains to the northwestern corner of the property. The ephemeral drainage (concrete bottom) feature was highly disturbed and lacked riparian vegetation. The property provides marginal wildlife movement locally and regionally because it is bordered by high density residential development to the west. The Santa Clara Valley HCP lands which are primarily located east of the property provide suitable wildlife movement corridors.

5.7 - Jurisdictional Waters and Wetlands

There was no jurisdictional delineation conducted on the project site. Based on the project site visit the property does not exhibit U.S. Army Corps of Engineers jurisdictional features.

SECTION 6: RECOMMENDATIONS

This report was prepared to document the biological resources within the property and in compliance with the CEQA guidelines. Specific recommendations and mitigation measures for potential impacts are provided below.

6.1 - Special-Status Wildlife Species

Tricolored blackbird

Although the project site occurs within the Santa Clara Valley Habitat Conservation Plan (HCP) wildlife survey area for the tricolored blackbird (see Exhibit 9). The tricolored blackbird was not observed on the project site. There were no suitable habitat features detected on the property that would support breeding habitat for the species. As such, no impacts to the species are likely to occur.

6.2 - Nesting Birds

Prior to grading activities on the property, a qualified biologist shall conduct a preconstruction survey for nesting birds, to identify any potential nesting activity, if vegetation removal associated with development of the property is to occur during the nesting bird season (February 15 through August 31). The pre-construction surveys for nesting birds shall be conducted within 3 days of proposed grading activities. If nesting birds are determined to be present on the site a 50-foot buffer shall be required around the nests. If raptor species are determined to be present on the site a 250-foot buffer shall be required. A qualified biologist shall monitor the nests and construction activities may commence within the buffer area at the discretion and presence of the biological monitor. The pre-construction survey for nesting birds shall not be required if construction activities occur outside of the nesting bird season.

SECTION 7: REFERENCES

- American Ornithologists' Union. 1983 (and supplements 1985, 1987, 1989, 1991, 1993, 1995, and 1998). The A.O.U. Check-List of North American Birds. 7th ed. Allen Press. Lawrence, Kansas.
- Brickell, Christopher and Trevor Cole, 2002. *The American Horticultural Society Encyclopedia of Plants and Flowers*. DK Publishing, Inc. New York, New York.
- Burt, W. H., and Grossenheider, R. P., 1980. *Peterson Field Guides, Mammals*. Houghton Mifflin Company. New York, New York.
- California Department of Fish and Wildlife. 2021. RareFind 3. Data Base Record Search for Information on Threatened, Endangered, Rare, or Otherwise Sensitive Species for the Calaveras Reservoir, California USGS Topographic Quadrangles. California Department of Fish and Wildlife, State of California Resources Agency. Sacramento, California.
- California Natural Diversity Database (CNDDB). February 2021. Special Animals List. California Department of Fish and Wildlife. Sacramento, CA.
- California Native Plant Society, Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 1 March 2021].
- DiTomaso, Joseph M. and Evelyn A. Healy. 2007. Weeds of California and other Western States Vols. 1 and 2. University of California. Oakland, California.
- Hickman, J. C. 1993. *The Jepson Manual: Higher Plants of California*. University of California Press. Berkeley, California.
- Holland, R.F. 1986 (updated 1996). *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Non-game Heritage Program. California Department of Fish and Game. Sacramento, California.
- National Geographic Society. 1999. National Geographic Society Field Guide to the Birds of North America. 3rd ed. National Geographic Society. Washington D.C.
- Sawyer, J.O. and T. Keeler-Wolf. 1995. *A Manual of California Vegetation*. California Native Plant Society. Sacramento, California.
- Stebbins, R. C. 2003. A Field Guide to Western Reptiles and Amphibians. 2nd ed. Houghton-Mifflin Company. Boston, Massachusetts.
- Sibley, David Allen. 2003. *The Sibley Field Guide to Birds of Western North America*. Alfred A Knopf, New York.
- Tibor, D. P. 2021. California Native Plant Society's Inventory of Rare and Endangered Plants of California. California Native Plant Society. Special Publication, No. 1, 6th ed.

- United States Fish and Wildlife Service. 2019 (Aug 27). *Endangered and Threatened Wildlife and Plants; Regulations for Listing Species and Designating Critical Habitat.* Federal Register 50 CFR Part 17. U.S. Department of the Interior. Washington, D.C.
- United States Fish and Wildlife Service. 2019 (Aug 27). *Endangered and Threatened Wildlife and Plants*. Federal Register 50 CFR Part 17.11 and 17.12. U.S. Department of the Interior. Washington, D.C.

Appendix A: Floral and Faunal Compendia

FLORAL COMPENDIUM

Asteraceae

Baccharis pilularis

- * Centaurea solstitialis
- * Taraxacum officinale

Brassicaceae

Brassica sp.

*Hirschfeldia incana

Poaceae

- *Avena fatua
- *Bromus diandrus
- *Bromus hordeaceus
- *Bromus sterilis
- **Cynodon dactylon*
- * Hordeum murinum
- * Lolium perenne

Salicaceae

Salix sp.

* Indicates non-native species

Sunflower Family

Coyote brush Yellow star thistle Dandelion

Mustard Family

Mustard Short pod mustard

Grass Family

Wild oat Ripgut grass Soft chess Poverty brome Bermuda grass Hare barley Perennial ryegrass

Willow Family

Willow

FAUNAL COMPENDIUM

Birds and Raptors

Aphelocoma californica Buteo jamaicensis Cathartes aura Corvus brachyrhynchos Mimus polyglottos Pipilo crissalis Turdus migratorius Zenaida macroura

Mammals

Spermophilus beecheyi

Canis domesticus

Reptiles

Sceloperus occidentalis

Western scrub-jay Red-tailed hawk Turkey vulture American crow Northern mockingbird California towhee American robin Mourning dove

California ground squirrel Domestic dog

Domestic dog

Western fence lizard

Appendix B: Site Photographs

Protegraph 1 Overview of patheta baueday of patheta backage weathera. The patheta baueday of patheta backage weathera. The patheta backage weathera.

Photograph 1. Overview of northern boundary of property looking westward. The majority of trees on the property are depicted in this photograph.



Photograph 2. View of northern boundary of property looking westward towards the ephemeral drainage.



Photograph 3. View of southwestern grassland slopes depicted in background of this photograph.



Photograph 4. View of inlet pipe located in the northeastern section of property.



Photograph 5. View of northeastern section of property looking at the ephemeral drainage (swale) below.



Photograph 6. View of ruderal area with scattered trees along the swale looking in the southwest direction.



Photograph 7. View of outlet pipe located at the northwestern boundary of property.



Photograph 8. View depicting swale in the left of photograph and paved private residential Driveway in the northern region of the property.



Photograph 9. View of coyote brush on the eastern boundary and slope of the property.



Photograph 10. View upland grassland slopes and planted trees on both sides of the existing paved private residential driveway.



Photograph 11. Overview of paved private residential driveway. The background of this photograph depicts HCP lands located northeast of the property.



Photograph 12. Overview of paved private residential driveway adjacent the residential home. The background of this photograph depicts local residential communities located west of the property.

PHOTOGRAPHS 13-14



Photograph 13. Overview of southwest foothill grasslands. Residential communities are depicted in the background of this photograph, west of the property.



Photograph 14. View from the southeast section of property boundary looking westward.



Photograph 15. View from the southeast section of property looking southwest. The residential home is depicted to the right of this photograph.



Photograph 16. View of ruderal grassland located in the southeast corner of property, looking southwest across property.

PHOTOGRAPHS 17-18



Photograph 17. View of ruderal grassland along the SE boundary, looking northeast across the property. The bordering HCP lands east of the property are depicted to the right of this photograph.



Photograph 18. View from the southeastern boundary looking north toward the existing residential housing on the property. Ruderal grassland depicted in foreground.