

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN21-145	Date: 1/20/2023
Project Type:	Building Site Approval and Grading Approval	APN(s): 712-10-033
Project Location / Address:	Tilton Avenue, Morgan Hill	GP Designation: Agriculture Medium Scale
Owner's Name:	Erick Sanchez	Zoning: A-20Ac-sr-cv
Applicant's Name:	Teresa Price, Hanna-Brunetti	Urban Service Area: None
Project Description		
<p>The project is a Building Site Approval and Grading Approval applications to construct an approximately 3,300 square foot, single-family residence, a 2,400 square foot garage/workshop, and a 1,200 square foot detached accessory dwelling unit (ADU) located at the north corner of Hale Avenue and Tilton Avenue, Morgan Hill (APN: 712-21-008) see Attachment A – Plan Set. The subject property is 2.1 acres in size and is characterized as a square shaped lot at the northern portion of Hale Avenue and Tilton Avenue. To the south of the parcel are vacant lands owned by the Santa Clara Valley Habitat Agency. To the north, west, and east of the parcel are single-family homes and agricultural fields, which are within unincorporated Santa Clara County and the City of Morgan Hill.</p> <p>The proposed development takes access from Hale Avenue and is situated in the middle of the 2.1-acre parcel. The residence meets the County of Santa Clara Zoning Ordinance Development Standards for the Exclusive Agriculture zoning, Chapter 2.20.030, by being located a minimum of 30-feet from all property lines. The proposed development also meets the County's Zoning Ordinance Development Standards, Chapter 4.20.020(E) and Chapter 4.10.015(D) for an accessory structure and detached ADU. In addition to the single-family residence, associated proposed improvements include a 20 ft. wide asphalt driveway, retaining walls ranging from 1 foot to 2.5 feet along the driveway, a fire-truck turnaround constructed with aggregate base rock and asphalt, and a 431square foot paved pad for two (2) 5,000-gallon water tanks and one (1) 3,000-gallon water tank. A septic tank and leach field is proposed to be installed south of the residence (close to Hale Avenue) and a retention pond is proposed at the rear of residence. Total impervious surface for the project is approximately 25,400 square feet, consisting primarily of the footprint of the proposed residence, accessory structure, ADU, driveway, fire turnaround, and a pad for the water tanks. Overall, the proposed development will encompass 27.2% of the entire 2.1-acre parcel, leaving 72.8% of the existing property as undeveloped land.</p> <p>Total grading quantities for the proposed development include 48 cubic yards of cut and 1,466 cubic yards of fill, with a maximum cut depth of 3 feet. Most of the proposed grading is to establish the foundation for the residence and fire turnaround. No trees are proposed for removal. An encroachment permit from the County Roads and Airports is required due to construction work for the new driveway proposed within the County Road right-of-way (ROW) on Hale Avenue.</p>		

Environmental Setting and Surrounding Land Uses

The proposed building site is located within the rural unincorporated area of the County of Santa Clara, west of the City of Morgan Hill, in an area recognized as Coyote Valley, and surrounding land uses include single family residences, a residential tract subdivision, and open space. Residential homes are located to the north, west, and east. The subject property is 2.1 acres, with a General Plan designation of Agriculture – Medium Scale, and is within an Exclusive Agriculture zoning district, consisting of non-prime farmland soil.

The topography of the building site is flat with an approximate slope of 1 percent (1%) - see **Figure 1**. Fisher Creek is located 115 feet northeast of the property and traverses across a neighboring parcel.

Assembly Bill 948 was adopted into law on September 27, 2019, and codified at sections 35180 to 35186 of the California Public Resources Code. AB 948 recognizes Coyote Valley is a *“unique landscape providing agricultural, wildlife, recreational, climate, and other natural infrastructure benefits and is a resource of statewide significance in need of restoration, conservation, and enhancement.”* In addition, AB 948 requires Coyote Valley to be “acknowledged as an area of statewide significance in local planning documents developed or updated on or after January 1, 2020, affecting land use within Coyote Valley.” Coyote Valley is also recognized as a critical corridor for wildlife migrating between the Santa Cruz Mountains and the Diablo Range. Per Section 15300.2(a) of the California Environmental Quality Act (CEQA) a single-family residence may not be deemed exempt from environmental review and qualify for a Categorical Exemption if the project *“may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.”* As the property is located within the Coyote Valley that is recognized under AB 948 as an environmental resource designated, precisely mapped and adopted pursuant to state law, a Categorical Exemption Section 15303, Class 3, is not applicable for the proposed residence.

According to the County of Santa Clara Geographic Information System (GIS) data and California Natural Diversity Database (CNDDB), the entire property is within the tiger salamander area. A biological assessment regarding the tiger salamander was prepared as part of the project (**Attachment B**). The property is also within the coverage area of the Santa Clara Valley Habitat Plan and has a mapped landcover of Grain/Row-Crop, Hay, and Pasture. The property is not located within County liquefaction or landslide areas or FEMA flood zone.

Other agencies sent a copy of this document:

Santa Clara Valley Habitat Agency
City of Morgan Hill

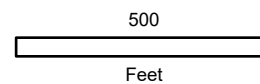


Location and Vicinity Map - Figure 1

Record No. PLN21-145

APN 712-10-033

Tilton Ave at Hale Ave, Morgan Hill



The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially result in one or more environmental effects in the following areas:

- | | | |
|------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resource | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

Signature

Date

Lara Tran
Print name

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
	IMPACT				
Except as provided in Public Resources Code section 21099, would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6,7 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4

SETTING:

The subject property is 2.1 acres in size and is characterized as a square shaped lot at the corner of Hale Avenue and Tilton Avenue. To the south of the parcel are vacant lands owned by the Santa Clara Valley Habitat Agency. To the north, west, and east of the parcel are single-family homes and agricultural fields within unincorporated Santa Clara County, and a residential subdivision in the City of Morgan Hill.

The proposed property is flat, with a 1% slope and contains two (2) 10-inch pine trees located on Hale Avenue along the frontage of the property. The subject property has a General Plan designation of Agriculture – Medium Scale with an Exclusive Agriculture zoning designation. The property takes access from Hale Avenue, which is a County maintained road. Tilton Avenue is not a County-maintained Road and is within the jurisdiction of the City of Morgan Hill. Hale Avenue is a designated scenic road, and the property is in a Design Review Viewshed area identified in the County General Plan and Zoning Ordinance. The property is within the Coyote Valley and is adjacent to the Coyote Valley Open Space Preserve which is part of the Coyote Valley Conservation Program (Assembly Bill [AB] 948). Although AB 948 recognizes Coyote Valley as an area of statewide significance, the legislation does not expressly designate Coyote Valley as a scenic resource.

The area around the building site is vacant and existing trees are not proposed for removal. The proposed development is visible from Hale Avenue and Tilton Avenue, neighboring homes sites and surrounding uses.

The development includes a new single-family residence, detached garage/workshop, and detached ADU without any exterior lighting proposed.

DISCUSSION:

a, b, c, & d) No Impact – The subject property is not located within a scenic vista recognized by the County of Santa Clara General Plan and Zoning Ordinance. Although Hale Avenue does have Scenic Road zoning overlay, the proposed development is outside from the 100-foot Scenic Road setback. The property takes access from Hale Avenue, which is designated as a County scenic road but is not a state scenic road or state designated highway. The proposed project will not have substantial adverse effect or substantially damage scenic resources such as trees, rocks, outcroppings, or historic buildings. The development is more than 100 feet from the frontage of Hale Avenue and more than 2 miles west from a scenic highway.

Additionally, the proposed development does not include any proposed outdoor lighting. Due to these circumstances, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area with the required condition of approval.

The proposed location of the single-family residence is in an agricultural area with other single-family residences on neighboring lots. Single-family residences surrounding and within walking distance of the existing property consists of homes that are single to two-story tall structures that ranges from 3,000 square feet to over 5,000 square feet. Directly south and southwest of the property is vacant land owned by the Santa Clara Valley Habitat Agency. The project is consistent to the visual character of the neighborhood as the development is single-family residence in an agricultural area that is similar to existing residential properties and structures. Overall, proposed development will encompass 27.2% of the entire 2.1-acre parcel, leaving 72.8% of the existing property as undeveloped land. As the property is located within an agricultural area with existing residences and other buildings of similar or larger sizes on parcels surrounding the property and the given the minimal footprint and size of the residence (compared to other surrounding homes) the project is consistent to the surrounding visual character and would not degrade the visual setting of the area.

MITIGATION:

- None required.

B. AGRICULTURE / FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,23,24,26
b) Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9,21a
c) Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 28
e) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SETTING:

The subject property has a General Plan designation of Agriculture – Medium Scale and is zoned Exclusive Agriculture. According to the United States Department of Agriculture's (USDA) "*Soils of Santa Clara County*," the property consists of non-prime farmland soils. The property is not encumbered by a Williamson Act contract and is not within a forest or timberland area. Surrounding uses are primarily single-family residences and agricultural uses are at least 0.29 miles northwest from the property along Willow Springs Road and Live Oak Avenue.

The location of the property is in the Coyote Valley which, Assembly Bill 948 acknowledged as being a resource of statewide significance due to the characteristics of its natural and agricultural lands, which have *“been subject to intense development pressure and [are] in need of restoration, conservation, and enhancement”* (California Public Resources Code Section 35182(b)).

Discussion:

a, b, c, d, e, & f) No Impact – The property is not encumbered by a Williamson Act contract, or within a forestland/timberland area, and therefore the proposed development would not conflict with County Williamson Act Guidelines, the County’s Williamson Act Ordinance, or existing zoning for forestland or timberland areas. No trees are proposed for removal, and the property is not within a forestland area, and therefore the proposed development does not result in the loss of forest land. The County’s existing zoning allows for a single-family residence ‘by-right’ in an Exclusive Agriculture zoning district. The property is within the County’s Coyote Valley zoning overlay, which does stipulate that onsite agriculture will be required if the development area is more than 1 acre. However, the proposed development is less than 1 acre and, therefore, will not require onsite agricultural usage.

According to the USDA’s *“Soils of Santa Clara County”* the property consists of non-prime farmland soils, which is not considered the high-quality designation of agricultural soils. Therefore, the development and improvement area will not result in any conversion or impact to prime farmland soils.

MITIGATION:

- None required.

C. AIR QUALITY					
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.					
	IMPACT				
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5,29, 30
c) Expose sensitive receptors to substantial pollutant concentrations?					5,29, 30
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5, 29, 30

SETTING:

The proposed development includes a single-family residence which takes access from Hale Avenue, a County maintained road in the unincorporated area of Santa Clara County. Surrounding land uses immediately adjacent to the building site are single-family residences to the north, east, west, and vacant land owned by the Santa Clara Valley Habitat Agency to the south and southwest. Land uses surrounding the property include vacant, undeveloped land and single-family homes.

DISCUSSION:

a, b, c, & d) No Impact – The proposed project is located within the San Francisco Bay Area Air Quality Management District (BAAQMD), which regulates air pollutants, including those generated by construction and operation of development projects. These criteria pollutants include reactive organic gases, carbon monoxide, nitrogen dioxide, and particulate matter (PM). BAAQMD also regulates toxic air contaminants (fine particulate matter), long-term exposure to which is linked with respiratory conditions and increased risk of cancer. Major sources of toxic air contaminants in the Bay Area include major automobile and truck transportation corridors (e.g., freeways and expressways) and stationary sources (e.g., factories, refineries, power plants). The subject property takes access from Hale Avenue, approximately 1.25 miles west of Highway 101 and 0.36 mile of Monterey Road, in unincorporated Santa Clara County.

The operational criteria pollutant screening size for evaluating air quality impacts for single-family residential projects established by BAAQMD is 325 dwelling units, and the construction-related screening size for single-family residential projects is 114 dwelling units. Emissions generated from the proposed one single-family residence is below the BAAQMD operational-related emissions and construction emission thresholds.

Development of the proposed single-family residence would involve construction activities. Dust would be created during the construction of the proposed structures and site improvements. However, dust emissions would be controlled through standard Best Management Practices (BMPs) dust control measures that would be a condition of the project. Per the BAAQMD screening criteria, for single-family residential uses, construction emissions impacts are less than significant for projects of 114 dwelling units or less. The proposed project involves the construction of one single-family residence with a driveway, drainage improvements, and utility services. The proposed residential use would not expose sensitive receptors (such as children, elderly, or people with illness) to substantial pollutant concentrations or involve criteria pollutants emissions. Minimal addition of residences and nominal increase in population would not significantly increase the regional population growth, nor would it cause significant changes in daily vehicle travel.

As such, the proposed development would not conflict with or obstruct implementation of an applicable air quality plan, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, expose sensitive receptors to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

MITIGATION:

- None required.

D. BIOLOGICAL RESOURCES					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1, 7, 17b, 17o, 32
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,7, 17b, 17o, 32
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4, 17i

SETTING:

The property is within the coverage area for the Santa Clara Valley Habitat Plan and has a mapped landcover of Grain/Row-Crop, Hay, and Pasture, Disked/Short-Term fallowed and is not located in any sensitive landcovers and/or wildlife or plant survey area such as serpentine.

Fisher Creek is approximately 115 feet east of the property a tributary of Fisher Creek is approximately 2 feet from north property line of the site. The proposed development will not cross any watercourses or riparian habitat. According to the California Natural Diversity Database (CNDDB), the property is within the area habitat area of the California Tiger Salamander.

DISCUSSION:

c, d, e, f, & g) No Impact –The property is not within any mapped Oak Woodland area and the property is currently vacant with two (2) trees located to the south of the property. Additionally, the parcel is not located in any sensitive landcovers such as serpentine.

The property is located within the coverage area for the Santa Clara Valley Habitat Plan (HCP), a programmatic Habitat Conservation Plan and Natural Communities Conservation Plan. The project is not a covered project under the Santa Clara Valley Habitat Plan as there are no impact to any sensitive landcovers or impact to any sensitive species covered by HCP. The property has a mapped landcover of Grain/Row-Crop, Hay, and Pasture, Disked/Short-Term, which is common for agricultural lands, and there are no mapped sensitive natural communities on the property, as mapped by the Habitat Plan. As part of its conservation strategy, Habitat Plan implementation, addresses the critical wildlife corridors identified in AB948. The project is in conformance with HCP and will not create a conflict or impact to the habitat conservation plan.

AB 948 recognizes Coyote Valley as an area of statewide significance and identifies that it provides a critical corridor for wildlife migrating between the Santa Cruz Mountains and the Diablo Range. The project will not have an impact on any migration corridors as the biology report from Live Oak Associates, Inc. dated November 10, 2021 (source 32) confirmed

a & b) Less than Significant – According to the California Natural Diversity Database (CNDDDB), the property is within the California Tiger Salamander habitat area. The biology report from Live Oak Associates, Inc. dated November 10, 2021 (source 32), found that the nearest recorded observation of the California Tiger Salamander is occurrence number 293 which is reported as extirpated. An onsite field survey did not find any evidence of presence or suitable breeding habitat for the species and the species is determined to be absent on the site and areas surrounding the property.

The building site and area is not located in any state or federally protected wetlands or adjacent to any riparian habitat. The property does have a tributary of Fisher Creek located on the northside of the property line, however, it is considered a Category 2 stream under HCP, which requires a minimum 35 ft. setback be established on both sides of a Category 2 stream. The driveway and proposed retaining wall associated to the driveway are outside of the required minimum 35 ft. setback. According to the biology report from Live Oak Associates, Inc. dated November 10, 2021 (source 32), the stream does not support any wood riparian vegetation or wetland vegetation and that development outside of the established 35 ft. setback on both sides of stream would not have any impact to the tributary of Fisher Creek.

Mitigation:

- None required.

E. CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 16, 19, 40, 41
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 19, 40, 41
c) Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 19, 40, 41

SETTING:

Total grading quantities for the proposed development are 48 cubic yards of cut and 1,466 cubic yards of fill with a maximum cut depth of 3 feet. Most the proposed grading is to establish a driveway, a fire truck turn around, and the building foundations beneath the proposed residence and ADU. An existing unpermitted shed is proposed to be demolished on the property.

DISCUSSION:

a, b, & d) No Impact – The project does require a Grading Approval and/or a Grading Permit pursuant to County Grading Ordinance C12-406 as the grading quantities are above 150 cubic yards of cut or fill. The development and building site will not cause any alteration, relocation, or demolition to historic resources pursuant to the County's Historic Ordinance (Division C17) as the parcel is vacant. An archeological report by Dr. Robert Cartier from Archaeological Resource Management on October 15, 2021 (Attachment C) did not find any previously recorded archaeological resources located within the proposed project area nor any cultural materials, prehistoric or historic, were noted during surface reconnaissance. Although the property is 115 feet from Fisher Creek, the archeological report by Dr. Robert Cartier concluded that the property and project site will have not have any impact on cultural resources. AB 948 does not recognize Coyote Valley for historic or pre-historic resources, therefore, no impact to any historic resources shall occur.

c) Substantially Mitigated by Uniformly Applicable Development Policies –In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission,

pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

MITIGATION:

- None required.

F. ENERGY							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
a) Result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5

SETTING:

The proposed project includes construction of a new single-family residence with a proposed leach field and a 2,500-gallon septic tank, two (2) 5,000-gallon water tanks and one (1) 3,000-gallon water tank for domestic fire sprinklers and hydrant, and an onsite well for domestic water for residential use. No landscaping is proposed for the project.

DISCUSSION:

a & b) No Impact – The new single-family residence is a relatively low-impact development and does not propose to utilize energy resources, such as electricity and water, in an inefficient manner during construction or during its use as a residence. As of the adoption on the County's REACH Codes in September 2022 and new State Building Code beginning January 1, 2023, all new residential development including ADU is required to utilize electric energy. The proposed single-family residence and ADU will utilize all electric as part of their residential energy usage. Additionally, the proposed residence and its associated energy resources does not conflict with local or state plans for energy efficiency. As such, the proposed project does will not result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation and will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

MITIGATION:

- None required.

G. GEOLOGY AND SOILS							
	IMPACT						
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	Source
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:							
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,3,4,40,41

SETTING:

The topography of the building site is flat with an approximate slope of 1 percent (1%) towards the southeast of the property. The property is not located in the County's Landslide Hazard Area, County's

Liquefaction Hazard Area, or adjacent to any earthquake fault zones. The County Geologist did not require a Geologic or Geotechnical Report or had any geologic requirements due to the lack of geologic hazards on the parcel.

DISCUSSION:

a- i, iii, & iv, b, c, d, e, & f) No Impact – County GIS does not identify any faults located near the project area. As such, the proposed project will not directly or indirectly cause potential substantial adverse effects due to the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Additionally, the property is not within a Santa Clara County landslide hazard zone or a liquefaction hazard zone and therefore the proposed project does not directly or indirectly cause potential substantial adverse effects due to landslides or liquefaction. As such, there is no impact.

MITIGATION:

- None required.

H. GREENHOUSE GAS EMISSIONS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5,29, 30

SETTING:

The proposed project includes the construction and use of the property as a single-family residence. Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas emissions generated by a proposed project would combine with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG associated with a development project is carbon dioxide, which is directly generated by fuel combustion (vehicle trips) and indirectly generated by use of electricity.

DISCUSSION:

a & b) No Impact – Due to the relatively small scale of the project (a single-family residence; a firetruck turnaround, drainage improvements and utility connections), and compliance with existing County and State requirements listed below, which will minimize greenhouse gas emissions, it is anticipated that the proposed project will not result in any cumulatively considerable greenhouse gas emissions.

The project is required to comply with the Cal Green, which applies mandatory green building requirements to new single-family dwellings. These measures include higher energy efficiency standards and requirements to minimize water usage and the use of natural resources. Implementation of these measures will act to reduce potential greenhouse gas emissions from the proposed project. The proposed use as a single-family residence would not conflict with any applicable plan, policy, or regulation for reducing the emissions of greenhouse gases. The single-family residence will have minimal greenhouse gas emission impacts and would involve GHG emissions through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. The single-family residence would consume electricity; however, the amount would be minimal, and therefore would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment. As such, the project would have no impact on greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and would not conflict

with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION:

- None required.

I. HAZARDS & HAZARDOUS MATERIALS							
WOULD THE PROJECT:	IMPACT						Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 5
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	46
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	47
e) For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 22a
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5, 48
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4, 17g

SETTING:

The proposed project is not located at or adjacent to any hazardous sites. The project site is not listed on the County of Santa Clara Hazardous Waste and Substance Sites List, it is not located in the County

Airport Land Use plan area and is not located but is adjacent to the Wildland Urban Interface Fire Area (WUI).

DISCUSSION:

a, b, c, d, e, f, & g) No Impact – The proposed project is residential and would not involve the use or transportation of any hazardous materials, and it is not located on site designated as hazardous under Section 65962.5, as verified on EnviroStor, accessed on January 27, 2023.

The project is located within an agricultural area and would not change the local roadway circulation pattern, access, or otherwise physically interfere with local emergency response plans. The access to the project site is from an existing public road and through a driveway. The development plans have been reviewed and conditionally approved by the County Fire Marshal's Office. The proposed project will not impair or physically interfere with any emergency response or evacuation plans.

As the property is not within a ¼ mile of a school, its location outside of the County Airport Land Use plan area, and because it is not listed on the Hazardous Waste and Substance Sites List, the proposed project does not have an impact on emitting hazardous substances within a ¼ mile of a school, creating a significant hazard to the public or the environment due to its listing as a hazardous materials site, or create a safety hazard, or excessive noise for people residing or working in the project area due to its proximity to an airport.

The project is adjacent to the Wildland Urban Interface area (WUI) and is not within the WUI area and has been reviewed and conditioned by the Santa Clara County Fire Marshal's Office. As such, this project will not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

MITIGATION:

- None required.

J. HYDROLOGY AND WATER QUALITY							
Would the project:	IMPACT						SOURCE
	Potential or Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34, 32, 36, 39
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 4, 32, 36, 39
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17n, 36
i) Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 36
II) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5, 36, 21a
III) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 5
IV) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 17p, 18b, 18d
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 18b, 18d
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 17p

SETTING:

The proposed development is not located within a FEMA Flood Zone. The proposed development consists of new impervious surface of approximately 25,400 square feet, primarily due to the footprint of the proposed residence, detached garage/workshop, driveway, fire turnaround, and pads for the water tanks. To ensure that the new development does not increase the stormwater runoff from the existing site, the new asphalt driveway and roof outlets are designed to flow and drained to the detention pond in the rear of the proposed residence. A detention pond has been designed for flood control purposes. This feature doubles as a water quality measure as it will promote percolation of asphalt runoff to the groundwater. The flood control mitigations are incorporated and designed in conformance with the County of Santa Clara Stormwater Management Guidance Manual and the Santa Clara Valley Urban Runoff Pollution Prevention Program.

The domestic and emergency water is provided by an onsite well located north of the property (approximately 245 feet from the proposed leach field) and one (1) 30,000-gallon and two (2) 5,000-gallon water tanks are proposed as part of the project.

As the property is located within the area of Coyote Valley which is recognized under AB 948 as an area of statewide significance of natural resources for many climate and natural infrastructure benefits, including flood attenuation from improved wetlands, increased water supply from groundwater recharge, and carbon sequestration from natural and working lands. The proposed development is located within a high groundwater area identified from the Valley Water groundwater map for Coyote Valley.

DISCUSSION:

d & e) No Impact – The proposed project does not include the use of pollutants or hazardous materials. Additionally, the property is not located within a FEMA flood zone. Therefore, it is unlikely that pollutants from construction would be released due to flooding. Therefore, the project will not have any impact to hazardous materials or conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

a & b,) Less than Significant Impact – The project does require an on-site wastewater treatment system (OWST) which consists of a leach field and a 3,000-gallon septic tank. The OSWT and associated improvements have been reviewed and approved by the Department of Environmental Health ensuring that the proposed OWST is designed and sized to meet all applicable water quality standards, soil requirements, and groundwater standards.

Although the property is located within a high ground water area identified from Valley Water, the septic tests and soil inspections for the leach field and septic in 1998 (source 32) confirmed there was no evidence of disturbance of groundwater 15 feet below ground. The Department of Environmental Health concluded there would not be potential for contamination as the ground water is deeper than 15 feet. Therefore, the proposed project does not substantially degrade surface or ground water quality, substantially decrease groundwater supplies, or interfere substantially with groundwater recharge. As such, the project imposes less than significant impact to items a & b, listed above and does not require mitigation.

c-i, c-ii, c-iii, c-iv) Substantially Mitigated by Uniformly Applicable Development Policies – The proposed project includes approximately 25,400 square feet of new impervious surface area for a single-family residence and will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. To ensure that the new development does not increase the stormwater runoff from the existing site, the new asphalt driveway and roof outlets are designed to flow and drained to the proposed detention pond. Runoff and flow treatment measure will use the 2:1 ratio of impervious to a “self-retained” area and achieves water quality treatment. An infiltration trench has been designed for flood control purposes. This feature doubles as a water quality measure as it will promote percolation of asphalt runoff to the groundwater. The flood control mitigations are achieved using an infiltration trench which inlet to the detention in the rear of the residence.

Standard conditions are incorporated into the project and implemented in the County of Santa Clara Stormwater Management Guidance Manual, and the Santa Clara Valley Urban Runoff Pollution Prevention Program is to lessen any potential impact for erosion and stormwater that may derive from a standard single-family residence, such as the subject project. Based on standard Best Management

Practices (BMP), the proposed site will not result in substantial erosion or siltation on or off site due to implementation of BMPs (HYD-CONDITION 1) and stormwater design to avoid excessive run-off and downstream flooding (HYD-CONDITION 2). Due to the design of the proposed drainage system according to the County's development policies and regulations incorporated into the conditions of approval and as a standard requirement, the proposed project will have a less than significant impact on items c-i, c-ii, c-iii, c-iv listed above.

STANDARD CONDITIONS OF APPROVAL:

- **HYD – CONDITION 1: Best Management Practices (BMPs).** The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). **Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set prior to grading or building permit issuance.**
- **HYD – CONDITION 2: Stormwater.** The applicant shall include one of the following site design measures in the project design:
 - A. Direct hardscape and/or roof runoff onto vegetated areas,
 - B. Collect roof runoff in cisterns or rain barrels for reuse, or
 - C. Construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces.

Include one of the design measures listed about in the Plan Set prior to grading or building permit issuance. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016).

K. LAND USE							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2, 4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

SETTING:

The north, west, and east side of the property is surrounded by single-family residences and the south side is boarded by vacant land owned by the Santa Clara Valley Habitat Agency. The surrounding land uses are primarily residential uses along Tilton Avenue and Hale Avenue. The development area has a General Plan Designation of Agriculture – Medium Scale with an Exclusive Agriculture zoning district.

DISCUSSION:

a & b) No Impact – The proposed development is consistent to the residential uses of adjacent properties and neighborhood. Although there is a subdivision within the City of Morgan Hill that is approximately 450 feet from proposed development, the project does not physically divide an established community as it outside of the existing subdivision. The County’s General Plan for Agriculture – Medium Scale is to support and enhance rural character, preserve agriculture and prime agricultural soils, protect and promote wise management of natural resources, avoid risks associated with the natural hazards characteristic of those areas, and protect the quality of reservoir watersheds critical to the region’s water supply. Allowable land uses within an Exclusive Agriculture designation includes very low-density residential development, such as the proposed project.

The proposed project will not disrupt any existing agricultural as there are none and the project will not prevent future agricultural use as the development is a low-density single-family residence that is consistent to surrounding single-family residential use on agricultural land within the neighborhood. Although the development is within the Coyote Valley area, it is not located within an open space preserve or conservation easement (such as Williamson Act). The project conforms with and is a covered project under the Santa Clara Valley Habitat Plan. Due to the project’s conformance with the County General Plan and Zoning policies, the project will not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

MITIGATION:

- None required.

L. MINERAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a

SETTING:

The project consists of a single-family residence and does not include utilizing the subject property for mining. No known valuable mineral resources are located on the subject property, which are delineated on a local general plan, specific plan, or other land use plan.

DISCUSSION:

a & b) No Impact – Due to the project’s use of the property as a single-family residence, and the lack of known valuable mineral resources within the proposed development, the project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

MITIGATION:

- None required.

M. NOISE							
WOULD THE PROJECT RESULT IN:	IMPACTS						SOURCE
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13, 45
c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 5, 22a

SETTING:

The project consists of the development of a new single-family residence and associated improvements including a firetruck turnaround and utility connections. Local ambient noise comes from the nearby residences, agricultural livestock, and minor occasional traffic noise of an existing parking lot from the Coyote Open Space Preserve. The project is not located in an airport land use plan referral area.

DISCUSSION:

b & c) No impact – Although grading is proposed on the property to establish the single-family residence and associated improvement, the property is relatively flat and not located within any geologic hazard, landslide, or liquefaction zones. Therefore, excessive ground vibrations and ground noise is not projected for the project. Additionally, the property is not located within the vicinity of a private airstrip or an airport land use plan referral area or, within two miles of a public airport so there would not be an impact.

a) Less than significant impact – Construction of the proposed single-family residence will temporarily elevate noise levels in the immediate project area from the use of construction equipment. Construction noise could have an impact on the nearest residential uses. Implementation of noise abatement measures described below will reduce potential construction impacts to a less-than-significant level. Noise levels would not exceed standards of the Santa Clara County Noise Ordinance. Noise impacts on the residential uses near the project site would be minimal and temporary.

The County General Plan Noise Element measures noise levels in Day-Night Average Sound Level (DNL), a 24-hour time weighted average, as recommended by the Environmental Protection Agency (EPA) for community noise planning. Noise Compatibility Standards for exterior noise specify three

(3) classifications of compatibility between ambient noise levels at the site and various land uses: satisfactory, cautionary, and critical. According to the Noise Element Noise Compatibility Standards for Land Use in Santa Clara County, the satisfactory exterior noise compatibility standard for residential land uses is 55 dB (Ldn value in dBs).

County Noise Ordinance restricts exterior noise limits, for a cumulative period not to exceed more than 30 minutes in any hour, for one- and two- family residential land uses at 45 dBA between 10:00 p.m. to 7:00 a.m., and 55 dBA between 7:00 a.m. to 10:00 p.m. In addition, specifically prohibited acts include amplified sound, such as musical instruments, radios, and loudspeakers, between 10:00 p.m. to 7:00 a.m., or construction activity during weekdays and Saturday's hours from 7:00 p.m. to 7:00 a.m, or at any time on Sundays or holidays.

The noise levels created during the grading and demolition/construction of this project could create a temporary disturbance. The project is required to always conform to the County Noise Ordinance for construction. Construction noise (including noise generated by truck traffic to and from the project site) is regulated by time-of-work restrictions and decibel maximum specified in the County Noise Ordinance. Thus, it is anticipated that short-term noise resulting from the grading and demolition/construction will not present a significant impact to neighboring property owners. Therefore, the project would not create any noise impacts.

MITIGATION:

- None required.

N. POPULATION AND HOUSING							
	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4

SETTING:

The proposed project includes the development of a single-family residence on a vacant lot with domestic and emergency water provided by an onsite well located north of the property (approximately 245 feet from the proposed leach field) with one (1) 30,000-gallon and two (2) 5,000-gallon water tanks that are proposed as part of the project. The property is bordered by single-family residences to the north, west, and east and vacant land owned by the Santat Clara Valley Habitat Agency to the south.

DISCUSSION:

a & b) No Impact – Under the County of Santa Clara’s General Plan and Housing Element, the population within the agriculture district have already been planned and accounted. The County’s Zoning Ordinance allows the construction of a single-family residence ‘by-right’ in A-20-acre zone. Hale Avenue is a County maintained road that is already built. The construction of the single-family residence would not directly or indirectly require extensions of roads or other infrastructure. Additionally, no commercial, industrial, or institutional uses are proposed. The property includes an on-site well and will require an on-site wastewater treatment system (OWST) which consists of a leach field and a 3,000-gallon septic tank. There are no other adjacent or nearby parcels that would be able to access the existing on-site well (unless by consent by the owner) and create an increase in population growth. The northern, western and eastern portions of the parcel is surrounded by single-family residences and the southern area is open space and vacant land owned by the Santat Clara Valley Habitat Agency which is not available for development. As such, the project will not displace substantial numbers of existing housing or people, nor necessitate the construction of replacement housing elsewhere.

MITIGATION:

- None required.

O. PUBLIC SERVICES							
	IMPACT						SOURCE
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	<u>Analyzed in the Prior EIR</u>	<u>Substantially Mitigated by Uniformly Applicable Development Policies</u>	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:							
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5

SETTING:

The project is in the Local Response Area (LRA) with South Santa Clara County Fire Protection (County Fire) as first responders for fire protection. The property is not located within a high fire hazard local response area. Emergency calls would go to the Santa Clara County Sheriff's Office communications. The property has an on-site well for domestic water and one (1) 30,000-gallon and two (2) 5,000-gallon water tanks for fire sprinklers and hydrant. The project site has electric utility services provided PG&E.

DISCUSSION:

a-i, a-ii, a-iii, a-iv, & a-v) No Impact – The proposed project includes a single-family residence, and no commercial, industrial, or institutional uses are proposed. The proposed single-family residence has a minimal increase in the overall neighborhood population and would not significantly increase the need for additional fire or police protection to the area. Other public services, such as those provided by schools or parks, would not be significantly impacted.

MITIGATION:

- None required.

P. RECREATION							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

The project, a single-family residence, is low-density and does not include the use of the project area for recreational purposes, although it is located north of lands owned by the Santa Clara Habitat Agency. The site is in the Exclusive Agriculture zoning district and has trail routes located in the project vicinity featured in the Countywide Trails Plan (the Santa Clara County Countywide Trails Master Plan Update), an element of the Parks and Recreation Section of the County General Plan. The Countywide Trails Plan indicates the following trail routes in the project site vicinity:

- Juan Bautista de Anza National Historic Trail (R1-A): an on-street bicycle route within the road right-of-way, with a parallel trail for hiking and equestrian use, extending from the San Benito County line traveling north along the west side of Santa Clara Valley to the San Mateo County line.
- Willow Springs Connector Trial (C24): an on-street bicycle route within the road right-of-way, connecting Coyote Creek County Park with Chesbro Reservoir.

DISCUSSION:

a & b) No Impact – The proposed project is for a new single-family residence and will not result in an impact to existing parks or recreational facilities due to the minimal increase in population to the neighborhood. As such, the project would not cause a substantial physical deterioration of existing recreational facilities. Access to the property is from Hale Avenue and the project is appropriately designed to support to minimize impacts to the proposed Anza and Willow Springs Connector Trails.

Additionally, the proposed single-family residence does not include any recreational uses or structures, nor does the addition of a new-single family residence require an expansion to existing recreational facilities. As such, the project does not have an impact on item b listed above.

MITIGATION:

- None required.

Q. TRANSPORTATION							
			IMPACT				SOURCE
WOULD THE PROJECT:	YES					NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 4, 5, 6, 7, 49, 52
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6, 49, 50, 52
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3, 5, 6, 7, 52
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 48, 52

SETTING:

The proposed single-family residence takes access from Hale Avenue, which is a County maintained road. Access will be utilizing a 20 ft. wide asphalt driveway from Hale Avenue.

DISCUSSION:

a, b, c, & d) No Impact – The proposed project, consisting of a single-family residence will generate approximately 10 daily vehicle trips, according to the Institute of Traffic Engineers Trip Generation, 10th edition data (10 trips/day). According to the Santa Clara Valley Transportation Authority Transportation Impact Analysis Guidelines, a transportation impact analysis is not required to be performed for projects that would generate fewer than 100 net new weekday (AM or PM peak hour) or weekend peak hour trips, including both inbound and outbound trips. Additionally, the project was reviewed and conditionally approved by the County Fire Marshal's Office to ensure adequate fire safety access is proposed. Therefore, the project will not generate substantial new traffic, impair existing transportation facilities, or result in inadequate emergency access. Construction activities for the proposed structures would involve a small number of vehicle trips related to delivery of material and workers commuting to the site. Because the number of trips would be temporary and small in number, and road use in the vicinity is relatively light, the proposed project would not have impacts on traffic and circulation. Onsite parking for the proposed single-family residence is in conformance with the County parking requirements.

MITIGATION:

- None required.

R. TRIBAL CULTURAL RESOURCES							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
<p>a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>							
<p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SETTING:

Under an update to CEQA through state legislation known as AB 52, lead agencies must consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if requested by the tribe. Section 21084.2 of the Public Resources Code also specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. The subject property does not contain any known Tribal Cultural Resources that are eligible or listed in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

DISCUSSION:

a-i & a-ii) No Impact – The County has not received any letters from Native American tribes requesting tribal consultation per Public Resources Code, Section 21080.3.1(b) regarding the potential for a Native American tribal cultural resource located on or near the project site. Hence, there is no evidence to indicate the presence of a tribal cultural resource listed or eligible for listing in the

California Register of Historical Resources, or of significance pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. Therefore, the proposed single- family residence would not cause a substantial adverse change in the significance of a tribal cultural resource, and no mitigation measures would be necessary.

MITIGATION:

- None required.

S. UTILITIES AND SERVICE SYSTEMS							
WOULD THE PROJECT:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,6,70
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 6,24b
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3,6,70
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3,5, 6

SETTING:

The proposed project, a new single-family residence, includes an existing onsite well, a proposed leach field and a 3,000-gallon septic tank. The proposed utility connection will begin with the existing electrical pole located at the southwest corner of the property and the gas and electrical lines will be trenched underground for power connection to the proposed residence. The project will have a detention pond located in the rear of the property with sanitary sewer line is connected from the septic tank to the leach field for wastewater treatment.

DISCUSSION:

a, b, c, d, & e) No Impact – The OWTS was reviewed, approved, and conditioned by the Department of Environmental Health to confirm that the septic system is adequate and sufficient to serve the residential use. The existing onsite well and septic system are sufficient to serve the project, and as proposed, there is no impact to items b and c listed above.

As a standard condition of approval for all projects within the County of Santa Clara, property owners are to provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the

unincorporated areas of Santa Clara County is mandatory. As such, there is no impact to item d and e listed above.

MITIGATION:

- None required.

T. WILDFIRE							
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	IMPACT						SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 8a
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

The proposed project includes a new single-family residence located on a parcel that is within an Agriculture zoning district. The property is not located within a Wild Urban Interface (WUI) fire protection area; however, it is immediately adjacent to the WUI. The area of the proposed development is flat, with a slope of approximately 1 percent (1%), and the entire property is vacant with the location of the proposed residence clear of vegetation.

DISCUSSION:

a, c, & d) No Impact – The project was reviewed and conditionally approved in accordance with the Santa Clara County Fire Marshal’s Office regulations and policies. As such, the project includes adequate fire safety access and emergency evacuation, as such the project does not impair an adopted emergency response plan or emergency evacuation plan. The installation of a firetruck turnaround and one (1) 30,000-gallon and two (2) 5,000-gallon water tanks to the proposed development site does not exacerbate fire risk that may result in temporary or ongoing impacts to the environment. Additionally, the proposed development is on a flat site and is therefore not at risk of downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes. As such, the project imposes no impact to items a, c, and d listed above.

b) Less Than Significant – The proposed project is not located within the WUI, but is immediately adjacent to the WUI area, and therefore, could be at risk of uncontrolled spread of a wildfire. However, due to the project’s the installation of appropriate fire safety requirements such as adequate fire

access for emergency services, wharf hydrant, adequate water tanks for fire suppression, as well as a residential fire sprinkler system complying with CFMO-SP6 throughout the residence, the proposed project will have a less than significant impact to exposing the project occupants to the spread of wildfire.

MITIGATION:

- None required.

U. MANDATORY FINDING OF SIGNIFICANCE							
			IMPACT				SOURCE
WOULD THE PROJECT:	YES					NO	
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed in the Prior EIR	Substantially Mitigated by Uniformly Applicable Development Policies	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52
b) Have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 to 52

DISCUSSION:

a) & b) Less Than Significant Impact - As discussed in the Biological Resources section, impacts of the proposed project on special status species or habitat would either be less than significant. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Individually limited but cumulative impacts could occur with development of the proposed project, but they would be less than significant. Incremental effects of the proposed project related to a cumulative environmental impact include the conversion of prime farmland and other changes in the existing environment which, due to their location or nature, could result in the additional conversion of farmland. The incremental effects of the proposed project on cumulative regional impacts to agricultural resources are not cumulatively significant when viewed in context of the past, current,

and/or probable future projects. In recent years, the County has received a less-than-significant number of applications for new single-family homes and other developments impacting farmland in the area of the subject property. Are project is surrounded by existing single-family residences and there are no agricultural uses on the property or surrounding property, the proposed project will not contribute to any cumulatively significant loss of agricultural resources in Coyote Valley.

c) No Impact. The proposed project is a single-family residence. As described in the environmental topic sections of the Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:
Geologist
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
Fire Marshal
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
Roads & Airports
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
Environmental Health
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
Land Development Engineering
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
Parks & Recreation
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
Zoning Administration,
Comprehensive Planning,
Architectural & Site Approval Committee
Secretary
7. Agency Sources:
Santa Clara Valley Water District
<https://www.valleywater.org/>
Santa Clara Valley Transportation Authority
<http://www.vta.org/>
Midpeninsula Regional Open Space District
<https://openspace.org/>
U.S. Fish & Wildlife Service
<https://www.fws.gov/>
CA Dept. of Fish & Game
<https://www.wildlife.ca.gov/>
Caltrans
<https://dot.ca.gov/>
U.S. Army Corps of Engineers
<https://www.usace.army.mil/>
Regional Water Quality Control Board
<https://www.waterboards.ca.gov/>
Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx>
The South County Joint Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf
9. SCC Zoning Regulations (Ordinance)
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. County Grading Ordinance
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. SCC Guidelines for Architecture and Site Approval
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. SCC Development Guidelines for Design Review
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. County Standards and Policies Manual (Vol. I - Land Development)
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf
15. SCC Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
 - a. SCC General Plan Land Use, and Zoning
 - b. USFWS Critical Habitat & Riparian Habitat
 - c. Geologic Hazards
 - d. Archaeological Resources
 - e. Water Resources
 - f. Viewshed and Scenic Roads
 - g. Fire Hazard
 - h. Parks, Public Open Space, and Trails
 - i. Heritage Resources - Trees
 - j. Topography, Contours, Average Slope
 - k. Soils
 - l. HCP Data (habitat models, land use coverage etc)
 - m. Air photos
 - n. USGS Topographic
 - o. Dept. of Fish & Game, Natural Diversity Data
 - p. FEMA Flood Zones
 - q. Williamson Act
 - r. Farmland monitoring program
 - s. Traffic Analysis Zones
 - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Locaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding

Initial Study Source List*

- e. Soils Overlay Air Photos
- f. "Future Width Line" map set

19. 2019 CEQA Statute Guidelines [Current Edition]
http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a. San Martin Integrated Design Guidelines
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_DesignGuidelines.pdf

20b. San Martin Water Quality Study

20c. Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

21b. Stanford Protocol and Land Use Policy Agreement
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

Other Areas

22a. South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]

22b. Los Gatos Hillsides Specific Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
<https://www.valleywater.org/contractors/doing-business-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>

22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.

22f. Monterey Highway Use Permit Area
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf

Soils

23. USDA, SCS, "Soils of Santa Clara County"

24. USDA, SCS, "Soil Survey of Eastern Santa Clara County"

Agricultural Resources/Open Space

25. Right to Farm Ordinance

26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
<https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf>

27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]

28. Williamson Act Ordinance and Guidelines (current version)
<https://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>

Air Quality

29. BAAQMD Clean Air Plan
<http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a-proposed-final-cap-vol-1-pdf.pdf?la=en>

30. BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

31. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

**Biological Resources/
Water Quality & Hydrological Resources/
Utilities & Service Systems"**

32. Site-Specific Biological Report

33. Santa Clara County Tree Preservation Ordinance
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Tree_Ordinance.pdf

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf

Initial Study Source List*

Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Brochure_TreePreservation.pdf

33. Clean Water Act, Section 404

<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

34. Santa Clara Valley Water District – GIS Data:

<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>

35. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]

36. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]

37. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]

38. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"

39. County Environmental Health Department Tests and Reports

Archaeological Resources

40. Northwest Information Center, Sonoma State University

41. Site Specific Archaeological Reconnaissance Report

Geological Resources

42. Site Specific Geologic Report

43. State Department of Mines and Geology, Special Report #42

44. State Department of Mines and Geology, Special Report #146

Greenhouse Gas Emissions

**45. BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baagmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en**

Hazards & Hazardous Materials

46. Section 21151.4 of California Public Resources Code

47. State Department of Toxic Substances, Hazardous Waste and Substances Sites List

48. County Office of Emergency Services Emergency Response Plan [1994 version]

Noise

49. County Noise Ordinance

https://www.sccgov.org/sites/cpd/programs/NP/Docuements/NP_Noise_Ordinance.pdf

Transportation/Traffic

50. Official County Road Book

51. Site-specific Traffic Impact Analysis Report

Tribal Cultural Resources

52. Office of Planning and Research. 2017. Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA

Wildfire

53. Office of Planning and Research. 2020. Fire Hazard Planning Technical Advisory

***Items listed in bold are the most important sources and should be referred to during the first review of the project, when they are available. The planner should refer to the other sources for a particular environmental factor if the former indicates a potential environmental impact.**

Attachment A

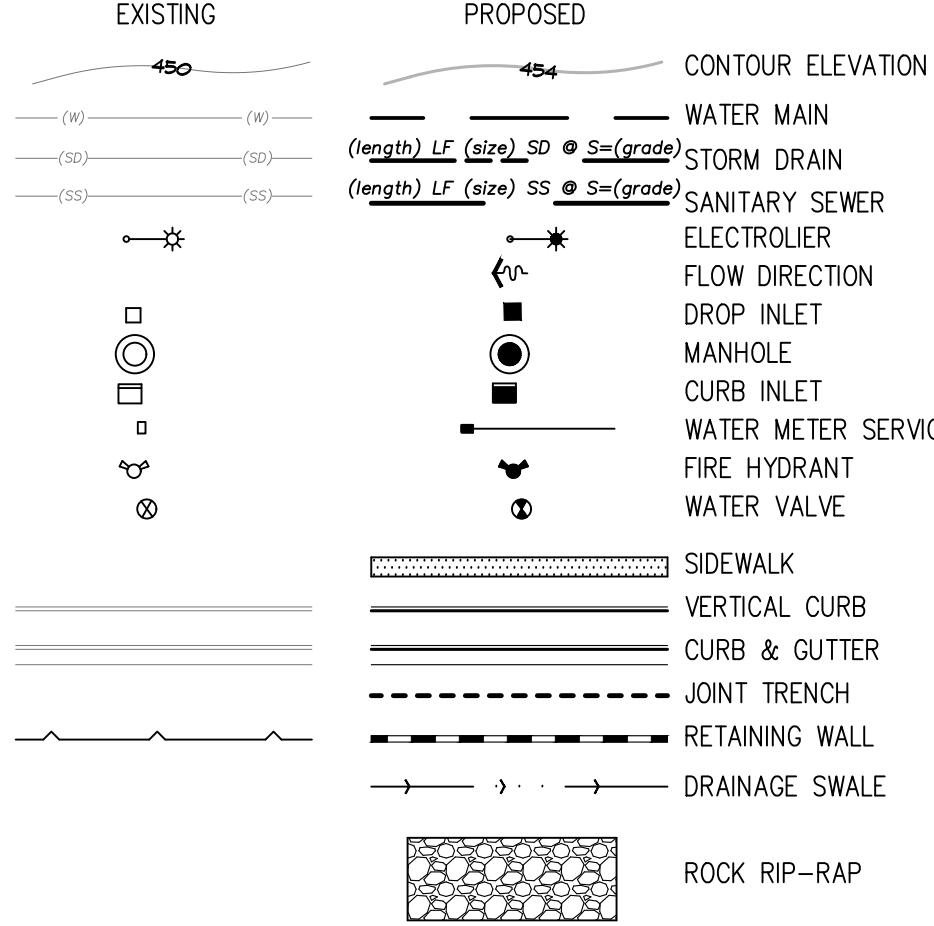
Plan Set (dated June 2022)

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ABBREVIATIONS

AC	ASPHALT CONCRETE	EP	EDGE OF PAVEMENT	P.S.E.	PUBLIC SERVICE EASEMENT
AB	AGGREGATE BASE	ER	END OF RETURN	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
AD	AREA DRAIN	ESMT	EASEMENT	P.S.S.E.	PRIVATE SANITARY SEWER EASEMENT
AGG	AGGREGATE	(E)	EXISTING	P.U.E.	PUBLIC UTILITY EASEMENT
BC	BEGINNING OF CURVE	EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BPD	BACKFLOW PREVENTER DEVICE	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BLDG	BUILDING	FG	FINISH GRADE	R	RADIUS
BOC	BACK OF CURB	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BO	BLOW OFF	FLOWLINE	FLOWLINE	R/W	RIGHT OF WAY
BOT	BOTTOM	GM	GAS METER	RWL	RAINWATER LEADER
BOW	BACK OF WALK	GB	GRADE BREAK	S	SLOPE
BW	BOTTOM OF WALL	CUY	GUY WIRE FOR POLE	SD	STORM DRAIN PIPE
BWF	BARB WIRE FENCE	GV	GATE VALVE	SS	SANITARY SEWER PIPE
CATV	CABLE TELEVISION	HOPE	HIGH DENSITY POLYETHYLENE	STM	STORM DRAIN MANHOLE
CB	CATCH BASIN	HMA	HOT MIX ASPHALT	SS MH	SANITARY SEWER MANHOLE
C&G	CURB & GUTTER	HP	HIGH POINT	SP	SERVICE POLE
CI	CURB INLET	INV	INVERT OF PIPE	STD	STANDARD
CL	CENTERLINE	IP	IRON PIPE	SD	SQUARE
CMP	CORRUGATED METAL PIPE	JP	JOINT POLE	SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT	JT	JOINT TRENCH	T	TELEPHONE LINE
CO	CLEAN OUT	LF	LINEAR FEET	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LP	LOW POINT	TC	TOP OF CURB
CONST	CONSTRUCTION	MAX	MAXIMUM	TCM	TREATMENT CONTROL MEASURES
DDCV	DOUBLE DETECTOR CHECK VALVE ASSEMBLY	MIN	MINIMUM	TFC	TOP FACE OF CURB
DI	DROP INLET	N.I.C.	NOT IN CONTRACT	TG	TOP OF GRATE
DIP	DUCTILE IRON PIPE	(N)	NEW	TOB	TOP OF BANK
DMA	DRAINAGE MANAGEMENT AREA	OHU	OVERHEAD UTILITY	TOE	TOP OF BANK
DS	DOWNSPOUT	(P)	PROPOSED	TOF	TOP OF WALL
DWY	DRIVEWAY	PB	PULL BOX	TYP	TYPICAL
E	ELECTRIC LINE	PCC	PORTLAND CONCRETE CEMENT	W	WATER LINE
EC	END OF CURVE	PL	PROPERTY LINE	WM	WATER METER
EG	EXISTING GRADE	PRC	POINT REVERSE CURVE	WV	WATER VALVE
ELEV	ELEVATION				

LEGEND



APN 712-10-055
RENDA

APN 712-10-005
KIFER SYSTEMS LLC

APN 712-10-006
ROMERO

FLOOD ZONE:

PANEL NUMBER: 060337-06085C0443H
REVISION DATE: MAY 18th, 2009
COMMUNITY NAME: SANTA CLARA COUNTY

PROJECT LOCATED IN ZONE AE

DESCRIPTION:
BASE FLOOD ELEVATIONS DETERMINED.

FLOOD ELEVATION: 336.0 FEET

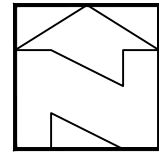
BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS ALONG THE CENTERLINE OF 'SANTA TERESA BOULEVARD' (HALE AVENUE) WITH A BEARING OF SOUTH 51° 54' 00" EAST AS FILED IN THE 'AMENDED RECORD OF SURVEY' IN BOOK 377 OF MAPS AT PAGE 4 ON AUGUST 24th, 1976. RECORDER OF SANTA CLARA COUNTY.

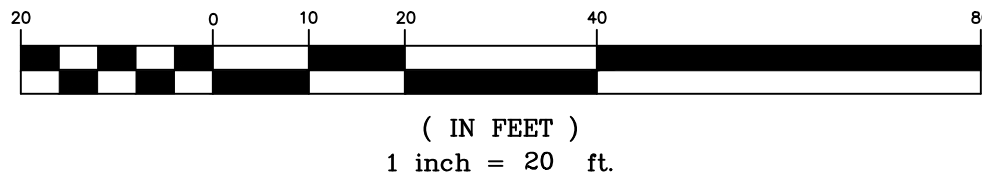
BENCHMARK:

BENCHMARK ID: BM1129
ELEVATION: 348.34 FEET (NAVD88)
ORGANIZATION: SANTA CLARA COUNTY

DESCRIPTION:
USGS BRASS DISK "A1077X" STATION IS LOCATED BY BEGINNING AT THE INTERSECTION OF TILTON ROAD AND HALE AVENUE; THEN 0.1 MILE SOUTH EAST ALONG HALE ROAD (TO INTERSECTION WITH CURRY AVENUE); ON TOP OF ROCK OUTCROPPING ON HILLSIDE AT SOUTHWEST SIDE OF HALE ROAD; 12 FEET NORTH OR BARBED WIRE FENCE; ABOUT 10 FEET HIGHER THAN HALE AVENUE. UNINCORPORATED SANTA CLARA COUNTY.



GRAPHIC SCALE



REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: AUGUST 2021
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

date: 01
Hanna Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278



REFERENCES

UNINCORPORATED
AUGUST 2021

Existing Topography Map & Demolition Plan

Lands of Sanchez - Tilton Avenue - apn 712-10-033

SANTA CLARA COUNTY
CALIFORNIA

SHEET

2

OF 7

JOB NO.

21034

APPLICANT: SANCHEZ

ROAD: TILTON AVENUE

COUNTY FILE NO.:

JOB NO. 21034

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

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LOT COVERAGE

MAIN HOUSE	3,350 SF
GARAGE/WORKSHOP	2,400 SF
WATERTANK PAD	432 SF
TOTAL COVERAGE	6,182 SF

LEACH FIELD	6,200 SF
DETENTION POND	335 SF
DRIVEWAY	11,091 SF
TOTAL DEVELOPED AREA	23,808 SF (0.55 ACRES)

ADU (EXEMPT COVERAGE) 1,600 SF

NOTE: PROPOSED GARAGE/WORKSHOP SHALL MEET ZONING CODE REQUIREMENTS FOR HEIGHT AND SETBACKS APPLICABLE AT THE TIME THE BUILDING PERMIT IS ISSUED.

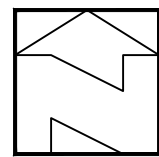
APN 712-10-055
RENDA

APN 712-10-005
KIFER SYSTEMS LLC

APN 712-10-008
ROMERO

SEPTIC SYSTEM DESIGN BY:
CHRISTOPHER DAY, R.E.H.S.
PO BOX 26
REDWOOD CITY, CA 94064
TELE: 650 293-1045
EMAIL: CHRISTOPHERDAYR@AOL.COM

CONSTRUCT ASPHALT DRIVEWAY
APPROACH (WITHIN RIGHT-OF-WAY)
PER COUNTY STDs; TO CONFORM
TO COUNTY STD PLAN B/4
CONFORM TO EXISTING PAVEMENT



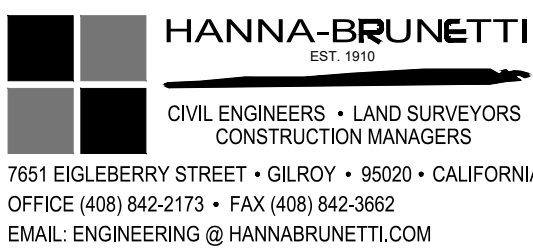
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISIONS:

DATE	DESCRIPTION	BY:



DATE: AUGUST 2021

HORIZ. SCALE: 1"=20'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY: TM

DRAWN BY: TM

date: 01
Hanna Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278



REFERENCES

UNINCORPORATED
AUGUST 2021

Preliminary Grading & Drainage Plan

Lands of Sanchez - Tilton Avenue - apn 712-10-033

SANTA CLARA COUNTY
CALIFORNIA

PRELIMINARY PLANS
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SHEET

3

OF 7

JOB NO.

21034

APPLICANT: SANCHEZ

ROAD: TILTON AVENUE

COUNTY FILE NO.:

JOB NO. 21034

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PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. "THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED."
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER 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 ENGINEER.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKER'S DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

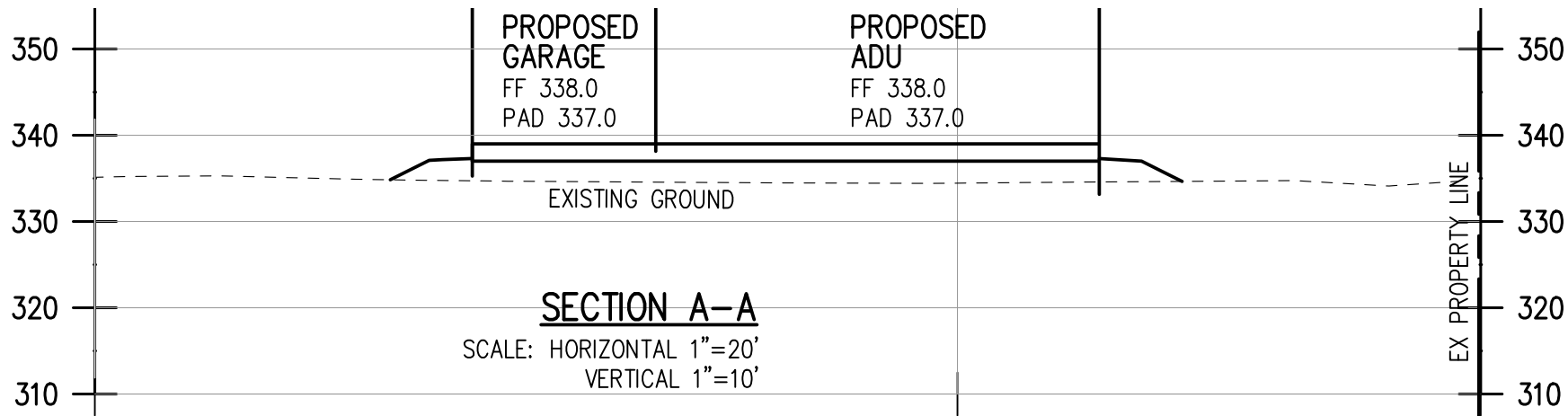
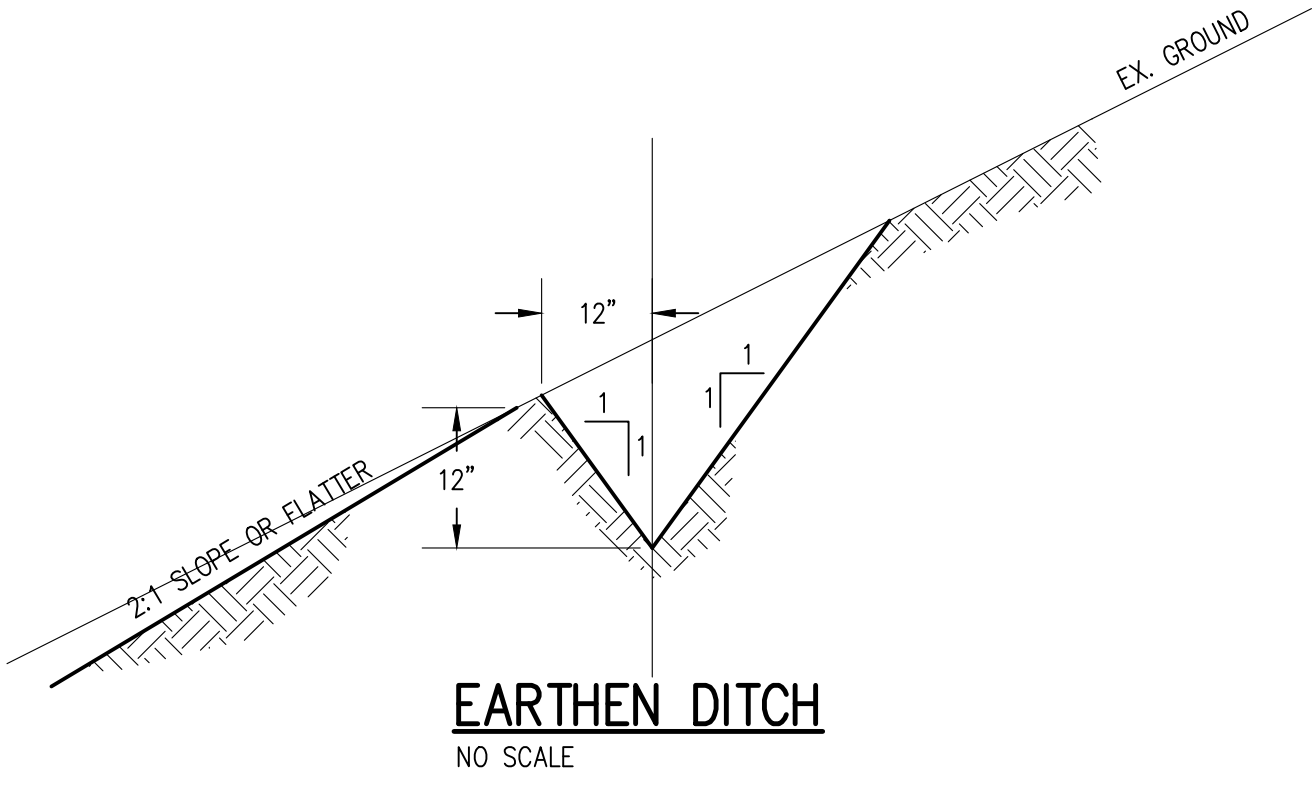
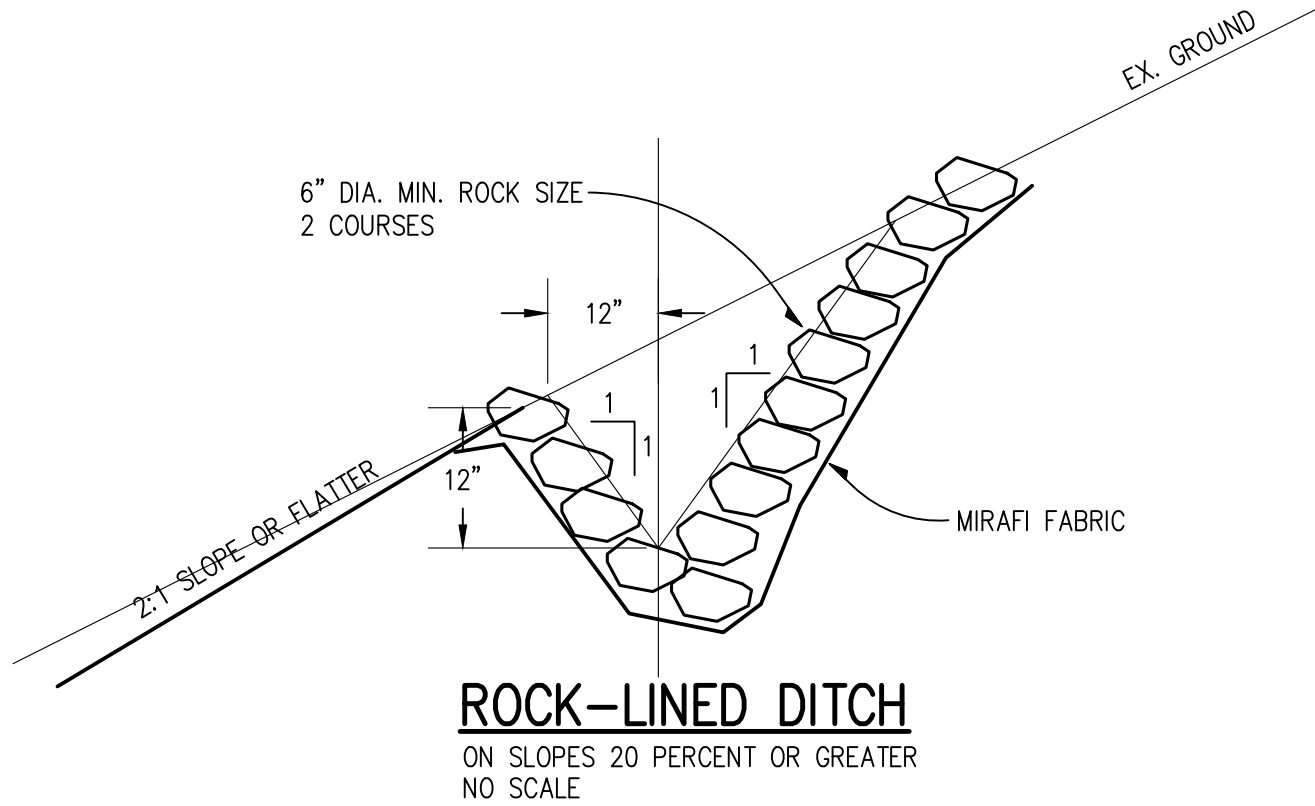
CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

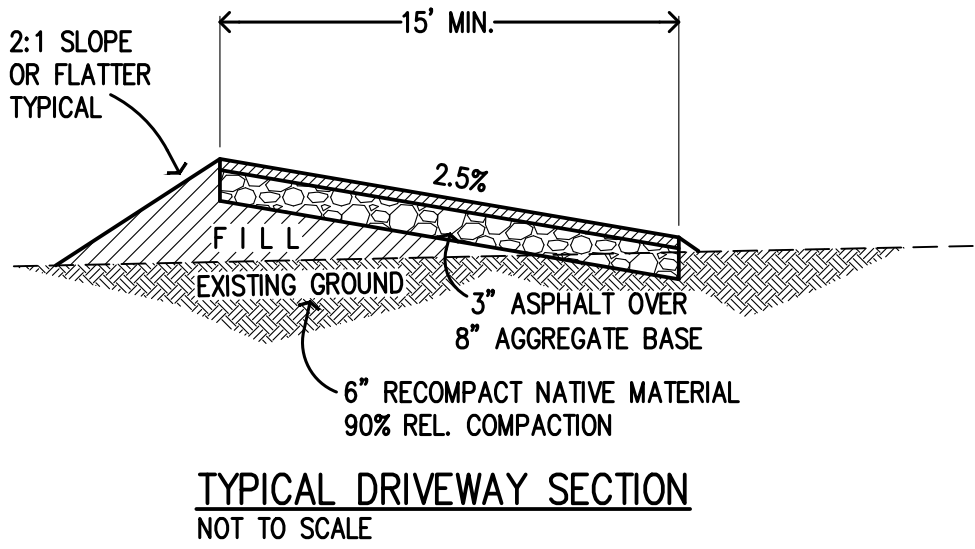
SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.



1. DRIVEWAY TO BE MADE OF AN "ALL WEATHER" MATERIAL CAPABLE OF HOLDING 75,000 LBS.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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REFER TO ENCROACHMENT AND/OR
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COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1910

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173 • FAX (408) 842-3662

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: AUGUST 2021

HORIZ. SCALE: 1"=20'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY: _____

DRAWN BY: T.M.

date: _____01

Hanna - Brunetti

Amanda Joy Must-Verbe

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER

AMANDA JOY MUST-VERBE

NO. 69278

CIVIL

STATE OF CALIFORNIA

REFERENCES

UNINCORPORATED

AUGUST 2021

Notes, Details & Cross Sections

Lands of Sanchez - Tilton Avenue - apn 712-10-033

COUNTY FILE NO.:

SANTA CLARA COUNTY

CALIFORNIA

SHEET

4

OF 7

JOB NO.

21034

JOB NO.

21034

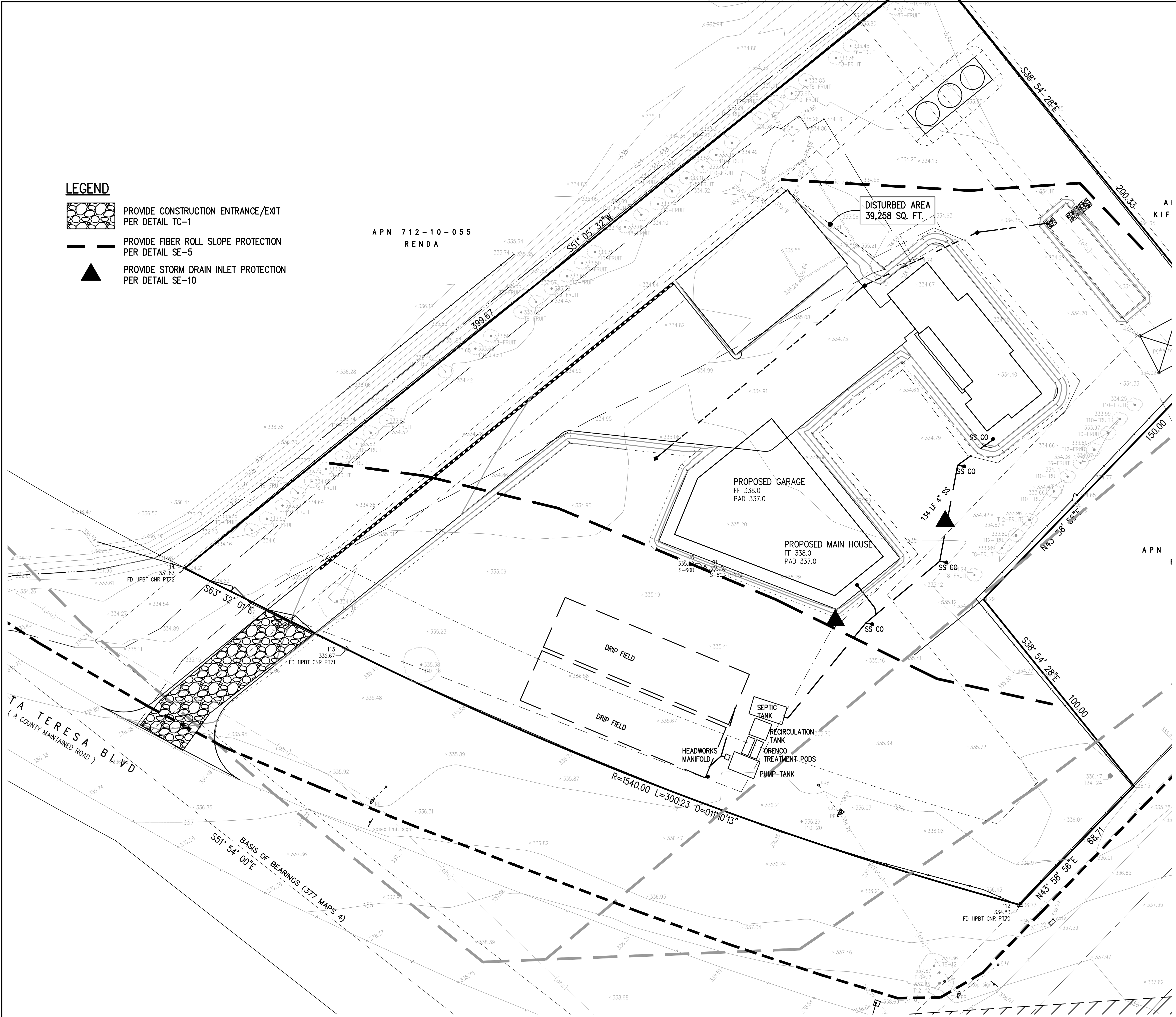
APPLICANT: SANCHEZ

ROAD: TILTON AVENUE

COUNTY FILE NO.:

JOB NO. 21034

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EROSION CONTROL NOTES

- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
- NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
- A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
- ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
- THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
- PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
- ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW.
ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
- ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
- ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
- INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM.
IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
- F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE	
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

- ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
- PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:

A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.

B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.

C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

PRELIMINARY PLANS

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COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

REVISIONS:			<p>HANNA-BRUNETTI EST. 1990 CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS 7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA OFFICE (408) 842-2173 • FAX (408) 842-3682 EMAIL: ENGINEERING@HANNABRUNETTI.COM</p>	DATE: AUGUST 2021		REFERENCES		<p>UNINCORPORATED AUGUST 2021</p>	<p>Erosion Control Plan</p> <p>Lands of Sanchez - Tilton Avenue - apn 712-10-033</p>	<p>SANTA CLARA COUNTY CALIFORNIA</p>	<p>SHEET 5 OF 7 JOB NO. 21034</p>		
DATE	DESCRIPTION	BY:		HORIZ. SCALE: 1"=20'		VERT. SCALE: NONE	DESIGNED BY: AM					CHECKED BY:	DRAWN BY: TM.

APPLICANT: SANCHEZ

ROAD: TILTON AVENUE

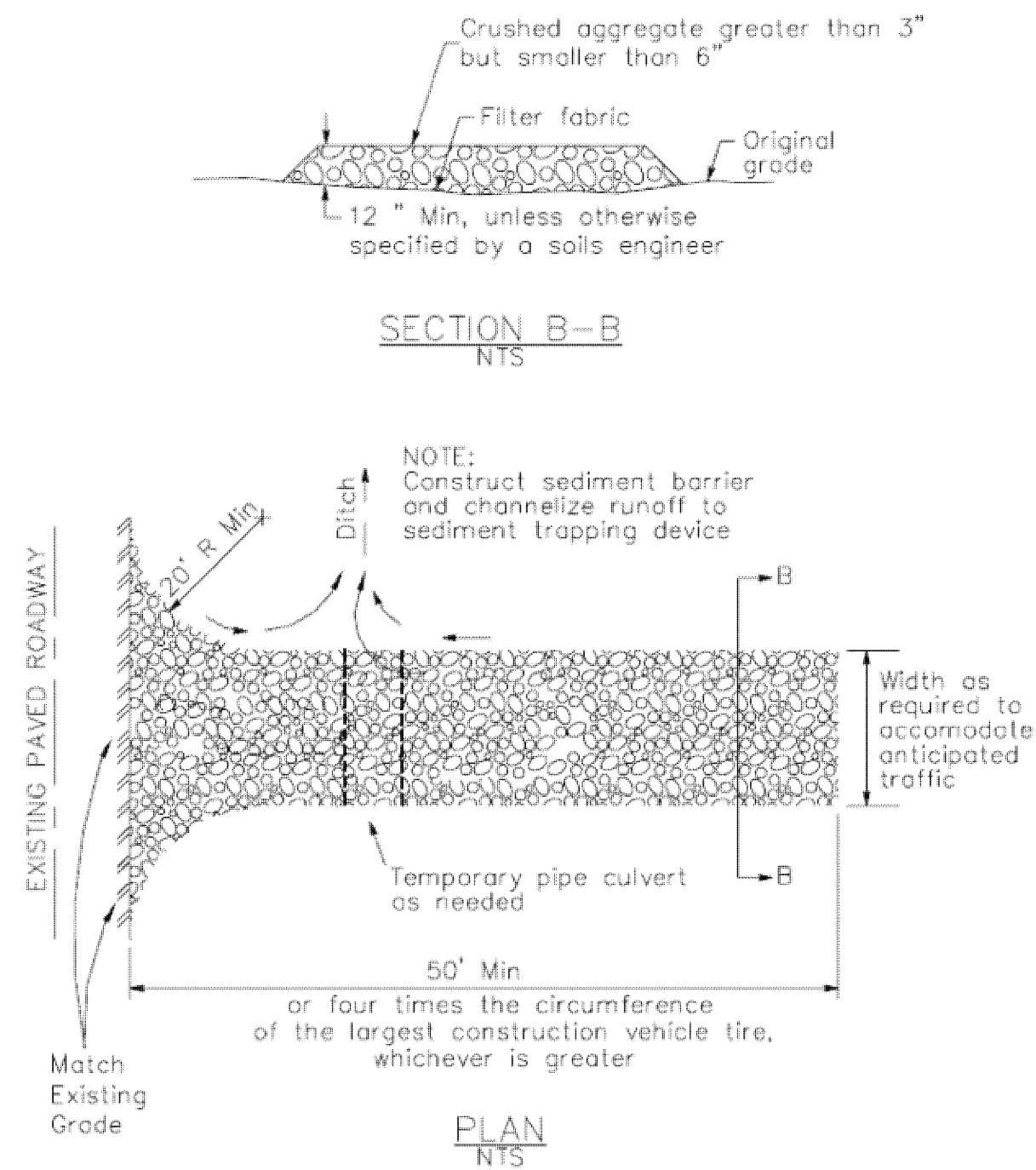
COUNTY FILE NO.:

JOB NO. 21034

3

Stabilized Construction Entrance/Exit

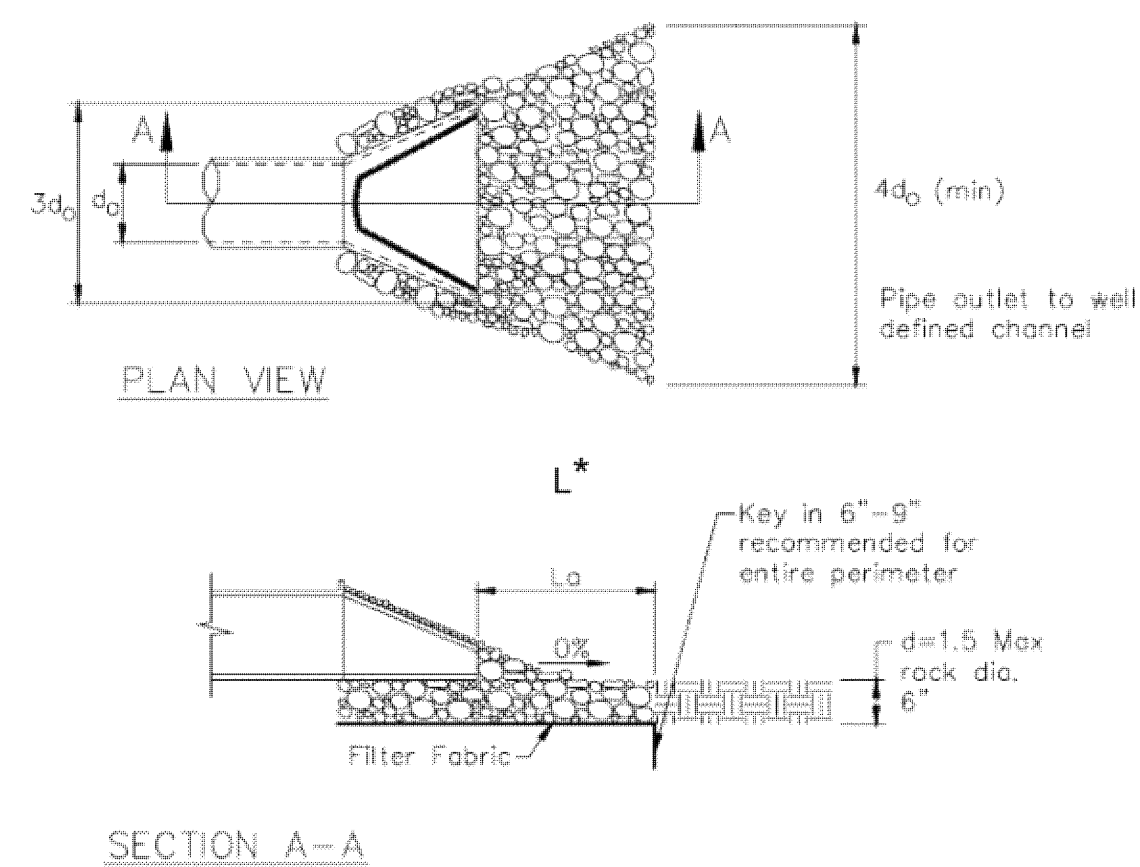
CASQA Detail TC-1



4

Velocity Dissipation Devices

CASQA Detail EC-10



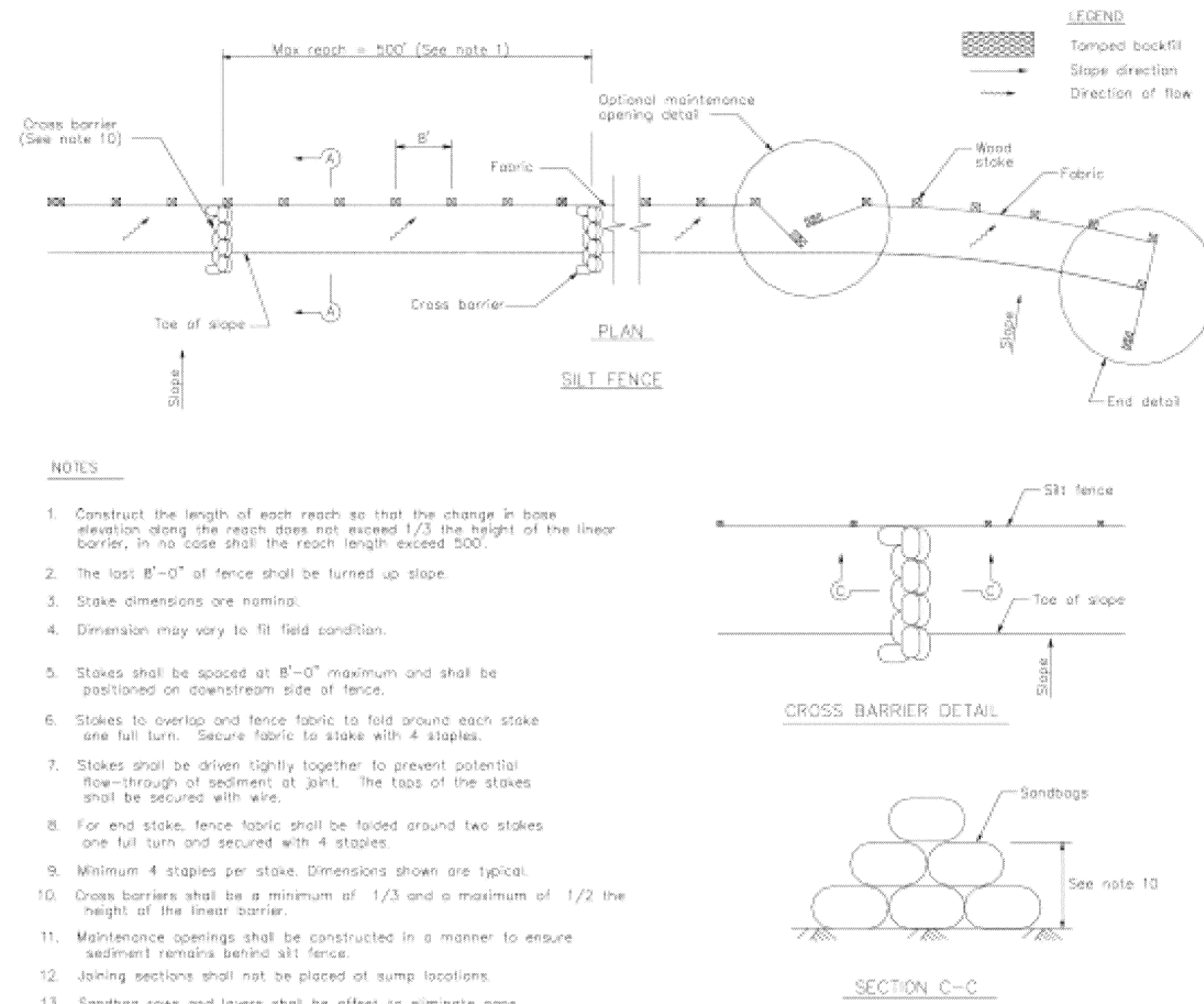
* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

1

Silt Fence

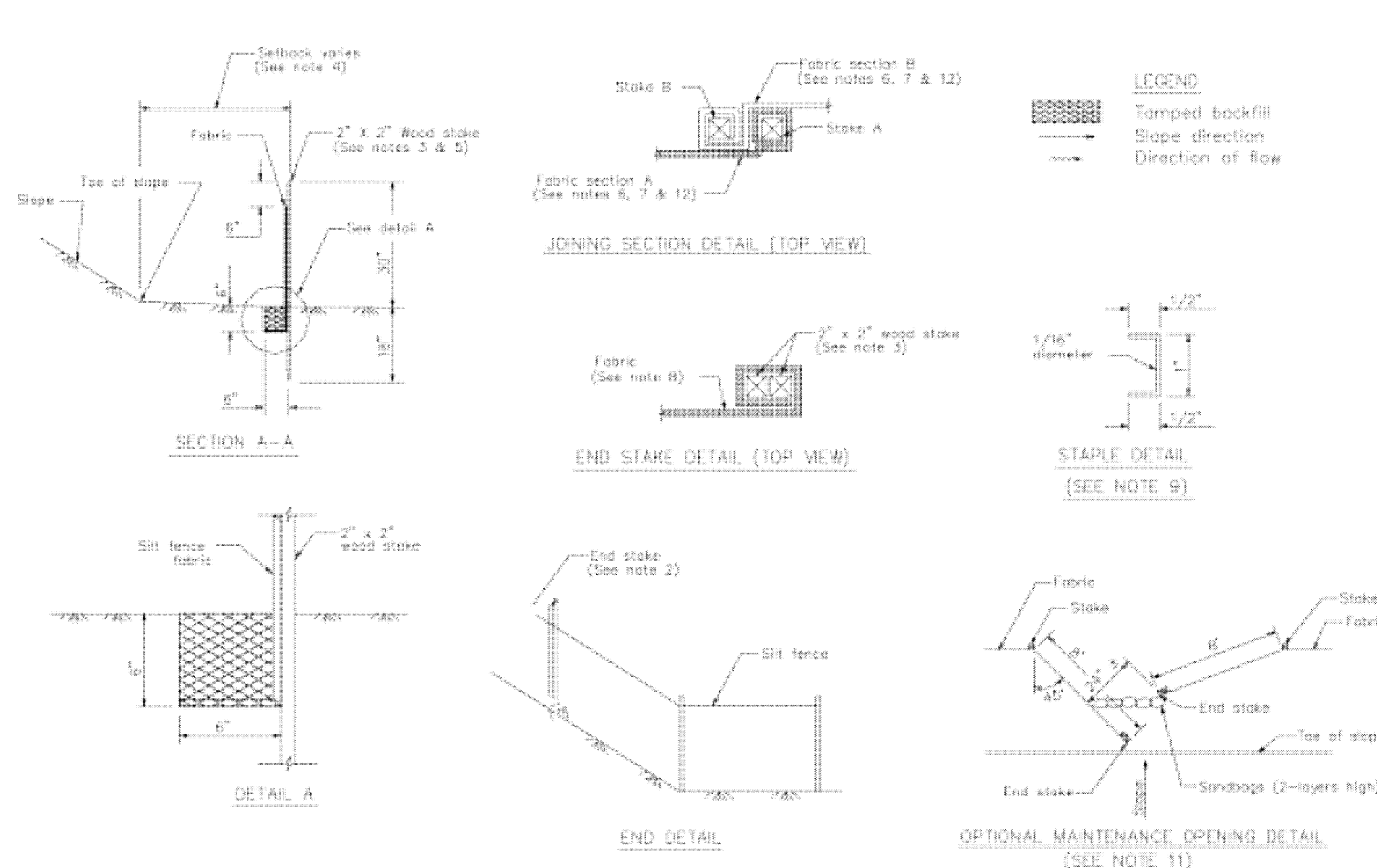
CASQA Detail SE-1



2

Silt Fence

CASQA Detail SE-1

**STANDARD BEST MANAGEMENT PRACTICE NOTES**

- 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.
- Hazardous Waste Management:** 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.
- Spill Prevention and Control:** 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.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site 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.
- 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.
- Handling and Disposal of Concrete and Cement:** 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.
- 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.
- 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.
- 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.
- 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

- 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 rolls 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, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** 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.
- 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.
- 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.
- 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.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

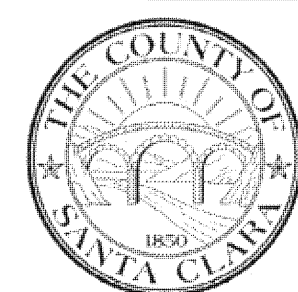
IMPROVEMENT PLANS

Project Information

FOR THE
HOME GRADING AND DRAINAGE
ON THE LANDS OF SANCHEZ

TILTON AVENUE, MORGAN HILL

PORTION OF LOT 10, AS SHOWN ON THAT CERTAIN MAP ENTITLED
"MAP OF THE SUBDIVISION OF LOT 15 THE DOUGHERTY RANDOL TRUST
RECORDED ON APRIL 20, 1988 IN BOOK "T" OF MAPS AT PAGES 96-97
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 712-10-033

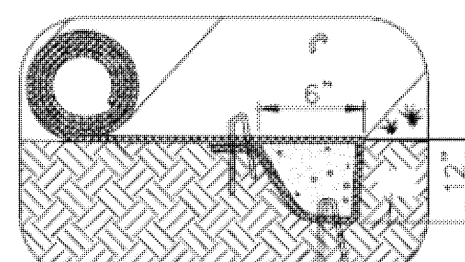
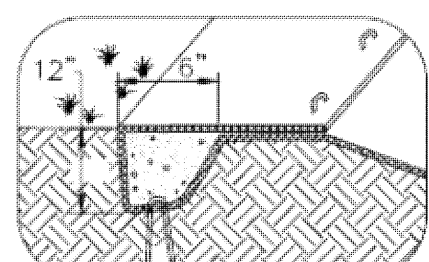
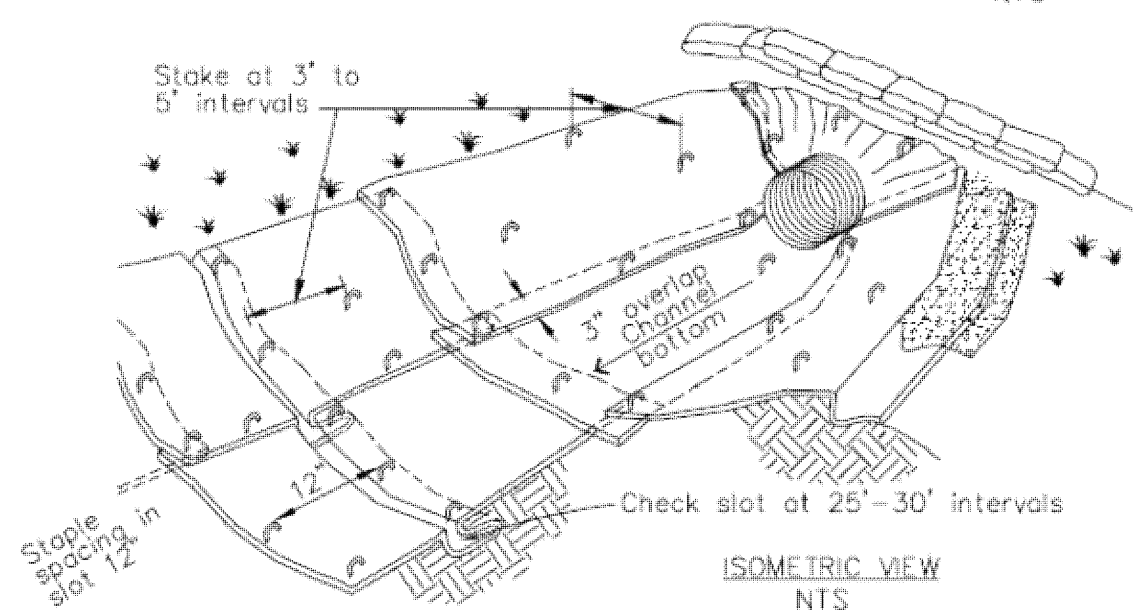
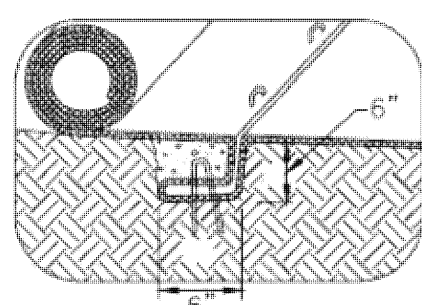
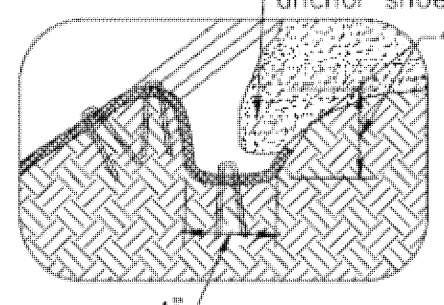


BMP-1

7

Geotextiles and Mats

CASQA Detail EC-7

INITIAL CHANNEL ANCHOR TRENCH
NTSTERMINAL SLOPE AND CHANNEL
ANCHOR TRENCH
NTSISOMETRIC VIEW
NTSINTERMITTENT CHECK SLOT
NTSLONGITUDINAL ANCHOR TRENCH
NTS

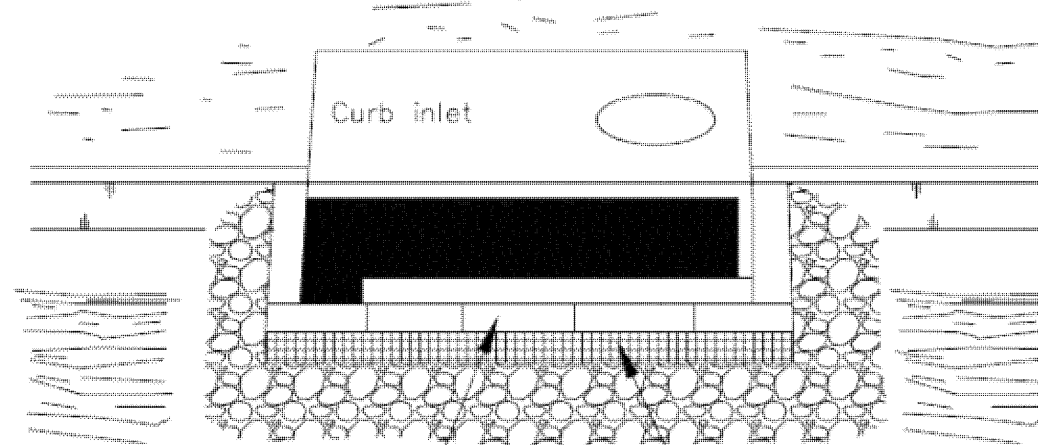
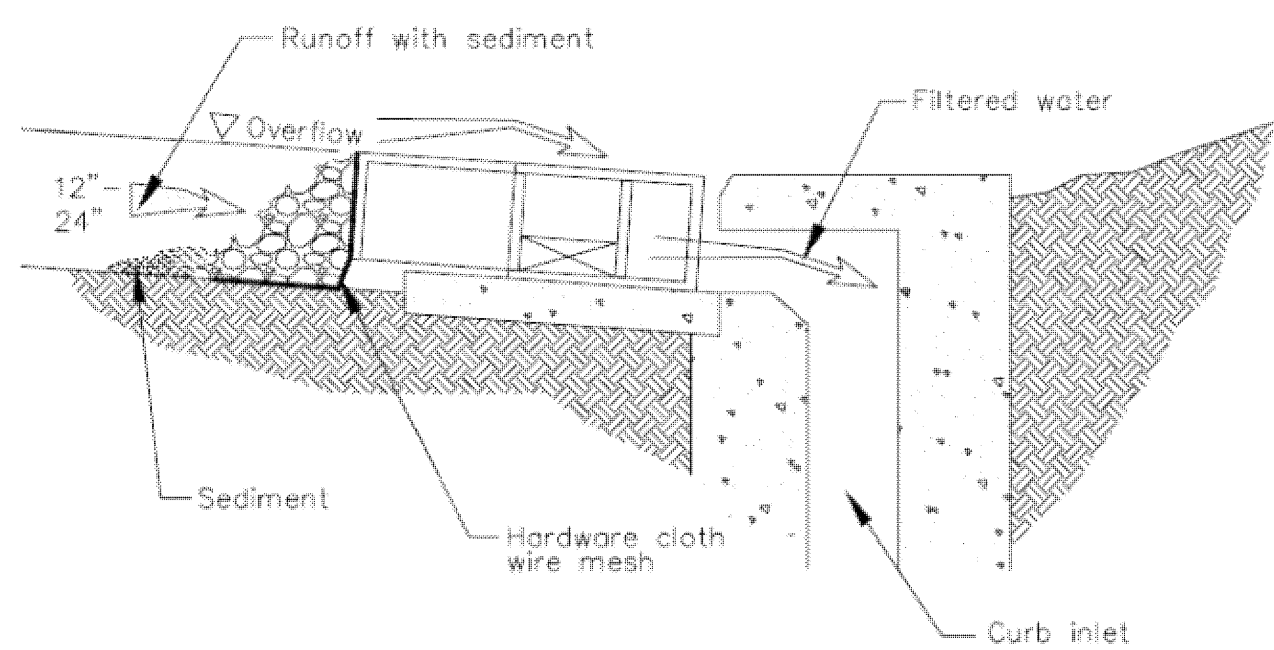
- NOTES:
1. Check slots to be constructed per manufacturers specifications.
 2. Staking or stapling layout per manufacturers specifications.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

8

Storm Drain Inlet Protection

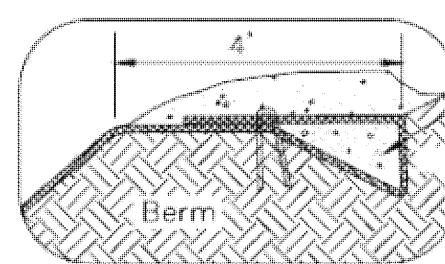
CASQA Detail SE-10

Concrete block laid
lengthwise on sides
@ perimeter of openingHardware cloth or
wire meshDI PROTECTION -- TYPE 4
NOT TO SCALE

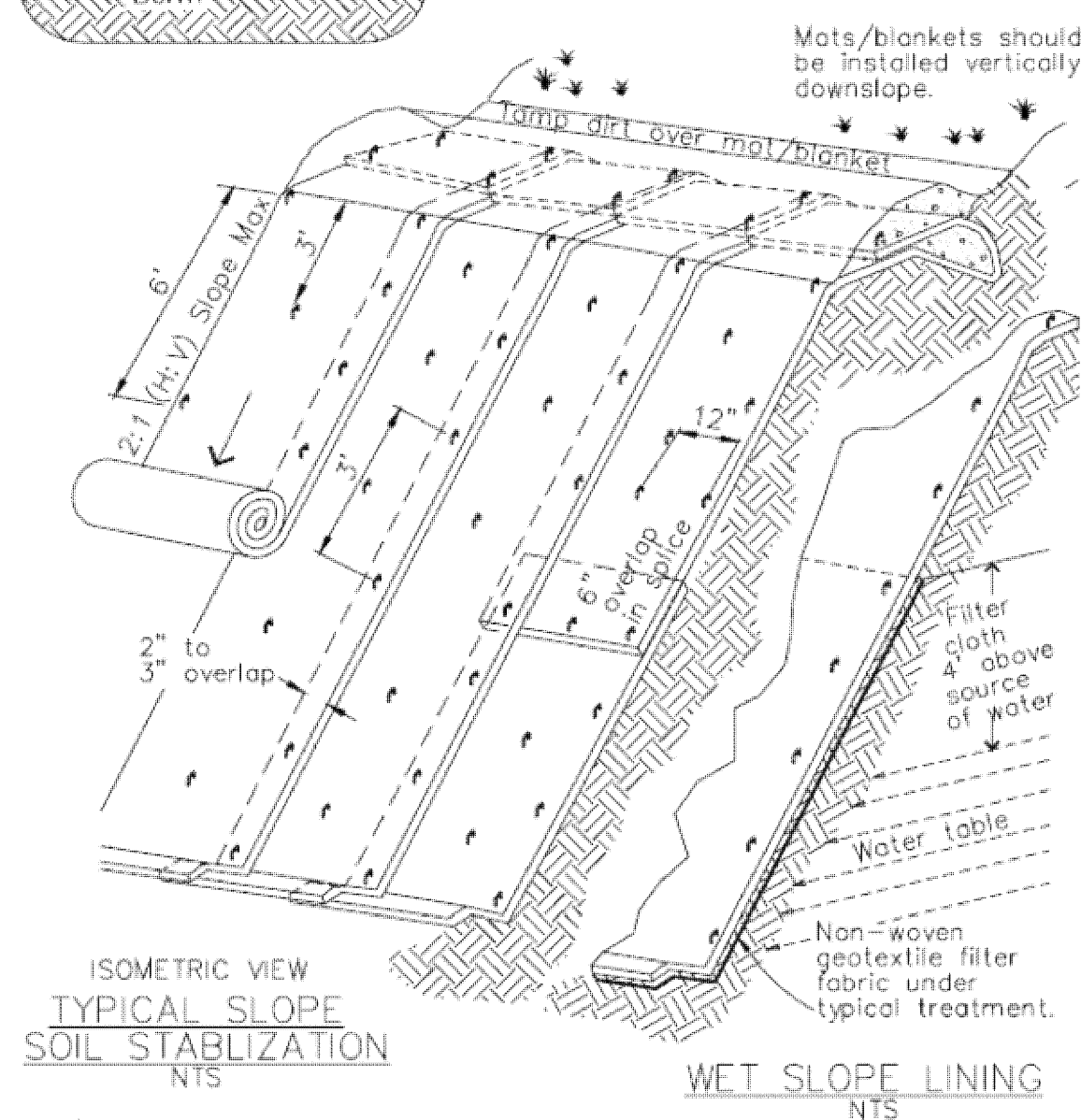
5

Geotextiles and Mats

CASQA Detail EC-7



6" X 6" anchor trench

ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION
NTSWET SLOPE LINING
NTS

NOTES:

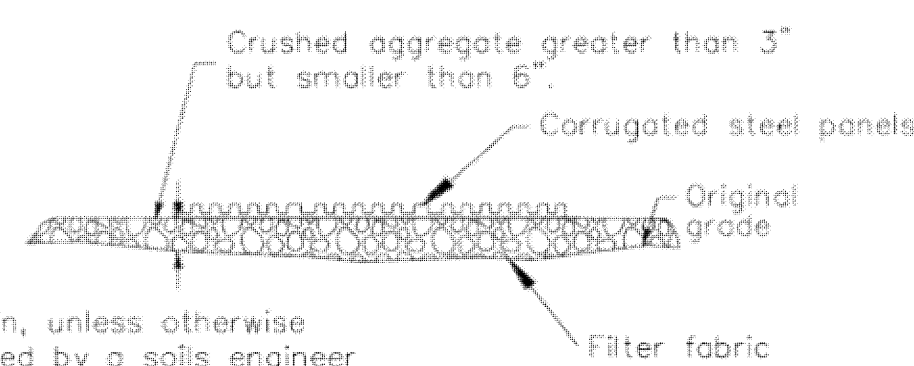
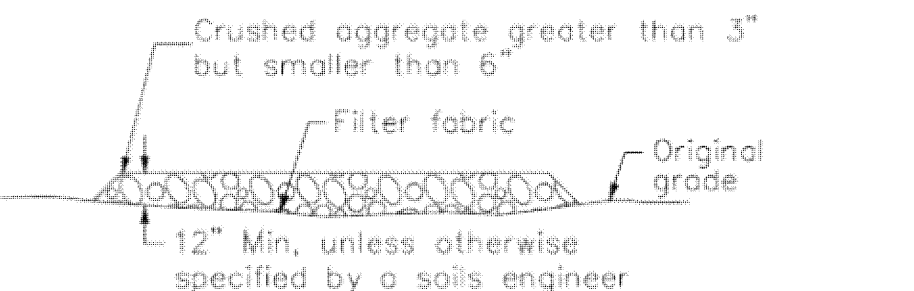
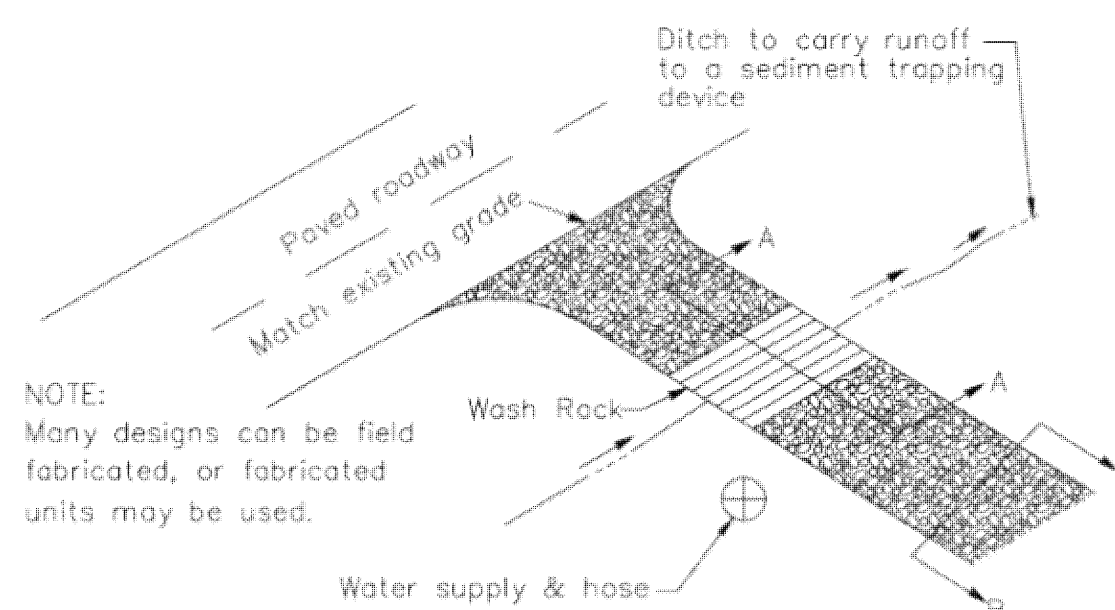
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

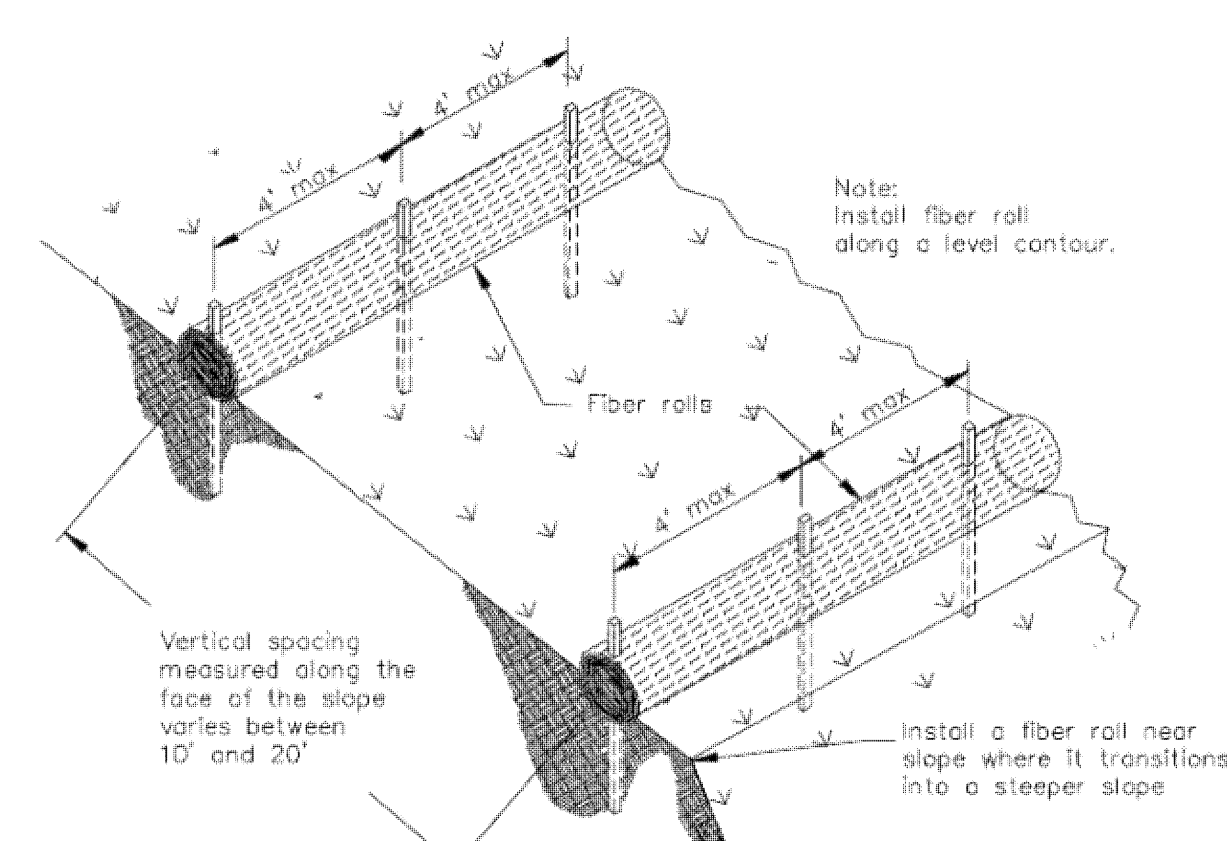
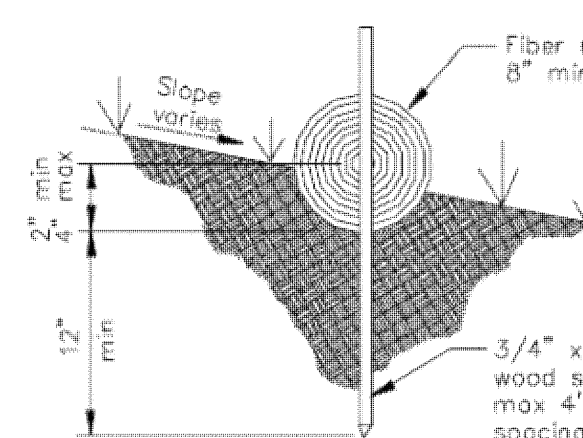
CASQA Detail TC-3

12" Min, unless otherwise
specified by a soils engineerSECTION A-A
NOT TO SCALE12" Min, unless otherwise
specified by a soils engineerSECTION B-B
NTSNOTE:
Many designs can be field
fabricated, or fabricated
units may be used.TYPICAL TIRE WASH
NOT TO SCALE

1

Fiber Rolls

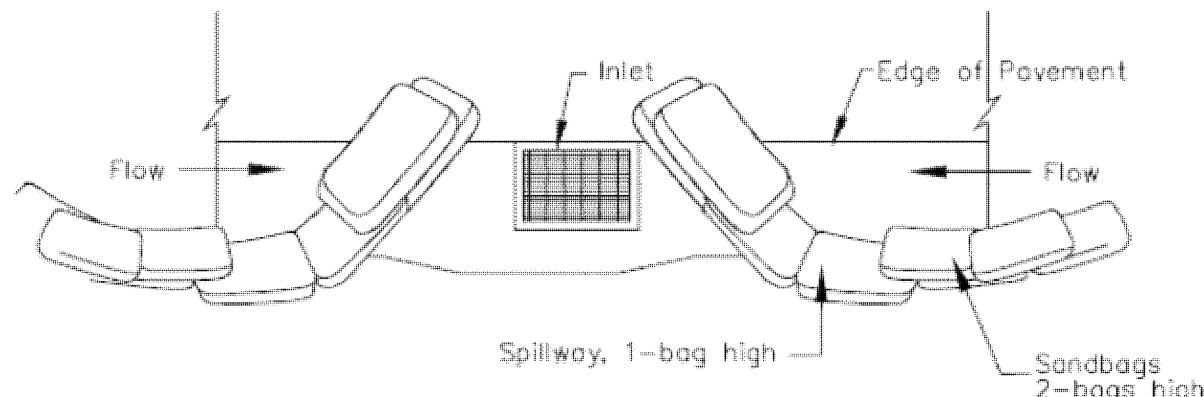
CASQA Detail SE-5

Vertical spacing
measured along the
face of the slope
varies between
10' and 20'TYPICAL FIBER ROLL INSTALLATION
N.T.S.ENTRENCHMENT DETAIL
N.T.S.

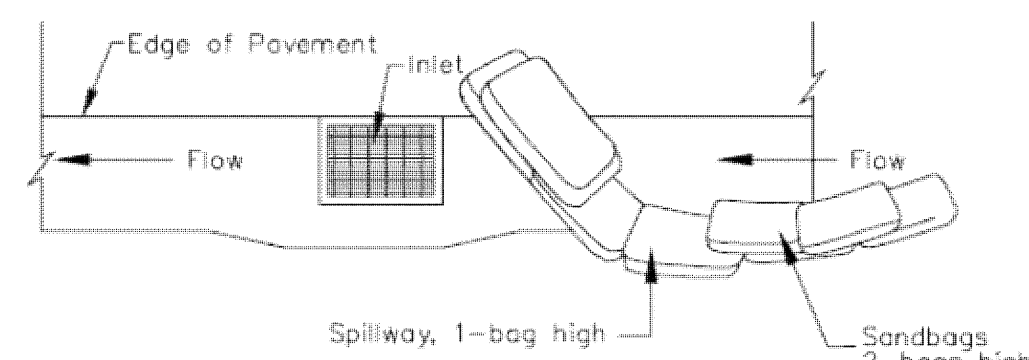
6

Storm Drain Inlet Protection

CASQA Detail SE-10



TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:

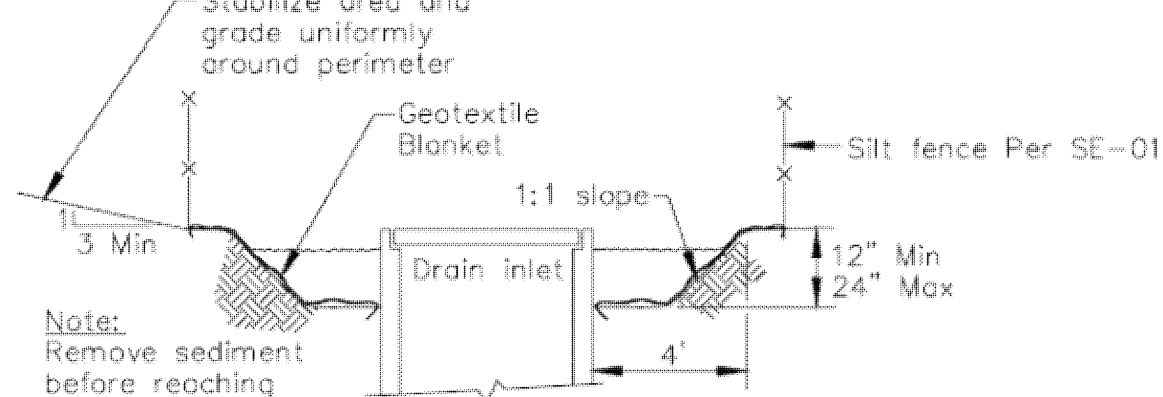
1. Intended for short-term use.
2. Use to inhibit non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed
5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3
NOT TO SCALE

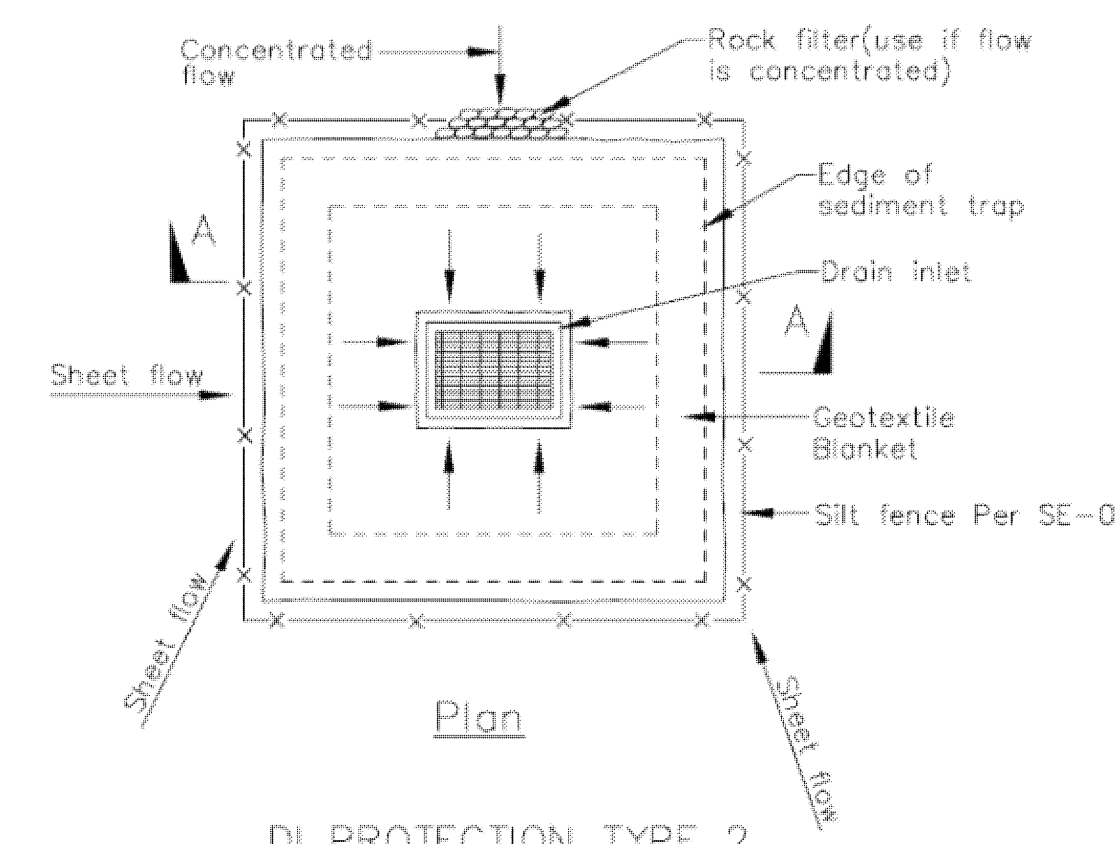
4

Storm Drain Inlet Protection

CASQA Detail SE-10

NOTE:
Remove sediment
before reaching
one-third full.

Section A-A



Plan

DI PROTECTION TYPE 2
NOT TO SCALE

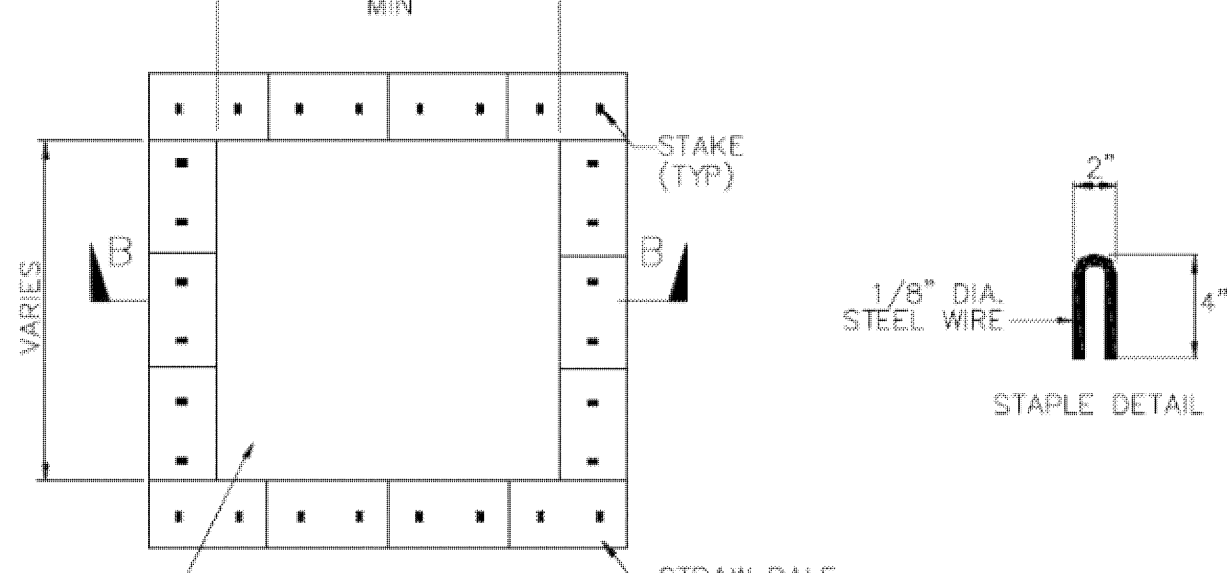
Notes

1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

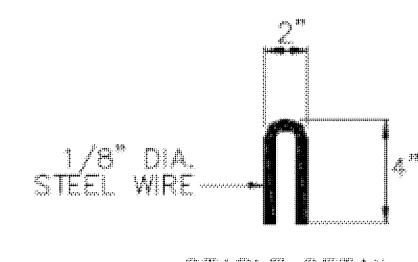
2

Concrete Waste Management

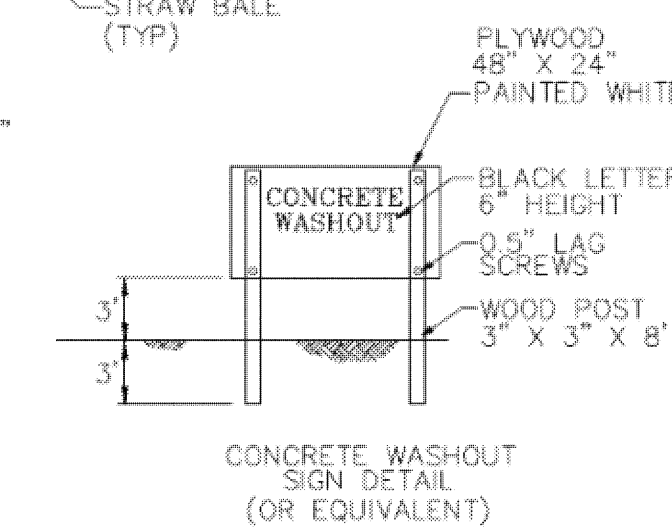
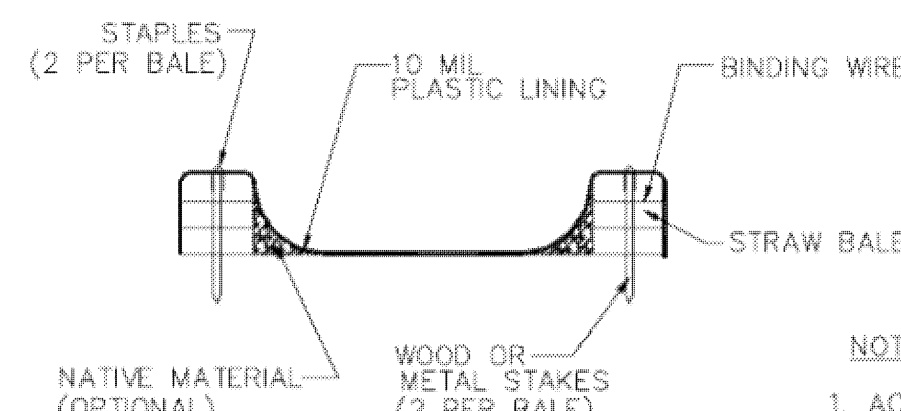
CASQA Detail WM-8



10 MIL PLASTIC LINING

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"
WITH STRAW BALES

STAPLE DETAIL

CONCRETE WASHOUT
SIGN DETAIL
(OR EQUIVALENT)STAPLES
(2 PER BALE)

10 MIL PLASTIC LINING

BINDING WIRE

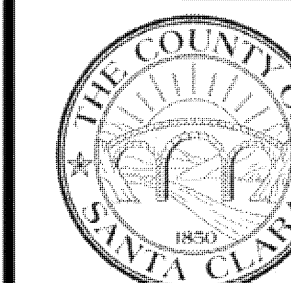
STRAW BALES

SECTION B-B
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.



Attachment B

Biological Report from Live Oak Associates, Inc. (dated November 10, 2021)



LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

November 10, 2021

Teresa Price
Hanna-Brunetti
7651 Egleberry Street
Gilroy, CA 95020

Subject: Land cover verification for the Tilton Avenue project site (APN 712-10-033), located at the northeast corner of Tilton Avenue and Hale Avenue outside of Morgan Hill in Santa Clara County, California. (PN 2637-01).

Dear Ms. Price:

Per your request, Live Oak Associates, Inc. (LOA), completed a land cover verification survey for the Tilton Avenue project site (APN 712-10-033), located at the northeast corner of Tilton Avenue and Hale Avenue outside of Morgan Hill in Santa Clara County, California. Our findings and conclusions from the survey are discussed below.

Background Review

Prior to the November 2, 2021, site visit, LOA conducted a background review including a review of the SCVHP Geobrowser, NRCS Soils Report, and the Preliminary Site Plan. Results of the background review are provided below.

Review of the SCVHP Geobrowser. As part of our background review, prior to conducting the land cover verification survey, we reviewed the SCVHP Geobrowser for the parcel. The Geobrowser indicates that the site is within Fee Zone A (Ranch Lands and Natural Lands) but that the site occurs in Area 3: Rural Development Not Covered (2 acres). The Geobrowser indicates that there is only one land cover type on the site, i.e. Grain, Row Crop, Hay and Pasture, Disked/Short-term Fallowed (1.9 acres).

Additionally, the Geobrowser indicates that most of the site occurs within an SCVHP plant survey area due to the occurrence of serpentine soils/rock outcrops on the west side of Hale Avenue from the site.

Lastly, the Geobrowser indicates that Urban-Reserve System Interface Design Requirements may apply to the project.

Oakhurst: P.O. Box 2697 • 39930 Sierra Way, Suite B • Oakhurst, CA 93644 • Phone: (559) 642-4880 • Fax: (559) 642-4883

San Jose: 6840 Via Del Oro, Suite 220 • San Jose, CA 95119 • Phone: (408) 224-8300

Truckee: P.O. Box 8810 • Truckee, CA 96161 • Phone: (530) 214-8947

South Lake Tahoe: P.O. Box 7314 • South Lake Tahoe, CA 96158 • Phone: (408) 281-5885

Review of the NRCS Websoil Survey. In addition to the Geobrowser, we reviewed the NRCS' websoil survey (accessed November 2, 2021 at <https://websoilsurvey.sc.egov.usda.gov>). The websoil survey indicates that the entire project site is underlain by Maxwell clay soil, 0 to 5% slopes, which is not an ultramafic (i.e. serpentine) soil. Therefore, the site would not be expected to support any of the special status plant species that are focal species of the SCVHP as all of these species are endemic (restricted to) serpentine soils.

Review of Preliminary Site Plans. Lastly, as part of the background review, LOA reviewed the Preliminary Site Plan prepared by Hanna-Brunetti and dated August 2021. Based on the site plans, in addition to on-site improvements, some off-site areas are part of the project, including an existing graveled driveway between Hale Avenue and the site, and a proposed driveway from Tilton Avenue to the site.

Land Cover Verification Survey

LOA plant and wetland ecologist, Pamela Peterson, and LOA wildlife ecologist Katrina Krakow, conducted a land cover verification survey, and a California tiger salamander habitat assessment on the site on November 2, 2021. Results of the surveys are described below.

Santa Clara Valley Habitat Plan (SCVHP) Land Cover Types Occurring on the Site. Three SCVHP Land Cover types were identified on the site during the site visit (Figure 1): 1) California Annual Grassland; 2) Rural-Residential; and 3) Orchard. Additionally, a Category 2 stream occurs just off-site of the northwest boundary of the site, a tributary to Fisher Creek, also a Category 2 stream, which occurs approximately 115 feet to the east of the site. These land cover types are discussed in greater detail below.

California Annual Grassland (1.6 acres). California annual grassland habitat occurs over the majority of the parcel, as well as in the area of the proposed driveway from Tilton Avenue, which was dominated by a dense, almost 100 percent cover, of annual forb and grass seedlings that were just starting to sprout as a result of the recent rains. Although most of the grass and forb species were not identifiable due to the time of the year, species that were identified within this land cover type included wild oat (*Avena* sp.), yellow star-thistle (*Centaurea solstitialis*), and black mustard (*Brassica nigra*). Due to on-going disturbance (a review of historical Google Earth aerial imagery of the site indicates the site was heavily impacted by use of the site as a storage facility of some kind), and as a result of the dense growth of non-native vegetation, this land cover type does not provide habitat for any special status plant species.

Rural-Residential (0.4 acres). A trailer, various associated structures, landscaping, and a gravel driveway are present on the site.

Orchard (0.1 acres). Fruit trees, including but not necessarily limited to, apricot and plum (*Prunus* sp.) trees occur along both the northwestern and southeastern boundaries of the site.

Category 2 Stream. A Category 2 stream occurs just off-site along the northwestern boundary of the site. The stream does not support any woody riparian vegetation or wetland vegetation, only California annual grassland. Despite recent rains, there was no water observed within the channel of this feature. SCVHP Condition 11 requires that a 35-foot setback be established on either side of a Category 2 stream unless a setback reduction is requested and approved. In this case, as there is

no riparian habitat associated with the stream, the 35-foot setback would extend from the top of the bank.

California Tiger Salamander Habitat Assessment. The County requested that a California tiger salamander (*Ambystoma californiense*) (CTS) habitat assessment survey be conducted for the site even though this is a species which is covered under the SCHVP which does not require preconstruction surveys or additional mitigation for this species.

Fisher Creek is approximately 115 feet to the east of the project site and a tributary of Fisher Creek is approximately 2 feet to the north of the site; these features appear to carry water only during storm events and the tributary adjacent to the site was dry at the time of the site visit. It appears an old pond is on the adjacent property, which also appeared dry during the November 2, 2021 site visit. Through a review of historic aerial imagery and due to the lack of water held in these features during the November 2021 site visit, especially after the major “Atmospheric River Bomb” dumped over three inches of rain in the vicinity of the project site approximately a week and a half prior to the site visit, we have determined suitable breeding habitat in the vicinity of the site is absent. The nearest recorded observation of the California tiger salamander is occurrence number 293 which is reported as extirpated. The California Natural Diversity Database (CNDDB) has this record mis-mapped as being in the local vicinity of the project site. This record was collected from “Coyote Creek at Madrone, above Riverside Golf Course, 300 feet...on 20 Jan 1981”. We confirmed with Mark Jennings, the biologist who confirmed this siting location has been extirpated, that the location should have been mapped north of the site approximately three miles to the north of the site along Coyote Creek next to what is presently called Coyote Creek Golf Club.

SCVHP Conditions

Category 2 Stream Setbacks. As indicated above, SCVHP Condition 11 requires that a 35-foot setback be established on either side of a Category 2 stream unless a setback reduction is requested and approved. In this case, as there is no riparian habitat associated with the stream, the 35-foot setback would extend from the top of the bank.

SCVHP-Covered Plants. Plants covered under the SCVHP include those that are endemic on (i.e., restricted to) serpentine soils of the Santa Clara County area. Although the Geobrowser indicated that a portion of the site occurs within a SCVHP plant survey area, no serpentine soils are present on the site and the California annual grasslands of the site would not provide habitat for any special status plant species, including serpentine endemics that are focal species of the SCVHP. Therefore, the project will not need to comply with SCVHP conditions related to covered plants, including Conditions 19 and 20.

Urban-Reserve System Interface Design Requirements. Measures provided in Condition 2 may apply to the project.

Western Burrowing Owl. Because of the presence of California annual grassland land cover on the project site, the project will be required to comply with Condition 15 of the SCVHP and conduct pre-construction surveys for burrowing owls (BUOW). Should BUOW be found present on the site during the pre-construction surveys, Condition 15 also provides for additional measures to ensure that no BUOW are harmed by the project.

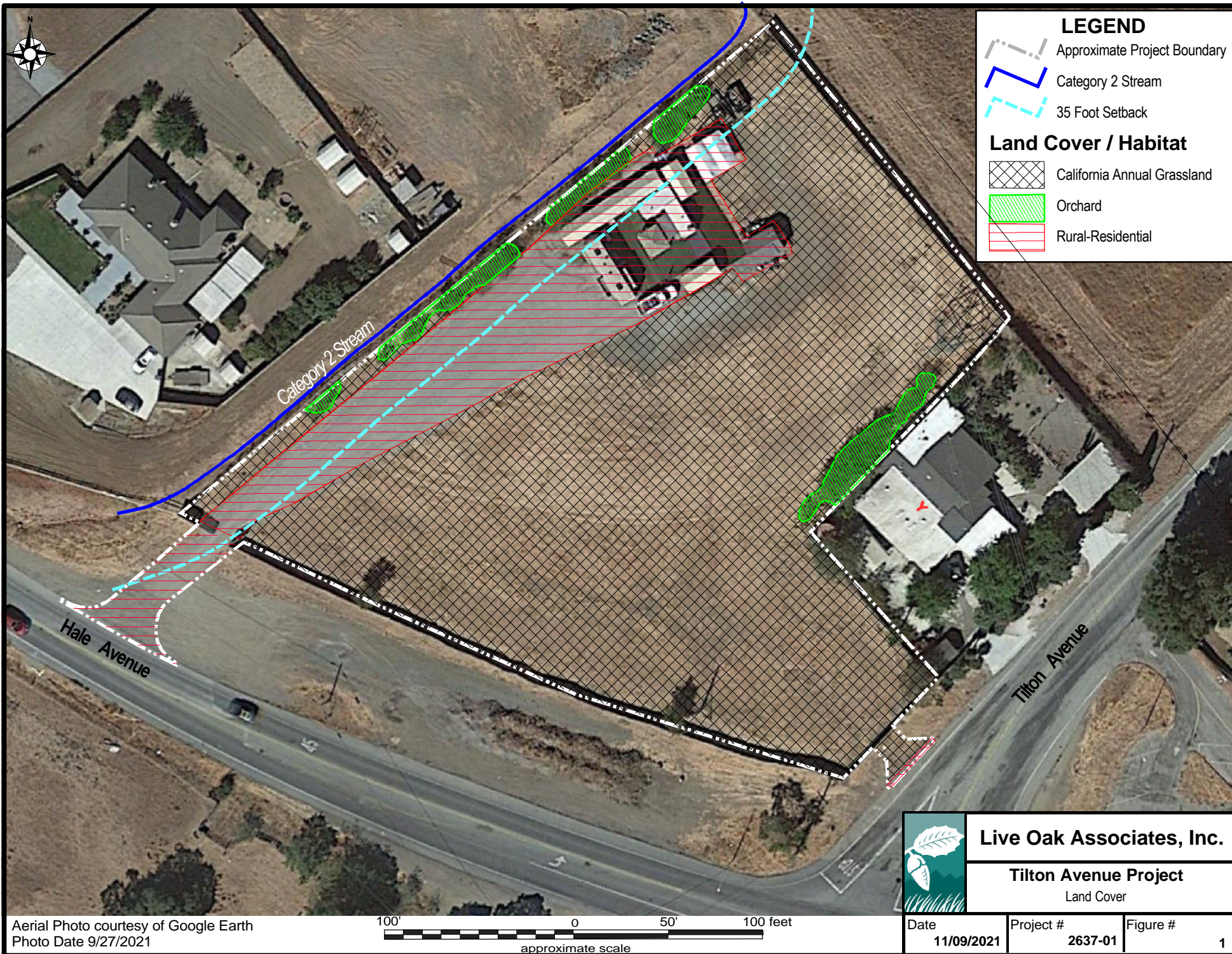
Thank you for allowing LOA to assist you with your project. Should you wish to discuss any of our findings from the Land Cover Verification survey, please feel free to contact me at ppeterson@loainc.com or Rick Hopkins at rhopkins@loainc.com.

Sincerely,

A handwritten signature in cursive script that reads "Pamela L. Peterson".

Pamela Peterson
Senior Project Manager
Plant and Wetland Ecologist

Attachment: Figure 1. Land Cover map



Attachment C

**Cultural Resource Evaluation of the Proposed Project on Tilton Avenue
(dated October 5, 2021)**

CULTURAL RESOURCE EVALUATION OF
THE PROPOSED PROJECT ON TILTON AVENUE
(APN 712-10-033)
IN THE COUNTY OF SANTA CLARA

FOR

MR. ERICK SANCHEZ
P.O. BOX 18176
SAN JOSE, CA 95158
C/O: MS. TERESA PRICE
HANNA & BRUNETTI
NWIC# 21-0289

BY

Archaeological Resource Management

Dr. Robert Cartier, Principal Investigator

496 North Fifth Street

San Jose, CA 95112

Phone: (408) 295-1373

FAX: (408) 286-2040

Email: armcartier@netscape.net

October 15, 2021

ADMONITION

Certain information contained in this report is not intended for general public distribution. Portions of this report locate significant archaeological sites in the region of the project area, and indiscriminate distribution of these data could result in the desecration and destruction of invaluable cultural resources. In order to ensure the security of the critical data in this report, certain maps and passages may be deleted in copies not delivered directly into the hands of environmental personnel and qualified archaeologists.

THE PRINCIPAL INVESTIGATOR

ABSTRACT

This cultural resource evaluation was conducted for the proposed project at APN 712-10-033 off of Tilton Avenue in the County of Santa Clara. Research included an archival search in the State records and a surface survey of the proposed project area. The archival research revealed that no previously recorded archaeological resources are located within the proposed project area. However, the Northwest Information Center of the California Historic Resources Information System (CHRIS) noted that the property has the potential to contain previously unrecorded archaeological resources and recommended additional study of the project area. No significant cultural materials, prehistoric or historic, were noted during surface reconnaissance. Therefore, it is concluded that the proposed project will have no impact on cultural resources. In the event, however, that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash) are encountered, all construction within a fifty meter radius of the find should be stopped, the Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations.

REQUEST FOR CULTURAL RESOURCE EVALUATION

The cultural resource evaluation was carried out to determine the presence or absence of any significant cultural resources. Cultural resource services were requested in October of 2021 in order to provide an evaluation that would investigate the possible presence of cultural materials within the proposed project area. This study meets the requirements of CEQA (California Environmental Quality Act).

QUALIFICATIONS OF ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological Resource Management has been specifically engaged in cultural resource management projects in central California since 1977. The firm is owned and supervised by Dr. Robert Cartier, the Principal Investigator. Dr. Cartier is certified by the Register of Professional Archaeologists (RPA) for conducting cultural resource investigations as well as other specialized work in archaeology and history. He also fulfills the standards set forth by the Secretary of the Interior for inclusion as a historian and architectural historian and is certified as such on the State of California referral lists.

LOCATION AND DESCRIPTION OF THE SUBJECT AREA

The subject property consists of approximately 2.12 acres of land at APN 712-10-033 off of Tilton Avenue in the County of Santa Clara. On the USGS 7.5 minute quadrangle of Morgan Hill, CA, the Universal Transverse Mercator Grid (UTMG) center point of the proposed project area is 10S 6 17 088mE/41 12 464mN. The elevation is approximately 320 feet MSL. The nearest source of fresh water is a branch Willow Spring which runs approximately 1600 feet west of the proposed project area.

The proposed project consists of the construction of a new single family residence, detached garage/workshop, retention pond, leach fields, and related improvements. This will involve the necessary excavation, grading, trenching, and other earth moving activities.

METHODOLOGY

This investigation consisted of an archival search, a surface reconnaissance, and a written report of the findings with appropriate recommendations. The archival research is conducted by transferring the study location to a state archaeological office which maintains all records of archaeological investigations. This is done in order to learn if any archaeological sites or surveys have been recorded within a half mile of the subject area. Each archival search with the state is given a file number for verification. The purpose of the surface reconnaissance is to determine whether there are traces of prehistoric or historic materials within the study area. The survey is conducted by an archaeologist, who examines exposed soils for early ceramics, Native American cooking debris, and artifacts made of stone, bone, and shell. Older structures, distinctive architecture, and subsurface historic trash deposits of potentially significant antiquity are also taken into consideration. A report is written containing the archival information, record search number, survey findings, and appropriate recommendations. A copy of this evaluation is sent to the state archaeological office in compliance with state procedure.

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Most Native American prehistoric sites are eligible due to their age, scientific potential, and/or burial remains.

The CRHR interprets the integrity of a cultural resource as its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

ARCHIVAL BACKGROUND

Prior to this report, a study of the maps and records at the Northwest Information Center of the California Archaeological Site Inventory was conducted and given the file number NWIC #21-0289. This research into the records at the Northwest Information Center (NWIC), along with in-house material at Archaeological Resource Management, was done to determine if any known archaeological resources were reported in or around the subject area. Archival research revealed that no previously recorded archaeological sites

are located within or immediately adjacent to the proposed project area. However, the Northwest Information Center of the California Historic Resources Information System (CHRIS) noted that the property has the potential to contain previously unrecorded archaeological resources and recommended additional study of the project area.

SURFACE RECONNAISSANCE

A "general surface reconnaissance" was conducted by a qualified archaeologist on all visible open land surfaces in the project area. A "controlled intuitive reconnaissance" was performed in places where burrowing animals, exposed banks and inclines, and other activities had revealed subsurface stratigraphy and soil contents. The boundaries of the subject area were well established in the field by fence lines and project maps. Accessibility to the property was good; all areas were available for a walking survey. Soil visibility was good; although portions of the surface area were obscured by gravel and low grasses, soil exposures were present throughout. Vegetation within the proposed project area consisted of low grasses and minor landscaping. Where native soils were exposed, a medium brown to tan silty loam was observed. Rock types noted included gravel and cobbles of sandstone, metamorphic rock, as well as imported gravel. No significant cultural material, prehistoric or historic, were noted during surface reconnaissance.

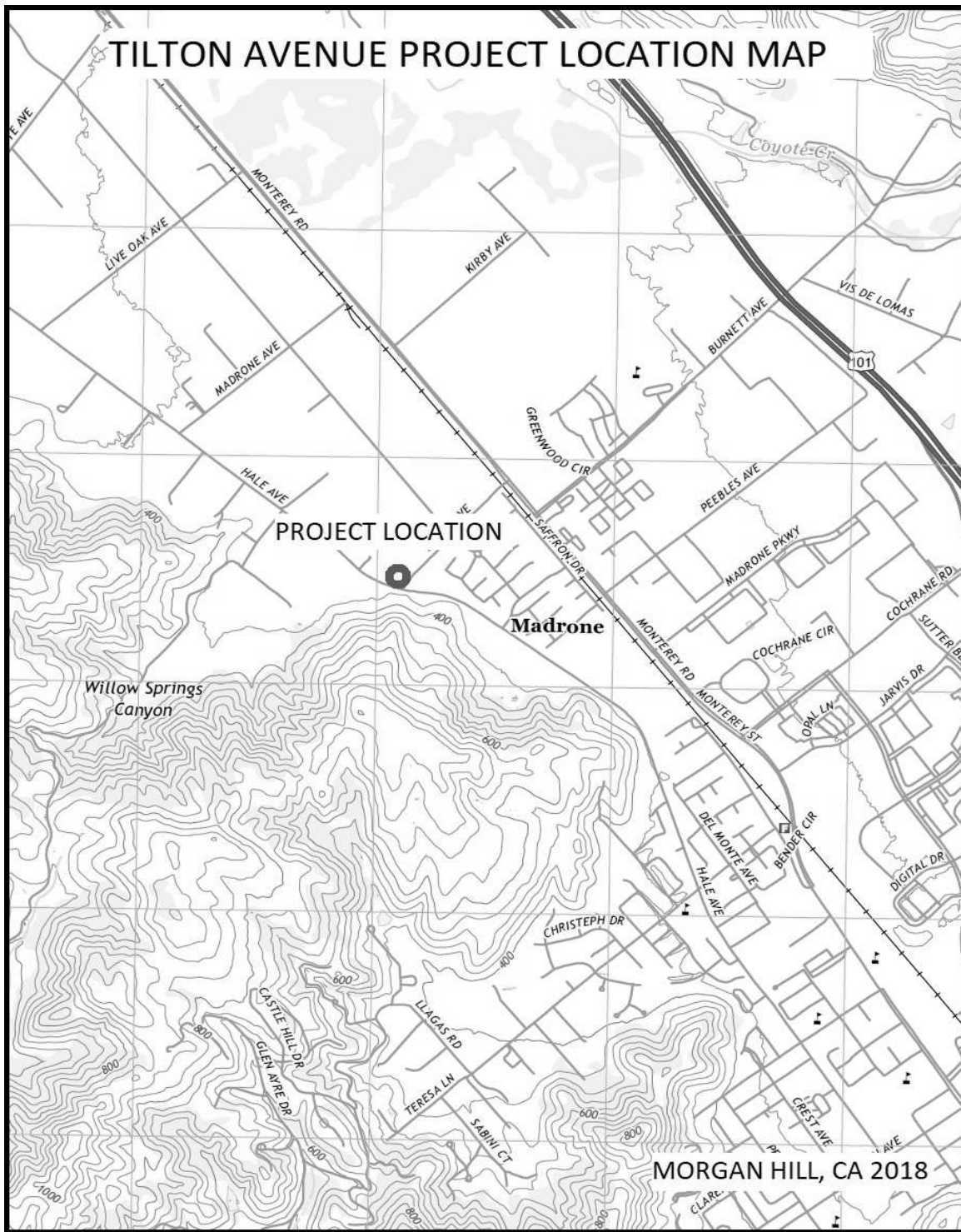
CONCLUSION AND RECOMMENDATIONS

The archival research revealed that no previously recorded archaeological resources are located within the proposed project area. However, the Northwest Information Center of the California Historic Resources Information System (CHRIS) noted that the property has the potential to contain previously unrecorded archaeological resources and recommended additional study of the project area. No significant cultural materials, prehistoric or historic, were noted during surface reconnaissance. Therefore, it is concluded that the proposed project will have no impact on cultural resources. In the event, however, that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash) are encountered, all construction within a fifty meter radius of the find should be stopped, the Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations.

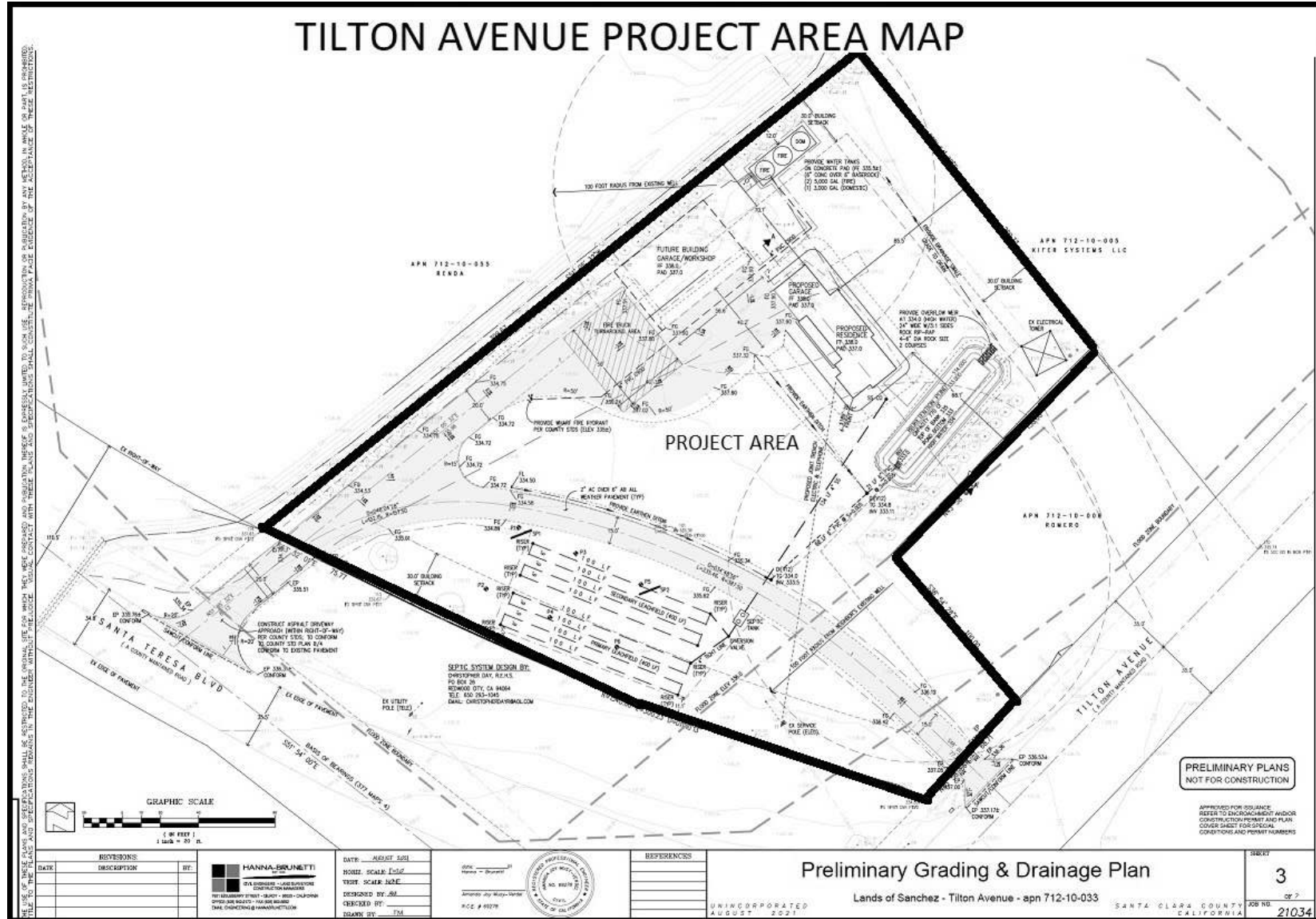
LITERATURE CITED AND CONSULTED

California Historical Resources Information System

2021 Archival search number NWIC #21-289 on file at the Northwest Information Center, Department of Anthropology, Sonoma State University, Rohnert Park.



TILTON AVENUE PROJECT AREA MAP



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

APPROVED FOR SUBMITTAL
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLANS
COVER SHEET FOR SPECIAL
CONDITIONS AND POINT NUMBERS

DATE	DESCRIPTION	BY

HANNA BRUNETTI
CITY ENGINEER
SANTA CLARA COUNTY
101 SILVERADO STREET, SUITE 200, SAN JOSE, CA 95131
TEL: 408.299.1000
FAX: 408.299.1001

DATE: 10/10/2021
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'
DESIGNED BY: JM
CHECKED BY: JM
DRAWN BY: JM

SEPTIC SYSTEM DESIGN BY:
CHRISTOPHER DAY, R.E.A.S.
PO BOX 28
REDWOOD CITY, CA 94064
TEL: 650.753.1245
EMAIL: CHRISTOPHERDAY@GMAIL.COM

REFERENCES

UNINCORPORATED
AUGUST 2021

Preliminary Grading & Drainage Plan

Lands of Sanchez - Tilton Avenue - apn 712-10-033

SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
3
OF 2
21034